STATUTORY INSTRUMENTS

2026 No. 831

URBAN DEVELOPMENT, ENGLAND

The Oxford Street Development Corporation (Functions) Order 2026

Made - - - -	*14th July 2026*
Laid before Parliament	*16th July 2026*
Coming into force - -	*10th August 2026*

The Secretary of State makes this Order in exercise of the powers conferred by sections 198(2)(c) and 235(2) of the Localism Act 2011(**a**) ("the 2011 Act").

The Mayor of London has notified the Secretary of State of the functions in relation to town and country planning which the Mayor has decided the Oxford Street Development Corporation(**b**) is to have, pursuant to section 202(8)(b) of the 2011 Act.

PART 1
General

Citation, commencement and extent

1.—(1) This Order may be cited as the Oxford Street Development Corporation (Functions) Order 2026.

(2) This Order comes into force on 10th August 2026.

(3) This Order extends to England and Wales.

Interpretation

2. In this Order—

"the 1980 Act" means the Local Government, Planning and Land Act 1980(**c**);

"the 1990 Act" means the Town and Country Planning Act 1990(**d**);

(**a**) 2011 c. 20.
(**b**) The Oxford Street Development Corporation was established by S.I. 2025/1151.
(**c**) 1980 c. 65.
(**d**) 1990 c. 8.

"the Corporation" means the body corporate known as the Oxford Street Development Corporation established by article 3 of the Oxford Street Development Corporation (Establishment) Order 2025(**a**);

"the development area" means the area of land described as a Mayoral development area in article 2 of the Oxford Street Development Corporation (Establishment) Order 2025;

"the Hazardous Substances Act" means the Planning (Hazardous Substances) Act 1990(**b**);

"the Listed Buildings Act" means the Planning (Listed Buildings and Conservation Areas) Act 1990(**c**);

"planning document" means any notice, certificate, publicity, consultation or other document relating to the exercise of functions under the 1990 Act, the Land Compensation Act 1961(**d**), the Listed Buildings Act or any order or regulation having effect under those Acts;

"previous authority" means a London borough council which, by virtue of section 7A(2) of the 1990 Act(**e**) and article 3, ceases to be the local planning authority for a part of the development area;

"the Tree Preservation Regulations" means the Town and Country Planning (Tree Preservation) (England) Regulations 2012(**f**).

PART 2
Planning functions

Planning functions of the Corporation

3. Subject to article 6, the Corporation is the local planning authority for the development area for the purposes of Part 3 of the 1990 Act.

Additional functions conferred on the Corporation

4. In relation to the development area the Corporation—

(a) has the functions conferred on the local planning authority by the provisions specified in Part 1 of Schedule 29 to the 1980 Act(**g**);

(b) has the functions conferred on the relevant planning authority by Schedule 8 to the Electricity Act 1989 so far as applying to applications for consent under section 37 of that Act(**h**).

(**a**) S.I. 2025/1151.
(**b**) 1990 c. 10.
(**c**) 1990 c. 9.
(**d**) 1961 c. 33.
(**e**) Section 7A was inserted by paragraph 32 of Schedule 22 to the Localism Act 2011.
(**f**) S.I. 2012/605.
(**g**) Part 1 of Schedule 29 was substituted by paragraph 44(12) of Schedule 2 to the Planning (Consequential Provisions) Act 1990 (c. 11), and amended by paragraph 17 of Schedule 3 and paragraph 5 of Schedule 7 to the Planning and Compensation Act 1991 (c. 34) and section 174(4) of the Levelling-up and Regeneration Act 2023 (c. 55).
(**h**) 1989 c. 29. Section 37 was amended by paragraph 33 of Schedule 2 to the Planning Act 2008 (c. 29). Schedule 8 was amended by sections 3 and 4 of, Part 2 of Schedule 1 to, and paragraph 83(1) of Schedule 2 to, the Planning (Consequential Provisions) Act 1990 (c. 11), by paragraph 30(3) of Schedule 10 to, and paragraph 1 of Schedule 24 to, the Environment Act 1995 (c. 25), and by section 182(1) of the Energy Act 2004 (c. 20). There are other amendments to section 37 and Schedule 8 that are not relevant to this Order.

