



Planning and Compulsory Purchase Act 2004

2004 CHAPTER 5

PART 2

LOCAL DEVELOPMENT

Modifications etc. (not altering text)

C1 Pt. 2 modified (temp.) (28.11.2008) by [Local Government \(Structural Changes\) \(Transitional Arrangements\) \(No.2\) Regulations 2008](#) (S.I. 2008/2867), regs. 1(1), **21(1)**, 23(2) (with reg. 1(2))

Survey

13 Survey of area

- (1) The local planning authority must keep under review the matters which may be expected to affect the development of their area or the planning of its development.
- (2) These matters include—
 - (a) the principal physical, economic, social and environmental characteristics of the area of the authority;
 - (b) the principal purposes for which land is used in the area;
 - (c) the size, composition and distribution of the population of the area;
 - (d) the communications, transport system and traffic of the area;
 - (e) any other considerations which may be expected to affect those matters;
 - (f) such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.
- (3) The matters also include—
 - (a) any changes which the authority think may occur in relation to any other matter;

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- (b) the effect such changes are likely to have on the development of the authority's area or on the planning of such development.
- (4) The local planning authority may also keep under review and examine the matters mentioned in subsections (2) and (3) in relation to any neighbouring area to the extent that those matters may be expected to affect the area of the authority.
- (5) In exercising a function under subsection (4) a local planning authority must consult with the local planning authority for the neighbouring area in question.
- (6) If a neighbouring area is in Wales references to the local planning authority for that area must be construed in accordance with Part 6.

Commencement Information

- I1** S. 13 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097, art. 2](#)
- I2** S. 13 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202, art. 2\(b\)](#)

14 Survey of area: county councils

- (1) A county council in respect of so much of their area for which there is a district council must keep under review the matters which may be expected to affect development of that area or the planning of its development in so far as the development relates to a county matter.
- (2) Subsections (2) to (6) of section 13 apply for the purposes of subsection (1) as they apply for the purposes of that section; and references to the local planning authority must be construed as references to the county council.
- (3) The Secretary of State may by regulations require or (in a particular case) may direct a county council to keep under review in relation to so much of their area as is mentioned in subsection (1) such of the matters mentioned in section 13(1) to (4) as he prescribes or directs (as the case may be).
- (4) For the purposes of subsection (3)—
 - (a) it is immaterial whether any development relates to a county matter;
 - (b) if a matter which is prescribed or in respect of which the Secretary of State gives a direction falls within section 13(4) the county council must consult the local planning authority for the area in question.
- (5) The county council must make available the results of their review under subsection (3) to such persons as the Secretary of State prescribes or directs (as the case may be).
- (6) References to a county matter must be construed in accordance with paragraph 1 of Schedule 1 to the principal Act (ignoring sub-paragraph (1)(i)).

Commencement Information

- I3** S. 14 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097, art. 2](#)
- I4** S. 14 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202, art. 2\(b\)](#)

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F1 Register

Textual Amendments

- F1** S. 14A and cross-heading inserted (12.5.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 151(1), 216(1)(d)**

14A Register of land

- (1) The Secretary of State may make regulations requiring a local planning authority in England to prepare, maintain and publish a register of land within (or partly within) the authority's area which—
 - (a) is of a prescribed description, or
 - (b) satisfies prescribed criteria.
- (2) The regulations may require the register to be kept in two or more parts.

A reference to the register in the following subsections includes a reference to a prescribed part of the register.
- (3) The regulations may make provision permitting the local planning authority to enter in the register land within (or partly within) the authority's area which—
 - (a) is of a prescribed description or satisfies prescribed criteria, and
 - (b) is not required by the regulations to be entered in the register.
- (4) The regulations may—
 - (a) require or authorise a local planning authority to carry out consultation and other procedures in relation to entries in the register;
 - (b) specify descriptions of land that are not to be entered in the register;
 - (c) confer a discretion on a local planning authority, in prescribed circumstances, not to enter in the register land of a prescribed description that the authority would otherwise be required to enter in it;
 - (d) require a local planning authority exercising the discretion referred to in paragraph (c) to explain why they have done so;
 - (e) specify information to be included in the register;
 - (f) make provision about revising the register.
- (5) The regulations may specify a description of land by reference to a description in national policies and advice.
- (6) The regulations may confer power on the Secretary of State to require a local planning authority—
 - (a) to prepare or publish the register, or to bring the register up to date, by a specified date;
 - (b) to provide the Secretary of State with specified information, in a specified form and by a specified date, in relation to the register.

In this subsection “specified” means specified by the Secretary of State.

- (7) In exercising their functions under the regulations, a local planning authority must have regard to—
 - (a) the development plan;

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- (b) national policies and advice;
 - (c) any guidance issued by the Secretary of State for the purposes of the regulations.
- (8) In this section “national policies and advice” means national policies and advice contained in guidance issued by the Secretary of State (as it has effect from time to time).]

Development schemes

15 Local development scheme

- (1) The local planning authority must prepare and maintain a scheme to be known as their local development scheme.
- (2) The scheme must specify—
- ^{F2}(a)
 - ^{F3}(aa) the local development documents which are to be development plan documents;]
 - (b) the subject matter and geographical area to which each [^{F4}development plan document] is to relate;
 - ^{F5}(c)
 - (d) which [^{F6}development plan documents] (if any) are to be prepared jointly with one or more other local planning authorities;
 - (e) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;
 - (f) the timetable for the preparation and revision of the [^{F7}development plan documents];
 - (g) such other matters as are prescribed.
- ^{F8}(3)
- ^{F9}(3A) If a local planning authority have not prepared a local development scheme, the Secretary of State or the Mayor of London may—
- (a) prepare a local development scheme for the authority, and
 - (b) direct the authority to bring that scheme into effect.]
- (4) The Secretary of State [^{F10}or the Mayor of London] may direct the local planning authority to make such amendments to the scheme as he thinks appropriate [^{F11}for the purpose of ensuring [^{F12}full and effective coverage (both geographically and with regard to subject matter)] of the authority's area by the development plan documents (taken as a whole) for that area].
- ^{F13}(4A) The Mayor of London—
- (a) may give a direction under subsection [^{F14}(3A) or] (4) only if the local planning authority are a London borough, and
 - (b) in considering whether to give such a direction, and which amendments to include in the direction, must have regard to any guidance issued by the Secretary of State.]
- (5) [^{F15}A direction under subsection [^{F16}(3A) or] (4)] must contain the Secretary of State's [^{F17}, or (as the case may be) the Mayor of London's,] reasons for giving it.

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- (6) The local planning authority must comply with a direction given under subsection [F18(3A) or] (4). [F19In the case of a direction given by the Mayor of London, this subsection is subject to subsections (6A) to (6E).]
- [F20(6A) If at any time the Mayor of London gives a direction under subsection [F21(3A) or] (4)—
- (a) he must at that time send a copy of the direction to the Secretary of State, and
 - (b) [F22effect is not to be given to the direction] until such time as may be prescribed.
- (6B) The Secretary of State may, within such time as may be prescribed, direct the local planning authority—
- (a) to disregard a direction given under subsection [F23(3A) or] (4) by the Mayor of London, or
 - (b) to give effect to the direction with such modifications as may be specified in the Secretary of State's direction.
- (6C) Such a direction must contain the Secretary of State's reasons for giving it.
- (6D) If at any time the Secretary of State gives a direction under subsection (6B), the Secretary of State must at that time send a copy of the direction to the Mayor of London.
- (6E) The local planning authority must comply with any direction given by the Secretary of State under subsection (6B).]
- [F24(7) To bring the scheme into effect, the local planning authority must resolve that the scheme is to have effect and in the resolution specify the date from which the scheme is to have effect.]
- (8) The local planning authority must revise their local development scheme—
- (a) at such time as they consider appropriate;
 - (b) when directed to do so by the Secretary of State [F25or the Mayor of London]. [F26In the case of a direction given by the Mayor of London, paragraph (b) is subject to subsections (8B) to (8F).]
- [F27(8A) The Mayor of London—
- (a) may give a direction under subsection (8) only if the local planning authority are a London borough, and
 - (b) in considering whether to give such a direction, must have regard to any guidance issued by the Secretary of State.
- [F28(8AA) [A direction may be given under subsection (8)(b) only if [F29—
- (a)] the person giving the direction thinks that revision of the scheme is necessary for the purpose of ensuring [F30full and effective coverage (both geographically and with regard to subject matter)] of the authority's area by the development plan documents (taken as a whole) for that area.
[F31, or
 - (b) the Secretary of State has published data standards under section 36(3) which apply to the local development scheme and the person giving the direction thinks that the scheme should be revised so that it complies with the standards.]]

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- (8B) If at any time the Mayor of London gives a direction under subsection (8)(b)—
- (a) he must at that time send a copy of the direction to the Secretary of State, and
 - (b) the scheme is not to be revised until such time as may be prescribed.
- (8C) The Secretary of State may, within such time as may be prescribed, direct the local planning authority to disregard a direction given under subsection (8)(b) by the Mayor of London.
- (8D) Such a direction must contain the Secretary of State's reasons for giving it.
- (8E) If at any time the Secretary of State gives a direction under subsection (8C), the Secretary of State must at that time send a copy of the direction to the Mayor of London.
- (8F) The local planning authority must comply with any direction given by the Secretary of State under subsection (8C).]
- (9) Subsections (2) to (7) apply to the revision of a scheme as they apply to the preparation of the scheme.
- [^{F32}(9A) The local planning authority must make the following available to the public—
- (a) the up-to-date text of the scheme,
 - (b) a copy of any amendments made to the scheme, and
 - (c) up-to-date information showing the state of the authority's compliance (or non-compliance) with the timetable mentioned in subsection (2)(f).]

[^{F33}(10) Section 38(1) of the Greater London Authority Act 1999 (delegation of functions by the Mayor) does not apply to the Mayor of London's functions under this section of giving a direction.]

