



Planning Act 2008

2008 CHAPTER 29

PART 12

FINAL PROVISIONS

The Crown and Parliament

226 The Crown

- (1) This Act binds the Crown, subject to subsections (2) and (3).
- (2) Sections 40, 54, 135, 166, 228 and 231 make special provision in relation to the application of some provisions of this Act to the Crown.
- (3) The amendments made by this Act bind the Crown only to the extent that the provisions amended bind the Crown.

227 “Crown land” and “the appropriate Crown authority”

- (1) In this Act, “Crown land” and “the appropriate Crown authority” must be read in accordance with this section.
- (2) “Crown land” is land in which there is a Crown interest or a Duchy interest.
- (3) For the purposes of this section, a Crown interest is any of the following—
 - (a) an interest belonging to Her Majesty in right of the Crown or in right of Her private estates;
 - (b) an interest belonging to a government department or held in trust for Her Majesty for the purposes of a government department;
 - (c) an interest belonging to an office-holder in the Scottish Administration or held in trust for Her Majesty for the purposes of the Scottish Administration by such an office-holder;

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- (d) the interest of the Speaker of the House of Lords in those parts of the Palace of Westminster and its precincts occupied on 23 March 1965 by or on behalf of the House of Lords;
 - (e) the interest of the Speaker of the House of Commons in those parts of the Palace of Westminster and its precincts occupied on 23 March 1965 by or on behalf of the House of Commons;
 - (f) the interest in any land of—
 - (i) the Corporate Officer of the House of Lords;
 - (ii) the Corporate Officer of the House of Commons;
 - (iii) those two Corporate Officers acting jointly;
 - (g) such other interest as the Secretary of State specifies by order.
- (4) For the purposes of this section, a Duchy interest is—
- (a) an interest belonging to Her Majesty in right of the Duchy of Lancaster, or
 - (b) an interest belonging to the Duchy of Cornwall.
- (5) “The appropriate Crown authority” in relation to any land is—
- (a) in the case of land belonging to Her Majesty in right of the Crown and forming part of the Crown Estate, the Crown Estate Commissioners;
 - (b) in relation to any other land belonging to Her Majesty in right of the Crown, the government department or, as the case may be, office-holder in the Scottish Administration, having the management of the land;
 - (c) in relation to land belonging to Her Majesty in right of Her private estates, a person appointed by Her Majesty in writing under the Royal Sign Manual or, if no such appointment is made, the Secretary of State;
 - (d) in relation to land belonging to Her Majesty in right of the Duchy of Lancaster, the Chancellor of the Duchy;
 - (e) in relation to land belonging to the Duchy of Cornwall, such person as the Duke of Cornwall, or the possessor for the time being of the Duchy, appoints;
 - (f) in the case of land belonging to a government department or held in trust for Her Majesty for the purposes of a government department, the department;
 - (g) in the case of land belonging to an office-holder in the Scottish Administration or held in trust for Her Majesty for the purposes of such an office-holder, the office-holder;
 - (h) in relation to Westminster Hall and the Chapel of St Mary Undercroft, the Lord Great Chamberlain and the Speakers of the House of Lords and the House of Commons acting jointly;
 - (i) in relation to Her Majesty’s Robing Room in the Palace of Westminster, the adjoining staircase and ante-room and the Royal Gallery, the Lord Great Chamberlain.
 - (j) in relation to land in which there is a Crown interest by virtue of subsection (3) (d) or (f)(i), the Corporate Officer of the House of Lords;
 - (k) in relation to land in which there is a Crown interest by virtue of subsection (3) (e) or (f)(ii), the Corporate Officer of the House of Commons;
 - (l) in relation to land in which there is a Crown interest by virtue of subsection (3) (f)(iii), those two Corporate Officers acting jointly.
- (6) If any question arises as to what authority is the appropriate Crown authority in relation to any land it must be referred to the Treasury, whose decision is final.

- (7) References to Her Majesty’s private estates must be construed in accordance with section 1 of the Crown Private Estates Act 1862 (c. 37).
- (8) References to an office-holder in the Scottish Administration are to be construed in accordance with section 126(7) of the Scotland Act 1998 (c. 46).

228 Enforcement in relation to the Crown and Parliament

- (1) No act or omission done or suffered by or on behalf of the Crown constitutes an offence under this Act.
- (2) For the purposes of this section “the Crown” includes—
 - (a) the Duchy of Lancaster;
 - (b) the Duchy of Cornwall;
 - (c) the Speaker of the House of Lords;
 - (d) the Speaker of the House of Commons;
 - (e) the Corporate Officer of the House of Lords;
 - (f) the Corporate Officer of the House of Commons.

