STATUTORY INSTRUMENTS

2025 No. 430 (C. 16)

TOWN AND COUNTRY PLANNING, ENGLAND

The Levelling-up and Regeneration Act 2023 (Commencement No. 7) Regulations 2025

Made - - - - *2nd April 2025*

The Secretary of State makes these Regulations in exercise of the powers conferred by section 255(3)(b) and (11) of the Levelling-up and Regeneration Act 2023(**a**).

Citation and interpretation

1.—(1) These Regulations may be cited as the Levelling-up and Regeneration Act 2023 (Commencement No. 7) Regulations 2025.

(2) In these Regulations—

"hazardous substances consent" means consent required by section 4 of the Planning (Hazardous Substances) Act 1990(**b**);

"permission in principle" means permission of the kind referred to in section 58A of the Town and Country Planning Act 1990(**c**).

Provisions coming into force on 1st May 2025

2. The following provisions of the Levelling-up and Regeneration Act 2023, so far as not already commenced, come into force on 1st May 2025—

(a) section 109 (Crown development), and

(b) Schedule 10 (Crown development: consequential amendments),

except in so far as they relate to an application for permission in principle or an application for hazardous substances consent under the Planning (Hazardous Substances) Act 1990.

(**a**) 2023 c. 55.
(**b**) 1990 c. 10. Section 4 was amended by S.I. 1999/981.
(**c**) 1990 c. 8. Section 58A was inserted by section 150(1) of the Housing and Planning Act 2016 (c. 22).

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

Matthew Pennycook
Minister of State
2nd April 2025 Ministry of Housing, Communities and Local Government

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are the seventh commencement regulations under the Levelling-up and Regeneration Act 2023 ("the Act").

Regulation 2 brings into force on 1st May 2025 section 109 of and Schedule 10 to the Act, except in so far as these provisions relate to an application for permission in principle or an application for hazardous substances consent under the Planning (Hazardous Substances) Act 1990. Section 109 of the Act inserts new sections 293B to 293J into the Town and Country Planning Act 1990 ("the TCPA") to provide two new routes for applications for planning permission for Crown development in England. Sections 293B and 293C provide a route for such applications where the development is considered to be of national importance and where there is also considered to be a need for the development to be carried out as a matter of urgency. Sections 293D to 293J provide a route for such applications where development is considered to be of national importance but is not considered to be urgent. Schedule 10 of the Act makes consequential amendments to the TCPA to reflect the two new routes for applications for planning permission.

A full impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary sector or community bodies is foreseen. An impact assessment has been produced in relation to the Act and copies can be obtained at https://bills.parliament.uk/bills/3155/publications or from the Ministry for Housing, Communities and Local Government at 2 Marsham Street, London, SW1P 4DF.

NOTE AS TO EARLIER COMMENCEMENT REGULATIONS

(This note is not part of the Regulations)

The following provisions of the Levelling-up and Regeneration Act 2023 have been brought into force by commencement Regulations made before the date of these Regulations.

Provision	*Date of Commencement*	*S.I. No.*
Section 78	31.01.2024	2024/92
Section 81	31.01.2024	2024/92
Sections 84 to 86	31.03.2024	2024/389
Sections 89 to 91	31.03.2024	2024/389
Section 94	31.01.2024	2024/92
Section 103	25.04.2024	2024/452
Section 105	25.07.2024	2024/452
Sections 106 and 107 (partially)	31.01.2024	2024/92
Section 111 (partially)	31.03.2024	2024/389
Sections 115 to 120	25.04.2024	2024/452

Section 122	25.04.2024	2024/452
Section 123	31.01.2024	2024/92
Section 124	25.04.2024	2024/452
Section 129	31.01.2024	2024/92
Section 135	12.02.2024	2024/92
Section 140	31.01.2024	2024/92
Section 171 (partially)	31.03.2024	2024/389
Section 180	31.01.2024	2024/92
Section 181 (partially)	31.01.2024	2024/92
Section 181 (partially)	30.04.2024	2024/389
Sections 182 and 183 (partially)	31.03.2024	2024/389
Section 184 (partially)	31.01.2024	2024/92
Section 184 (partially)	31.03.2024	2024/389
Section 184 (partially)	30.04.2024	2024/389
Sections 185 to 188	31.01.2024	2024/92
Section 189	31.01.2025	2024/92
Section 190 (partially)	31.03.2024	2024/389
Section 190 (partially)	30.04.2024	2024/92
Sections 191 to 202	02.12.2024	2024/1138
Section 203 (partially)	31.03.2024	2024/389
Section 203 (remainder)	02.12.2024	2024/1138
Section 204	02.12.2024	2024/1138
Sections 205 and 206 (partially)	31.03.2024	2024/389
Sections 205 and 206 (remainder)	02.12.2024	2024/1138
Sections 207 to 213	02.12.2024	2024/1138
Section 214 (partially)	31.03.2024	2024/389
Section 214 (remainder)	02.12.2024	2024/1138
Section 215	31.03.2024	2024/389
Sections 216 to 218	02.12.2024	2024/1138
Section 229	31.03.2024	2024/389
Sections 237 and 238	01.11.2024	2024/1000
In Schedule 4—		
paragraphs 226 (partially) and 227 to 229	26.12.2023	2023/1405
paragraphs 226 (remainder) and 230	07.05.2024	2023/1405
Schedule 5	31.01.2024	2024/92
In Schedule 9—		
paragraph 1 (partially)	31.01.2024	2024/92
Schedule 13 (remainder)	31.03.2024	2024/389
In Schedule 19—		
paragraph 1 (partially)	31.01.2024	2024/92
paragraph 1 (partially)	30.04.2024	2024/389
paragraphs 2 and 3 (partially)	31.03.2024	2024/389
Schedules 20 and 21	02.12.2024	2024/1138
Schedule 22	31.03.2024	2024/389
Schedule 23	01.11.2024	2024/1000

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