

**EXPLANATORY MEMORANDUM TO**  
**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED**  
**DEVELOPMENT) (ENGLAND) ORDER 2015**  
**2015 No. 596**

**THE TOWN AND COUNTRY PLANNING (COMPENSATION) (ENGLAND)**  
**REGULATIONS 2015**  
**2015 No. 598**

**THE TOWN AND COUNTRY PLANNING (USE CLASSES) (AMENDMENT)**  
**(ENGLAND) ORDER 2015**  
**2015 No. 597**

1. This explanatory memorandum has been prepared by the Department for Communities and Local Government and is laid before Parliament by Command of Her Majesty.
2. **Purpose of the instruments**
  - 2.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 consolidates, for England, the Town and Country Planning (General Permitted Development) Order 1995 and the 22 instruments that have amended the 1995 Order. In addition to the consolidation, the Order also includes a number of policy changes in England. These are explained in paragraph 7 below.
  - 2.2 Under this Order, the Secretary of State grants planning permission for different types of development in specified circumstances. These permissions are usually subject to certain limitations and conditions, including in some cases a condition that a developer applies to a local planning authority for a determination as to whether their prior approval is required for certain impacts before the development can begin. The permissions granted by this Order are commonly known as permitted development rights. The Order also sets out the circumstances and the procedure (in Article 4 and Schedule 3) where a local planning authority may remove specified national permitted development rights in part of its area.
  - 2.3 The Town and Country Planning (Compensation) (England) Regulations 2015 revoke and replace the Town and Country Planning (Compensation) (England) Regulations 2013, with amendments relating to the compensation rights of land owners in relation to the new permitted development rights created in the Town and Country Planning (General Permitted Development) (England) Order 2015.
  - 2.4 The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 amends the Town and Country Planning (Use Classes) Order 1987 for England only. The Use Classes Order groups common uses of land and

buildings into classes. The uses within each class are, for planning purposes, considered to be broadly similar to one another.

### **3. Matters of special interest to the Joint Committee on Statutory Instruments**

3.1 None.

### **4. Legislative Context**

- 4.1 Section 55 of the Town and Country Planning Act 1990 (“the 1990 Act”) defines “development” for the purposes of the 1990 Act to cover both operational development (i.e. building work) and material change of use. Section 57 provides that planning permission is normally required for any development of land. Under section 58, planning permission may be granted on application to a local planning authority or by way of a development order under the 1990 Act.
- 4.2 The Town and Country Planning (General Permitted Development) (England) Order 2015 has been created as part of a general policy objective to consolidate a number of statutory instruments in relation to town and country planning in England. The Order is made under sections 59, 60, 61, 74 and 333 of the 1990 Act. The 2015 Order is made under these powers and grants planning permission for a range of predominantly minor development, subject to certain limitations and conditions. Development granted planning permission under the Order is known as “permitted development”, and the effect is that no application needs to be made to the local planning authority to obtain planning permission, although in some cases the permitted development right is subject to “prior approval” from the local planning authority in relation certain specified matters.
- 4.3 The Town and Country Planning (Compensation) (England) Regulations 2015 make provision to ensure that no compensation arises where adequate notice has been given of the removal of planning permission granted under a development order, local development order or neighbourhood development order. The Regulations are made under section 108 of the 1990 Act. Where planning permission granted by a development order, a local development order or a neighbourhood development order is withdrawn, land owners may have a right to compensation under section 108 of the 1990 Act.
- 4.4 The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 makes provision in respect of specified uses and transitional arrangements. The Town and Country Planning (Use Classes) Order 1987 specifies classes of use of buildings or other land for the purposes of section 55(2)(f) of the Town and Country Planning Act 1990. Section 55(2)(f) provides that a change of use is not to be taken as development where the former use and the new use are both within the same class as specified in an order. Changes of use which are not to be taken as development do not require planning permission.

## 5. Territorial Extent and Application

5.1 These statutory instruments apply to England only.

## 6. European Convention on Human Rights

6.1 As these instruments are subject to negative resolution procedure and do not amend primary legislation, no statement is required.

