
STATUTORY INSTRUMENTS

2012 No. 637

The Neighbourhood Planning (General) Regulations 2012

PART 1

General

Citation and commencement

1. These Regulations may be cited as the Neighbourhood Planning (General) Regulations 2012 and come into force on 6th April 2012.

Review

- 2.—(1) Before the end of each review period, the Secretary of State must—
- (a) carry out a review of these Regulations (other than regulations 32 and 33 and Schedules 2 and 3),
 - (b) set out the conclusions of the review in a report, and
 - (c) publish the report.
- (2) The report must in particular—
- (a) set out the objectives intended to be achieved by the regulatory system established by these Regulations,
 - (b) assess the extent to which those objectives are achieved, and
 - (c) assess whether those objectives remain appropriate and, if so, the extent to which they could be achieved with a system that imposes less regulation.
- (3) “Review period” means—
- (a) the period of five years beginning with the day on which these Regulations come into force, and
 - (b) subject to paragraph (4), each successive period of five years.
- (4) If a report under this regulation is published before the last day of the review period to which it relates, the following review period is to begin with the day on which that report is published.

Interpretation

3. In these Regulations—
- “the 1990 Act” means the Town and Country Planning Act 1990;
 - “the 2004 Act” means the Planning and Compulsory Purchase Act 2004;
 - “address” in relation to electronic communications means any number or address used for the purposes of such communications;

“approvals application” means an application for approval, in relation to a condition or limitation subject to which planning permission is granted by a neighbourhood development order, under section 61L(2) of the 1990 Act;

“area application” means an application for the designation of a neighbourhood area made under section 61G of the 1990 Act;

“consultation body” has the meaning given in Schedule 1;

“contact details” means the name, address and telephone number of the person concerned;

“EIA Regulations” means the Town and Country Planning (Environmental Impact Assessment) Regulations 2011(1);

“electronic communication” has the meaning given in section 15(1) of the Electronic Communications Act 2000(2);

“electronic communications apparatus” has the meaning given in paragraph 1(1) of the electronic communications code;

“electronic communications code” has the meaning given in section 106(1) of the Communications Act 2003(3);

“inspection” means inspection by the public;

“neighbourhood forum application” means an application for designation of a neighbourhood forum made by an organisation or body under section 61F of the 1990 Act;

“order proposal” means a proposal for a neighbourhood development order submitted by a qualifying body(4) under paragraph 1 of Schedule 4B to the 1990 Act or community right to build order submitted by a community organisation(5) under paragraph 1 of Schedule 4B to the 1990 Act, as read with paragraph 2 of Schedule 4C to the 1990 Act; and

“plan proposal” means a proposal for a neighbourhood development plan submitted by a qualifying body(6) under paragraph 1 of Schedule 4B to the 1990 Act (as applied, with modifications, by section 38A of the 2004 Act).

Electronic communications

4.—(1) Where within these Regulations—

- (a) a person is required to consult or seek representations from another person or body; and
- (b) that other person has an address for the purposes of electronic communications;

the document, copy, notice or notification may be sent or made by way of electronic communication.

(2) Where within these Regulations a person may make representations on any matter or document, those representations may be made—

- (a) in writing, or
- (b) by way of electronic communication.

(3) Where—

- (a) an electronic communication is used as mentioned in paragraphs (1) and (2); and

(1) S.I. 2011/1824, as amended by Schedule 3 to these Regulations.

(2) 2000 c.7.

(3) 2003 c.21.

(4) For the purposes of neighbourhood development orders, the definition of “qualifying body” is in section 61E(6) of the 1990 Act (inserted by paragraph 2 of the Localism Act 2011). A “community organisation” is to be regarded as a qualifying body (see paragraph 4(2) of Schedule 4C to the 1990 Act) (as inserted by Schedule 11 to the Localism Act 2011).

(5) The definition of “community organisation” is in paragraph 3 of Schedule 4C to the 1990 Act.

(6) For the purposes of neighbourhood development plans the definition of “qualifying body” is in section 38A(12) of the 2004 Act (as inserted by paragraph 7 of the Localism Act 2011).

(b) the communication is received by the recipient outside normal working hours; it shall be taken to have been received on the next working day.