Modification of the 1990 Act and the Listed Buildings Act

5. The provisions specified in Part 2 of Schedule 29 to the 1980 Act(**a**) have effect in relation to the Corporation and to the development area with the modifications specified in that Part, and with the further modification that any reference in that Part of that Schedule to an urban development corporation is to be read as a reference to a Mayoral development corporation(**b**).

Transitional provision in relation to planning functions

6. The Schedule makes transitional provision in relation to functions transferred to the Corporation by virtue of this Part which were exercised by a previous authority prior to 10th August 2026.

Nesil Caliskan
Parliamentary Under-Secretary of State
14th July 2026 Ministry of Housing, Communities and Local Government

(**a**) Part 2 of Schedule 29 was amended by paragraph 44(13) of Schedule 2 to the Planning (Consequential Provisions) Act 1990.
(**b**) See section 198 of the Localism Act for the description of a Mayoral development corporation.

SCHEDULE

Article 6

Transitional provision in relation to planning functions exercised by previous authorities prior to 10th August 2026

Transitional provision in connection with planning functions

1.—(1) Subject to paragraphs 2 to 6, this paragraph applies in respect of any functions which are transferred to the Corporation by virtue of Part 2 of this Order and in respect of which a previous authority ceases to be the local planning authority responsible for exercising those functions.

(2) Anything which was in the process of being done by, to or in relation to the previous authority in connection with any of the functions mentioned in sub-paragraph (1) before 10th August 2026 may be continued on and after that date by, to or in relation to the Corporation and, if continued, must be treated as having been done by, to or in relation to the Corporation.

(3) Nothing in sub-paragraph (2) requires the Corporation to continue with any step mentioned in that sub-paragraph.

Transitional provision: planning applications and certificates

2.—(1) This paragraph applies as respects any application for planning permission or permission in principle, or for a certificate, consent, approval or determination under the 1990 Act, the Land Compensation Act 1961, the Listed Buildings Act or the Hazardous Substances Act(**a**), or under any order or regulation made or having effect under those Acts which—

(a) relates in whole or in part to any land in the development area,

(b) was made before 10th August 2026 to a previous authority, and

(c) has not been determined before 10th August 2026.

(2) Subject to sub-paragraph (3), the previous authority must transmit any application to which this paragraph applies to the Corporation for determination.

(3) Where an application to which this paragraph applies is the subject of a direction made (whether before or after 10th August 2026) by the Secretary of State under section 77 of the 1990 Act(**b**) or section 12 of the Listed Buildings Act(**c**) requiring that the application be referred to the Secretary of State, the previous authority continues to be the local planning authority in respect of the application—

(a) for the purposes of section 77 of the 1990 Act or section 12 of the Listed Buildings Act (as the case may be), and

(b) for the purposes of any Planning Inquiry Commission constituted by the Secretary of State under section 101 of the 1990 Act to inquire into the application.

(**a**) By virtue of section 3(4) and (4A) of that Act, as amended by Schedule 24 to the Environment Act 1995 (c. 25) and paragraph 4 of Schedule 17 to the Levelling-up and Regeneration Act 2023, the Corporation is, subject to these transitional provisions, the hazardous substances authority for the development area.

(**b**) Section 77 was amended by paragraph 18 of Schedule 7 to the Planning and Compensation Act 1991, paragraph 10 of Schedule 12 to the Localism Act 2011 and paragraph 20 of Schedule 12 to the Housing and Planning Act 2016 (c. 22). There are other amendments to section 77 that are not relevant to this Order.

(**c**) Section 12 was amended by section 17 of the Transport and Works Act 1992 (c. 42). There is another amendment to section 12 that is not relevant to this Order.