## 7. Policy background

### *What is being done and why*

- 7.1 To support growth in the economy, the Government is creating new permitted development rights to make it easier for businesses to make the best use of their premises; to deliver more homes; support high streets and retailers; support the film and television industries; continue to allow larger home and business extensions; introduce extra rights for waste management facilities and equipment housings for sewerage undertakers; and support sustainability through reuse of buildings and increased use of solar panels on commercial buildings. It is also limiting the compensation liability on withdrawal of the new permitted development rights, and amending the Town and Country Planning (Use Classes) Order 1987 so that those betting offices and pay day loan shops which fell within Class A2 of that Order are removed from that class. This means a planning application would be required for change of use to such premises. The new permitted development rights are as follows.
- 7.2 A new permitted development right, for a three year period, will allow **storage or distribution buildings (B8)** to change use to **residential (C3)**. Up to 500m<sup>2</sup> of floor space will be able to change to residential use. The right is subject to a prior approval process covering transport and highways, air quality impacts on intended occupiers, noise impacts of the development, risks of contamination, flooding, and the impact the change of use would have on existing industrial uses and or storage or distribution uses. If the site is under an agricultural tenancy then the consent of both the landlord and the tenant will be needed for any development to be permitted. The right only applies to buildings that were last used or were in use as storage or distribution (B8) on or before 19th March 2014. This would include former businesses in an office use (B1) or general industrial (B2) buildings that have changed use to storage or distribution (B8) use under existing permitted development rights, provided that they were in such uses on 19th March 2014. However, there is an additional requirement that a building seeking to change use must have been in B8 use for a period of a least 4 years before the date development begins. The new right does not apply in National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites, Listed Buildings or land within the curtilage of Listed Buildings, Scheduled Monuments, or in Sites of Special Scientific Interest, Safety Hazard Areas and Military Explosives Storage Areas. After changing to a residential use, existing permitted development rights for dwelling houses (C3) will not apply.

- 7.3 A new permitted development right will allow **amusement arcades/centres** and **casinos**, which are sui generis uses and so do not sit in any specific use class, to change use to **residential (C3)** use and carry out associated building works that are reasonably necessary to make this change. This will enable re-use of existing buildings, support high streets and increase housing supply. Up to 150 m<sup>2</sup> of floor space will be able to change to residential use. The right is subject to a prior approval process covering transport and highways, flooding, contamination and, where buildings works are to be carried out under the permitted development right, design. The right does not apply in National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites, nor to land within the curtilage of Listed Buildings or Scheduled Monuments, or Sites of Special Scientific Interest, Safety Hazard Areas and Military Explosives Storage Areas. After changing to a residential use, existing permitted development rights for dwelling houses (C3) will not apply.
- 7.4 A permitted development right will extend the current right for **larger householder rear extensions** for a further 3 year period until 30th May 2019. If any neighbour raises objections when they are notified of the proposal the right is then subject to a prior approval as to the impact on the amenity of adjoining premises.
- 7.5 A new permitted development right will allow the change of use from **shops (A1)** to **financial and professional services (A2)** to help businesses adapt more quickly to market changes and support high streets. The rights will also apply equally to premises that have changed to a shop (A1) following a planning permission granted by a local planning authority, or by exercising a permitted development right.
- 7.6 **Betting offices** and **pay day loan shops** will be removed from the A2 use class and become sui generis. They will continue to benefit from the permitted development rights to change to A1 and A2 uses. They will also benefit from the permitted development right to temporarily change of use for a period up to 2 years (Class D of Part 4 of Schedule 2 to the Order), after which they can revert to their previous use or change to A1 or A2 uses. Premises that have changed use to a betting office or pay day loan shop under the Class D temporary permitted development right retain their original use class and will revert to that at the end of the two year period.
- 7.7 A new permitted development right will allow the change of use from **shops (A1)**, **financial and professional services (A2)**, **betting offices**, **pay day loan shops** and **casinos** to **restaurants and cafés (A3)** and for limited building works to allow the installation of extraction and ventilation units, and for waste storage and management. This will enable businesses to adapt and support high streets. Up to 150m<sup>2</sup> floor space will be able to change use and the right is subject to a prior approval process covering noise, smell/odours, transport and highways, hours of opening as well as siting and design in relation to extraction, ventilation, waste management, storage and undesirable impacts on shopping facilities. Shopping impacts will be assessed in relation to the effect of the development on the sustainability of key shopping centres

