Draft Regulations laid before Parliament under section 58(7) of the Planning and Infrastructure Act 2025 (c. 34), for approval by resolution of each House of Parliament.

DRAFT STATUTORY INSTRUMENTS

2026 No.

TOWN AND COUNTRY PLANNING, ENGLAND

The Planning and Infrastructure Act 2025 (Consequential Amendments) Regulations 2026

Made - - - -	***
Coming into force - -	*16th July 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by section 58(4) and (5) of the Planning and Infrastructure Act 2025(**a**).

A draft of these Regulations has been laid before, and approved by a resolution of, each House of Parliament in accordance with section 58(7) of the Planning and Infrastructure Act 2025.

Citation, commencement and extent

1.—(1) These Regulations may be cited as the Planning and Infrastructure Act 2025 (Consequential Amendments) Regulations 2026.

(2) These Regulations come into force on 16th July 2026.

(3) These Regulations extend to England and Wales.

Amendment of the Planning and Compulsory Purchase Act 2004

2. In section 114 of the Planning and Compulsory Purchase Act 2004 (examinations)(**b**)—

(a) after "any" insert "strategy,";

(b) after "purposes of" insert "Part 1A,".

Amendment of the Marine and Coastal Access Act 2009

3. In Schedule 6 to the Marine and Coastal Access Act 2009 (marine plans: preparation and adoption)(**c**), in paragraph 1 (marine plan authority to notify related planning authorities of decision to prepare plan), in sub-paragraph (2), at the end insert—

(**a**) 2025 c. 34.
(**b**) 2004 c. 5.
(**c**) 2009 c. 23. Paragraph 1 of Schedule 6 was amended by paragraph 34 of Schedule 2 to the Planning (Wales) Act 2015 (anaw 4), paragraph 42 of Schedule 9 to the Local Government and Elections (Wales) Act 2021 (asc 1) and paragraph 31 of Schedule 8 to the Levelling-up and Regeneration Act 2023 (c. 55).

"(g) any strategic planning authority within the meaning given in section 12A of the Planning and Compulsory Purchase Act 2004, which is required to prepare a spatial development strategy under Part 1A of that Act for an area that adjoins or is adjacent to the marine plan area.".

Signed by authority of the Secretary of State for Housing, Communities and Local Government

[Name]
Minister of State
Ministry of Housing, Communities and Local Government

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations make amendments to primary legislation that are consequential on Part 1A of the Planning and Compulsory Purchase Act 2004 (c. 5) ("the 2004 Act") inserted by section 58 of the Planning and Infrastructure Act 2025 (c. 34). Part 1A of the 2004 Act requires strategic planning authorities to prepare a document called a spatial development strategy.

Regulation 2 amends section 114 of the 2004 Act to make the examination of a spatial development strategy under Part 1A of the 2004 Act a statutory inquiry within the meaning of the Tribunal and Inquiries Act 1992 (c. 53) enabling the Lord Chancellor to make procedural rules in relation to this examination.

Regulation 3 amends paragraph 1 of Schedule 6 to the Marine and Coastal Access Act 2009 (c. 23) to require a marine plan authority to notify a strategic planning authority of its intention to prepare a marine plan.

A full impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen. An impact assessment was prepared for the Planning and Infrastructure Act 2025 and can be found at: https://www.gov.uk/government/publications/planning-and-infrastructure-bill-impact-assessment and can be inspected at the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.

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