(4) Where sub-paragraph (3) applies, the previous authority must notify the Corporation of the direction and transmit to the Secretary of State any representations received from the Corporation.

(5) Where the previous authority transmits an application to which this paragraph applies to the Corporation for determination—

(a) the previous authority must notify the applicant that the Corporation is to be the local planning authority for the application,

(b) the application must be accompanied by a copy of any representations received concerning the application, and

(c) the application must be treated as received by the Corporation from the applicant on the day on which it is transmitted to the Corporation.

(6) Where any planning document has been, or is in the process of being, issued by the previous authority in relation to an application to which this paragraph applies before the day on which it is transmitted to the Corporation, no further planning document is required to be issued by the Corporation solely as a result of the transfer of functions to the Corporation by this Order.

Transitional provision: enforcement action

3.—(1) This paragraph applies where a previous authority has before 10th August 2026 in relation to any land in the development area—

(a) applied for a planning enforcement order under section 171BA of the 1990 Act(**a**), where the order is made before 10th August 2026,

(b) issued a temporary stop notice under section 171E of the 1990 Act(**b**),

(c) issued an enforcement notice under section 172 of the 1990 Act(**c**),

(d) issued an enforcement warning notice under section 172ZA of the 1990 Act(**d**),

(e) issued an assurance withdrawal letter under section 172A(2) of the 1990 Act(**e**),

(f) served a stop notice under section 183 of the 1990 Act(**f**),

(g) served a breach of condition notice under section 187A of the 1990 Act(**g**),

(h) served a notice requiring the replacement of trees under section 207 of the 1990 Act(**h**),

(i) served a notice requiring steps for remedying the condition of land under section 215 of the 1990 Act,

(j) served a notice of removal or obliteration under section 225(3) of the 1990 Act(**i**),

(k) served or fixed a removal notice under section 225A of the 1990 Act(**j**),

(l) served or fixed an action notice under section 225C of the 1990 Act(**k**),

(m) served or fixed a defacement remedy notice under section 225F of the 1990 Act(**l**),

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(**a**) Section 171BA was inserted by section 124(1) of the Localism Act 2011.
(**b**) Section 171E was inserted by section 52 of the Planning and Compulsory Purchase Act 2004 (c. 5), and amended by section 116 of the Levelling-up and Regeneration Act 2023.
(**c**) Section 172 was substituted by section 5(1) of the Planning and Compensation Act 1991.
(**d**) Section 172ZA was inserted by section 117(3) of the Levelling-up and Regeneration Act 2023.
(**e**) Section 172A was inserted by section 125 of the Localism Act 2011.
(**f**) Section 183 was amended by section 9(1) of the Planning and Compensation Act 1991.
(**g**) Section 187A was inserted by section 2 of the Planning and Compensation Act 1991 and amended by section 120(1) of the Levelling-up and Regeneration Act 2023.
(**h**) Section 207 was amended by section 23(1) of the Planning and Compensation Act 1991 and by paragraph 12 of Schedule 8 to the Planning Act 2008.
(**i**) Section 225 was amended by section 34 of the Clean Neighbourhoods and Environment Act 2005 (c. 16).
(**j**) Section 225A was inserted by section 127(1) of the Localism Act 2011.
(**k**) Section 225C was inserted by section 127(1) of the Localism Act 2011.
(**l**) Section 225F was inserted by section 127(2) of the Localism Act 2011.

(n) served a notice of intention under section 225G(1)(a), 225H(1)(a) or 225K(2)(a) of the 1990 Act(**a**),

(o) issued a listed building enforcement notice under section 38 of the Listed Buildings Act(**b**),

(p) issued a listed building temporary stop notice under section 44AA of the Listed Buildings Act(**c**), or

(q) served a discontinuance notice under regulation 8 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007(**d**).