and the provision of services. This is intended to enable local planning authorities to protect valued and successful retail provision in key shopping areas, such as town centres, while underused shop units are kept in use outside those areas. Local planning authorities may consider the impact of the development on the provision of important local services, such as post offices, though only if there is a reasonable prospect of the premises being occupied by another retail use. Premises may revert from A3 use to their original use class if that was A1 (shops) or A2 (financial and professional services) under existing permitted development rights. A planning application will be required for change of use from A3 to a betting office or pay day loan shop. The existing permitted development right for the temporary change of use from A1 and A2 to A3 for a period of two years will remain. The right does not apply to land within the curtilage of Listed Buildings or Scheduled Monuments, to Sites of Special Scientific Interest, Safety Hazard Areas and Military Explosives Storage Areas.

7.8 A new permitted development right will allow the change of use from **shops (A1)** and **financial and professional services (A2)** to **assembly and leisure uses (D2)**, with an upper threshold of 200m<sup>2</sup> of total floor space. This will make it easier for businesses to provide a mixed range of leisure and entertainment uses on the high street and in town centres. The right applies to premises that were in A1 or A2 use on 5th December 2013. However the right would not apply to premises that have changed use to A1 or A2 under other permitted development rights after 5th December 2013, until they have been in such use for a period of five years. This right is subject to a prior approval process covering transport and highways, hours of opening, noise impacts of the development and undesirable impacts on shopping facilities. Shopping impacts will be assessed in relation to the effect of the development on the sustainability of important shopping centres and the provision of services. This is intended to enable local planning authorities to protect valued and successful retail provision in key shopping areas, such as town centres, while underused shop units are kept in use outside those areas. Local planning authorities may consider the impact of the development on the provision of important local services, such as post offices, though only if there is a reasonable prospect of the premises being occupied by another retail use. The permitted development right does not apply in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage sites. Nor do they apply to land within the curtilage of Listed Buildings and land within the curtilage of Listed buildings, Scheduled Monuments, Sites of Special Scientific Interest, Safety Hazard Areas or Military Explosives Storage Areas. Permitted development rights to convert a D2 premises to a registered nursery or state funded school do not apply to premises that change to D2 use under these rights.

7.9 A new permitted development right will allow **retailers to erect click and collect facilities** within the curtilage of their existing shop, for example, on car parks. One facility per retail premises may be erected. Any buildings will be limited to 4 metres in height and a gross floor space of up to 20m<sup>2</sup>. Prior approval is required covering the impact of development in respect of design, siting, and external appearance of the new structure. The right does not apply

in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites. Nor do they apply to land within the curtilage of Listed Buildings or Scheduled Monuments, or Sites of Special Scientific Interest.

- 7.10 A new permitted development right will allow **retailers to modify the size of their existing shop loading bay** by up to 20% in any dimension. The right does not apply in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites. Nor do they apply to land within the curtilage of Listed Buildings or Scheduled Monuments, and Sites of Special Scientific Interest. There is also a condition that requires any materials to be of a similar appearance to those used in the existing building.
- 7.11 A new permitted development right will allow **for temporary filming** and the associated operational development for the sole purpose of commercial film-making. The right would not cover filming that is ancillary or related to another enterprise. Where the right is used then the existing permitted development right for temporary use of land for 28 days (14 days for some uses) will not apply. The new right allows filming inside existing buildings and outside on sites of up to 1.5 hectares (including buildings and land) and also allows the construction and removal of associated sets. Use of the land or buildings under the new right cannot exceed 9 months in any 27-month rolling period. Prior approval is required for each filming period in relation to transport and highways, noise, filming dates, hours of working, flooding, and the impact of light on neighbouring land. The right does not apply in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites. Nor does it apply to Listed Buildings or land within the curtilage of Listed Buildings, Scheduled Monuments, to Sites of Special Scientific Interest, Safety Hazard Areas or Military Explosives Storage Areas.
- 7.12 A new permitted development right which will apply to the **installation, alteration or replacement of Solar Photovoltaics (PV) on the roofs of non-domestic buildings**, up to a capacity of 1 Megawatt, subject to certain limitations. This will enable greater use of non-domestic properties to provide renewable energy. Prior approval is required to consider the design of the solar panels and, particularly, any affects from glare on occupiers of neighbouring land. The right does not apply in relation to any roof slope which fronts a highway in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites. Nor do they apply to Listed Buildings or on a building within the curtilage of a Listed Building or Scheduled Monuments.
- 7.13 A permitted development right which makes permanent the time limited increased permitted development rights introduced in May 2013 for **extensions to shops, offices, industrial and warehouse buildings** to support business expansion and the economy. Under these rights the doubling of size limits and allowable percentage increases for offices, industrial and warehouse development, shops, and establishments providing catering, financial or professional services will become permanent. These rights do not apply in

conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites, or in sites of special scientific interest as in the current time-limited rights. They will not apply within the curtilage of a Listed Building.

