

SCHEDULES

SCHEDULE 11

Section 112

COMPLETION NOTICES: CONSEQUENTIAL AMENDMENTS

1 TCPA 1990 is amended as follows.

Commencement Information

I1 [Sch. 11 para. 1](#) in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

2 In section 56 (time when development begun), in subsection (3), after “92,” insert “93H,”.

Commencement Information

I2 [Sch. 11 para. 2](#) in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

3 Before section 94 insert—

“Termination of planning permission: Wales”.

Commencement Information

I3 [Sch. 11 para. 3](#) in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

4 (1) Section 94 (termination of planning permission by reference to time limit: completion notices) is amended as follows.

(2) In the heading, at the end insert “in Wales”.

- (3) In subsection (1)—
- (a) in paragraph (a), after “planning permission” insert “in relation to land in Wales”;
 - (b) in paragraphs (b) and (c), after “scheme” insert “in Wales”;
 - (c) omit paragraph (d) and the preceding “or”.

Commencement Information

I4 [Sch. 11 para. 4](#) in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

5 In section 95 (effect of completion notice)—

- (a) in the heading, at the end insert “in Wales”;
- (b) in subsection (1), after “notice” insert “served in respect of land in Wales”.

Changes to legislation: There are currently no known outstanding effects for the Levelling-up and Regeneration Act 2023, Schedule 11. (See end of Document for details)

Commencement Information

I5 Sch. 11 para. 5 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 6 In section 96 (power of Secretary of State to serve completion notices)—
- (a) in the heading, at the end insert “in Wales”;
 - (b) in subsection (1), after “land” insert “in Wales”.

Commencement Information

I6 Sch. 11 para. 6 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 7 In section 284 (validity of development plans and certain orders, decisions and directions), in subsection (3), after paragraph (b) insert—
- “(ba) any decision on an appeal under section 93I;”.

Commencement Information

I7 Sch. 11 para. 7 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 8 In section 285 (validity of notices), before subsection (1) insert—
- “(A1) The validity of a completion notice under section 93H shall not, except by way of an appeal under section 93I, be questioned in any proceedings whatsoever on any of the grounds on which such an appeal may be brought.”

Commencement Information

I8 Sch. 11 para. 8 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 9 In section 286 (challenges to validity on grounds of authority’s powers), at the end insert—
- “(3) The validity of any completion notice served or purporting to have been served by a local planning authority under section 93H shall not be called in question in any legal proceedings, or in any proceedings under this Act which are not legal proceedings, on the ground of non-compliance with any requirement of paragraph 10 of Schedule 1.”

Commencement Information

I9 Sch. 11 para. 9 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 10 In section 289 (appeals to High Court)—
- (a) in the heading, for the words from “enforcement” to the end substitute “certain notices”;
 - (b) in subsection (1), after “appeal under” insert “section 93I against a completion notice or under”.

Changes to legislation: There are currently no known outstanding effects for the Levelling-up and Regeneration Act 2023, Schedule 11. (See end of Document for details)

Commencement Information

I10 Sch. 11 para. 10 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 11 In section 319A (determination of procedure: England), in subsection (7), after paragraph (b) insert—
“(bza) an appeal under section 93I against a completion notice;”.

Commencement Information

I11 Sch. 11 para. 11 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 12 In section 324 (rights of entry), in subsection (1)(c), after “sections” insert “93H,”.

Commencement Information

I12 Sch. 11 para. 12 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 13 In Schedule 1 (local planning authorities: distribution of functions), in paragraph 10, after “section” insert “93H or”.

Commencement Information

I13 Sch. 11 para. 13 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 14 In Schedule 6 (determination of appeals by appointed person)—
(a) in paragraph 1(1), after “78,” insert “93I,”;
(b) in paragraph 2(1), after paragraph (a) insert—
“(zaa) in relation to an appeal under section 93I, as the Secretary of State has under that section;”.

Commencement Information

I14 Sch. 11 para. 14 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

- 15 In Schedule 16 (provisions referred to in sections 314 to 319), in Part 2, after the entry relating to sections 91 to 93 insert—
“Sections 93H to 93J”.

Commencement Information

I15 Sch. 11 para. 15 in force at 26.12.2023 for specified purposes, see [s. 255\(3\)\(a\)](#)

Changes to legislation:

There are currently no known outstanding effects for the Levelling-up and Regeneration Act 2023, Schedule 11.