Service of notices and other documents

229 Service of notices: general

- (1) A notice or other document required or authorised to be served, given or supplied under this Act may be served, given or supplied in any of these ways—
 - (a) by delivering it to the person on whom it is to be served or to whom it is to be given or supplied,
 - (b) by leaving it at the usual or last known place of abode of that person or, in a case where an address for service has been given by that person, at that address,
 - (c) by sending it by post, addressed to that person at that person’s usual or last known place of abode or, in a case where an address for service has been given by that person, at that address,
 - (d) by sending it in a prepaid registered letter, or by the recorded delivery service, addressed to that person at that person’s usual or last known place of abode or, in a case where an address for service has been given by that person, at that address,
 - (e) in a case where an address for service using electronic communications has been given by that person, by sending it using electronic communications, in accordance with the condition set out in subsection (2), to that person at that address,
 - (f) in the case of an incorporated company or body—
 - (i) by delivering it to the secretary or clerk of the company or body at their registered or principal office,
 - (ii) by sending it by post, addressed to the secretary or clerk of the company or body at that office,
 - (iii) by sending it in a prepaid registered letter or, or by the recorded delivery service, addressed to the secretary or clerk of the company or body at that office.

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- (2) The condition mentioned in subsection (1)(e) is that the notice or other document must be—
- (a) capable of being accessed by the person mentioned in that provision,
 - (b) legible in all material respects, and
 - (c) in a form sufficiently permanent to be used for subsequent reference.
- (3) For the purposes of subsection (2), “legible in all material respects” means that the information contained in the notice or document is available to that person to no lesser extent than it would be if served, given or supplied by means of a notice or document in printed form.
- (4) Subsection (1)(c), (e) and (f)(ii) do not apply to the service, giving or supply of any of the following—
- (a) notice under section 53(4)(b);
 - (b) a compulsory acquisition notice under section 134;
 - (c) notice under section 163(3);
 - (d) an information notice under section 167;
 - (e) a notice of unauthorised development under section 169.
- (5) This section is without prejudice to section 233 of the Local Government Act 1972 (c. 70) (general provisions as to service of notices by local authorities).
- (6) This section is subject to any contrary provision made by or under this Act.

230 Service of documents to persons interested in or occupying premises

- (1) Subsection (2) applies if—
- (a) a notice or document is required or authorised to be served on or given or supplied to any person as having an interest in premises, and the name of that person cannot be ascertained after reasonable inquiry, or
 - (b) a notice or document is required or authorised to be served on or given or supplied to any person as an occupier of premises.
- (2) The notice or document is to be taken to be duly served, given or supplied if either the condition in subsection (3) or the condition in subsection (4) is met.
- (3) The condition is that the notice or document—
- (a) is addressed to the person either by name or by the description of “the owner” or, as the case may be, “the occupier” of the premises (describing them), and
 - (b) is delivered or sent—
 - (i) in the case of a notice mentioned in section 229(4), in the manner specified in section 229(1)(a), (b) or (d), and
 - (ii) in any other case, in the manner specified in section 229(1)(a), (b), (c) or (d).
- (4) The condition is that the notice or document is so addressed and is marked in such a manner as may be prescribed for securing that it is plainly identifiable as an important communication and—
- (a) it is sent to the premises in a prepaid registered letter or by the recorded delivery service and is not returned to the authority sending it, or
 - (b) it is delivered to a person on those premises, or is affixed conspicuously to an object on those premises.

- (5) Subsection (6) applies if—
- (a) a notice or other document is required to be served on or given or supplied to all persons who have interests in or are occupiers of premises comprised in any land, and
 - (b) it appears to the authority required or authorised to serve, give or supply the notice or other document that any part of that land is unoccupied.
- (6) The notice or other document is to be taken to be duly served on or given or supplied to all persons having interests in, and on any occupiers of, premises comprised in that part of the land (other than a person who has given to that authority an address for the service of the notice or document on him) if—
- (a) it is addressed to “the owners and any occupiers” of that part of the land (describing it), and
 - (b) it is affixed conspicuously to an object on the land.
- (7) This section is subject to any contrary provision made by or under this Act.

231 Service of notices on the Crown and Parliament

- (1) Any notice or other document required under this Act to be served on or given or supplied to the Crown must be served on or given or supplied to the appropriate Crown authority.
- (2) Sections 229 and 230 do not apply for the purposes of the service, giving or supply of such a notice or document.
- (3) For the purposes of this section “the Crown” includes—
- (a) the Duchy of Lancaster;
 - (b) the Duchy of Cornwall;
 - (c) the Speaker of the House of Lords;
 - (d) the Speaker of the House of Commons;
 - (e) the Corporate Officer of the House of Lords;
 - (f) the Corporate Officer of the House of Commons.

