STATUTORY INSTRUMENTS

2025 No. 1370 (C. 81)

ACQUISITION OF LAND, ENGLAND

INFRASTRUCTURE PLANNING

MARINE MANAGEMENT, ENGLAND

TOWN AND COUNTRY PLANNING, ENGLAND

URBAN DEVELOPMENT, ENGLAND

WILDLIFE, ENGLAND

The Levelling-up and Regeneration Act 2023 (Commencement No. 9) and Planning and Infrastructure Act 2025 (Commencement No. 1 and Transitional Provisions) Regulations 2025

Made - - - - at 2.20 p.m. on 18th December 2025

The Secretary of State makes these Regulations in exercise of the powers conferred by section 255(7) and (11) of the Levelling-up and Regeneration Act 2023(**a**) and section 118(1)(a), (1)(e), (3), (4), (5)(b), (5)(d), (5)(g)(ii), (7), and (8)(b) of the Planning and Infrastructure Act 2025(**b**).

Citation, commencement and interpretation

1.—(1) These Regulations may be cited as the Levelling-up and Regeneration Act 2023 (Commencement No. 9) and Planning and Infrastructure Act 2025 (Commencement No. 1 and Transitional Provisions) Regulations 2025.

(2) This paragraph, paragraph (3) and the transitional provisions in regulation 6 come into force on 18th February 2026.

(3) In these Regulations "acquiring authority", "compulsory purchase order", and "confirming authority" have the same meaning as defined in section 7(1) of the Acquisition of Land Act 1981(**c**).

(**a**) c. 55.
(**b**) c. 34.
(**c**) c. 67, to which there are amendments not relevant to these Regulations.

Provisions of the Levelling-up and Regeneration Act 2023 coming into force on 18th February 2026

2.—(1) The following provisions of the Levelling-up and Regeneration Act 2023 come into force on 18th February 2026 for compulsory purchase orders to which paragraph (2) applies—

(a) section 183 (conditional confirmation), so far as not already in force;

(b) section 184 (corresponding provision for purchases by Ministers), so far as it relates to the provisions of Schedule 19 brought into force by paragraph (d);

(c) paragraphs 2 to 7 of Schedule 18 (conditional confirmation and making of compulsory purchase orders: consequential amendments), so far as not already in force;

(d) paragraph 3 of Schedule 19 (compulsory purchase: corresponding provision for purchases by Ministers), so far as not already in force.

(2) Paragraph 2(1) applies to compulsory purchase orders that are—

(a) subject to confirmation under Part 2 of the Acquisition of Land Act 1981 by a confirming authority other than the Welsh Ministers(**a**), or

(b) prepared in draft under paragraph 1 of Schedule 1 to that Act by an acquiring authority other than the Welsh Ministers.

Provisions of the Planning and Infrastructure Act 2025 coming into force on the day after the day on which these Regulations are made

3.—(1) The following provisions of the Planning and Infrastructure Act 2025, so far as they relate to a power to make regulations, come into force on the day after the day on which these Regulations are made—

(a) section 106 (required content of newspaper notices);

(b) section 108 (general vesting declarations: expedited procedure);

(c) section 109 (general vesting declarations: advancement of vesting by agreement);

(d) section 113(3) and (4) (amendments relating to section 14A of the Land Compensation Act 1961).

(2) The following provisions of the Planning and Infrastructure Act 2025 come into force on the day after the day on which these Regulations are made—

(a) section 59 (overview of EDPs);

(b) section 60 (scope of an EDP: area, kind and volume of development and time period);

(c) section 61 (environmental features, environmental impacts and conservation measures);

(d) section 62 (nature restoration levy: charging schedules);

(e) section 63 (other requirements for an EDP);

(f) section 64(1) (draft EDP: notification and consultation);

(g) section 82 (administering, implementing and monitoring EDPs);

(h) section 94 (general duties when exercising functions relating to EDPs);

(i) section 95 (duty of co-operation);

(j) section 97 (regulations);

(k) section 99 (interpretation).

(**a**) See article 2 of, and Schedule 1 to, the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672) which transferred various functions of a Minister of the Crown, including under the Acquisition of Land Act 1981 (c. 67), to the National Assembly for Wales and paragraph 30 of Schedule 11 to the Government of Wales Act 2006 (c. 32) which transferred those functions to the Welsh Ministers.

