

---

STATUTORY INSTRUMENTS

---

**2015 No. 316**

**TRIBUNALS AND INQUIRIES, ENGLAND**

**The Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment and Revocation) Rules 2015**

<i>Made</i>	- - - -	<i>18th February 2015</i>
<i>Laid before Parliament</i>		<i>23rd February 2015</i>
<i>Coming into force</i>	- -	<i>6th April 2015</i>

The Lord Chancellor, in exercise of the powers conferred by section 9 of the Tribunals and Inquiries Act 1992(1), makes the following Rules:

**Citation, commencement and application**

1.—(1) These Rules may be cited as the Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment and Revocation) Rules 2015 and come into force on 6th April 2015.

(2) These Rules apply in relation to England only.

**Amendment of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000**

2.—(1) The Town and Country Planning (Inquiries Procedure) (England) Rules 2000(2) are amended as follows.

(2) In rule 3 (application of rules), in paragraph (1)—

(a) in sub-paragraph (a) after “an appeal to him under section 78” insert “(including an appeal under section 78 as applied by regulations made under section 220)”; and

(b) omit the words from “but do not apply” to the end of that sentence.

3. In rule 3A (notice from the Secretary of State), in paragraph (1) after “section 78 of the Planning Act”, insert “(including an appeal under section 78 of the Planning Act as applied by regulations made under section 220 of that Act),”.

4. In rule 23B (modifications for most appeals)—

---

(1) 1992 c.53. Section 9 was amended by paragraph 11 of the Schedule to S.I. 2013/2042. There are other amendments to section 9 which are not relevant to these Rules.

(2) S.I. 2000/1624, amended by S.I. 2009/455, S.I. 2013/2137 and S.I. 2013/2146; there are other amending instruments but none is relevant. Rule 3A was inserted into the 2000 Rules by S.I. 2009/455 and rule 23B by S.I. 2013/2137.

- (a) at the end of paragraph (1)(a) add “or”;
- (b) in paragraph (1)(b), after “the Listed Buildings Act” insert a full stop and omit “; or”;
- (c) omit paragraph (1)(c); and
- (d) in paragraph (2)—
  - (i) at the end of paragraph (2)(c) omit “or”;
  - (ii) at the end of paragraph (2)(d) omit the full-stop and add “; or”;
  - (iii) after paragraph (2)(d) insert—
    - “(e) in relation to any appeal made under section 78 of the Planning Act as applied by regulations made under section 220 of that Act.”.

**Amendment of the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000**

5.—(1) The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000(3) are amended as follows.

(2) In rule 3 (application of rules)—

- (a) in paragraph (1) omit from “but do not apply” to the end of the sentence; and
- (b) after paragraph (1) insert—

“(1A) These Rules apply in relation to any local inquiry held in England by an inspector before he determines an appeal under section 78 of the Planning Act (as applied by regulations made under section 220 of that Act) subject to the modifications in rule 24A.”.

(3) In rule 3A (notice from the Secretary of State), in paragraph (1), after “section 78 of the Planning Act”, insert “(including an appeal under section 78 of the Planning Act as applied by regulations made under section 220 of that Act),”.

(4) After rule 24 (Mayor of London) insert—

**“Advertisement appeals**

**24A.**—(1) Where an inquiry is held into an appeal under section 78 of the Planning Act, as applied by regulations made under section 220 of that Act, these Rules shall apply, subject to the modifications in this rule.

(2) In rule 2 (interpretation), after the definition of “starting date”, insert—

““statement of case” means, and is comprised of, a written statement which contains full particulars of the case which a person proposes to put forward at an inquiry and a list of any documents which that person intends to refer to or put in evidence;”.

(3) In rule 4(4) (preliminary information to be supplied by local planning authority) for “1 week” substitute “2 weeks”.

