



So, What Have ~~The Romans~~ This New Government Ever Done For Us?

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A year on, what legislative changes have there been that might move the dial on housing delivery, and what more can we now expect?

- Progress on Levelling-up and Regeneration Act 2023
- Planning and Infrastructure Bill
- English Devolution and Community Empowerment Bill
- The rest

The Levelling-up and Regeneration Act 2023

- Planning data and digitisation (sections 84, 85, 86, 89) – Regulations awaited to set detailed requirements
- National Development Management Policies (section 94) – Will the government get cold feet? Whether NDMPs will be statutory or non-statutory, consultation expected late this year
- Local plan making reform (section 92) – further consultation and regulations awaited
- Introduction of section 73B (via section 110) – another route to amend planning permissions – consultation and regulations awaited
- Build-out requirements (development commencement notices, amendments to completion notices procedure, power to decline to determine applications in cases of earlier non-implementation etc, development progress reports) (sections 111 to 114) – consultation May 2025 - regulations awaited
- Environmental Outcomes Reports (Part 6) – further consultation and regulations awaited
- Nutrient Pollution Standards (Part 7) - duties on sewerage undertakers to meet nitrogen/phosphorus standards are in force
- Compulsory purchase (Part 9) – consultation December 2024 - partially in force, eg “no hope value” CPOs (although not yet used by any acquiring authorities), but not yet e.g. conditional CPOs

Planning and Infrastructure Bill

(Currently at Committee stage in the House of Lords)

- Locally set application fees
- Training for committee members
- National scheme of delegation – consultation May 2025 (and as to site thresholds: possible process for simplification for “medium” level “10 to 50 dwellings)
- Strategic planning (Part 2 of the Bill)
- Environmental delivery plans and nature recovery (Part 3 of the Bill) – government amendments tabled July 2025

English Devolution and Community Empowerment Bill

(Currently at Committee stage in the House of Commons)

- Devolution structures (following December 2024 white paper)
- Local government reorganisation
- Giving more bite to the “assets of community value” designation

And finally, monsieur, a wafer-thin mint?

For afters:

- BNG under Environment Act 2021 and possible changes – consultation May 2025
- Possible reforms to Building Safety Act - June 2025 announcement and March 2025 building safety levy announcement (levy to come into effect Autumn 2026)
- Proposed regulations to streamline planning appeals for householder and minor commercial development
- And whispers of work on another planning bill, contents TBC...



Thank you.

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