- 7.14 A new permitted development right to allow **waste operators for “sui generis” waste management facilities to replace any plant or machinery and buildings on land within the curtilage of a waste management facility, and which is ancillary to the main waste management operation.** The permitted development right allows minor works to take place where equipment is being replaced, there is no more than a 15% increase in the floor space occupied by the plant or machinery that is subject to replacement; and the replacement building, plant or machinery does not exceed the existing facilities currently on site by more than 50% or 100m<sup>2</sup>, whichever is smaller. These rights do not apply in National Parks, Areas of Outstanding Natural Beauty, the Broads, an area designated as a conservation area, World Heritage Sites, land within the curtilage of Listed Buildings and Scheduled Monuments, or Sites of Special Scientific Interest.
- 7.15 A new permitted development right to allow **sewerage undertakers to install a pumping station, valve house, control panel housing or switch-gear house** in a sewerage system. This will enable minor operational development by sewerage undertakers, and will harmonise the rights for sewerage undertakers with those for water undertakers. The right would not apply to development involving the installation of a station or house exceeding 29m<sup>3</sup> in capacity, where the installation is carried out at or above ground level, or under a highway.
- 7.16 Most of the new permitted development rights have been added to the list of permitted development rights for which compensation would not be payable under section 108 of the 1990 Act for their withdrawal (by a direction under article 4 of the General Permitted Development Order) if the local planning authority gives adequate notice. Local authorities will not be required to pay compensation when the new time-limited permitted development rights cease to apply. The consolidation of the Order also amends procedures in article 4 of the Order. Article 4 gives local planning authorities certain powers to issue what is called an ‘Article 4 direction’ that removes specified permitted development rights locally. The amendment means that an Article 4 direction could not prevent the carrying out of development which has prior approval before the date the Article 4 direction comes into force. This protection will however, only exist for 3 years following the date prior approval has been granted at which point any development must have been completed.

### ***Consolidation***

- 7.17 The Town and Country Planning (General Permitted Development) (England) Order 2015 is a consolidation, for England. The Order has reduced the number of Parts in Schedule 2 by bringing together the permitted development rights into more logical groupings.

- 7.18 The Town and Country Planning (Compensation) (England) Regulations 2015 are also a consolidation.
- 7.19 There are currently no plans to consolidate the Town and Country Planning (Use Classes) Order 1987.

## **8. Consultation outcome**

- 8.1 A consultation on the measures in this order was carried out from 31 July to 29 September 2014, as part of the “Technical Consultation on Planning”, see <https://www.gov.uk/government/consultations/technical-consultation-on-planning>. – which covered a range of planning related measures. Section 2 outlined the Government’s proposals on permitted development rights.
- 8.2 The consultation sought views on granting the permitted development rights mentioned above, and a number of other proposals; and, the operation of Article 4 directions and compensation regulations in relation to any new permitted development rights. The consultation also asked for other options for extending permitted development rights, for evidence on the costs and benefits of the proposals and for any other comments respondents might wish to make.
- 8.3 In total over 940 responses were received on the permitted development rights consultation proposals from a range of organisations and individuals, in the public and private sector.
- 8.4 There was interest in proposals to allow change of use under permitted development from additional business premises to residential use. Although the increased flexibility was welcomed, there was concern on the future availability of business premises, the impact on surrounding businesses and the quality of the new dwellings. Similar issues were raised on the proposal to continue to allow larger dwelling house extensions. In mitigation, the Government has introduced more restricted rights than those originally proposed, with additional limitations and prior approval criteria, as well as the measures being for three years, rather than permanent. This will allow an assessment of their impact to be made before any future changes.
- 8.5 There was overwhelming support for the proposal to always require a planning application for change of use to a betting office or pay day loan shop. There was also support for the proposal to combine the shops (A1) and most of the financial and professional services (A2) use classes, with the additional flexibility welcomed but concern over potential loss of diversity in the high street. The Government decided to retain the current shops (A1) and financial and professional (A2) use classes, and to introduce a permitted development right to allow change of use from A1 to A2. Additionally, to meet the commitment in Gambling Protections and Controls([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/307458/Gambling\\_Protections\\_and\\_Controls\\_.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/307458/Gambling_Protections_and_Controls_.pdf)) , betting offices and pay day loan shops will become sui generis, and will always require a planning application to change to this use.