General

232 Orders and regulations

- (1) Subsections (2) and (3) apply to a power to make an order or regulations conferred on the Secretary of State by this Act, except—
- (a) power to make an order granting development consent;
 - (b) a power conferred by paragraph 1(4) of Schedule 4;
 - (c) a power to make changes to, or revoke, an order granting development consent;
 - (d) a power conferred by Part 11 or section 237 or 241.
- (2) The power is exercisable by statutory instrument.
- (3) The power includes—
- (a) power to make different provision for different purposes (including different areas);

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- (b) power to make incidental, consequential, supplementary, transitional or transitory provision or savings.
- (4) A statutory instrument containing an order or regulations under this Act is subject to annulment pursuant to a resolution of either House of Parliament.

This is subject to subsection (5) (and section 222(5)).

- (5) Subsection (4) does not apply to a statutory instrument containing—
 - (a) an order granting development consent;
 - (b) an order made by virtue of paragraph 1(8) of Schedule 4;
 - (c) an order changing or revoking an order granting development consent;
 - (d) an order under section 14(3), 111, 160(3), 161(5), 172(1), 203(5) or 227(3)(g);
 - (e) regulations under section 104(2)(c) or 105(2)(b).
- (6) No order may be made under section 14(3), 111, 160(3), 161(5), 203(5) or 227(3)(g) unless a draft of the instrument containing the order has been laid before, and approved by resolution of, each House of Parliament.
- (7) No regulations may be made under section 104(2)(c) or 105(2)(b) unless a draft of the instrument containing the regulations has been laid before, and approved by resolution of, each House of Parliament.

233 Directions

- (1) A direction given under this Act must be in writing.
- (2) A power conferred by this Act to give a direction includes power to vary or revoke the direction.

234 Abbreviated references to Acts

In this Act—

- “the Hazardous Substances Act” means the Planning (Hazardous Substances) Act 1990 (c. 10);
- “the Listed Buildings Act” means the Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9);
- “PCPA 2004” means the Planning and Compulsory Purchase Act 2004 (c. 5);
- “TCPA 1990” means the Town and Country Planning Act 1990 (c. 8).

235 Interpretation

- (1) In this Act (except in Part 11)—
 - “airport” has the meaning given by section 82(1) of the Airports Act 1986 (c. 31);
 - “alteration”, in relation to an airport, must be read in accordance with section 23(6);
 - “alteration”, in relation to a highway, includes stopping up the highway or diverting, improving, raising or lowering it;
 - “appropriate Crown authority” has the meaning given by section 227;
 - “building” has the meaning given by section 336(1) of TCPA 1990;
 - “the Commission” means the Infrastructure Planning Commission;

- “Commissioner” means a member of the Commission;
- “construction”, in relation to so much of a generating station as comprises or is to comprise renewable energy installations, has the same meaning as in Chapter 2 of Part 2 of the Energy Act 2004 (c. 20) (see section 104 of that Act) (and related expressions must be read accordingly);
- “construction”, in relation to a pipe-line, includes placing (and related expressions must be read accordingly);
- “the Council” means the Commission’s Council;
- “cross-country pipe-line” has the same meaning as in the Pipe-lines Act 1962 (c. 58) (see section 66 of that Act);
- “Crown land” has the meaning given by section 227;
- “decision-maker” has the meaning given by section 103(2);
- “development” has the meaning given by section 32;
- “development consent” has the meaning given by section 31;
- “electric line” has the same meaning as in Part 1 of the Electricity Act 1989 (c. 29) (see section 64(1) of that Act);
- “extension”, in relation to a generating station, has the meaning given by section 36(9) of the Electricity Act 1989 (and “extend” must be read accordingly);
- “gas” includes natural gas;
- “gas reception facility” must be read in accordance with section 19(3);
- “gas transporter” has the same meaning as in Part 1 of the Gas Act 1986 (c. 44) (see section 7(1) of that Act);
- “generating station” has the same meaning as in Part 1 of the Electricity Act 1989 (see section 64(1) of that Act);
- “goods” has the meaning given by section 83(1) of the Railways Act 1993 (c. 43);
- “Green Belt land” has the meaning given by section 2(1) of the [Green Belt \(London and Home Counties\) Act 1938 \(c. xciii\)](#);
- “harbour” and “harbour authority” have the meanings given by section 57(1) of the Harbours Act 1964 (c. 40);
- “highway” has the meaning given by section 328 of the Highways Act 1980 (c. 66);
- “highway authority” has the same meaning as in the Highways Act 1980 (c. 66) (see sections 1 to 3 of that Act);
- “improvement”, in relation to a highway, has the meaning given by section 329(1) of the Highways Act 1980;
- “inland waters” has the same meaning as in the Water Resources Act 1991 (c. 57) (see section 221(1) of that Act);
- “land” includes buildings and monuments, and land covered with water, and in relation to Part 7 must be read in accordance with section 159;
- “LNG facility” must be read in accordance with section 18(3);
- “local planning authority” has the same meaning as in TCPA 1990 (see section 336(1) of that Act);
- “monument” has the same meaning as in the Ancient Monuments and Archaeological Areas Act 1979 (c. 46) (see section 61 of that Act);
- “nationally significant infrastructure project” has the meaning given by Part 3;