(4) In this regulation “working day” means a day which is not a Saturday, Sunday, bank holiday under the Banking and Financial Dealings Act 1971(7) or other public holiday in England.

PART 2

Neighbourhood Areas

Application for designation of a neighbourhood area

5.—(1) Where a relevant body(8) submits an area application to the local planning authority it must include—

- (a) a map which identifies the area to which the area application relates;
- (b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- (c) a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

(2) A local planning authority may decline to consider an area application if the relevant body has already made an area application and a decision has not yet been made on that application.

Publicising an area application

6. As soon as possible after receiving an area application from a relevant body, a local planning authority must publicise the following on their website and in such other manner as they consider is likely to bring the area application to the attention of people who live, work or carry on business in the area to which the area application relates—

- (a) a copy of the area application;
- (b) details of how to make representations; and
- (c) the date by which those representations must be received, being not less than 6 weeks from the date on which the area application is first publicised.

Publicising a designation of a neighbourhood area etc

7.—(1) As soon as possible after designating a neighbourhood area, a local planning authority must publish the following on their website and in such other manner as they consider is likely to bring the designation to the attention of people who live, work or carry on business in the neighbourhood area—

- (a) the name of the neighbourhood area;
- (b) a map which identifies the area; and
- (c) the name of the relevant body who applied for the designation.

(2) As soon as possible after deciding to refuse to designate a neighbourhood area, a local planning authority must publish the following on their website and in such other manner as they

(7) 1971 c.80.

(8) For the definition of “relevant body” see section 61G(2) of the 1990 Act (inserted by paragraph 2 of Schedule 9 to the Localism Act 2011 (c.20).

consider is likely to bring the refusal to the attention of people who live, work or carry on business in the neighbourhood area —

- (a) a document setting out the decision and a statement of their reasons for making that decision (“the decision document”); and
- (b) details of where and when the decision document may be inspected.

PART 3

Neighbourhood forums

Application for designation of a neighbourhood forum

8. Where an organisation or body submits a neighbourhood forum application to the local planning authority it must include—

- (a) the name of the proposed neighbourhood forum;
- (b) a copy of the written constitution of the proposed neighbourhood forum;
- (c) the name of the neighbourhood area to which the application relates and a map which identifies the area;
- (d) the contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10; and
- (e) a statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.

Publicising a neighbourhood forum application

9. As soon as possible after receiving a neighbourhood forum application, which the local planning authority do not decline to consider under regulation 11, a local planning authority must publish the following on their website and in such other manner as they consider is likely to bring the application to the attention of people who live, work or carry on business in the area to which the application relates—

- (a) a copy of the application;
- (b) a statement that if a designation is made no other organisation or body may be designated for that neighbourhood area until that designation expires or is withdrawn;
- (c) details of how to make representations; and
- (d) the date by which those representations must be received, being not less than 6 weeks from the date on which the application is first publicised.

Publicising a designation of a neighbourhood forum

10.—(1) As soon as possible after designating a neighbourhood forum, a local planning authority must publish the following on their website and in such other manner as they consider is likely to bring the designation to the attention of people who live, work or carry on business in the neighbourhood area—

- (a) the name of the neighbourhood forum;
- (b) a copy of the written constitution of the neighbourhood forum;
- (c) the name of the neighbourhood area to which the designation relates; and
- (d) contact details for at least one member of the neighbourhood forum.

(2) As soon as possible after deciding to refuse to designate a neighbourhood forum, a local planning authority must publish the following on their website and in such other manner as they consider is likely to bring the decision to the attention of people who live, work or carry on business in the neighbourhood area—

- (a) a statement setting out the decision and their reasons for making that decision (“the refusal statement”); and
- (b) details of where and when the refusal statement may be inspected.

Subsequent applications

11. Where a neighbourhood forum has been designated in relation to a neighbourhood area under section 61F of the 1990 Act, and that designation has not expired or been withdrawn, a local planning authority may decline to consider any neighbourhood forum application made in relation to that neighbourhood area.

Voluntary withdrawal of designation

12.—(1) Where a neighbourhood forum gives notice to a local planning authority that it no longer wishes to be designated as the neighbourhood forum for a neighbourhood area, the local planning authority must withdraw the designation of the neighbourhood forum.