- 8.6 There was also support for proposals to allow shops (A1), financial and professional services (A2), laundrettes, amusement arcades / centres, casinos and nightclubs to change use to restaurants and cafes. There were requests to exclude laundrettes, as a vital, local community service, amusement arcades /centres, a critical attraction in coastal and holiday towns, and nightclubs, because this could lead to further loss of pubs. The Government has excluded these uses from the new right, and also from the new right to allow change of use to assembly and leisure (D2), which will now only apply to shops (A1) and financial and professional services (A2).
- 8.7 The proposals to grant retailers the flexibility to erect ancillary buildings and extend their loading bays was received positively. They are being implemented as proposed, except that any materials used in extending loading bays will have to be in keeping with the existing building.
- 8.8 There was positive support for the new commercial filming right with general recognition of the benefits, both immediate and longer term, that filming can bring. To better reflect the needs of the industry, the permitted height and area will be increased, and the prior approval will consider flooding, and will specify start and end dates, to provide certainty. The proposal to allow larger capacity solar PV panels on non-domestic buildings had strong support, and is being introduced as proposed. There was also support to continue to allow larger extensions on certain business premises and the Government will make the right permanent to continue this flexibility for businesses.
- 8.9 The proposal to allow replacement of some buildings, equipment and machinery on existing waste management facility sites was received positively. The Government will introduce the measure as consulted, and considers that any impact will be low. The proposal to bring permitted development rights for sewerage undertakers in line with those of water undertakers, by allowing specified equipment housings to be installed, received strong support, and will be taken forward as originally proposed.
- 8.10 There was some interest in including certain new rights in the list in the Compensation Regulations, the accompanying comments suggested that there was general agreement that compensation should be limited because a local planning authority should not be disincentivised in acting for the good of the whole community. The Government will apply the compensation regulations to the new permitted development rights, so that no compensation would need to be paid after an Article 4 direction has been in place for 12 months.
- 8.11 The Government's more detailed response to the consultation can be found at <https://www.gov.uk/government/consultations/technical-consultation-on-planning>.

## **9. Guidance**

- 9.1 There are no plans to issue specific new guidance for these statutory instruments. Planning guidance is available through the on-line tool at <http://planningguidance.planningportal.gov.uk/>.
- 9.2 We have produced a table (at Annex 1) which is intended to act as an aide for those familiar with the Part numbering of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, it shows the link between previous provisions and those in this Order.

## **10. Impact**

- 10.1 The impact on business, charities or the voluntary bodies arising from the Town and Country Planning (General Permitted Development) Order 2015 is to reduce the cost and time burdens of having to submit a planning application in more cases, with the exception of the new requirement for a planning application when changing use to a betting office or pay day loan shop. On 7 January 2015 the Regulatory Policy Committee validated the One-in Two-out status of the consultation proposals as an 'OUT'. It agreed with the conclusions of the validation impact assessment that the estimated equivalent annual net cost to business was -£2.3 million. Following the validation of the impact assessment, there have been some policy changes. These are reflected in the revised validation impact assessment which accompanies this Explanatory Memorandum. The changes all relate to deregulatory measures. The impact of the other two statutory instruments is expected to be negligible.
- 10.2 The impact on the public sector of the Town and Country Planning (General Permitted Development) Order 2015 is a reduction in administrative cost and time of processing planning applications, although there will also be a reduced fee for prior approval work, compared to a planning application fee. The impact of the other two statutory instruments is expected to be negligible.
- 10.3 A validation impact assessment for the new permitted developments rights introduced in the Town and Country Planning (General Permitted Development) Order 2015, which assesses the direct costs on business, is attached and will be published alongside this Explanatory Memorandum on [legislation.gov.uk](http://legislation.gov.uk). We will also be publishing the validation impact assessment for the consolidation of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which was validated by the Regulatory Policy Committee on 17 December 2014.