Provisions of the Planning and Infrastructure Act 2025 coming into force on 18th February 2026

4.—(1) The following provisions of the Planning and Infrastructure Act 2025 come into force on 18th February 2026—

(a) section 1 (national policy statements: review);

(b) section 2 (national policy statements: parliamentary requirements);

(c) section 13 (Planning Act 2008: legal challenges);

(d) section 100 (areas for development and remit);

(e) section 101(6) to (9) (relationship between different types of development corporation);

(f) section 102 (duties to have regard to sustainable development and climate change);

(g) section 103 (powers in relation to infrastructure);

(h) subject to paragraph (2), section 106 (required content of newspaper notices), so far as not already in force;

(i) section 108 (general vesting declarations: expedited procedure), so far as not already in force and only in relation to England;

(j) section 109 (general vesting declarations: advancement of vesting by agreement), so far as not already in force and only in relation to England;

(k) section 113(3) and (4) (amendments relating to section 14A of the Land Compensation Act 1961), so far as not already in force and only in relation to England.

(l) subject to paragraph (3), Part 3 of the Planning and Infrastructure Act 2025, so far as not brought into force by regulations 3 and 5.

(2) Paragraph (1)(h) applies to compulsory purchase orders that are—

(a) subject to confirmation under Part 2 of the Acquisition of Land Act 1981 by a confirming authority other than the Welsh Ministers, or

(b) prepared in draft under paragraph 1 of Schedule 1 to that Act by an acquiring authority other than the Welsh Ministers.

(3) Paragraph (1)(I) does not apply to Part 1 of Schedule 5 to the Planning and Infrastructure Act 2025.

Provision of the Planning and Infrastructure Act 2025 coming into force on 1st April 2026

5. Section 91 (annual reports) of the Planning and Infrastructure Act 2025 comes into force on 1st April 2026.

Transitional provisions relating to compulsory purchase

6.—(1) The amendments made to the Acquisition of Land Act 1981 by the provisions brought into force by regulation 2 do not apply in relation to a compulsory purchase order where the date in paragraph (2) is before the date on which those provisions come into force.

(2) The date in this paragraph is the date on which—

(a) notice of the making of the order is first published pursuant to section 11(1) of the Acquisition of Land Act 1981, or

(b) notice of the preparation in draft of the order is first published pursuant to paragraph 2(1) of Schedule 1 to the Acquisition of Land Act 1981.

(3) The amendments made to the Compulsory Purchase (Vesting Declarations) Act 1981(**a**) made by section 108 of the Planning and Infrastructure Act 2025 do not apply to compulsory acquisitions that were authorised before the day on which that section comes into force.

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

Matthew Pennycook
Minister of State
At 2.20 p.m. on 18th December 2025 Ministry of Housing, Communities and Local Government

(**a**) c. 66.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations bring into force provisions in the Levelling-up and Regeneration Act 2023 ("the 2023 Act") and the Planning and Infrastructure Act 2025 ("the 2025 Act").

Regulation 2 brings sections 183, 184, paragraphs 2 to 7 of Schedule 18 and Paragraph 3 of Schedule 19 to the 2023 Act into force on 18th February 2026. These provisions amend the Acquisition of Land Act 1981 ("the ALA 1981") insofar as it relates to compulsory purchase orders ("CPOs") subject to confirmation by a confirming authority other than the Welsh Ministers, or prepared in draft by a Minister other than a Welsh Minister. It gives authorities responsible for authorising a CPO the ability to authorise that CPO subject to conditions before the powers under the relevant CPO can be exercised.

Regulation 3(1) brings sections 106, 108, 109 and 113(3) and (4) of the 2025 Act into force on the day after the day on which these Regulations are made as far as they relate to a power to make regulations. Section 106 simplifies the information relating to the description of land required to be included in notices that are required to be published in a newspaper as part of the CPO process. Section 108 amends the Compulsory Purchase (Vesting Declarations) Act 1981 ("the CPVDA 1981") and introduces processes for the earlier vesting of land in acquiring authorities under the general vesting declaration procedure where the land is unoccupied or where the acquiring authority cannot identify anyone with an interest in the land. Section 109 amends the CPVDA 1981 and introduces a process for the earlier vesting of land under the general vesting declaration procedure by agreement. Section 113(3) and (4) enable acquiring authorities using the power in section 125 of the Local Government Act 1972 (compulsory acquisition of land on behalf of parish or community councils) to include in their CPOs directions that compensation is to be assessed in accordance with section 14A of the Land Compensation Act 1961 (cases where prospect of planning permission to be ignored).

Regulation 3(2) brings into force on the day after the day on which these Regulations are made provisions in Part 3 of the 2025 Act to allow Natural England to begin preparation of an environmental delivery plan ("EDP").

Regulation 3(2)(a) to (e) brings into force sections 59 to 63 of the 2025 Act which make provision about what an EDP is and the required contents.

Regulation 3(2)(f) brings into force 64(1) which requires Natural England to notify the Secretary of State when it decide to prepare an EDP and publish that notification.

Regulation 3(2)(g) brings into force section 82 which makes provision for Natural England's functions in administrating, implementing and monitoring EDPs.