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“national policy statement” has the meaning given by section 5(2);

“natural gas” means any gas derived from natural strata (including gas originating outside the United Kingdom);

“navigable watercourse” has the same meaning as in Part 6 of the Highways Act 1980 (see section 111(1) of that Act);

“non-navigable watercourse” means a watercourse that is not a navigable watercourse;

“pipe-line” has the meaning given by section 65 of the Pipe-lines Act 1962 (c. 58);

“planning permission” means permission under Part 3 of TCPA 1990;

“prescribed” means prescribed by regulations made by the Secretary of State (except in relation to matters authorised or required by this Act to be prescribed in another way);

“rail freight interchange” means a facility for the transfer of goods between railway and road, or between railway and another form of transport;

“railway” has the meaning given by section 67(1) of the Transport and Works Act 1992 (c. 42);

“renewable energy installation” has the same meaning as in Chapter 2 of Part 2 of the Energy Act 2004 (c. 20) (see section 104 of that Act);

“Renewable Energy Zone” has the meaning given by section 84(4) of the Energy Act 2004;

“special road” means a highway which is a special road in accordance with section 16 of the Highways Act 1980 or by virtue of an order granting development consent;

“standard”, in relation to a volume of gas, means the volume of gas at a pressure of 101.325 kiloPascals and a temperature of 273 Kelvin;

“trunk road” means a highway which is a trunk road by virtue of—

- (a) section 10(1) or 19 of the Highways Act 1980,
- (b) an order or direction under section 10 of that Act, or
- (c) an order granting development consent,

or under any other enactment;

“underground gas storage facilities” must be read in accordance with section 17(6);

“use” has the meaning given by section 336(1) of TCPA 1990.

- (2) A reference in this Act to a right over land includes a reference to a right to do, or to place and maintain, anything in, on or under land or in the air-space above its surface.
- (3) Subsection (4) applies to the question of which parts of waters up to the seaward limits of the territorial sea—
 - (a) are adjacent to Wales (and, in consequence, are not adjacent to England), or
 - (b) are not adjacent to Wales (and, in consequence, are adjacent to England).
- (4) The question is to be determined by reference to an order or Order in Council made under or by virtue of section 158(3) or (4) of the Government of Wales Act 2006 (c. 32) (apportionment of sea areas) if, or to the extent that, the order or Order in Council is expressed to apply—
 - (a) by virtue of this subsection, for the purposes of this Act, or
 - (b) if no provision has been made by virtue of paragraph (a), for the general or residual purposes of that Act.

- (5) Subsection (6) applies to the question of which parts of waters up to the seaward limits of the territorial sea—
- (a) are adjacent to Scotland (and, in consequence, are not adjacent to England), or
 - (b) are not adjacent to Scotland (and, in consequence, are adjacent to England).
- (6) The question is to be determined by reference to an Order in Council made under section 126(2) of the Scotland Act 1998 (c. 46) if, or to the extent that, the Order in Council is expressed to apply—
- (a) by virtue of this subsection, for the purposes of this Act, or
 - (b) if no provision has been made by virtue of paragraph (a), for the general or residual purposes of that Act.

236 Application of Act to Scotland: modifications

The modifications set out in Schedule 12 have effect in the application of this Act to Scotland for the purpose mentioned in section 240(4).