Textual Amendments

- F2** S. 15(2)(a) repealed (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(2)(a), 241(8), [Sch. 13](#) (with s. 226); S.I. 2009/400, art. 3(e)(o), Sch. Pt. 1
- F3** S. 15(2)(aa) inserted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(2)(b), 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F4** Words in s. 15(2)(b) substituted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(2)(c), 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F5** S. 15(2)(c) repealed (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(2)(d), 241(8), [Sch. 13](#) (with s. 226); S.I. 2009/400, art. 3(e)(o), Sch. Pt. 1
- F6** Words in s. 15(2)(d) substituted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(2)(e), 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F7** Words in s. 15(2)(f) substituted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(2)(e), 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F8** S. 15(3) repealed (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), ss. 111(2), 240(1)(h), [Sch. 25 Pt. 17](#) (with s. 144)
- F9** S. 15(3A) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), ss. 143(1), 216(3); S.I. 2016/733, reg. 3(c)
- F10** Words in s. 15(4) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), ss. 30(4), 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F11** Words in s. 15(4) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), ss. 111(3), 240(1)(h) (with s. 144)

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- F12** Words in s. 15(4) substituted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(2)**, 216(3); S.I. 2016/733, reg. 3(c)
- F13** S. 15(4A) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(5)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F14** Words in s. 15(4A)(a) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(3)**, 216(3); S.I. 2016/733, reg. 3(c)
- F15** Words in s. 15(5) substituted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(6)(a)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F16** Words in s. 15(5) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(3)**, 216(3); S.I. 2016/733, reg. 3(c)
- F17** Words in s. 15(5) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(6)(b)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F18** Words in s. 15(6) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(3)**, 216(3); S.I. 2016/733, reg. 3(c)
- F19** Words in s. 15(6) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(7)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F20** S. 15(6A)-(6E) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(8)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F21** Words in s. 15(6A) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(3)**, 216(3); S.I. 2016/733, reg. 3(c)
- F22** Words in s. 15(6A)(b) substituted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 111(4)**, 240(1)(h) (with s. 144)
- F23** Words in s. 15(6B)(a) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(3)**, 216(3); S.I. 2016/733, reg. 3(c)
- F24** S. 15(7) substituted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 111(5)**, 240(1)(h) (with s. 144)
- F25** Words in s. 15(8)(b) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(9)(a)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F26** Words in s. 15(8) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(9)(b)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F27** S. 15(8A)-(8F) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(10)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)
- F28** S. 15(8AA) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 111(6)**, 240(1)(h) (with s. 144)
- F29** Word in s. 15(8AA) inserted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 11(4)(a)**, 46(1); S.I. 2017/767, reg. 2(c)
- F30** Words in s. 15(8AA) substituted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 143(2)**, 216(3); S.I. 2016/733, reg. 3(c)
- F31** S. 15(8AA)(b) inserted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 11(4)(b)**, 46(1); S.I. 2017/767, reg. 2(c)
- F32** S. 15(9A) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 111(7)**, 240(1)(h) (with s. 144)
- F33** S. 15(10) inserted (23.10.2007 for specified purposes, 27.6.2008 in so far as not already in force) by [Greater London Authority Act 2007 \(c. 24\)](#), **ss. 30(11)**, 59(4)(b); S.I. 2008/1372, art. 2 (with art. 3)

Modifications etc. (not altering text)

- C2** S. 15 applied (with modifications) (7.7.2005) by [North Northamptonshire Joint Committee Order 2005 \(S.I. 2005/1552\)](#), arts. 1(2), 4(2)
- C3** S. 15 applied (with modifications) (25.7.2008) by [West Northamptonshire Joint Committee Order 2008 \(S.I. 2008/1572\)](#), arts. 1, 4(2)

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C4	S. 15 modified (28.11.2008) by Local Government (Structural Changes) (Transitional Arrangements) (No.2) Regulations 2008 (S.I. 2008/2867) , regs. 1(1), 22 (with regs. 1(2), 22(2))
C5	S. 15 applied (with modifications) (1.7.2009) by Cambridge City Fringes Joint Committee Order 2009 (S.I. 2009/1254) , arts. 1, 4(2)
C6	S. 15 applied (with modifications) (24.3.2010) by The South Downs National Park Authority (Establishment) Order 2010 (S.I. 2010/497) , art. 1, Sch. 3 para. 12
C7	S. 15 applied (with modifications) (5.7.2011) by The South East Lincolnshire Joint Strategic Planning Committee Order 2011 (S.I. 2011/1455) , arts. 1, 4(2)
Commencement Information	
I5	S. 15 in force at 6.8.2004 for specified purposes by S.I. 2004/2097 , art. 2
I6	S. 15 in force at 28.9.2004 for E. so far as not already in force by S.I. 2004/2202 , art. 2(b)

16 Minerals and waste development scheme

- (1) A county council in respect of any part of their area for which there is a district council must prepare and maintain a scheme to be known as their minerals and waste development scheme.
- (2) Section 15 (ignoring subsections (1) and (2)(e)) applies in relation to a minerals and waste development scheme as it applies in relation to a local development scheme.
- (3) This Part applies to a minerals and waste development scheme as it applies to a local development scheme and for that purpose—
 - (a) references to a local development scheme include references to a minerals and waste development scheme;
 - (b) references to a local planning authority include references to a county council.
- (4) But subsection (3) does not apply to—
 - (a) section 17(3);
 - (b) section 24(1)(b), (4) and (7);
 - (c) the references in section 24(5) to subsection (4) and the Mayor;
 - (d) sections 29 to 31.

[^{F34}(5) Also, subsection (3)(b) does not apply to section 33A(1)(a) and (b).]

Textual Amendments	
F34	S. 16(5) inserted (15.11.2011) by Localism Act 2011 (c. 20) , ss. 110(2), 240(5)(i) (with s. 144)
Commencement Information	
I7	S. 16 in force at 6.8.2004 for specified purposes by S.I. 2004/2097 , art. 2
I8	S. 16 in force at 28.9.2004 for E. so far as not already in force by S.I. 2004/2202 , art. 2(b)

Documents

17 Local development documents

- ^{F35}(1)
- ^{F35}(2)

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- (3) [^{F36}The local planning authority's local development documents] must (taken as a whole) set out the authority's policies (however expressed) relating to the development and use of land in their area.
- (4) In the case of the documents which are included in a minerals and waste development scheme they must also (taken as a whole) set out the authority's policies (however expressed) [^{F37}Where a county council is required to prepare a minerals and waste development scheme in respect of an area, the council's local development documents must (taken as a whole) set out the council's policies (however expressed) for that area] within the meaning of paragraph 1 of Schedule 1 to the principal Act (ignoring subparagraph (1)(i)).
- (5) If to any extent a policy set out in a local development document conflicts with any other statement or information in the document the conflict must be resolved in favour of the policy.
- (6) The authority must keep under review their local development documents having regard to the results of any review carried out under section 13 or 14.
- [^{F38}(6A) The Secretary of State may by regulations make provision requiring a local planning authority to review a local development document at such times as may be prescribed.
- (6B) If regulations under subsection (6A) require a local planning authority to review a local development document—
- (a) they must consider whether to revise the document following each review, and
 - (b) if they decide not to do so, they must publish their reasons for considering that no revisions are necessary.
- (6C) Any duty imposed by virtue of subsection (6A) applies in addition to the duty in subsection (6).]
- (7) Regulations under this section may prescribe—
- [^{F39}(za) which descriptions of documents are, or if prepared are, to be prepared as local development documents;]
- (a) which descriptions of local development documents are development plan documents;
 - (b) the form and content of the local development documents;
 - (c) the time at which any step in the preparation of any such document must be taken.
- (8) A document is a local development document only in so far as it or any part of it—
- (a) is adopted by resolution of the local planning authority as a local development document;
 - (b) is approved by the Secretary of State under section 21 or 27.
 - [^{F40}(c) is approved by the Mayor of London under paragraph 2 of Schedule A1;
 - (d) is approved by a combined authority under paragraph 6 of that Schedule.]
 - [^{F41}(e) is approved by an upper-tier county council (as defined in that Schedule) under paragraph 7C of that Schedule.]

Textual Amendments

F35 S. 17(1)(2) repealed (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), ss. 180(3)(a), 241(8), [Sch. 13](#) (with s. 226); [S.I. 2009/400](#), art. 3(e)(o), [Sch. Pt. 1](#)

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- F36** Words in s. 17(3) substituted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), **ss. 180(3)(b)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F37** Words in s. 17(4) substituted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), **ss. 180(3)(c)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F38** S. 17(6A)-(6C) inserted (27.4.2017 for specified purposes, 19.7.2017 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 12**, 46(3); S.I. 2017/767, reg. 2(d)
- F39** S. 17(7)(za) inserted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), **ss. 180(3)(d)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F40** S. 17(8)(c)(d) inserted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 147(3)**, 216(3); S.I. 2016/733, reg. 4(1)(e)
- F41** S. 17(8)(e) inserted (16.1.2018) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), s. 46(1), **Sch. 2 para. 9**; S.I. 2018/38, reg. 2(c)

Modifications etc. (not altering text)

- C8** S. 17(3) modified (1.4.2010) by [The Conservation of Habitats and Species Regulations 2010 \(S.I. 2010/490\)](#), regs. 1(2), **39(1)(a)** (with reg. 125)

Commencement Information

- I9** S. 17 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**
- I10** S. 17 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

18 Statement of community involvement

- (1) The local planning authority must prepare a statement of community involvement.
- (2) The statement of community involvement is a statement of the authority's policy as to the involvement in the exercise of the authority's functions under sections [^{F42}13, 15,] 19, 26 and 28 of this Act and Part 3 of the principal Act of persons who appear to the authority to have an interest in matters relating to development in their area.
- (2A) [^{F43}Subject to subsection (2B),] the reference in subsection (2) to functions under Part 3 of the principal Act does not include functions under any provision of that Act relating to neighbourhood development orders (including any function under any of sections 61F to 61H of that Act).
- [^{F44}(2B) A statement of community involvement must set out the local planning authority's policies for giving advice or assistance under—
- (a) paragraph 3 of Schedule 4B to the principal Act (advice or assistance on proposals for making of neighbourhood development orders), and
 - (b) paragraph 3 of Schedule A2 to this Act (advice or assistance on proposals for modification of neighbourhood development plans).
- (2C) The reference in subsection (2B)(a) to Schedule 4B to the principal Act includes that Schedule as applied by section 38A(3) of this Act (process for making neighbourhood development plans).
- (2D) Subsection (2B) applies regardless of whether, at any given time—
- (a) an area within the area of the authority has been designated as a neighbourhood area, or
 - (b) there is a qualifying body which is entitled to submit proposals to the authority for the making by the authority of a neighbourhood development order or a neighbourhood development plan.]