(2) The previous authority continues to be the local planning authority for the purposes of the order, notice or letter—

(a) in the case of a planning enforcement order, until the end of the enforcement year (construed in accordance with section 171BA(3) or (4) of the 1990 Act);

(b) in the case of a temporary stop notice, until the notice ceases to have effect (construed in accordance with section 171E(7) and (8) of the 1990 Act);

(c) in the case of an enforcement notice, until the end of the period for compliance with the notice (construed in accordance with section 173(9) of the 1990 Act);

(d) in the case of an enforcement warning notice, until the end of the period specified in the notice in accordance with section 172ZA(2) of the 1990 Act;

(e) in the case of an assurance withdrawal letter, until the time specified in the letter in accordance with section 172A(2) and (3) of the 1990 Act;

(f) in the case of a stop notice, until the notice ceases to have effect (construed in accordance with section 184(4) or 184(5) of the 1990 Act(**e**));

(g) in the case of a breach of condition notice, until the end of the period for compliance with the notice (construed in accordance with section 187A(7) of the 1990 Act);

(h) in the case of notice requiring the replacement of trees, until the end of the period for compliance (construed in accordance with section 207(3) and (4) of the 1990 Act);

(i) in the case of a notice requiring steps for remedying the condition of land, until the end of the period for compliance with the notice (construed in accordance with section 216(7) of the 1990 Act);

(j) in the case of a notice of removal or obliteration, until the end of the period for compliance (construed in accordance with section 225(3) and (5) of the 1990 Act);

(k) in the case of a removal notice, until the end of the period for compliance with the notice (construed in accordance with section 225A(11) and (12) of the 1990 Act);

(l) in the case of an action notice under section 225C, until the end of the period for compliance with the notice (construed in accordance with sections 225C(4), (5) and (7) and 225E of the 1990 Act);

(m) in the case of a defacement remedy notice, until the end of the period for compliance with the notice (construed in accordance with section 225F(2), (3) and (4) of the 1990 Act);

(**a**) Sections 225G, 225H and 225K were inserted by section 127(2) of the Localism Act 2011.
(**b**) Section 38 was amended by paragraphs 2 and 19 of Schedule 3 to the Planning and Compensation Act 1991.
(**c**) Section 44AA was inserted by section 103(2) of the Levelling-up and Regeneration Act 2023. There are amendments to section 44AA which are not relevant to this Order.
(**d**) S.I. 2007/783.
(**e**) Section 184(4) and (5) was amended by paragraph 28 of Schedule 7 to the Planning and Compensation Act 1991.

(n) in the case of a notice of intention, until the expiry of the period of that notice (construed in accordance with section 225G(1)(b), 225H(1)(c) or 225K(2)(c), as the case may be, of the 1990 Act);

(o) in the case of a listed building enforcement notice, until the end of the period for compliance with the notice (construed in accordance with section 38(3) of the Listed Buildings Act);

(p) in the case of a listed building temporary stop notice, until the notice ceases to have effect (construed in accordance with section 44AA(7) or 44AA(8) of the Listed Buildings Act);

(q) in the case of a discontinuance notice, until the end of the period within which the display or the use of the site, as the case may be, is to be discontinued (construed in accordance with regulation 8(3)(c) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007).

(3) The previous authority must transmit a copy of the order, notice or letter to the Corporation.

Transitional provision: planning appeals

4.—(1) This paragraph applies where an appeal is made—

(a) to the Secretary of State under—

(i) section 78, 174, 195 or 208(1) of the 1990 Act(**a**),

(ii) section 20 of the Listed Buildings Act(**b**),

(iii) section 21 of the Hazardous Substances Act(**c**), or

(iv) regulation 19(1) of the Tree Preservation Regulations,

in respect of a decision made or notice given, or a failure to make a decision or give notice, by a previous authority before 10th August 2026 in relation to any land in the development area;

(b) to the magistrates' court under section 225B, 225D or 225I of the 1990 Act(**d**), in respect of a notice given or a failure to give notice by a previous authority before 10th August 2026 in relation to any land in the development area;

(c) to the Upper Tribunal under section 18 of the Land Compensation Act 1961(**e**), in respect of a certificate issued, or rejection of an application for a certificate, by a previous authority before 10th August 2026 in relation to any land in the development area.