237 Supplementary and consequential provision

- (1) The Secretary of State may by order made by statutory instrument make—
- (a) such supplementary, incidental or consequential provision, or
 - (b) such transitory, transitional or saving provision,
- as the Secretary of State thinks appropriate for the general purposes, or any particular purpose, of this Act or in consequence of, or for giving full effect to, any provision made by this Act.
- (2) The power conferred by subsection (1) includes power to make different provision for different purposes (including different areas).
- (3) An order under subsection (1) may amend, repeal, revoke or otherwise modify—
- (a) an Act passed on or before the last day of the Session in which this Act is passed, or
 - (b) an instrument made under an Act before the passing of this Act.
- (4) An order under this section which amends or repeals any provision of an Act may not be made unless a draft of the instrument containing the order has been laid before, and approved by resolution of, each House of Parliament.
- (5) A statutory instrument containing an order under this section which does not amend or repeal any provision of an Act is subject to annulment pursuant to a resolution of either House of Parliament.
- (6) In this section any reference to an Act (other than this Act) includes a reference to an Act of the Scottish Parliament.

238 Repeals

Schedule 13 contains repeals (including repeals of spent provisions).

239 Financial provisions

There is to be paid out of money provided by Parliament—

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- (a) any expenditure incurred under or by virtue of this Act by the Secretary of State, and
- (b) any increase attributable to this Act in the sums payable under or by virtue of any other Act out of money so provided.

240 Extent

- (1) The following provisions of this Act extend to England and Wales only—
 - (a) in Part 2, section 13;
 - (b) in Part 3, sections 15 to 20 and 22 to 30;
 - (c) in Part 6, section 118;
 - (d) in Part 7, sections 133 and 139 to 149;
 - (e) in Part 9, sections 193 and 194;
 - (f) in Part 10, sections 203 and 204;
 - (g) Part 11.
- (2) Section 178 extends to Scotland only.
- (3) The following provisions of this Act extend to England and Wales and (subject to subsection (4)) to Scotland—
 - (a) Parts 1 to 8 (except the sections listed in paragraphs (a) to (d) of subsection (1));
 - (b) this Part.
- (4) Those provisions extend to Scotland only so far as required for the purpose of the construction (other than by a gas transporter) of an oil or gas cross-country pipe-line—
 - (a) one end of which is in England or Wales, and
 - (b) the other end of which is in Scotland.
- (5) Subsections (3) and (4) are subject to subsection (6).
- (6) So far as it amends or repeals an enactment, this Act has the same extent as the enactment amended or repealed.
- (7) An order under section 225(2) extends to each part of the United Kingdom.

241 Commencement

- (1) The following provisions of this Act come into force on the day on which this Act is passed—
 - (a) the provisions of Parts 1 to 9 (except section 194(2) to (5) and paragraph 7 of Schedule 7) which—
 - (i) confer power to make orders (other than orders granting, or making changes to orders granting, development consent), regulations or rules, or
 - (ii) make provision about what is (or is not) permitted to be done, or what is required to be done, in the exercise of any such power;
 - (b) Part 11, except sections 206, 211(7), 224 and 225;
 - (c) this Part, except section 238.
- (2) Nothing in subsection (1)(a) affects the operation of section 13 of the Interpretation Act 1978 (c. 30) in relation to this Act.

- (3) Except as provided by subsection (1)(a), the provisions listed in subsection (4) come into force on such day as may be appointed by order made by—
- (a) the Welsh Ministers, in relation to Wales;
 - (b) the Secretary of State, in relation to England.
- (4) The provisions are—
- (a) sections 183, 185, 187, 188, 191(1) and (3), 192, 193 and 197 to 200;
 - (b) paragraphs 1, 2(1) and (2), 3(1), (2) and (4) and 4 to 6 of Schedule 7;
 - (c) Schedules 8 and 11;
 - (d) the repeals in—
 - (i) TCPA 1990 (except those in Schedules 1 and 1A to that Act);
 - (ii) the Environmental Protection Act 1990 (c. 43);
 - (iii) the Planning and Compensation Act 1991 (c. 34);
 - (iv) sections 42(3) and 53 of PCPA 2004.
- (5) Section 186 and the repeal in Schedule 1A to TCPA 1990 come into force on such day as the Welsh Ministers may by order appoint.
- (6) Sections 194(2) to (5), 201, 202, 203 and 225 (together with related entries in Schedule 13), and paragraph 7 of Schedule 7, come into force at the end of two months beginning with the day on which this Act is passed.
- (7) Section 204 comes into force in accordance with subsection (5) of that section.
- (8) The other provisions of this Act come into force on such day as the Secretary of State may by order appoint.
- (9) The powers conferred by this section are exercisable by statutory instrument.
- (10) An order under this section may—
- (a) appoint different days for different purposes (including different areas);
 - (b) contain transitional, transitory or saving provision in connection with the coming into force of this Act.

242 Short title

This Act may be cited as the Planning Act 2008.