STATUTORY INSTRUMENTS

# 2015 No. 595

# TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Made	18th March 2015
Laid before Parliament	24th March 2015
Coming into force	15th April 2015

# THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

# Part 1

# Preliminary

- 1. Citation, commencement and application
- 2. Interpretation

# Part 2

# Pre-application consultation

- 3. Consultation before applying for planning permission
- 4. Particulars of pre-application consultation

# Part 3

# Applications

- 5. Applications for outline planning permission
- 6. Applications for approval of reserved matters
- 7. General requirements: applications for planning permission including outline planning permission
- 8. Applications in respect of Crown land
- 9. Design and access statements
- 9A Fire Statements
- 10. Applications for non-material changes to planning permission
- 11. General provisions relating to applications
- 12. Validation dispute

- 13. Notice of applications for planning permission
- 14. Certificates in relation to notice of applications for planning permission
- 15. Publicity for applications for planning permission
- 16. Publicity for applications for planning permission within 10 metres of relevant railway land
- 17. Notice of reference of applications to the Secretary of State

### Part 4

#### Consultation

- 18. Consultations before the grant of permission
- 19. Consultations before the grant of planning permission: urgent Crown development
- 20. Consultations before the grant of planning permission pursuant to section 73 or the grant of a replacement planning permission subject to a new time limit
- 21. Consultation with county planning authority
- 22. Duty to respond to consultation
- 23. Duty to respond to consultation: annual reports
- 24. Recommendations by district planning authority before determination of county matters application
- 25. Representations by parish council before determination of application
- 25A Representations by neighbourhood forum before determination of application
- 26. Notification of mineral applications

## Part 5

#### Applications made under a planning condition

- 27. Applications made under a planning condition
- 28. Deemed discharge
- 29. Deemed discharge notice
- 30. Exemptions

#### Part 6

#### Determination

- 31. Directions by the Secretary of State
- 32. Development not in accordance with the development plan
- 33. Representations to be taken into account
- 34. Time periods for decisions
- 35. Written notice of decision or determination relating to a planning application

#### Part 7

# Appeals

- 36. Notice of appeal
- 37. Appeals

# PART 7A

#### Biodiversity Gain Plan

- 37A Meaning of biodiversity gain hierarchy
- 37B Form and timing of submission
- 37C Additional content of plan
- 37D Determination
- 37E Appeals

#### Part 8

#### Miscellaneous

- 38. Local development orders
- 39. Certificate of lawful use or development

# Part 9

#### Monitoring

- 40. Register of applications and biodiversity gain plans
- 41. Register of local development orders
- 42. Register of neighbourhood development orders
- 43. Register of enforcement and stop notices and other enforcement action

# Part 10

#### General

- 44. Development to include certain internal operations
- 45. Directions
- 46. Withdrawal of consent to use of electronic communications
- 47. Revocations, transitional provisions and savings Signature

SCHEDULE 1 — Letter to be sent to applicant on receipt of application

- SCHEDULE 2 Notices under articles 13 and 36
- SCHEDULE 3 Publicity for applications for planning permission
- SCHEDULE 4 Consultations before the grant of permission
- SCHEDULE 5 Notification where planning permission refused or granted subject to conditions
- SCHEDULE 6 Deemed discharge: exemptions
- SCHEDULE 7 Notices under article 38
- SCHEDULE 8 Certificate of lawful use or development
- SCHEDULE 9 Revocations in relation to England

Explanatory Note

**Changes to legislation:** There are currently no known outstanding effects for the The Town and Country Planning (Development Management Procedure) (England) Order 2015.