(2) The previous authority—

(a) continues to be the local planning authority for the purposes of the appeal,

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(**a**) Section 78 was amended by section 17(2) of the Planning and Compensation Act 1991, section 43 of the Planning and Compulsory Purchase Act 2004, paragraph 3 of Schedule 10 and paragraph 2 of Schedule 11 to the Planning Act 2008, section 123(3) of and paragraph 11 of Schedule 12 to the Localism Act 2011, paragraph 21 of Schedule 12 to the Housing and Planning Act 2016, paragraph 8 of Schedule 1 to the Growth and Infrastructure Act 2013 (c. 27), section 113(5) of the Levelling-up and Regeneration Act 2023 and S.I. 2024/49. Section 174 was amended by section 6(1) of and paragraph 22 of Schedule 7 to the Planning and Compensation Act 1991, paragraph 5 of Schedule 17 to the Enterprise and Regulatory Reform Act 2013 (c. 24), section 118 of the Levelling-up and Regeneration Act 2023 and S.I. 2003/956. Section 195 was amended by paragraph 32 of Schedule 7 to the Planning and Compensation Act 1991, paragraph 7 of Schedule 10 and paragraph 3 of Schedule 11 to the Planning Act 2008 and section 119(3) of the Levelling-up and Regeneration Act 2023. There are other amendments to sections 78, 174 and 195 that are not relevant to this Order. Section 208(1) was amended by section 23(2) of the Planning and Compensation Act 1991.

(**b**) Section 20 was amended by section 43(4) of the Planning and Compulsory Purchase Act 2004. There are other amendments to section 20 that are not relevant to this Order.

(**c**) Section 21 was amended by Part 7 of Schedule 16 to the Environmental Protection Act 1990 (c. 43) and by paragraph 6 of Schedule 11 to the Planning Act 2008. There are other amendments to section 21 that are not relevant to this Order.

(**d**) Sections 225B, 225D and 225I were inserted by section 127(1) and (2) of the Localism Act 2011.

(**e**) Section 18 was amended by section 232(3) of the Localism Act 2011 and section 189(4) of the Levelling-up and Regeneration Act 2023. There are other amendments to section 18 that are not relevant to this Order.

(b) must notify the Corporation of the appeal, and

(c) must transmit to the Secretary of State, the magistrates' court or the Upper Tribunal, as the case may be, any representation from the Corporation.

Transitional provision: compensation in connection with planning functions

5.—(1) Where a right to compensation arises under section 107, 108, 115, 171H, 186, 225, 225A or 225C of the 1990 Act(**a**), section 28 or 44AC of the Listed Buildings Act(**b**) or regulation 24 of the Tree Preservation Regulations in consequence of action taken in relation to any land in the development area by a previous authority, the liability to pay compensation lies with that authority.

(2) Where—

(a) the Secretary of State makes a determination—

(i) of an appeal against action taken by such an authority as is mentioned in sub-paragraph (1), or

(ii) on a reference made to the Secretary of State by such an authority, and

(b) that determination gives rise to a right of compensation,

that authority is liable to pay the compensation.

(3) Where the Secretary of State makes an order under section 100 of the 1990 Act(**c**) in respect of any permission to develop any land in the development area granted before 10th August 2026, the previous authority in relation to that land when the permission was granted is liable to pay any compensation arising from the order.

(4) Where before 10th August 2026 the Secretary of State—

(a) makes an order under section 104 or 202 of, or paragraph 11 of Schedule 9 to, the 1990 Act(**d**) in respect of any land in the development area, or

(b) serves a notice under section 185 of that Act in respect of any land in the development area,

the previous authority in relation to that land when the order was made or notice was served (as the case may be) is liable to pay any compensation arising from the order or notice.