(4) In rule 6 (receipt of full statements of case etc)—

- (a) in the heading, omit the word “full”;
- (b) for “full statement of case” substitute “statement of case” wherever it appears;
- (c) in paragraph (1) for “5 weeks” substitute “6 weeks”;
- (d) for paragraph (3) substitute—

---

(3) [S.I.2000/1625](#). Amended by [S.I. 2003/956](#), [S.I. 2009/455](#), [S.I. 2013/2137](#) and [S.I. 2013/2146](#); there are other amending instruments but none is relevant. Rule 3A was inserted into the 2000 Rules by [S.I. 2009/455](#).

- “(3) The appellant shall ensure that, within 6 weeks of the starting date, 2 copies of their statement of case have been received by the Secretary of State and a copy has been received by any statutory party.”;
- (e) in paragraph (4) after “to the appellant” insert “and a copy of the appellant’s statement of case to the local planning authority”;
- (f) after paragraph (4) insert—
- “(5) The appellant and the local planning authority may in writing each require the other to send them a copy of any document, or of the relevant part of any document, referred to in the list of documents comprised in their statement of case; and any such document or relevant part, shall be sent, as soon as practicable, to the party who required it.”;
- (g) after paragraph (10), insert—
- “(11) Any person other than the appellant who sends a statement of case to the Secretary of State shall send with it a copy of—
- (a) any document; or
- (b) the relevant part of any document,
- referred to in the list comprised in that statement, unless a copy of the document or part of the document in question is already available for inspection pursuant to paragraph (13).”;
- (h) in paragraph (12) after “specified” insert “in this rule”; and
- (i) in paragraph (13)(b) after “statement of case” insert “together with a copy of any document, or of the relevant part of any document referred to in the list comprised in that statement”.
- (5) In rule 7 (statement of matters and pre-inquiry meetings) for “10 weeks” substitute “12 weeks”.
- (6) In rule 10 (date and notification of inquiry)—
- (a) in paragraph (1)(a) for “16 weeks” substitute “20 weeks”; and
- (b) in paragraph (3) for “16 weeks” substitute “20 weeks”.
- (7) In rule 15 (statement of common ground) in paragraph (1)(b) for “5 weeks” substitute “6 weeks”.
- (8) In rule 24(2)(c) (Mayor of London: modifications to rule 6)(4)—
- (a) for paragraph (ii) substitute—
- “(ii) in paragraph (3) for “2” substitute “3”.”;
- (b) in paragraph (iii) in the substituted paragraph (4)—
- (i) in sub-paragraph (a) for “statement” substitute “statements” and after “of case of” insert “the appellant and”; and
- (ii) in sub-paragraph (b) for “statement” substitute “statements” and after “of case of” insert “the appellant and”; and
- (c) after paragraph (iii) insert—
- “(iiia) in paragraph (5) for “The appellant and the local planning authority may in writing each require the other” substitute “Any party required to provide a

---

(4) Rule 24 of [S.I. 2000/1625](#) modifies rule 6 in circumstances where an inquiry is held into an appeal arising from an application in respect of which the Mayor has directed the local planning authority to refuse the application. These Rules modify both rule 6, and the modifications in rule 24, for the purposes of advertisement appeals.

statement of case pursuant to paragraph (1) or (3) may in writing require any other party so required”;

### **Amendment of the Town and Country Planning (Hearings Procedure) (England) Rules 2000**

**6.**—(1) The Town and Country Planning (Hearings Procedure) (England) Rules 2000(5) are amended as follows.

(2) In rule 3 (application of Rules)—

- (a) in paragraph (1)(b), after “Listed Buildings Act”, insert a full-stop and omit from the semi-colon to “any other enactment”; and
- (b) after paragraph (1) insert—

“(1A) These Rules apply in relation to any hearing held in England for the purposes of a non-transferred or a transferred appeal under section 78 of the Planning Act (as applied by regulations made under section 220 of that Act) subject to the modifications in rule 20A.”.