Changes to legislation: *Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

[^{F45}(3) For the purposes of this Part (except sections 19(2) and 24) the statement of community involvement is a local development document.

This is subject to section 17(8).]

[^{F46}(3A) The statement of community involvement must not be specified as a development plan document in the local development scheme.]

[^{F47}(3B) The Secretary of State may by regulations prescribe matters to be addressed by a statement of community involvement in addition to the matters mentioned in subsection (2).]

^{F48}(4)

^{F48}(5)

^{F48}(6)

Textual Amendments

F42 Words in s. 18(2) inserted (27.4.2017 for specified purposes, 31.7.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 13(2)**, 46(3); S.I. 2018/38, reg. 4(b) (with reg. 5)

F43 Words in s. 18(2A) inserted (31.7.2018) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 6(2)**, 46(1); S.I. 2018/38, reg. 4(a)

F44 S. 18(2B)-(2D) inserted (31.7.2018) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 6(3)**, 46(1); S.I. 2018/38, reg. 4(a)

F45 S. 18(3) substituted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), **ss. 180(4)(a)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)

F46 S. 18(3A) inserted (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), **ss. 180(4)(b)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)

F47 S. 18(3B) inserted (27.4.2017 for specified purposes) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 13(3)**, 46(3)

F48 S. 18(4)-(6) repealed (6.4.2009) by [Planning Act 2008 \(c. 29\)](#), **ss. 180(4)(c)**, 241(8), **Sch. 13** (with s. 226); S.I. 2009/400, art. 3(e)(o), Sch. Pt. 1

Commencement Information

I11 S. 18 in force at 28.9.2004 for E. by S.I. 2004/2202, **art. 2(b)**

19 Preparation of local development documents

(1) [^{F49}Development plan documents] must be prepared in accordance with the local development scheme.

[^{F50}(1A) Development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.]

[^{F51}(1B) Each local planning authority must identify the strategic priorities for the development and use of land in the authority's area.

(1C) Policies to address those priorities must be set out in the local planning authority's development plan documents (taken as a whole).

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

(1D) Subsection (1C) does not apply in the case of a London borough council or a Mayoral development corporation if and to the extent that the council or corporation are satisfied that policies to address those priorities are set out in the spatial development strategy.

(1E) If a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009 has the function of preparing the spatial development strategy for the authority’s area, subsection (1D) also applies in relation to—

- (a) a local planning authority whose area is within, or the same as, the area of the combined authority, and
- (b) the spatial development strategy published by the combined authority.]

(2) In preparing a local development document the local planning authority must have regard to—

- (a) national policies and advice contained in guidance issued by the Secretary of State;
- [^{F52}(aa) the local development documents which are to be development plan documents;]
- (b) [^{F53}the regional strategy] for the region in which the area of the authority is situated, if the area is outside Greater London;
- (c) the spatial development strategy if the authority are a London borough or if any part of the authority’s area adjoins Greater London;
- (d) [^{F54}the regional strategy] for any region which adjoins the area of the authority;
- (e) the [^{F55}National Development Framework for Wales,] if any part of the authority’s area adjoins Wales;
- ^{F56}(f)
- ^{F57}(g)
- (h) any other local development document which has been adopted by the authority;
- (i) the resources likely to be available for implementing the proposals in the document;
- (j) such other matters as the Secretary of State prescribes.

(3) In preparing the [^{F58}local development documents (other than their statement of community involvement)] the authority must also comply with their statement of community involvement.

(4) But subsection (3) does not apply at any time before the authority have adopted their statement of community involvement.

(5) The local planning authority must also—

- (a) carry out an appraisal of the sustainability of the proposals in each [^{F59}development plan document];
- (b) prepare a report of the findings of the appraisal.

(6) The Secretary of State may by regulations make provision—

- (a) as to any further documents which must be prepared by the authority in connection with the preparation of a local development document;
- (b) as to the form and content of such documents.

^{F60}(7)

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Textual Amendments

- F49** Words in s. 19(1) substituted (6.4.2009) by Planning Act 2008 (c. 29), **ss. 180(5)(a)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F50** S. 19(1A) inserted (6.4.2009) by Planning Act 2008 (c. 29), **ss. 182**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F51** S. 19(1B)-(1E) inserted (16.1.2018) by Neighbourhood Planning Act 2017 (c. 20), **ss. 8(1)**, 46(1); S.I. 2018/38, **reg. 2(a)**
- F52** Words in s. 19(2) inserted (6.4.2009) by Planning Act 2008 (c. 29), **ss. 180(5)(b)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F53** Words in s. 19(2)(b) substituted (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5), **Sch. 5 para. 14**; S.I. 2009/3318, art. 4(gg)
- F54** Words in s. 19(2)(d) substituted (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5), **Sch. 5 para. 14**; S.I. 2009/3318, art. 4(gg)
- F55** Words in s. 19(2)(e) substituted (6.9.2015 for specified purposes, 4.12.2020 in so far as not already in force) by Planning (Wales) Act 2015 (anaw 4), s. 58(2)(b)(4)(b), **Sch. 2 para. 24**; S.I. 2020/1216, reg. 2(b)
- F56** S. 19(2)(f) omitted (26.5.2015) by virtue of Deregulation Act 2015 (c. 20), **ss. 100(2)(b)**, 115(3)(k)
- F57** S. 19(2)(g) omitted (26.5.2015) by virtue of Deregulation Act 2015 (c. 20), **ss. 100(2)(b)**, 115(3)(k)
- F58** Words in s. 19(3) substituted (6.4.2009) by Planning Act 2008 (c. 29), **ss. 180(5)(c)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F59** Words in s. 19(5) substituted (6.4.2009) by Planning Act 2008 (c. 29), **ss. 180(5)(d)**, 241(8) (with s. 226); S.I. 2009/400, art. 3(e)
- F60** S. 19(7) omitted (26.5.2015) by virtue of Deregulation Act 2015 (c. 20), **ss. 100(2)(b)**, 115(3)(k)

Modifications etc. (not altering text)

- C9** S. 19 applied in part (with modifications) (23.12.2016) by The Greater Manchester Combined Authority (Functions and Amendment) Order 2016 (S.I. 2016/1267), arts. 1(2), 4(5), **Sch. 1 Pt. 2**
- C10** S. 19 applied (with modifications) (8.5.2018) by The West of England Combined Authority Order 2017 (S.I. 2017/126), arts. 1(5), 11(5), **Sch. 2 Pt. 2**

Commencement Information

- I12** S. 19 in force at 6.8.2004 for specified purposes by S.I. 2004/2097, **art. 2**
- I13** S. 19 in force at 28.9.2004 for E. so far as not already in force by S.I. 2004/2202, **art. 2(b)**

20 Independent examination

- (1) The local planning authority must submit every development plan document to the Secretary of State for independent examination.
- (2) But the authority must not submit such a document unless—
 - (a) they have complied with any relevant requirements contained in regulations under this Part, and
 - (b) they think the document is ready for independent examination.
- (3) The authority must also send to the Secretary of State (in addition to the development plan document) such other documents (or copies of documents) and such information as is prescribed.
- (4) The examination must be carried out by a person appointed by the Secretary of State.

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (5) The purpose of an independent examination is to determine in respect of the development plan document—
- (a) whether it satisfies the requirements of sections 19 and 24(1), regulations under section 17(7) and any regulations under section 36 relating to the preparation of development plan documents;
 - (b) whether it is sound.^[F61]; and
 - (c) whether the local planning authority complied with any duty imposed on the authority by section 33A in relation to its preparation.]
- (6) Any person who makes representations seeking to change a development plan document must (if he so requests) be given the opportunity to appear before and be heard by the person carrying out the examination.
- ^[F62](6A) The Secretary of State may by notice to the person appointed to carry out the examination—
- (a) direct the person not to take any step, or any further step, in connection with the examination of the development plan document, or of a specified part of it, until a specified time or until the direction is withdrawn;
 - (b) require the person—
 - (i) to consider any specified matters;
 - (ii) to give an opportunity, or further opportunity, to specified persons to appear before and be heard by the person;
 - (iii) to take any specified procedural step in connection with the examination.
- In this subsection “specified” means specified in the notice.]
- ^[F63](7) Where the person appointed to carry out the examination—
- (a) has carried it out, and
 - (b) considers that, in all the circumstances, it would be reasonable to conclude—
 - (i) that the document satisfies the requirements mentioned in subsection (5)(a) and is sound, and
 - (ii) that the local planning authority complied with any duty imposed on the authority by section 33A in relation to the document's preparation,
 the person must recommend that the document is adopted and give reasons for the recommendation.
- (7A) Where the person appointed to carry out the examination—
- (a) has carried it out, and
 - (b) is not required by subsection (7) to recommend that the document is adopted,
- the person must recommend non-adoption of the document and give reasons for the recommendation.
- (7B) Subsection (7C) applies where the person appointed to carry out the examination—
- (a) does not consider that, in all the circumstances, it would be reasonable to conclude that the document satisfies the requirements mentioned in subsection (5)(a) and is sound, but
 - (b) does consider that, in all the circumstances, it would be reasonable to conclude that the local planning authority complied with any duty imposed on the authority by section 33A in relation to the document's preparation.

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (7C) If asked to do so by the local planning authority, the person appointed to carry out the examination must recommend modifications of the document that would make it one that—
- (a) satisfies the requirements mentioned in subsection (5)(a), and
 - (b) is sound.]
- (8) The local planning authority must publish the recommendations and the reasons.