(2) As soon as possible after withdrawing the designation of a neighbourhood forum under paragraph (1) or under section 61F(9) of the 1990 Act, a local planning authority must publish the following on their website and in such other manner as they consider is likely to bring the withdrawal of the designation to the attention of people who live, work or carry on business in the neighbourhood area—

- (a) a statement setting out details of the withdrawal (“the withdrawal statement”); and
- (b) details of where and when the withdrawal statement may be inspected.

PART 4

Community right to build organisations

Prescribed conditions for community right to build organisations

13.—(1) For the purposes of paragraph 3(1)(b) of Schedule 4C to the 1990 Act, the following additional conditions are prescribed for any community organisation which is not a parish council—

- (a) individuals who live or work in the particular area for which the community organisation is established (“the particular area”) must be entitled to become voting members of the community organisation (whether or not others can also become voting members); and
- (b) the constitution of the community organisation must—
 - (i) provide that taken together the individuals who live in the particular area—
 - (aa) hold the majority of the voting rights; and
 - (bb) have the majority on the board of directors or governing body, of the community organisation;
 - (ii) include a statement—
 - (aa) that the community organisation will carry on its activities for the benefit of the community in the particular area or a section of it; and

- (bb) indicating how it is proposed the community organisation’s activities will benefit the community in the particular area (or a section of it);
 - (iii) provide that any assets of the community organisation may not be disposed of, improved or developed except in a manner which the community organisation consider benefits the community in the particular area or a section of it; and
 - (iv) provide that any profits from its activities may only be used to benefit the community in the particular area or a section of it (the payment of profits directly to members or directors is not to be considered a benefit to the community in the particular area or a section of it);
 - (v) provide that in the event of the winding up of the community organisation or in any other circumstances where the community organisation ceases to exist, its assets must be transferred to another body corporate which has similar objectives; and
 - (vi) provide that the organisation has at least 10 members, living in different dwellings to each other, who live in the particular area.
- (2) For the purposes of this regulation, “dwelling” has the meaning given in section 3 of the Local Government Finance Act 1992(9).

PART 5

Neighbourhood development plans

Pre-submission consultation and publicity

14. Before submitting a plan proposal to the local planning authority, a qualifying body must—
- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the proposals for a neighbourhood development plan;
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

Plan proposals

- 15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—
- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
 - (b) a consultation statement;

(9) 1992 c.14.

- (c) the proposed neighbourhood development plan; and
 - (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.
- (2) In this regulation “consultation statement” means a document which—
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted; and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Publicising a plan proposal

16. As soon as possible after receiving a plan proposal which includes each of the documents referred to in regulation 15(1), a local planning authority must—

- (a) publicise the following on their website and in such other manner as they consider is likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the plan proposal;
 - (ii) details of where and when the plan proposal may be inspected;
 - (iii) details of how to make representations;
 - (iv) a statement that any representations may include a request to be notified of the local planning authority’s decision under regulation 19 in relation to the neighbourhood development plan; and
 - (v) the date by which those representations must be received, being not less than 6 weeks from the date on which the plan proposal is first publicised; and
- (b) notify any consultation body which is referred to in the consultation statement submitted in accordance with regulation 15, that the plan proposal has been received.

Submission of plan proposal to examination

17. As soon as possible after the appointment of a person to carry out an examination under paragraph 7 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act), a local planning authority must send the following to the person appointed—

- (a) the plan proposal;
- (b) the documents referred to in regulation 15(1) and any other document submitted to the local planning authority by the qualifying body in relation to the plan proposal;
- (c) if the order proposal is one to which the Conservation of Habitats and Species Regulations 2010(10) applies, the information submitted in accordance with regulation 102A of those Regulations; and
- (d) a copy of any representations which have been made in accordance with regulation 16.

Publication of the examiner’s report and plan proposal decisions

18.—(1) Paragraph (2) applies where a local planning authority decide—

(10) [S.I. 2010/490](#). Regulation 102A is inserted by Schedule 2 to these regulations.