## **11. Regulating small business**

- 11.1 These statutory instruments apply to small businesses. The new permitted development rights are deregulatory in effect, with the exception of the requirement for a planning application to change use to a betting office or pay day loan shop. Overall, the new rights will help reduce bureaucracy in the planning system and remove the cost and time burden on businesses of having

to submit a planning application. Small businesses are not likely to face any negative impacts because of their size.

## **12. Monitoring & review**

- 12.1 The Department for Communities and Local Government will monitor progress and carry out a review of the changes to permitted development rights in April 2020

## **13. Contacts**

- 13.1 Julie Shanahan at the Department for Communities and Local Government (Tel: 0303 444 3378 or e-mail: [julie.shanahan@communities.gsi.gov.uk](mailto:julie.shanahan@communities.gsi.gov.uk)) can answer any queries regarding the Order.

## Annex 1 - Table of derivations

The Table of derivations below is intended to act as an aide for those familiar with the Part numbering of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 and shows the link between previous provisions and those in this Order.

### Table of derivations for permitted development rights in Schedule 2

<i>Part number in 2015 Order</i>	<i>Part number in 1995 Order</i>
Part 1 (development within curtilage of dwellinghouse)	Part 1 (development within curtilage of dwellinghouse)
Part 2 (minor operations)	Part 2 (minor operations) Part 33 (CCTV)
Part 3 (changes of use)	Part 3 (changes of use)
Part 4 (temporary buildings and uses)	Part 4 (temporary buildings and uses)
Part 5 (caravan sites and recreational campsites)	Part 5 (caravan sites) Part 27 (use of land by members of certain recreational organisations)
Part 6 (agricultural and forestry)	Part 6 (agricultural buildings and operations) Part 7 (forestry buildings and operations)
Part 7 (non-domestic extensions etc)	Part 42 (shops or catering, financial or professional services establishments) Part 41 (office buildings) Part 8 (industrial and warehouse development) Part 32 (schools, colleges, universities and hospitals)
Part 8 (transport)	Classes A to D and I of Part 17 (rail and light rail, docks etc, inland waterways, dredgings, lighthouse undertakings) Part 18 (aviation development)
Part 9 (development affecting streets etc)	Part 13 (development by highways authorities) Class H of Part 17 (tramway or road transport undertakings) Part 30 (toll road facilities) Part 9 (repairs to unadopted streets and private ways)
Part 10 (repairs to services)	Part 10 (repairs to services)
Part 11 (heritage and demolition)	Part 26 (development by Historic Buildings and Monuments Commission for England) Part 31 (demolition of buildings)

Part 12 (development by local authorities)	Part 12 (development by local authorities)
Part 13 (water and sewerage)	Class E of Part 17 (water or hydraulic power undertakings) Part 16 (development by or on behalf of sewerage undertakers) Part 14 (development by drainage bodies) Part 15 (development by the Environment Agency)
Part 14 (renewable energy)	Part 40 (domestic microgeneration) Part 43 (non-domestic microgeneration)
Part 15 (power related developments)	Classes F and G of Part 17 (gas and electricity undertakings)
Part 16 (communication systems)	Part 24 (development by electronic communications code operators) Part 25 (other telecommunications development) Part 29 (driver information systems) Class J of Part 17 (postal services providers)
Part 17 (mining and mineral exploration)	Part 19 (development ancillary to mining operations) Part 20 (coal mining development by the Coal Authority and licensed operators) Part 21 (waste tipping at a mine) Part 22 (mineral exploration) Part 23 (removal of material from mineral-working deposits)
Part 18 (miscellaneous development)	Part 11 (development under local or private Acts or orders) Part 28 (development at amusement parks)
Part 19 (Crown and national security development)	Part 34 (development by the Crown)  Part 35 (aviation development by the Crown) Part 36 (Crown railways, dockyards etc and lighthouses) Part 37 (emergency development by the Crown) Part 38 (development for the purposes of national security)  (Part 39 (temporary protection of poultry and other captive birds) expired in February 2008)

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