(3) In rule 3A (notice from the Secretary of State), in paragraph (1), after “section 78 of the Planning Act”, insert “(including an appeal under section 78 of the Planning Act as applied by regulations made under section 220 of that Act)”.

(4) In rule 8 (method of procedure)—

- (a) in paragraph (2), after “under section 78 of the Planning Act”, insert “(including an appeal under section 78 of the Planning Act as applied by regulations made under section 220 of that Act)”; and
- (b) in paragraph (3), after “under section 78 of the Planning Act”, insert “(including an appeal under section 78 of the Planning Act as applied by regulations made under section 220 of that Act)”.

(5) After rule 20 (Mayor of London), add—

#### **“Advertisement appeals**

**20A.**—(1) Where a hearing is held into an appeal under section 78 of the Planning Act as applied by regulations made under section 220 of that Act, these Rules apply subject to the modifications in this rule.

(2) In rule 2 (interpretation), after the definition of “hearing”, insert—

““hearing statement” means, and is comprised of, a written statement which contains full particulars of the case which a person proposes to put forward at a hearing and a list of any documents which that person intends to refer to or put in evidence;”.

(3) In rule 4(2) (preliminary information to be supplied by local planning authority) for “1 week” substitute “2 weeks”.

(4) In rule 6 (receipt of hearing statements etc)—

- (a) in the heading, for “full statement of case” substitute “hearing statements”;
- (b) for “full statement of case” substitute “hearing statement” wherever it appears;
- (c) for paragraphs (1) and (1A) substitute—

“(1) The appellant and the local planning authority shall ensure that, within 6 weeks of the starting date, 2 copies of their hearing statement have been received by the Secretary of State and a copy has been received by any statutory party.”;

- (d) in paragraph (3) for “5 weeks” substitute “6 weeks”;

- (e) in paragraph (5)(a) for “paragraph (1A)” substitute “paragraph (1)”; and
- (f) in paragraph (7) for “paragraphs (1A) to (3)” substitute “paragraphs (1) to (3)”.
- (5) Omit rule 6A (statement of common ground).
- (6) In rule 7 (date and notification of hearing)—
  - (a) in paragraph (1)(a) for “10 weeks” substitute “12 weeks”; and
  - (b) in paragraph (3) for “10 weeks” substitute “12 weeks”.
- (8) In rule 11(9) (procedure at hearing) for “full statement of case” substitute “hearing statement”.
- (9) In rule 18(2)(a) (further time and additional copies) for “full statement of case” substitute “hearing statement”.
- (10) In rule 20(2)(c) (Mayor of London: modifications to rule 6)(6), for paragraphs (i) and (ia) substitute—
  - “(i) in paragraph (1), after “The appellant” insert “, the Mayor” and for “2” substitute “3”,.”.
- (11) Omit rule 20(2)(ca).”.

### **Revocation, transitional and saving provisions**

7.—(1) Subject to paragraphs (2) and (3), the instruments specified in the first column of the table in the Schedule are revoked, in so far as they are still in force in relation to England, to the extent specified in the corresponding row of the third column of the table.

(2) Notwithstanding the revocations in paragraph (1), the 1974 Rules shall continue to apply(7) to any advertisement appeal made before 6th April 2015 which has not been determined by that date.

(3) If, after 6th April 2015, a decision on an advertisement appeal made before 6th April 2015 is quashed in proceedings before any court, then instead of the 1974 Rules—

- (a) where the decision quashed was of the Secretary of State on an appeal in respect of which an inquiry was held, rule 19 of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 applies;
- (b) where the decision quashed was of an inspector on an appeal in respect of which an inquiry was held, rule 20 of the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 applies; or
- (c) where the decision quashed was of the Secretary of State or an inspector on an appeal in respect of which a hearing was held, rule 17 of the Town and Country Planning (Hearings Procedure) (England) Rules 2000 applies.