- (a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act);
 - (b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act);
 - (c) what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan;
 - (d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act);
 - (e) whether to extend the area to which the referendum is (or referendums are) to take place; or
 - (f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act).
- (2) As soon as possible after making a decision referred to in paragraph (1), a local planning authority must publish—
- (a) the decision and their reasons for it (“the decision statement”),
 - (b) details of where and when the decision statement may be inspected; and
 - (c) in the case of a decision mentioned in paragraph (1)(c), the report made by the examiner under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act),

on their website and in such other manner as they consider is likely to bring the decision statement and, as the case may be, the report to the attention of people who live, work or carry on business in the neighbourhood area.

Decision on a plan proposal

19. As soon as possible after deciding to make a neighbourhood development plan under section 38A(4) of the 2004 Act or refusing to make a plan under section 38A(6) of the 2004 Act, a local planning authority must—

- (a) publish on their website and in such other manner as they consider is likely to bring the decision to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) a statement setting out the decision and their reasons for making that decision (“the decision statement”);
 - (ii) details of where and when the decision statement may be inspected; and
- (b) send a copy of the decision statement to—
 - (i) the qualifying body; and
 - (ii) any person who asked to be notified of the decision.

Publicising a neighbourhood development plan

20. As soon as possible after making a neighbourhood development plan under section 38A(4) of the 2004 Act, a local planning authority must—

- (a) publish on their website and in such other manner as they consider is likely to bring the decision to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) the neighbourhood development plan; and

- (ii) details of where and when the neighbourhood development plan may be inspected; and
- (b) notify any person who asked to be notified of the making of the neighbourhood development plan that it has been made and where and when it may be inspected.

PART 6

Neighbourhood development orders and community right to build orders

Pre-submission consultation and publicity

21. Before submitting an order proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the proposals for a neighbourhood development order or community right to build order;
 - (ii) details of where and when the proposals may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which details of the proposals are first publicised;
- (b) consult—
 - (i) any consultation body referred to in paragraph 2(1)(a) to (c) of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development order or a community right to build order; and
 - (ii) where the qualifying body considers the development to be authorised under the proposed neighbourhood development order or community right to build order which falls within any category set out in the Table in paragraph 2 of Schedule 1, any consultation body mentioned in the Table in relation to each of those categories; and
 - (iii) any person who, on the date 21 days before the order proposal is submitted under regulation 22, the qualifying body considers to be—
 - (aa) an owner of any of the land which is proposed to be developed under the order proposal; and
 - (bb) a tenant of any of that land; and
- (c) send a copy of the proposals for a neighbourhood development order or a community right to build order to the local planning authority.

Order proposals

22.—(1) Where a qualifying body submits an order proposal to the local planning authority it must include—

- (a) a map which identifies the land to which the order proposal relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development order or community right to build order;
- (d) where the qualifying body considers it appropriate, following consultation with the Historic Buildings and Monument Commission for England (known as English Heritage), an archaeology statement;

- (e) a statement explaining how the proposed neighbourhood development order or a community right to build order meets the basic conditions in paragraph 8(2) of Schedule 4B to the 1990 Act; and
 - (f) in the case of a proposal for a community right to build order, details of the enfranchisement rights⁽¹¹⁾, if any, which the qualifying body proposes are not exercisable and the properties, or types of properties, in relation to which to the enfranchisement rights are not exercisable.
- (2) In this regulation—
- “archaeology statement” means a document which—
- (a) confirms that the information in relation to archaeology contained in the historic environment record for the neighbourhood area has been reviewed;
 - (b) sets out the findings from that review for the area to which the order proposal relates; and
 - (c) explains how the findings have been taken into account in preparing the order proposal, but where no findings relevant to the neighbourhood area were identified in the review the archaeology statement need only—
 - (i) confirm that the review mentioned in sub-paragraph (a) took place; and
 - (ii) explain there were no findings relevant to the neighbourhood area; and
- “consultation statement” means a document which—
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development order or community right to build order;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted; and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development order or community right to build order.