Regulation 3(2)(h) brings into force section 94 which makes provision for general duties to be imposed on Natural England and the Secretary of State when exercising functions relating to EDPs.

Regulation 3(2)(i) brings into force section 95 which imposes a duty on public authorities to co-operate with Natural England and give it such reasonable assistance as it requests in connection with the preparation or implementation of an EDP.

Regulation 3(2)(j) brings into force section 97 which makes provision for the creation of statutory instruments containing nature restoration levy regulations.

Regulation 3(2)(k) brings into force section 99 which makes provision for how certain terms should be interpreted.

Regulation 4 brings into force on 18th February 2026 a number of provisions of the 2025 Act.

Regulation 4(1)(a), (b) and (c) bring into force sections 1, 2 and 13. Section 1 establishes a new requirement for National Policy Statements ("NPSs") to be subject to a full review and updated at least every five years through amendments to the Planning Act 2008 ("the PA 2008"). Section 2 amends sections 6 and 9 of the PA 2008 to provide an additional parliamentary procedure for making material policy amendments to NPSs where proposed amendments fall into the definition set out at new subsection (9)(11) of the PA 2008. Section 13 changes the process for judicial review of NPSs and development consent decisions made by the Secretary of State for Nationally Significant Infrastructure Projects.

Regulation 4(1)(d), (e), (f) and (g) bring into force sections 100, 101(6) to (9), 102 and 103. Section 100 amends the Local Government, Planning and Land Act 1980 ("the LGPLA 1980"), the New Towns Act 1981 ("the NTA 1981"), and the Localism Act 2011 ("the LA 2011") to provide greater clarity and flexibility for development corporations. Section 101 clarifies the relationship between different types of development corporation so that any area of overlap in proposed new corporations will be resolved in favour of the higher-tier authority. Section 102 amends the NA 1981, the LGPLA 1980, and the LA 2011 to provide for the standardisation of objectives on sustainable development, climate change, and good design across all development corporation types. Section 103 standardises the list of infrastructure that can be provided by all development corporation types to equalise it with existing Mayoral Development Corporations.

Regulation 4(1)(h), (i), (j) and (k) bring into force section 106, in relation to CPOs subject to confirmation by a confirming authority other than the Welsh Ministers, or prepared in draft by a Minister other than a Welsh Minister, so far as it is not already in force; and sections 108, 109 and 113(3) and (4), in relation to England, so far as they are not already in force.

Regulation 4(1)(l) brings into force the remaining provisions of Part 3 of the Act, except for those brought into force by regulations 3 and 5.

Regulation 5 brings into force section 91 of the 2025 Act on 1st April 2026. This section requires Natural England to publish a report for each financial year on the exercise of its functions under Part 3 of the 2025 Act.

Regulation 6 contains transitional provisions relating to compulsory purchase.

Regulation 6(1) contains a transitional provision relating to the amendments made by paragraphs 2 to 7 of Schedule 18 to the 2023 Act such that those amendments do not apply to compulsory purchase orders where either the notice of the making of the order is first published or the notice of the preparation in draft of the order is first published is on a date before those amendments come into force.

Regulation 6(3) contains a transitional provision relating to the amendments made by section 108 of the 2025 Act such that those amendments do not apply to compulsory acquisitions authorised before that section comes into force.

An impact assessment has been produced in relation to the 2023 Act and copies can be obtained at https://bills.parliament.uk/bills/3155/publications or from the Ministry of Housing, Communities and Local Government at 2 Marsham Street, London, SW1P 4DF. An impact assessment has been produced in relation to the 2025 Act and copies can be obtained at https://publications.parliament.uk/pa/bills/cbill/59-01/0196/IA_annexes.pdf or from the Ministry of Housing, Communities and Local Government at 2 Marsham Street, London, SW1P 4DF, United Kingdom.

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 109 (partially)	01.05.2025	2025/430
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
Section 181 (partially)	02.12.2025	2025/1262
Sections 182 and 183 (partially)	31.03.2024	2024/389
Section 183 (partially)	02.12.2025	2025/1262
Section 184 (partially)	31.01.2024	2024/92
Section 184 (partially)	31.03.2024	2024/389
Section 184 (partially)	30.04.2024	2024/389
Section 184 (partially)	02.12.2025	2025/1262
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 10 (partially)	01.05.2025	2025/430
Schedule 13 (remainder)	31.03.2024	2024/389
In Schedule 18—		
paragraph 3(1) and (2)	02.12.2025	2025/1262
In Schedule 19—		
paragraph 1 (partially)	31.01.2024	2024/92
paragraph 1 (partially)	30.04.2024	2024/389
paragraph 1 (partially)	02.12.2025	2025/1262
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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