Textual Amendments

- F61** S. 20(5)(c) and word inserted (15.11.2011) by [Localism Act 2011 \(c. 20\)](#), **ss. 110(3)**, 240(5)(i) (with s. 144)
- F62** S. 20(6A) inserted (13.7.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 144**, 216(3); S.I. 2016/733, **reg. 3(c)**
- F63** S. 20(7)-(7C) substituted for s. 20(7) (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 112(2)**, 240(1)(h) (with **ss. 112(6)**, 144)

Modifications etc. (not altering text)

- C11** S. 20 excluded (28.11.2008) by [Local Government \(Structural Changes\) \(Transitional Arrangements\) \(No.2\) Regulations 2008 \(S.I. 2008/2867\)](#), **regs. 1(1)**, **23(3)** (with **reg. 1(2)**)

Commencement Information

- I14** S. 20 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**
- I15** S. 20 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

21 Intervention by Secretary of State

- (1) If the Secretary of State thinks that a local development document is unsatisfactory—
- (a) he may at any time before the document is adopted under section 23 direct the local planning authority to modify the document in accordance with the direction;
 - (b) if he gives such a direction he must state his reasons for doing so.
- (2) The authority—
- (a) must comply with the direction;
 - (b) must not adopt the document unless the Secretary of State gives notice that he is satisfied that they have complied with the direction.
- (3) But subsection (2) does not apply if [^{F64}or to the extent that] the Secretary of State withdraws the direction.
- (4) At any time before a development plan document is adopted by a local planning authority the Secretary of State may direct that the document (or any part of it) is submitted to him for his approval.
- (5) The following paragraphs apply if the Secretary of State gives a direction under subsection (4)—
- (a) the authority must not take any step in connection with the adoption of the document until the Secretary of State gives his decision [^{F65}, or withdraws the direction];

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- [^{F66}(b) if the direction is given, and not withdrawn, before the authority have submitted the document under section 20(1), the Secretary of State must hold an independent examination;]
 - (c) if the direction is given after the authority have submitted the document but before the person appointed to carry out the examination has made his recommendations [^{F67}, and is not withdrawn before those recommendations are made, the person] must make his recommendations to the Secretary of State;
 - [^{F68}(d) the document has no effect unless the document or (as the case may be) the relevant part of it has been approved by the Secretary of State, or the direction is withdrawn.]
- [^{F69}(5A) Subsections (4) to (7C) of section 20 apply to an examination held under subsection (5) (b), the reference to the local planning authority in subsection (7C) of that section being read as a reference to the Secretary of State.
- (5B) For the purposes of subsection (5)(d) the “relevant part” of a development plan document is the part that—
- (a) is covered by a direction under subsection (4) which refers to only part of the document, or
 - (b) continues to be covered by a direction under subsection (4) following the partial withdrawal of the direction.]
- (6) The Secretary of State must publish the recommendations made to him by virtue of subsection (5)(b) or (c) and the reasons of the person making the recommendations.
- (7) In considering a document or part of a document submitted under subsection (4) the Secretary of State may take account of any matter which he thinks is relevant.
- (8) It is immaterial whether any such matter was taken account of by the authority.
- (9) In relation to a document or part of a document submitted to him under subsection (4) the Secretary of State—
- (a) may approve, approve subject to specified modifications or reject the document or part;
 - (b) must give reasons for his decision under paragraph (a).
- [^{F70}(9A) The Secretary of State may at any time—
- (a) after a development plan document has been submitted for independent examination under section 20, but
 - (b) before it is adopted under section 23,
- direct the local planning authority to withdraw the document.]
- (10) In the exercise of any function under this section the Secretary of State must have regard to the local development scheme.
- [^{F71}(11) The local planning authority must reimburse the Secretary of State for any expenditure incurred by the Secretary of State under this section that is specified in a notice given to the authority by the Secretary of State.]
- [^{F72}(12) In the case of a joint local development document or a joint development plan document, the Secretary of State may apportion liability for the expenditure on such basis as the Secretary of State thinks just between the local planning authorities who have prepared the document.]

Changes to legislation: *Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

Textual Amendments

- F64** Words in s. 21(3) inserted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(1)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F65** Words in s. 21(5)(a) inserted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(2)(a)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F66** S. 21(5)(b) substituted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(2)(b)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F67** Words in s. 21(5)(c) substituted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(2)(c)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F68** S. 21(5)(d) substituted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(2)(d)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F69** S. 21(5A)(5B) inserted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(3)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F70** S. 21(9A) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 112(5)**, 240(1)(h) (with s. 144)
- F71** S. 21(11) inserted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(4)**, 216(3); [S.I. 2016/733, reg. 4\(1\)\(c\)](#)
- F72** S. 21(12) inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 9(3)**, 46(3); [S.I. 2018/38, reg. 2\(b\)](#)

Commencement Information

- I16** S. 21 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097, art. 2](#)
- I17** S. 21 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202, art. 2\(b\)](#)

[^{F73}21A Temporary direction pending possible use of intervention powers

- (1) If the Secretary of State is considering whether to give a direction to a local planning authority under section 21 in relation to a development plan document or other local development document, he may direct the authority not to take any step in connection with the adoption of the document—
 - (a) until the time (if any) specified in the direction, or
 - (b) until the direction is withdrawn.
- (2) A document to which a direction under this section relates has no effect while the direction is in force.
- (3) A direction given under this section in relation to a document ceases to have effect if a direction is given under section 21 in relation to that document.]

Textual Amendments

- F73** S. 21A inserted (26.5.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 145(5)**, 216(3); [S.I. 2016/609, reg. 2](#)

22 Withdrawal of local development documents

- (1) A local planning authority may at any time before a local development document is adopted under section 23 withdraw the document.

^{F74}(2)

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Textual Amendments

F74 S. 22(2) repealed (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), ss. 112(4), 240(1)(h), **Sch. 25 Pt. 17** (with s. 144)

Commencement Information

I18 S. 22 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**

I19 S. 22 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

23 Adoption of local development documents

(1) The local planning authority may adopt a local development document (other than a development plan document) either as originally prepared or as modified to take account of—

- (a) any representations made in relation to the document;
- (b) any other matter they think is relevant.

[^{F75}(2) If the person appointed to carry out the independent examination of a development plan document recommends that it is adopted, the authority may adopt the document—

- (a) as it is, or
- (b) with modifications that (taken together) do not materially affect the policies set out in it.

(2A) Subsection (3) applies if the person appointed to carry out the independent examination of a development plan document—

- (a) recommends non-adoption, and
- (b) under section 20(7C) recommends modifications (“the main modifications”).

(3) The authority may adopt the document—

- (a) with the main modifications, or
- (b) with the main modifications and additional modifications if the additional modifications (taken together) do not materially affect the policies that would be set out in the document if it was adopted with the main modifications but no other modifications.]

(4) The authority must not adopt a development plan document unless they do so in accordance with subsection (2) or (3).

(5) A document is adopted for the purposes of this section if it is adopted by resolution of the authority.

Textual Amendments

F75 S. 23(2)-(3) substituted for s. 23(2)(3) (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 112(3)**, 240(1)(h) (with **ss. 112(6)**, 144)

Commencement Information

I20 S. 23 in force at 28.9.2004 for E. by [S.I. 2004/2202](#), **art. 2(b)**

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

24 Conformity with regional strategy

- (1) The local development documents must be in general conformity with—
- (a) [^{F76}the regional strategy] (if the area of the local planning authority is in a region other than London);
 - (b) the spatial development strategy (if the local planning authority are a London borough [^{F77}or a Mayoral development corporation]).
- ^{F78}(2)
- ^{F79}(3)
- (4) A local planning authority which are a London borough [^{F77}or a Mayoral development corporation] —
- (a) must request the opinion in writing of the Mayor of London as to the general conformity of a development plan document with the spatial development strategy;
 - (b) may request the opinion in writing of the Mayor as to the general conformity of any other local development document with the spatial development strategy.
- (5) Whether or not the local planning authority make a request mentioned in [^{F80}subsection (4), the Mayor may give an opinion as to the general conformity of a local development document with the spatial development strategy]
- ^{F81}(6)
- (7) If in the opinion of the Mayor a document is not in general conformity with the spatial development strategy the Mayor must be taken to have made representations seeking a change to the document.
- ^{F82}(8)
- ^{F83}(9)

Textual Amendments

- F76** Words in s. 24(1)(a) substituted (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5), **Sch. 5 para. 15(2)**; S.I. 2009/3318, art. 4(gg)
- F77** Words in s. 24(1)(b)(4) inserted (15.1.2012) by Localism Act 2011 (c. 20), s. 240(1)(l), **Sch. 22 para. 55**
- F78** S. 24(2) repealed (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5)(5), **Sch. 5 para. 15(3), 7 Pt. 4**; S.I. 2009/3318, art. 4(gg)(ii)
- F79** S. 24(3) repealed (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5)(5), **Sch. 5 para. 15(3), 7 Pt. 4**; S.I. 2009/3318, art. 4(gg)(ii)
- F80** Words in s. 24(5) substituted (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5), **Sch. 5 para. 15(4)**; S.I. 2009/3318, art. 4(gg)
- F81** S. 24(6) repealed (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5)(5), **Sch. 5 para. 15(5), 7 Pt. 4**; S.I. 2009/3318, art. 4(gg)(ii)
- F82** S. 24(8) repealed (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5)(5), **Sch. 5 para. 15(5), 7 Pt. 4**; S.I. 2009/3318, art. 4(gg)(ii)
- F83** S. 24(9) repealed (1.4.2010) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), s. 148(5)(5), **Sch. 5 para. 15(5), 7 Pt. 4**; S.I. 2009/3318, art. 4(gg)(ii)

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Modifications etc. (not altering text)

- C12** S. 24 applied in part (with modifications) (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), 4(5), **Sch. 1 Pt. 2**
- C13** S. 24 applied (with modifications) (8.5.2018) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(5), 11(5), **Sch. 2 Pt. 2**

Commencement Information

- I21** S. 24 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**
- I22** S. 24 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

25 Revocation of local development documents

The Secretary of State —

- (a) may at any time revoke a local development document at the request of the local planning authority;
- (b) may prescribe descriptions of local development document which may be revoked by the authority themselves.

