

Appendix 3 – STATUTORY PROVISIONS TABLE FOR SLOUGH TRADING ESTATE SIMPLIFIED PLANNING ZONE

The below table sets out the key phases of the SPZ adoption process and the associated legislation, for ease of reference. The timeline for adoption is for November 2024 following the expiration of the existing SPZ.

Stages to Adoption of an SPZ	Legislation	Summary
Applicant (SEGRO) to contact the Local Planning Authority with initial application for SPZ renewal (including a Covering Letter and Evidence Pack).	Town and Country Planning Act 1990 section 83, Schedule 7, paragraph 3, Power of SoS to direct making or alteration of scheme	The Local Planning Authority have a 3-month timescale in which to respond to the SPZ Renewal request.
Local Planning Authority to understand the scope of the proposed Simplified Planning Zone, how long it is in force and if there are any conditions or limitations	Town and Country Planning Act 1990 section 82 which outlines a Simplified Planning Zone and section 85 which sets out the duration of an SPZ	An SPZ has the effect of a planning permission within a certain defined area, for specified development and use classes. An SPZ may take effect for 10 years from the date of adoption. After this time and if not renewed, the scheme ceases to have effect, except where authorised development has already begun.
	Town and Country Planning Act 1990 Section 84 regarding the parameters of conditions and limitations that an authority can impose on an SPZ The Environment Act 2021, Schedule 14, part 2, paragraph 3 (1) (8) adds paragraph (5) to Section 84 which requires accordance with the biodiversity gain condition	An SPZ can be subject to conditions, limitations, and exceptions – to be specified in the scheme. This can cover all development, permitted development or permitted use classes. These do not restrict anything which is not “development”, or which does not require planning permission. Compliance with the biodiversity net gain condition is required as part of an SPZ.
	The Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 22 Assessment of Environmental Effects	EIA development, cannot be permitted by an SPZ.
Local Planning Authority to decide to make a new Simplified Planning Zone if it is desirable	Town and Country Planning Act 1990, Section 83 regarding the making of Simplified Planning Zone schemes and	The Local Planning Authority after consideration, can at any time make an SPZ, alter an existing scheme or with the

	the Local Authority's ongoing obligation to keep SPZs under review	consent of the SoS, alter a scheme approved by him.
Local Planning Authority to notify the Secretary of State of their intention to make a Simplified Planning Zone and the date preparations will begin	Town and Country Planning Act 1990 section 83, Schedule 7, paragraph 2, notification of proposals	If the Local Planning Authority wish to make an SPZ, they must notify the SoS as soon as possible and determine the date preparations will begin.
5. Informal Pre-Deposit Stage - a useful means of gauging the opinions of the Local Planning Authority prior to the formal deposit stage and the proposed content of the Simplified Planning Zone renewal		Not a legislative requirement, but there is agreement that this is useful for both SBC and the applicant.
6. Local Planning Authority to engage in consultation with the Secretary of State setting out the potential effects of making a Simplified Planning Zone on Highways	The Town and Country Planning Act 1990, section 83, Schedule 7, paragraph 5, steps to be taken before depositing proposals	The Local Planning Authority shall consult with the SoS for highways to consider the effect any proposals might have on existing or future highways.
	The Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 3, consultation and notification before depositing proposals	The Local Planning Authority must also consult with relevant consultees (mentioned in the Table set out in article 18(1) of the Town and Country Planning General Development Order 1988 (1) (see appendix A)), parish councils and landowners.
7. Formal Deposit Stage – the Local Planning Authority must publicise and make the proposed alterations available for inspection, invite comments and objections (over a 6-week period) and send a copy to the Secretary of State	Town and Country Planning Act 1990 Section 83(2) Schedule 7, paragraph 6, procedure after deposit proposals	The Local Planning Authority must advertise and make the proposed SPZ available for inspection, invite objections and send a copy to the SoS and SoS for highways.
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 4, procedure after deposit of proposals and Regulation 7, procedure for consideration of objections, the prescribed forms are given in the Schedule to the Regulations	The Local Planning Authority must make copies of the proposed SPZ available for inspection, give notice in a specified form, serve a notice on consultees and the SoS, publish in a newspaper and display a notice for 6 weeks from the date this is published close to the proposed SPZ site.