(4) In this rule—

“advertisement appeal” means an appeal made under section 78 of the Town and Country Planning Act 1990(8) as applied by regulations made under section 220 of that Act;

“the 1974 Rules” means the Town and Country Planning (Inquiries Procedure) Rules 1974(9).

---

(6) Rule 20 of [S.I. 2000/1626](#) modifies rule 6 in circumstances where an inquiry is held into an appeal arising from an application in respect of which the Mayor has directed the local planning authority to refuse the application. These Rules modify both rule 6, and the modifications in rule 20, for the purposes of advertisement appeals.

(7) The Town and Country Planning (Inquiries Procedure) Rules 1974 ([S.I. 1974/419](#)) were revoked by rule 21 of [S.I. 1988/944](#) except for the purposes of advertisement appeals.

(8) [1990 c. 8](#).

(9) [S.I. 1974/419](#), amended by [S.I. 1986/420](#).

---

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

---

Signed by authority of the Lord Chancellor

18th February 2015

*Lord Faulks*  
Minister of State  
Ministry of Justice

## SCHEDULE

Rule 7

## Statutory instruments revoked in so far as they apply in England

<i>Title of instrument</i>	<i>Reference</i>	<i>Extent of revocation</i>
The Town and Country Planning (Various Inquiries) (Procedure) (Amendment) Rules 1986	<a href="#">S.I. 1986/420</a>	The whole Rules
The Town and Country Planning (Inquiries Procedure) Rules 1992	<a href="#">S.I. 1992/2038</a>	Rule 21
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2002	<a href="#">S.I. 2002/1223</a>	The whole Rules
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	<a href="#">S.I. 2005/2115</a>	The whole Rules
The Town and Country Planning (Application of Subordinate Legislation to the Crown) Order 2006	<a href="#">S.I. 2006/1282</a>	Articles 28 and 46 and Schedules 3 and 7
The Housing and Regeneration Act 2008 (Consequential Provisions) (No 2) Order 2008	<a href="#">S.I. 2008/2831</a>	The final entry in the table in paragraph 1 of Schedule 4
The Town and Country Planning (Hearings and Inquiries Procedures) (England) (Amendment) Rules 2009	<a href="#">S.I. 2009/455</a>	Rule 5
The Town and Country Planning (Environmental Impact Assessment) Regulations 2011	<a href="#">S.I. 2011/1824</a>	Paragraphs 9 and 10 of Schedule 6

**EXPLANATORY NOTE***(This note is not part of the Rules)*

These Rules amend the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 ([S.I. 2000/1624](#)), the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries

*Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.*

Procedure) (England) Rules 2000 (S.I. 2000/1625) and the Town and Country Planning (Hearing Procedure) (England) Rules 2000 (S.I. 2000/1626) (together “the 2000 Rules”) so that the 2000 Rules apply to advertisement appeals which are to be dealt with by an inquiry or a hearing in England.

Rules 2, 3 and 4 amend the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 so that they explicitly apply to advertisement appeals, and rule 4(c) also removes a now redundant reference to conservation area consent.

Rule 5 amends the Town and Country Planning (Determination by Inspectors) (Inquiries and Procedure) (England) Rules 2000 (S.I. 2000/1625) so that they apply to advertisement appeals and inserts a new rule 24A into those Rules so that the changes made to these Rules by S.I. 2013/2137 do not apply in the case of advertisement appeals, and rule 6 makes equivalent amendments to the Town and Country Planning (Hearings Procedure) (England) Rules 2000.

Rule 7 revokes, in England—

rule 21 of the Town and Country Planning (Inquiries Procedure) Rules 1992;

the Town and Country Planning (Various Inquiries) (Procedure) (Amendment) Rules 1986 in so far as they are still in force;

the Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2002, in so far as they are still in force; and

the Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005,

and other instruments which amend those instruments, to the extent specified in the Schedule. Rule 7 also makes transitional and saving provision.

A full regulatory impact assessment has not been produced for this instrument as no impact on the private or voluntary sectors is foreseen.