



High Speed Rail (London - West Midlands) Act 2017

2017 CHAPTER 7

Planning

20 Deemed planning permission

- (1) Planning permission is deemed to be granted under Part 3 of the Town and Country Planning Act 1990 for the carrying out of development authorised by this Act.

This is subject to the other provisions of this Act.

- (2) Where development authorised by this Act consists of the carrying out of a work which is not a scheduled work, subsection (1) does not apply if—
- (a) the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location,
 - (b) the development is not exempt development within the meaning of the Environmental Impact Assessment Regulations, and
 - (c) the development is not covered by an environmental assessment in connection with the High Speed Rail (London - West Midlands) Bill.
- (3) Schedule 17 imposes conditions on deemed planning permission under subsection (1).
- (4) Deemed planning permission under subsection (1) is specific planning permission for the purposes of section 264(3)(a) of the Town and Country Planning Act 1990 (specific planning permission for development of statutory undertakers' land relevant to whether the land is operational land).
- (5) Development which has deemed planning permission under subsection (1) is not development of a class for which planning permission is granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 ([S.I. 2015/596](#)) (or any order replacing it).