Transitional provision: section 106 agreements

6. Where before 10th August 2026 a planning obligation entered into by agreement or otherwise under section 106 of the 1990 Act(**e**)—

(a) relates to any land in the development area, and

(**a**) Section 107 was amended by paragraph 8 of Schedule 1 and paragraph 13 of Schedule 6 to the Planning and Compensation Act 1991 and by paragraph 28 of Schedule 12 to the Housing and Planning Act 2016. Section 108 was amended by section 13(3) of the Planning and Compensation Act 1991, section 189 of the Planning Act 2008, paragraph 15 of Schedule 12 to the Localism Act 2011, paragraph 3 of Schedule 17 to the Enterprise and Regulatory Reform Act 2013 (c. 24), paragraph 29 of Schedule 12 to the Housing and Planning Act 2016, paragraph 3 of Schedule 10 to the Levelling-up and Regeneration Act 2023 and S.I. 2006/1281. There are other amendments to section 108 which are not relevant to this Order. Section 171H was inserted by section 52 of the Planning and Compulsory Purchase Act 2004 and amended by paragraph 17 of Schedule 12 to the Localism Act 2011. Section 186 was amended by section 9(3) of and paragraph 29 of Schedule 7 to, the Planning and Compensation Act 1991 and by S.I. 2009/1307.

(**b**) Section 44AC was inserted by section 103(2) of the Levelling-up and Regeneration Act 2023.

(**c**) Section 100 was amended by paragraph 5 of Schedule 1 to the Planning and Compensation Act 1991 and by S.I. 2017/276.

(**d**) Section 202 was amended by section 192(5) of, and paragraph 10 of Schedule 8 to, the Planning Act 2008.

(**e**) Section 106 was substituted by section 12(1) of the Planning and Compensation Act 1991, and amended by section 33 of the Greater London Authority Act 2007 (c. 24), section 174(2) of the Planning Act 2008, paragraph 3 of Schedule 2 to the Growth and Infrastructure Act 2013, paragraph 3 of Schedule 14 to the Environment Act 2021 (c. 30) and paragraph 5 of Schedule 16 to the English Devolution and Community Empowerment Act 2026 (c. 23). There are other amendments to section 106 that are not relevant to this Order.

(b) identifies a previous authority as the local planning authority by whom that obligation is enforceable,

that obligation is enforceable by the Corporation.

EXPLANATORY NOTE

(This note is not part of the Order)

The Oxford Street Development Corporation (Establishment) Order 2025 (S.I. 2025/1151) established a Mayoral development corporation ("the Corporation") for a designated Mayoral development area which encompasses the site of Oxford Street and surrounding areas in the London boroughs of Camden and the City of Westminster ("the development area").

Part 2 of this Order gives effect to the Mayor's decision that the Corporation is to have in the whole of the development area certain functions in relation to Town and Country Planning specified in section 202 of the Localism Act 2011 (c. 20). Articles 3 and 4 transfer the relevant planning functions to the Corporation.

Article 3 makes the Corporation the local planning authority for the whole of the development area for the purposes of Part 3 of the Town and Country Planning Act 1990 (c. 8) ("the 1990 Act").

Article 4 confers on the Corporation the functions of the 1990 Act and the Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9) which are specified in Part 1 of Schedule 29 to the Local Government, Planning and Land Act 1980 (c. 65) ("the 1980 Act"), and functions under Schedule 8 to the Electricity Act 1989 (c. 29).

Article 5 applies the provisions specified in Part 2 of Schedule 29 to the 1980 Act to the Corporation and the development area, subject to the modifications specified.

Article 6 and the Schedule to this Order make transitional provision in relation to planning functions exercised prior to 10th August 2026 by the London borough councils which will be exercised on and after that date by the Corporation. Provision is made for the transfer of planning functions and planning applications from the previous authorities to the Corporation, enforcement, planning appeals, the payment of compensation and planning obligations.

A full regulatory impact assessment has not been prepared for the instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen.

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