Commencement Information

- I23** S. 25 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**
- I24** S. 25 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

26 Revision of local development documents

- (1) The local planning authority may at any time prepare a revision of a local development document.
- (2) The authority must prepare a revision of a local development document—
 - (a) if the Secretary of State directs them to do so, and
 - (b) in accordance with such timetable as he directs.
- (3) This Part applies to the revision of a local development document as it applies to the preparation of the document.
- (4) Subsection (5) applies if any part of the area of the local planning authority is an area to which an enterprise zone scheme relates.
- (5) As soon as practicable after the occurrence of a relevant event—
 - (a) the authority must review every local development document in the light of the enterprise zone scheme;
 - (b) if they think that any modifications of the document are required in consequence of the scheme they must prepare a revised document containing the modifications.
- (6) The following are relevant events—
 - (a) the making of an order under paragraph 5 of Schedule 32 to the Local Government, Planning and Land Act 1980 (c. 65) (designation of enterprise zone);
 - (b) the giving of notification under paragraph 11(1) of that Schedule (approval of modification of enterprise zone scheme).

Changes to legislation: *Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- (7) References to an enterprise zone and an enterprise zone scheme must be construed in accordance with that Act.

Commencement Information

- I25** S. 26 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), [art. 2](#)
I26 S. 26 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), [art. 2\(b\)](#)

[F84]27 Secretary of State's default powers

- (1) This section applies if the Secretary of State thinks that a local planning authority are failing or omitting to do anything it is necessary for them to do in connection with the preparation, revision or adoption of a development plan document.
- (2) The Secretary of State may—
- (a) prepare or revise (as the case may be) the document, or
 - (b) give directions to the authority in relation to the preparation or revision of the document.
- (3) The Secretary of State must either—
- (a) hold an independent examination, or
 - (b) direct the authority to submit the document for independent examination.
- (4) The Secretary of State must either—
- (a) publish the recommendations and reasons of the person appointed to hold the examination, or
 - (b) give directions to the authority in relation to publication of those recommendations and reasons.
- (5) The Secretary of State may—
- (a) approve the document, or approve it subject to specified modifications, as a local development document,
 - (b) direct the authority to consider adopting the document by resolution of the authority as a local development document, or
 - (c) (except where it was prepared or revised by the Secretary of State under subsection (2)(a)) reject the document.
- (6) Subsections (4) to (7C) of section 20 apply (subject to subsection (7) below) to an examination held under subsection (3)(a), the reference to the local planning authority in subsection (7C) of that section being read as a reference to the Secretary of State.
- (7) Subsections (5)(c), (7)(b)(ii) and (7B)(b) of section 20 do not apply to an independent examination held—
- (a) under subsection (3)(a), or
 - (b) in response to a direction under subsection (3)(b),
- in respect of a document prepared or revised by the Secretary of State under subsection (2)(a).
- (8) The Secretary of State must give reasons for anything he does in pursuance of subsection (2) or (5).

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (9) The authority must reimburse the Secretary of State for any expenditure he incurs in connection with anything—
- (a) which is done by him under subsection (2)(a), and
 - (b) which the authority failed or omitted to do as mentioned in subsection (1).]

[^{F85}(10) In the case of a joint local development document or a joint development plan document, the Secretary of State may apportion liability for the expenditure on such basis as the Secretary of State thinks just between the local planning authorities for whom the document has been prepared.]

Textual Amendments

- F84** S. 27 substituted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 146**, 216(3); S.I. 2016/733, reg. 4(1)(d)
- F85** S. 27(10) inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 9(4)**, 46(3); S.I. 2018/38, reg. 2(b)

Commencement Information

- I27** S. 27 in force at 28.9.2004 for E. by [S.I. 2004/2202](#), **art. 2(b)**

[^{F86}**27A Default powers exercisable by Mayor of London**^[F87], **combined authority** [^{F88}, **combined county authority**] **or county council**]

Schedule A1 (default powers exercisable by Mayor of London^[F87], combined authority [^{F88}, combined county authority] or county council) has effect.]

Textual Amendments

- F86** S. 27A inserted (1.10.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), **ss. 147(1)**, 216(3); S.I. 2016/733, reg. 4(1)(e)
- F87** Words in s. 27A substituted (16.1.2018) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), s. 46(1), **Sch. 2 para. 10**; S.I. 2018/38, reg. 2(c)
- F88** Words in s. 27A heading inserted (26.12.2023) by [Levelling-up and Regeneration Act 2023 \(c. 55\)](#), s. 255(2)(c), **Sch. 4 para. 155** (with s. 247)

28 Joint local development documents

- (1) Two or more local planning authorities may agree to prepare one or more joint local development documents.
- (2) This Part applies for the purposes of any step which may be or is required to be taken in relation to a joint local development document as it applies for the purposes of any step which may be or is required to be taken in relation to a local development document.
- (3) For the purposes of subsection (2) anything which must be done by or in relation to a local planning authority in connection with a local development document must be done by or in relation to each of the authorities mentioned in subsection (1) in connection with a joint local development document.

Changes to legislation: *Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- (4) Any requirement of this Part in relation to [^{F89}regional strategy] is a requirement in relation to [^{F89}regional strategy] for the region in which each authority mentioned in subsection (1) is situated.
- (5) If the authorities mentioned in subsection (1) include one or more London boroughs the requirements of this Part in relation to the spatial development strategy also apply.
- (6) Subsections (7) to (9) apply if a local planning authority withdraw from an agreement mentioned in subsection (1).
- (7) Any step taken in relation to the document must be treated as a step taken by—
- (a) an authority which were a party to the agreement for the purposes of any corresponding document prepared by them;
 - (b) two or more other authorities who were parties to the agreement for the purposes of any corresponding joint local development document.
- (8) Any independent examination of a local development document to which the agreement relates must be suspended.
- (9) If before the end of the period prescribed for the purposes of this subsection an authority which were a party to the agreement request the Secretary of State to do so he may direct that—
- [^{F90}(a) the examination is resumed in relation to—
 - (i) any corresponding document prepared by an authority which were a party to the agreement, or
 - (ii) any corresponding joint local development document prepared by two or more other authorities which were parties to the agreement;]
 - (b) any step taken for the purposes of the suspended examination has effect for the purposes of the resumed examination.
- (10) A joint local development document is a local development document prepared jointly by two or more local planning authorities.
- (11) The Secretary of State may by regulations make provision as to what is a corresponding document [^{F91}or a corresponding joint local development document for the purposes of this section.]

Textual Amendments

- F89** Words in s. 28(4) substituted (1.4.2010) by [Local Democracy, Economic Development and Construction Act 2009 \(c. 20\)](#), s. 148(5), [Sch. 5 para. 16](#); S.I. 2009/3318, art. 4(gg)
- F90** S. 28(9)(a) substituted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), [ss. 9\(6\)](#), 46(3); S.I. 2018/38, reg. 2(b)
- F91** Words in s. 28(11) inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), [ss. 9\(7\)](#), 46(3); S.I. 2018/38, reg. 2(b)

Commencement Information

- I28** S. 28 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), [art. 2](#)
- I29** S. 28 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), [art. 2\(b\)](#)

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

[^{F92}28A Power to direct preparation of joint development plan documents

- (1) The Secretary of State may direct two or more local planning authorities to prepare a joint development plan document.
- (2) The Secretary of State may give a direction under this section in relation to a document whether or not it is specified in the local development schemes of the local planning authorities in question as a document which is to be prepared jointly with one or more other local planning authorities.
- (3) The Secretary of State may give a direction under this section only if the Secretary of State considers that to do so will facilitate the more effective planning of the development and use of land in the area of one or more of the local planning authorities in question.
- (4) A direction under this section may specify—
 - (a) the area to be covered by the joint development plan document to which the direction relates;
 - (b) the matters to be covered by that document;
 - (c) the timetable for preparation of that document.
- (5) The Secretary of State must, when giving a direction under this section, notify the local planning authorities to which it applies of the reasons for giving it.
- (6) If the Secretary of State gives a direction under this section, the Secretary of State may direct the local planning authorities to which it is given to amend their local development schemes so that they cover the joint development plan document to which it relates.
- (7) A joint development plan document is a development plan document which is, or is required to be, prepared jointly by two or more local planning authorities pursuant to a direction under this section.

Textual Amendments

F92 Ss. 28A-28C inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), ss. **9(2)**, 46(3); S.I. 2018/38, reg. 2(b)

28B Application of Part to joint development plan documents

- (1) This Part applies for the purposes of any step which may be or is required to be taken in relation to a joint development plan document as it applies for the purposes of any step which may be or is required to be taken in relation to a development plan document.
- (2) For the purposes of subsection (1) anything which must be done by or in relation to a local planning authority in connection with a development plan document must be done by or in relation to each of the authorities mentioned in section 28A(1) in connection with a joint development plan document.
- (3) If the authorities mentioned in section 28A(1) include a London borough council or a Mayoral development corporation, the requirements of this Part in relation to the spatial development strategy also apply.
- (4) Those requirements also apply if—

Changes to legislation: *Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- (a) a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009 has the function of preparing the spatial development strategy for the combined authority's area, and
- (b) the authorities mentioned in section 28A(1) include a local planning authority whose area is within, or is the same as, the area of the combined authority.