Publicising an order proposal

23.—(1) As soon as possible after receiving an order proposal which includes each of the documents referred to in regulation 22(1), a local planning authority must—

- (a) publicise the following on their website and in such other manner they consider is likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the order proposal;
 - (ii) details of where and when the order proposal may be inspected;
 - (iii) details of how to make representations;
 - (iv) a statement that any representations may include a request to be notified of the local planning authority’s decision under regulation 26 in relation to the neighbourhood development order or community right to build order; and
 - (v) the date by which those representations must be received, being not less than 6 weeks from the date on which the proposal is first publicised; and
- (b) notify any consultation body which is referred to in the consultation statement submitted in accordance with regulation 22, that the order proposal has been received.

⁽¹¹⁾ “Enfranchisement rights” are defined in paragraph 11 of Schedule 4C to the 1990 Act.

(2) As soon as possible after receiving an order proposal to which regulation 29A of the EIA Regulations⁽¹²⁾ applies, the local planning authority must, in addition to any publicity required under paragraph (1), publicise the information described in paragraph (1)(a) and the environmental statement submitted in accordance with the EIA Regulations by giving notice—

- (a) by site display in at least one place on or near the land to which the order proposal relates for not less than 21 days; and
- (b) by publication of the notice in a newspaper circulating in the locality in which the land to which the order proposal relates is situated.

Submission of order proposal to examination

24. As soon as possible after the appointment of a person to carry out an examination under paragraph 7 of Schedule 4B to the 1990 Act, a local planning authority must send the following to the person appointed—

- (a) the order proposal;
- (b) the documents referred to in regulation 22(1);
- (c) if the order proposal is one to which regulation 29A of the EIA Regulations applies, the environmental statement submitted in accordance with those Regulations;
- (d) if the order proposal is one to which the Conservation of Habitats and Species Regulations 2010⁽¹³⁾ applies, the information submitted in accordance with regulation 61(2) of those Regulations;
- (e) any other document submitted to the local planning authority by the qualifying body in relation to the order proposal; and
- (f) a copy of any representations which have been made in accordance with regulation 23.

Publication of the examiner's report and order proposal decisions

25.—(1) Paragraph (2) applies where a local planning authority decide—

- (a) to decline to consider an order proposal under paragraph 5 of Schedule 4B to the 1990 Act;
- (b) to refuse an order proposal under paragraph 6 of Schedule 4B to the 1990 Act;
- (c) what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act in relation to a neighbourhood development order or community right to build order (as modified in the case of community right to build orders by paragraphs 7 to 10 of Schedule 4C to the 1990 Act);
- (d) what modifications, if any, they are to make to the draft neighbourhood development order or community right to build order under paragraph 12(6) of Schedule 4B to the 1990 Act (as modified in the case of community right to build orders by paragraphs 7 to 10 of Schedule 4C to the 1990 Act);
- (e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- (f) that they are not satisfied with the proposed neighbourhood development order or community right to build order under paragraph 12(10) of Schedule 4B to the 1990 Act (as modified in the case of community right to build orders by paragraphs 7 to 10 of Schedule 4C to the 1990 Act).

(2) As soon as possible after making a decision referred to in paragraph (1), a local planning authority must publish—

⁽¹²⁾ S.I. 2011/1824. Schedule 3 of these Regulations inserts regulation 29A.

⁽¹³⁾ S.I. 2010/490.

- (a) the decision and their reasons for it (“the decision statement”),
- (b) details of where and when the decision statement may be inspected, and
- (c) in the case of a decision mentioned in sub-paragraph (c), the report made by the examiner under paragraph 10 of Schedule 4B to the 1990 Act,

on their website and in such other manner as they consider is likely to bring the decision statement and, as the case may be, the report to the attention of people who live, work or carry on business in the neighbourhood area.

Decision on an order proposal

26. As soon as possible after deciding to make the neighbourhood development order or community right to build order under section 61E(4) of the 1990 Act or to refuse to make it under section 61E(8) of the 1990 Act (as modified in the case of community right to build orders by paragraphs 7 to 10 of Schedule 4C to the 1990 Act), a local planning authority must—

- (a) publish on their website and in such other manner as they consider is likely to bring the order to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) a document setting out their decision and their reasons for making that decision (“the decision document”);
 - (ii) details of where and when the decision document may be inspected;
- (b) send a copy of the decision document to—
 - (i) the qualifying body or the community organisation, as the case may be; and
 - (ii) any person who asked to be notified of the decision.

