

## **EXPLANATORY NOTES**

### **PLANNING (SCOTLAND) ACT 2019**

#### **INTRODUCTION**

#### **OVERVIEW OF THE ACT**

#### **PART 1 – DEVELOPMENT PLANNING**

##### **Development planning**

Section 1: Purpose of planning

Section 2: National Planning Framework

Section 3: Open space strategy

Section 4: Housing needs of older people and disabled people: parliamentary report

Sections 5 & 6: Strategic development: regional spatial strategies and removal of requirement to prepare strategic development plans

Section 7: Local development plans

##### **Evidence report for preparation of local development plan**

##### **Preparation and publication of proposed local development plan**

##### **Examination of proposed local development plan**

Section 8: List of person seeking self-build land for housing

Section 9: Supplementary guidance

Section 10: Key agencies

Section 11: Delivery programmes

Section 12: Amendment of National Planning Framework and local development plans

Section 13: Development plan

##### ***Local place plans***

Section 14: Local place plans

**Preparation of local place plans**

**Submission of local place plans**

**Register and map of local place plans**

**Meaning of ‘community body’**

**PART 2 – MASTERPLAN CONSENT AREAS**

Section 15: Masterplan consent area schemes

**Making and alteration of schemes**

**Scheme grants planning permission, etc.**

**Content of schemes: self-build housing**

**Effect of altering scheme**

**Further provision about effect of scheme**

**Interpretation of provisions about schemes**

*Schedule 5A of the 1997 Act: Masterplan consent areas*

***PART 1: CONTENT OF SCHEMES***

**General**

**Further provision about conditions, limitations and exceptions**

**Land that cannot be included in a scheme**

***PART 2: MAKING AND ALTERING OF SCHEMES BY PLANNING AUTHORITIES***

**Power to make or alter scheme**

**Duty to periodically consider making scheme**

**Duty to seek to make or alter scheme when directed to do so**

***PART 3: PROCESS FOR PLANNING AUTHORITY MAKING OR ALTERING SCHEME***

*Chapter 1: Process for all cases*

**Consultation on possible proposals**

**Publicity for proposals**

**Consideration of representations**

*Chapter 2: Further process for some cases*

**PART 4: SCOTTISH MINISTERS' POWERS TO MAKE AND ALTER SCHEMES AND STOP PROPOSALS**

*Chapter 1: Calling in planning authorities' proposals*

*Chapter 2: Making or altering scheme following paragraph 6 direction*

**PART 5: FURTHER POWERS OF SCOTTISH MINISTERS**

*Chapter 1: Excluding kinds of development from schemes*

*Chapter 2: Powers in relation to procedure, etc.*

*Application of section 54F*

*Calculation of periods*

Section 16: Bar to creation of new simplified planning zones

**PART 3 – DEVELOPMENT MANAGEMENT**

**Meaning of “development”**

Section 17: Meaning of “development”: use of dwellinghouse for short term holiday lets

**Applications**

Section 18: Pre-application consultation

Section 19: Assessment of health effects

Section 20: Regulations about procedure for certain applications

Section 21: Removal of requirement to recover costs before determining certain applications

Section 22: Declining to determine an application

**Notice by planning authority of certain applications made to them**

Section 23: Notice by planning authority of certain applications made to them

**Assessment of environmental effects**

Section 24: Assessment of environmental effects

**Conditional grant of planning permission: noise-sensitive developments**

Section 25: Conditional grant of planning permission: noise-sensitive developments

**Conditional grant of planning permission: provision of toilet facilities within certain large developments**

Section 26: Conditional grant of planning permission: provision of toilet facilities within certain large developments

**Delegation of development decisions**

Section 27: Delegation of development decisions

Section 28: Schemes of delegation

**Call-in of applications by Scottish Ministers: further provision**

Section 29: Call-in of applications by Scottish Ministers: further provision

**Determination of applications: statement to accompany notification**

Section 30: Determination of applications: statement to accompany notification

**Agreements relating to period before which an appeal may be made**

Section 31: Agreements relating to period before which an appeal may be made

**Duration of planning permission**

Section 32: Duration of planning permission and planning permission in principle

Section 33: Completion notices

**Planning obligations**

Section 34: Planning obligations: financial agreements

Section 35: Planning obligations: publication

Section 36: Planning obligations: annual report

Section 37: Planning obligations: modification or discharge

**Declining to determine an application: further provision**

Section 38: Declining to determine an application: further provision

**Development orders**

Section 39: Withdrawal of planning permission granted by development order

**PART 4 – OTHER MATTERS**

**Promotion and use of mediation etc.**

Section 40: Promotion and use of mediation etc.

**Charges and fees**

Section 41: Fees for planning applications etc.

**Enforcement**

Section 42: Fines: increases and duty of court in determining amount

Section 43: Liability for expenses under enforcement notice

Section 44: Enforcement charters: statement on major developments

**Training for taking planning decisions**

Section 45: Power to impose training requirements: planning authorities

**Performance of planning authorities**

Section 46: Annual report by planning authorities on performance

Section 47: National performance monitoring

**Regulations**

Section 48: Regulations

**Ministerial directions**

Section 49: Publication of directions

**Chief planning officers**

Section 50: Chief planning officers

**National Scenic Areas**

Section 51: National Scenic Areas

**Notice by planning authority of applications for listed building consent**

Section 52: Notice by planning authority of applications for listed building consent

**Forestry and Woodland Strategy**

Section 53: Forestry and woodland strategy

## **PART 5 – INFRASTRUCTURE LEVY**

Section 54: Power to provide for a levy

Schedule 1: Infrastructure-levy regulations

*Who is liable for what*

*Relief where relevant planning obligations*

*Local exemptions and discounts*

*Collection and enforcement*

*Financial penalty for late payment*

*Stopping development*

*Remission and repayment*

*Appeals*

*Accounting requirements*

*Expenditure of levy income*

*Use of planning and development powers*

*Maximum penalties*

Section 55: Guidance

Section 56: Interpretation of Part and schedule

Section 57: Power to change meaning of “infrastructure”

Section 58: Lapsing of power to provide for levy

## **PART 6 – FINAL PROVISIONS**

Section 59: Ancillary provision

Section 60: Power to replace descriptions with actual dates

Section 61: Regulation-making powers

Section 62: Minor and consequential amendments and repeals

Section 63: Commencement

Section 64: Short title

## **PARLIAMENTARY HISTORY**