Textual Amendments

F92 Ss. 28A-28C inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), ss. 9(2), 46(3); S.I. 2018/38, reg. 2(b)

28C Modification or withdrawal of direction under section 28A

- (1) The Secretary of State may modify or withdraw a direction under section 28A by notice in writing to the authorities to which it was given.
- (2) The Secretary of State must, when modifying or withdrawing a direction under section 28A, notify the local planning authorities to which it was given of the reasons for the modification or withdrawal.
- (3) The following provisions of this section apply if—
 - (a) the Secretary of State withdraws a direction under section 28A, or
 - (b) the Secretary of State modifies a direction under that section so that it ceases to apply to one or more of the local planning authorities to which it was given.
- (4) Any step taken in relation to the joint development plan document to which the direction related is to be treated as a step taken by—
 - (a) a local planning authority to which the direction applied for the purposes of any corresponding document prepared by them, or
 - (b) two or more local planning authorities to which the direction applied for the purposes of any corresponding joint development plan document prepared by them.
- (5) Any independent examination of a joint development plan document to which the direction related must be suspended.
- (6) If before the end of the period prescribed for the purposes of this subsection a local planning authority to which the direction applied request the Secretary of State to do so, the Secretary of State may direct that—
 - (a) the examination is resumed in relation to—
 - (i) any corresponding document prepared by a local planning authority to which the direction applied, or
 - (ii) any corresponding joint development plan document prepared by two or more local planning authorities to which the direction applied, and
 - (b) any step taken for the purposes of the suspended examination has effect for the purposes of the resumed examination.
- (7) The Secretary of State may by regulations make provision as to what is a corresponding document or a corresponding joint development plan document for the purposes of this section.]

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Textual Amendments

F92 Ss. 28A-28C inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 9(2)**, 46(3); S.I. 2018/38, **reg. 2(b)**

Joint committees

29 Joint committees

- (1) This section applies if one or more local planning authorities agree with one or more county councils in relation to any area of such a council for which there is also a district council to establish a joint committee to be, for the purposes of this Part, the local planning authority—
 - (a) for the area specified in the agreement;
 - (b) in respect of such matters as are so specified.
- (2) The Secretary of State may by order constitute a joint committee to be the local planning authority—
 - (a) for the area;
 - (b) in respect of those matters.
- (3) Such an order—
 - (a) must specify the authority or authorities and county council or councils (the constituent authorities) which are to constitute the joint committee;
 - (b) may make provision as to such other matters as the Secretary of State thinks are necessary or expedient to facilitate the exercise by the joint committee of its functions.
- (4) Provision under subsection (3)(b)—
 - (a) may include provision corresponding to provisions relating to joint committees in Part 6 of the Local Government Act 1972 (c. 70);
 - (b) may apply (with or without modifications) such enactments relating to local authorities as the Secretary of State thinks appropriate.
- (5) If an order under this section is annulled in pursuance of a resolution of either House of Parliament—
 - (a) with effect from the date of the resolution the joint committee ceases to be the local planning authority as mentioned in subsection (2);
 - (b) anything which the joint committee (as the local planning authority) was required to do for the purposes of this Part must be done for their area by each local planning authority which were a constituent authority of the joint committee;
 - (c) each of those local planning authorities must revise their local development scheme accordingly.
- (6) Nothing in this section or section 30 confers on a local planning authority constituted by virtue of an order under this section any function in relation to section 13 or 14.
- (7) The policies adopted by the joint committee in the exercise of its functions under this Part must be taken for the purposes of the planning Acts to be the policies of each of the constituent authorities which are a local planning authority.

Changes to legislation: *Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- (8) Subsection (9) applies to any function—
- (a) which is conferred on a local planning authority (within the meaning of the principal Act) under or by virtue of the planning Acts, and
 - (b) which relates to the authority’s local development scheme or local development documents.
- (9) If the authority is a constituent authority of a joint committee references to the authority’s local development scheme or local development documents must be construed as including references to the scheme or documents of the joint committee.
- (10) For the purposes of subsection (4) a local authority is any of the following—
- (a) a county council;
 - (b) a district council;
 - (c) a London borough council.

Modifications etc. (not altering text)

- C14** S. 29 modified (28.11.2008) by [Local Government \(Structural Changes\) \(Transitional Arrangements\) \(No.2\) Regulations 2008 \(S.I. 2008/2867\)](#), regs. 1(1), **24** (with reg. 1(2))
- C15** S. 29 modified (26.11.2018) by [The Local Government \(Boundary Changes\) Regulations 2018 \(S.I. 2018/1128\)](#), regs. 1(1), **27** (with reg. 1(2)(3))

Commencement Information

- I30** S. 29 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**
- I31** S. 29 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

30 Joint committees: additional functions

- (1) This section applies if the constituent authorities to a joint committee agree that the joint committee is to be, for the purposes of this Part, the local planning authority for any area or matter which is not the subject of—
- (a) an order under section 29, or
 - (b) an earlier agreement under this section.
- (2) Each of the constituent authorities and the joint committee must revise their local development scheme in accordance with the agreement.
- (3) With effect from the date when the last such revision takes effect the joint committee is, for the purposes of this Part, the local planning authority for the area or matter mentioned in subsection (1).

Commencement Information

- I32** S. 30 in force at 28.9.2004 for E. by [S.I. 2004/2202](#), **art. 2(b)**

31 Dissolution of joint committee

- (1) This section applies if a constituent authority requests the Secretary of State to revoke an order constituting a joint committee as the local planning authority for any area or in respect of any matter.

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (2) The Secretary of State may revoke the order.
- (3) Any step taken by the joint committee in relation to a local development scheme or a local development document must be treated for the purposes of any corresponding scheme or document as a step taken by a successor authority.
- (4) A successor authority is—
 - (a) a local planning authority which were a constituent authority of the joint committee;
 - (b) a joint committee constituted by order under section 29 for an area which does not include an area which was not part of the area of the joint committee mentioned in subsection (1).
- (5) If the revocation takes effect at any time when an independent examination is being carried out in relation to a local development document the examination must be suspended.
- (6) But if before the end of the period prescribed for the purposes of this subsection a successor authority falling within subsection (4)(a) requests the Secretary of State to do so he may direct that—
 - (a) the examination is resumed in relation to the corresponding document;
 - (b) any step taken for the purposes of the suspended examination has effect for the purposes of the resumed examination.
- (7) The Secretary of State may by regulations make provision as to what is a corresponding scheme or document.

Commencement Information

I33 S. 31 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), [art. 2](#)

I34 S. 31 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), [art. 2\(b\)](#)

Miscellaneous

32 Exclusion of certain representations

- (1) This section applies to any representation or objection in respect of anything which is done or is proposed to be done in pursuance of—
 - (a) an order or scheme under section 10, 14, 16, 18, 106(1) or (3) or 108(1) of the Highways Act 1980 (c. 66);
 - (b) an order or scheme under section 7, 9, 11, 13 or 20 of the Highways Act 1959 (c. 25), section 3 of the Highways (Miscellaneous Provisions) Act 1961 (c. 63) or section 1 or 10 of the Highways Act 1971 (c. 41) (which provisions were replaced by the provisions mentioned in paragraph (a));
 - (c) an order under section 1 of the New Towns Act 1981 (c. 64).
- (2) If the Secretary of State or a local planning authority thinks that a representation made in relation to a local development document is in substance a representation or objection to which this section applies he or they (as the case may be) may disregard it.

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Commencement Information

I35 S. 32 in force at 28.9.2004 for E. by [S.I. 2004/2202](#), [art. 2\(b\)](#)

33 Urban development corporations

The Secretary of State may direct [^{F93}that the provisions of—

- (a) this Part, or
- (b) any particular regulations made under section 14A,
do not apply] to the area of an urban development corporation.

Textual Amendments

F93 Words in s. 33 substituted (12.5.2016) by [Housing and Planning Act 2016 \(c. 22\)](#), [ss. 151\(2\)](#), 216(1)(d)

Modifications etc. (not altering text)

C16 S. 33 applied (with modifications) (E.) (30.3.2006) by [London Olympic Games and Paralympic Games Act 2006 \(c. 12\)](#), [s. 5\(1\)\(b\)\(2\)\(3\)\(c\)40\(1\)\(b\)](#)

Commencement Information

I36 S. 33 in force at 28.9.2004 for E. by [S.I. 2004/2202](#), [art. 2\(b\)](#)

[^{F94}33A Duty to co-operate in relation to planning of sustainable development

- (1) Each person who is—
 - (a) a local planning authority,
 - (b) a county council in England that is not a local planning authority, or
 - (c) a body, or other person, that is prescribed or of a prescribed description,must co-operate with every other person who is within paragraph (a), (b) or (c) or subsection (9) in maximising the effectiveness with which activities within subsection (3) are undertaken.
- (2) In particular, the duty imposed on a person by subsection (1) requires the person—
 - (a) to engage constructively, actively and on an ongoing basis in any process by means of which activities within subsection (3) are undertaken, and
 - (b) to have regard to activities of a person within subsection (9) so far as they are relevant to activities within subsection (3).
- (3) The activities within this subsection are—
 - (a) the preparation of development plan documents,
 - (b) the preparation of other local development documents,
 - (c) the preparation of marine plans under the Marine and Coastal Access Act 2009 for the English inshore region, the English offshore region or any part of either of those regions,
 - (d) activities that can reasonably be considered to prepare the way for activities within any of paragraphs (a) to (c) that are, or could be, contemplated, and
 - (e) activities that support activities within any of paragraphs (a) to (c),

Changes to legislation: Planning and Compulsory Purchase Act 2004, Part 2 is up to date with all changes known to be in force on or before 17 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

so far as relating to a strategic matter.

- (4) For the purposes of subsection (3), each of the following is a “strategic matter”—
- (a) sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and
 - (b) sustainable development or use of land in a two-tier area if the development or use—
 - (i) is a county matter, or
 - (ii) has or would have a significant impact on a county matter.
- (5) In subsection (4)—
- “county matter” has the meaning given by paragraph 1 of Schedule 1 to the principal Act (ignoring sub-paragraph 1(1)(i)),
- “planning area” means—
- (a) the area of—
 - (i) a district council (including a metropolitan district council),
 - (ii) a London borough council, or
 - (iii) a county council in England for an area for which there is no district council,

but only so far as that area is neither in a National Park nor in the Broads,
 - (b) a National Park,
 - (c) the Broads,
 - (d) the English inshore region, or
 - (e) the English offshore region, and
- “two-tier area” means an area—
- (a) for which there is a county council and a district council, but
 - (b) which is not in a National Park.
- (6) The engagement required of a person by subsection (2)(a) includes, in particular—
- (a) considering whether to consult on and prepare, and enter into and publish, agreements on joint approaches to the undertaking of activities within subsection (3), and
 - (b) if the person is a local planning authority, considering whether to agree under section 28 to prepare joint local development documents.
- (7) A person subject to the duty under subsection (1) must have regard to any guidance given by the Secretary of State about how the duty is to be complied with.
- (8) A person, or description of persons, may be prescribed for the purposes of subsection (1)(c) only if the person, or persons of that description, exercise functions for the purposes of an enactment.
- (9) A person is within this subsection if the person is a body, or other person, that is prescribed or of a prescribed description.
- (10) In this section—
- “the English inshore region” and “the English offshore region” have the same meaning as in the Marine and Coastal Access Act 2009, and

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“ land ” includes the waters within those regions and the bed and subsoil of those waters.]