Publicising a neighbourhood development order or a community right to build order

27. As soon as possible after making a neighbourhood development order or community right to build order under section 61E(4) of the 1990 Act, a local planning authority must —

- (a) publish on their website and in such other manner as they consider is likely to bring the order to the attention of people who live, work or carry on business in the neighbourhood area —
 - (i) the neighbourhood development order or community right to build order; and
 - (ii) details of where and when the order may be inspected;
- (b) notify any person who asked to be notified of the making of the neighbourhood development order or community right to build order that it has been made and where and when it may be inspected.

PART 7

Community right to build orders

Enfranchisement rights

28.—(1) Subject to paragraph (2), for the purposes of paragraph 11 of Schedule 4C to the 1990 Act, a community organisation may only provide that an enfranchisement right is not exercisable in relation to a property which is not an existing residential property.

(2) An enfranchisement right is not exercisable in relation to land the development of which is authorised by a community right to build order if the community organisation specified in the order proposal—

- (a) the enfranchisement rights which are not exercisable; and
- (b) the properties, or types of properties, in relation to which those rights are not exercisable.

(3) In this regulation—

“existing residential property” means a property (including part of a building)—

- (a) which exists on the date the order proposal was submitted by the community organisation to the local planning authority under regulation 22; and
- (b) in relation to which, on that date, any tenant of the property has an enfranchisement right in respect of the property.

Notice

29.—(1) Where as a result of the making of a community right to build order an enfranchisement right is not exercisable in respect of a property, a landlord who grants a tenancy in relation to the property must give notice to the tenant affected by endorsing a notice on the face of the tenancy stating that the enfranchisement right in question is not exercisable.

(2) Provided the community organisation complies with regulation 28 a failure to give notice in accordance with paragraph (1) does not cause the enfranchisement right to be exercisable.

PART 8

Revocation and modification of a neighbourhood development order, a community right to build order or a neighbourhood development plan

Publicising a modification

30. As soon as possible after modifying a neighbourhood development plan, a neighbourhood development order or community right to build order under section 61M(4) of the 1990 Act (as applied in the case of neighbourhood development plans by section 38C of the 2004 Act), a local planning authority must—

- (a) publish on their website and in such other manner as they consider is likely to bring the order to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) a document setting out details of the modification (“the modification document”); and
 - (ii) details of where and when the modification document may be inspected; and
- (b) give notice of the modification to the following—
 - (i) the qualifying body or community organisation, as the case may be; and
 - (ii) any person the authority previously notified of the making of the order or plan.

Revocation

31. As soon as possible after revoking a neighbourhood development plan, neighbourhood development order or community right to build order in accordance with section 61M of the 1990 Act (as applied in the case of neighbourhood development plans by section 38C of the 2004 Act), a local planning authority must—

- (a) publish on their website and in such other manner as they consider is likely to bring the order to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) a document setting out a statement of the revocation and the reasons for it (“the revocation document”); and
 - (ii) details of where and when the revocation document may be inspected;
- (b) give notice of the revocation to—
 - (i) the qualifying body or community organisation, as the case may be;
 - (ii) in the case of the revocation of a neighbourhood development order or community right to build order, any person who the authority knows to be the owner or tenant of any part of the land to which the order applies and whose name and address is known to the local planning authority;
 - (iii) any person the local planning authority notified of the making of the neighbourhood development order, community right to build order or neighbourhood development plan; and
 - (iv) any other person the local planning authority consider necessary in order to bring the revocation to the attention of people who live, work or carry on business in the area to which the revoked neighbourhood development order, community right to build order or neighbourhood development plan related; and
- (c) cease to make the revoked neighbourhood development order, community right to build order or neighbourhood development plan available on their website and at any other place where it was available for inspection.

PART 9

European legislation

Habitats

- 32.** The provisions of Schedule 2 have effect.

Environmental impact assessment

- 33.** The provisions of Schedule 3 have effect.

Signed by authority of the Secretary of State for Communities and Local Government

Greg Clark
Minister of State
Department for Communities and Local
Government

1st March 2012