<p>8. Process for making and dealing with Objections and representations</p>	<p>Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 5, objections and representations the prescribed forms are given in the Schedule to the Regulations</p>	<p>Representations to the proposed SPZ must be sent in writing to the Local Planning Authority within 6 weeks of the notice is published in the newspaper. These representations must relate to:</p> <ul style="list-style-type: none"> - the proposed development and classes permitted - the land area of the proposal - any proposed conditions, limitations, or exceptions <p>Otherwise, they can be withdrawn.</p>
	<p>Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 6, advertisement of the withdrawal of proposals. The prescribed forms are given in the Schedule to the Regulations.</p>	<p>If the Local Planning Authority decide not to proceed with the proposed SPZ, they must give notice by advertisement in Form 2, and notify and respondents to the representations and relevant consultees.</p>
<p>9. Review Objections/Comments – where objections are proposed, the Local Planning Authority may hold a local enquiry or hearing held by an appointed person or by a person appointed by the Secretary of State. The Local Planning Authority themselves can also consider such objections and give notice to all those who made said objections</p>	<p>TCPA 1990 Section 83 (2), Schedule 7, Paragraph 8, procedure for dealing with objections. If inquiries are held, they must accord with:</p> <ul style="list-style-type: none"> - Subsections (2) and (3) of section 250 of the Local Government Act 1972 (power to summon and examine witnesses) - The Tribunals and Inquiries Act 1992 applies to a local inquiry or other hearing held in England under this paragraph as it applies to a statutory inquiry held by the Secretary of State 	<p>Where objections are made they can be considered by the Local Planning Authority, by local inquiry or hearing or be referred to the SoS. Where they align with:</p> <ul style="list-style-type: none"> - the proposed development and classes permitted - the land area of the proposal - any proposed conditions, limitations, or exceptions <p>Otherwise, they can be withdrawn.</p>
	<p>Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 7, procedure for consideration of objections</p>	<p>After the expiry of the period for making objections or consideration of them, The Local Planning Authority may adopt the proposals. Where</p>

		the local planning authority decide to cause a local inquiry or other hearing to consider objections, they shall give written notice of the details to all those who made representations and by local advertisement
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 8, procedure for consideration of objections if a local inquiry or hearing is held	A report must then be prepared by the person holding the inquiry or hearing to set out recommendations and further actions, their decision and explanation of how this was reached.
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 9, procedure for consideration of objections if the Local Planning Authority themselves consider the objections.	Where the Local Planning Authority themselves consider objections, they shall prepare a statement of the decisions they have reached with respect to every objection made and not withdrawn, and of their reasons for those decisions.
10. Main Modifications – after the objection period and consideration of the objections and views, The Local Planning Authority can adopt the Simplified Planning Zone proposals as originally prepared or as modified – where such considerations are seen to be material	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 10, procedure for considering objections	A copy of the report and of the statement of decisions shall be made available by the Local Planning Authority for inspection together with, where applicable, a list of proposed modifications.
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 12, procedure for modification of proposals. The prescribed forms are given in the schedule to the regulations.	After considering objections and representations with respect to their proposals, and modifying them, the Local Planning Authority propose to modify their proposals they will prepare a list of the proposed modifications and their reasoning. They must also publicise the modifications and serve notice on all those who made objections or representations. A six-week time period is then allowed for further objections or representations on the modifications.
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation	Stages 9 and 10 referred to previously will then be in place again regarding reviewing

	13, procedure for modification of proposals	objections and representations to the modification of proposals
11. Adoption of the SPZ by the Local Planning Authority (as originally prepared or as modified)	See Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 11, notice of intention to adopt without material modifications. The prescribed forms are given in the schedule to the regulations	Where after considering all objections and representations and the Local Planning Authority intend to adopt proposals to make or alter a scheme without material modifications, they will give notice by advertisement and serve notice on all those who responded of this.
	Town and Country Planning Act 1990, Section 83 (2), Schedule 7, Paragraph 9, adoption of proposals by Local Planning Authority	Following the expiry period for objection and their consideration, the Local Planning Authority may by resolution adopt the proposals.
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 14, notice of intention to adopt	Proposals cannot be adopted until the relevant notice forms have been issued
	Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulation 15, Notice of adoption of scheme or alterations	Relevant Notices should be made prior to adoption.
	The Town and Country Planning (Simplified Planning Zones) Regulations 1992, Regulations 20 and 21 covering Post – Adoption Provisions	After adoption, printed versions of the SPZ scheme are to be made available for inspection, as soon as practicable.