Textual Amendments

F94 S. 33A inserted (15.11.2011) by [Localism Act 2011 \(c. 20\)](#), **ss. 110(1), 240(5)(i)** (with s. 144)

34 Guidance

[^{F95}(1)] In the exercise of any function conferred under or by virtue of this Part the local planning authority must have regard to any guidance issued by the Secretary of State.

[^{F96}(2) The Secretary of State must issue guidance for local planning authorities on how their local development documents (taken as a whole) should address housing needs that result from old age or disability.]

Textual Amendments

F95 S. 34(1): s. 34 renumbered as s. 34(1) (4.7.2019) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 8(2)(a), 46(1)**; [S.I. 2019/1081, reg. 2](#)

F96 S. 34(2) inserted (4.7.2019) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 8(2)(b), 46(1)**; [S.I. 2019/1081, reg. 2](#)

Commencement Information

I37 S. 34 in force at 28.9.2004 for E. by [S.I. 2004/2202, art. 2\(b\)](#)

35 [^{F97}Authorities] monitoring [^{F97} reports]

^{F98}(1)

(2) [^{F99} Every local planning authority must prepare reports containing] such information as is prescribed as to—

- (a) the implementation of the local development scheme;
- (b) the extent to which the policies set out in the local development documents are being achieved.

(3) [^{F100} A report under subsection (2) must—

- (a) be in respect of a period—
 - (i) which the authority considers appropriate in the interests of transparency,
 - (ii) which begins with the end of the period covered by the authority's most recent report under subsection (2), and
 - (iii) which is not longer than 12 months or such shorter period as is prescribed;]
 - (c) be in such form as is prescribed;
 - (d) contain such other matter as is prescribed.

[^{F101}(3A) Subsection (3B) applies if a London borough council or a Mayoral development corporation have determined in accordance with section 19(1D) that—

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- (a) policies to address the strategic priorities for the development and use of land in their area are set out in the spatial development strategy, and
 - (b) accordingly, such policies will not to that extent be set out in their development plan documents.
- (3B) Each report by the council or corporation under subsection (2) must—
- (a) indicate that such policies are set out in the spatial development strategy, and
 - (b) specify where in the strategy those policies are set out.
- (3C) If a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009 has the function of preparing the spatial development strategy for the authority’s area, subsections (3A) and (3B) also apply in relation to—
- (a) a local planning authority whose area is within, or the same as, the area of the combined authority, and
 - (b) the spatial development strategy published by the combined authority.]
- [^{F102}(4) The authority must make the authority's reports under this section available to the public.]

Textual Amendments

- F97** Words in s. 35 heading substituted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 113(6)**, 240(1)(h) (with s. 144)
- F98** S. 35(1) repealed (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 113(2)**, 240(1)(h), **Sch. 25 Pt. 17** (with s. 144)
- F99** Words in s. 35(2) substituted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 113(3)**, 240(1)(h) (with s. 144)
- F100** Words in s. 35(3) substituted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 113(4)**, 240(1)(h) (with s. 144)
- F101** S. 35(3A)-(3C) inserted (16.1.2018) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 8(3)**, 46(1); [S.I. 2018/38](#), **reg. 2(a)**
- F102** S. 35(4) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 113(5)**, 240(1)(h) (with s. 144)

Commencement Information

- I38** S. 35 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**
- I39** S. 35 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

General

36 Regulations [^{F103} and standards]

- (1) The Secretary of State may by regulations make provision in connection with the exercise by any person of functions under this Part.
- (2) The regulations may in particular make provision as to—
 - (a) the procedure to be followed by the local planning authority in carrying out the appraisal under section 19;
 - (b) the procedure to be followed in the preparation of local development documents;
 - (c) requirements about the giving of notice and publicity;

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- (d) requirements about inspection by the public of a local development document or any other document;
- (e) the nature and extent of consultation with and participation by the public in anything done under this Part;
- (f) the making of representations about any matter to be included in a local development document;
- (g) consideration of any such representations;
- (h) the remuneration and allowances payable to a person appointed to carry out an independent examination under section 20;
- (i) the determination of the time at which anything must be done for the purposes of this Part;
- (j) the manner of publication of any draft, report or other document published under this Part;
- (k) monitoring the exercise by local planning authorities of their functions under this Part;
- (l) the making of reasonable charges for the provision of copies of documents required by or under this Part.

[^{F104}(3) The Secretary of State may from time to time publish data standards for—

- (a) local development schemes,
- (b) local development documents, or
- (c) local development documents of a particular kind.

(4) For this purpose a “data standard” is a written standard which contains technical specifications for a scheme or document or the data contained in a scheme or document.

(5) A local planning authority must comply with the data standards published under subsection (3) in preparing, publishing, maintaining or revising a scheme or document to which the standards apply.]

Textual Amendments

F103 Words in s. 36 heading inserted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 11(2)**, 46(1); [S.I. 2017/767](#), **reg. 2(c)**

F104 S. 36(3)-(5) inserted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 11(3)**, 46(1); [S.I. 2017/767](#), **reg. 2(c)**

Commencement Information

I40 S. 36 in force at 6.8.2004 for specified purposes by [S.I. 2004/2097](#), **art. 2**

I41 S. 36 in force at 28.9.2004 for E. so far as not already in force by [S.I. 2004/2202](#), **art. 2(b)**

37 Interpretation

(1) Local development scheme must be construed in accordance with section 15.

(2) Local development document must be construed in accordance with [^{F105}sections 17 and 18(3)].

[^{F106}(3) A development plan document is a local development document which is specified as a development plan document in the local development scheme.]

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- (4) Local planning authorities are—
- (a) district councils;
 - (b) London borough councils;
 - (c) metropolitan district councils;
 - (d) county councils in relation to any area in England for which there is no district council;
 - (e) the Broads Authority.
- (5) A National Park authority is the local planning authority for the whole of its area and subsection (4) must be construed subject to that.
- [^{F107}(5ZA) Subsection (4) must also be construed subject to any order under section 198(2) of the Localism Act 2011 so far as providing that a Mayoral development corporation is, as regards an area, to be the local planning authority for some or all of the purposes of this Part in relation to some or all kinds of development.
- (5ZB) Where such an order makes such provision, that MDC is, in relation to the kinds of development concerned, the local planning authority for the area and purposes concerned in place of any authority who, in relation to those kinds of development, would otherwise be the local planning authority for that area and those purposes.]
- [^{F108}(5A) Subsection (4) must [^{F109}additionally be construed, and subsection (5ZB) must be construed,] subject to any designation order under section 13 of the Housing and Regeneration Act 2008 (power to make designation orders) providing that the Homes and Communities Agency is to be the local planning authority—
- (a) for an area specified in the order, and
 - (b) for all purposes of this Part or any such purposes so specified.
- (5B) Where such an order makes such provision, the Homes and Communities Agency is the local planning authority for the area and the purposes concerned in place of any authority who would otherwise be the local planning authority for that area and those purposes.]
- [^{F110}(5C) Joint local development document must be construed in accordance with section 28(10).
- (5D) Joint development plan document must be construed in accordance with section 28A(7).]
- [^{F111}(6) Regional strategy” means a regional strategy under Part 5 of the Local Democracy, Economic Development and Construction Act 2009.
- (6A) “ Responsible regional authorities ” is to be construed in accordance with Part 5 of the Local Democracy, Economic Development and Construction Act 2009.]
- (7) This section applies for the purposes of this Part.

Textual Amendments

F105 Words in s. 37(2) substituted (6.4.2009) by Planning Act 2008 (c. 29), ss. 180(6)(a), 241(8) (with s. 226); S.I. 2009/400, art. 3(e)

F106 S. 37(3) substituted (6.4.2009) by Planning Act 2008 (c. 29), ss. 180(6)(b), 241(8) (with s. 226); S.I. 2009/400, art. 3(e)

F107 S. 37(5ZA)(5ZB) inserted (15.1.2012) by Localism Act 2011 (c. 20), s. 240(1)(l), Sch. 22 para. 56(2)

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- F108** S. 37(5A)(5B) inserted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), s. 325(1), **Sch. 8 para. 81**; S.I. 2008/3068, art. 2(1)(w)(3) (with arts. 6-13)
- F109** Words in s. 37(5A) substituted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(l), **Sch. 22 para. 56(3)**
- F110** S. 37(5C)(5D) inserted (27.4.2017 for specified purposes, 16.1.2018 in so far as not already in force) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 9(8)**, 46(3); S.I. 2018/38, reg. 2(b)
- F111** S. 37(6)(6A) substituted for s. 37(6) (1.4.2010) by [Local Democracy, Economic Development and Construction Act 2009 \(c. 20\)](#), s. 148(5), **Sch. 5 para. 17**; S.I. 2009/3318, art. 4(gg)

Modifications etc. (not altering text)

- C17** S. 37 applied in part (with modifications) (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), 4(5), **Sch. 1 Pt. 2**
- C18** S. 37 applied (with modifications) (8.5.2018) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(5), 11(5), **Sch. 2 Pt. 2**
- C19** S. 37(2) modified by SI 2008/2867 reg. 19(2) (as inserted (E.) (11.3.2009) by [Local Government \(Structural Changes\) \(Further Transitional and Supplementary Provision and Miscellaneous Amendments\) Regulations 2009 \(S.I. 2009/276\)](#), regs. 1(1), **14** (with reg. 1(2)))
- C20** S. 37(4) applied (temp. until 1.4.2006) (24.3.2005) by [New Forest National Park Authority \(Establishment\) Order 2005 \(S.I. 2005/421\)](#), art. 1, **Sch. 4 para. 12**
- C21** S. 37(4) continued (temp.) (24.3.2010) by [The South Downs National Park Authority \(Establishment\) Order 2010 \(S.I. 2010/497\)](#), art. 1, **Sch. 4 para. 11**
- C22** S. 37(5) excluded (temp. until 1.4.2006) (24.3.2005) by [New Forest National Park Authority \(Establishment\) Order 2005 \(S.I. 2005/421\)](#), art. 1, **Sch. 4 para. 12**
- C23** S. 37(5) excluded (24.3.2010) by [The South Downs National Park Authority \(Establishment\) Order 2010 \(S.I. 2010/497\)](#), art. 1, **Sch. 4 para. 11**

Commencement Information

- I42** S. 37 in force at 28.9.2004 for E. by S.I. 2004/2202, **art. 2(b)**

Changes to legislation:

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Changes and effects yet to be applied to :

- s. 24 heading words substituted by [2011 c. 20 Sch. 8 para. 10\(2\)](#)
- specified provision(s) amendment to earlier commencing [SI 2006/1061 art. 4](#) by [S.I. 2010/321 art. 3](#)
- specified provision(s) amendment to earlier commencing [SI 2007/1369 art. 3](#) by [S.I. 2010/321 art. 4](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 15A-15LH and cross-heading substituted for s. 15-37 and cross-heading by [2023 c. 55 Sch. 7](#)
- s. 38(2A) substituted for s. 38(2)(3) by [2023 c. 55 s. 92\(3\)](#)
- s. 38(5A)-(5C) inserted by [2023 c. 55 s. 93\(2\)](#)
- s. 38(9A) substituted for s. 38(9) by [2023 c. 55 s. 92\(4\)](#)
- s. 38(9B) inserted by [2023 c. 55 s. 93\(4\)](#)
- s. 38B(A1) inserted by [2023 c. 55 s. 98\(2\)](#)
- s. 38B(2B)(2C) inserted by [2023 c. 55 s. 98\(3\)](#)
- s. 38C(5)(d)(i)-(iii) and word substituted for words by [2023 c. 55 s. 99\(2\)](#)
- s. 39(1)(ba) inserted by [2023 c. 55 Sch. 8 para. 21\(b\)](#)
- s. 39A and cross-heading inserted by [2023 c. 55 s. 100](#)
- s. 45(A1) inserted by [2011 c. 20 Sch. 8 para. 14\(2\)](#)
- s. 113(1)(bb)-(bd) inserted by [2023 c. 55 Sch. 8 para. 23\(2\)\(a\)](#)
- s. 113(9)(f)(g) inserted by [2023 c. 55 Sch. 8 para. 23\(3\)\(c\)](#)
- s. 113(13) inserted by [2023 c. 55 Sch. 8 para. 23\(5\)](#)
- s. 122(5)(za)(zb) inserted by [2023 c. 55 Sch. 8 para. 25\(a\)](#)
- Sch. A2 para. 11(2)(da) inserted by [2023 c. 55 s. 99\(3\)\(b\)](#)
- Sch. A1 para. 2(1A) inserted by [2023 c. 55 Sch. 8 para. 26\(3\)\(b\)](#)
- Sch. A1 para. 6(1A) inserted by [2023 c. 55 Sch. 8 para. 26\(7\)\(b\)](#)
- Sch. A1 para. 7ZC(1A) inserted by [2023 c. 55 Sch. 8 para. 26\(11\)\(b\)](#)
- Sch. A1 para. 7C(1A) inserted by [2023 c. 55 Sch. 8 para. 26\(14\)\(b\)](#)
- Sch. A1 para. 8(7A) inserted by [2023 c. 55 Sch. 8 para. 26\(16\)\(g\)](#)
- Sch. A1 para. 1 substituted by [2023 c. 55 Sch. 8 para. 26\(2\)](#)
- Sch. A1 para. 2(4) substituted by [2023 c. 55 Sch. 8 para. 26\(3\)\(c\)](#)
- Sch. A1 para. 3(1) substituted by [2023 c. 55 Sch. 8 para. 26\(4\)\(a\)](#)
- Sch. A1 para. 5 substituted by [2023 c. 55 Sch. 8 para. 26\(6\)](#)
- Sch. A1 para. 6(4) substituted by [2023 c. 55 Sch. 8 para. 26\(7\)\(c\)](#)
- Sch. A1 para. 7(1) substituted by [2023 c. 55 Sch. 8 para. 26\(8\)\(a\)](#)
- Sch. A1 para. 7ZB substituted by [2023 c. 55 Sch. 8 para. 26\(10\)](#)
- Sch. A1 para. 7ZC(4) substituted by [2023 c. 55 Sch. 8 para. 26\(11\)\(c\)](#)
- Sch. A1 para. 7ZD(1) substituted by [2023 c. 55 Sch. 8 para. 26\(12\)\(a\)](#)
- Sch. A1 para. 7B substituted by [2023 c. 55 Sch. 8 para. 26\(13\)](#)
- Sch. A1 para. 7C(4) substituted by [2023 c. 55 Sch. 8 para. 26\(14\)\(c\)](#)
- Sch. A1 para. 7D(1) substituted by [2023 c. 55 Sch. 8 para. 26\(15\)\(a\)](#)
- Sch. A1 para. 10 substituted by [2023 c. 55 Sch. 8 para. 26\(18\)](#)
- Sch. A2 para. 11(2)(ca) substituted for Sch. A2 para. 11(2)(c) by [2023 c. 55 s. 99\(3\)\(a\)](#)
- Sch. A1 para. 7ZA word substituted by [2023 c. 55 Sch. 8 para. 26\(9\)](#)
- Sch. A1 para. 8(2)(a) word substituted by [2023 c. 55 Sch. 8 para. 26\(16\)\(b\)\(ii\)](#)

- Sch. A1 para. 8(3)(b) word substituted by 2023 c. 55 Sch. 8 para. 26(16)(c)
- Sch. A1 para. 8(6) word substituted by 2023 c. 55 Sch. 8 para. 26(16)(e)
- Sch. A1 para. 8(7) word substituted by 2023 c. 55 Sch. 8 para. 26(16)(f)(iii)
- Sch. A1 para. 9 word substituted by 2023 c. 55 Sch. 8 para. 26(17)
- Sch. A1 para. 13(1) word substituted by 2023 c. 55 Sch. 8 para. 26(20)(a)(iii)
- Sch. A1 para. 13(2) word substituted by 2023 c. 55 Sch. 8 para. 26(20)(b)
- Sch. A1 para. 13(3) word substituted by 2023 c. 55 Sch. 8 para. 26(20)(c)
- Sch. A1 para. 13(1) words inserted by 2023 c. 55 Sch. 8 para. 26(20)(a)(ii)
- Sch. A1 para. 3(3)(a) words omitted by 2023 c. 55 Sch. 8 para. 26(4)(b)
- Sch. A1 para. 7(3)(a) words omitted by 2023 c. 55 Sch. 8 para. 26(8)(b)
- Sch. A1 para. 7ZD(3)(a) words omitted by 2023 c. 55 Sch. 8 para. 26(12)(b)
- Sch. A1 para. 7D(3)(a) words omitted by 2023 c. 55 Sch. 8 para. 26(15)(b)
- Sch. A1 para. 2(1) words substituted by 2023 c. 55 Sch. 8 para. 26(3)(a)
- Sch. A1 para. 3(4) words substituted by 2023 c. 55 Sch. 8 para. 26(4)(c)(i)
- Sch. A1 para. 3(4) words substituted by 2023 c. 55 Sch. 8 para. 26(4)(c)(ii)
- Sch. A1 para. 4 words substituted by 2023 c. 55 Sch. 8 para. 26(5)
- Sch. A1 para. 6(1) words substituted by 2023 c. 55 Sch. 8 para. 26(7)(a)
- Sch. A1 para. 7(4) words substituted by 2023 c. 55 Sch. 8 para. 26(8)(c)(i)
- Sch. A1 para. 7(4) words substituted by 2023 c. 55 Sch. 8 para. 26(8)(c)(ii)
- Sch. A1 para. 7ZC(1) words substituted by 2023 c. 55 Sch. 8 para. 26(11)(a)
- Sch. A1 para. 7ZD(4) words substituted by 2023 c. 55 Sch. 8 para. 26(12)(c)(i)
- Sch. A1 para. 7ZD(4) words substituted by 2023 c. 55 Sch. 8 para. 26(12)(c)(ii)
- Sch. A1 para. 7C(1) words substituted by 2023 c. 55 Sch. 8 para. 26(14)(a)
- Sch. A1 para. 7D(4) words substituted by 2023 c. 55 Sch. 8 para. 26(15)(c)(i)
- Sch. A1 para. 7D(4) words substituted by 2023 c. 55 Sch. 8 para. 26(15)(c)(ii)
- Sch. A1 para. 8(1) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(a)(i)
- Sch. A1 para. 8(1) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(a)(ii)
- Sch. A1 para. 8(2) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(b)(i)
- Sch. A1 para. 8(2)(a) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(b)(iii)
- Sch. A1 para. 8(5) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(d)(i)
- Sch. A1 para. 8(5) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(d)(ii)
- Sch. A1 para. 8(5) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(d)(iii)
- Sch. A1 para. 8(7)(a) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(f)(i)
- Sch. A1 para. 8(7)(b) words substituted by 2023 c. 55 Sch. 8 para. 26(16)(f)(ii)
- Sch. A1 para. 11 words substituted by 2023 c. 55 Sch. 8 para. 26(19)
- Sch. A1 para. 13(1) words substituted by 2023 c. 55 Sch. 8 para. 26(20)(a)(i)