STATUTORY INSTRUMENTS

2026 No. 641 (C. 52)

TOWN AND COUNTRY PLANNING, ENGLAND AND WALES

URBAN DEVELOPMENT, ENGLAND AND WALES

TRANSPORT, ENGLAND AND WALES

INFRASTRUCTURE PLANNING

The Planning and Infrastructure Act 2025 (Commencement No. 4 and Transitional Provisions) Regulations 2026

Made - - - - *16th June 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by section 118(1), (2), (4) and (7) of the Planning and Infrastructure Act 2025(**a**).

Citation and interpretation

1.—(1) These Regulations may be cited as the Planning and Infrastructure Act 2025 (Commencement No. 4 and Transitional Provisions) Regulations 2026.

(2) In these Regulations the "2025 Act" means the Planning and Infrastructure Act 2025.

Provisions of the 2025 Act coming into force the day after the day on which the Regulations are made

2. The following provisions of the 2025 Act come into force on the day after the day on which these Regulations are made—

(a) section 57 (provision of advice by Natural England to public authorities);

(b) section 104 (exercise of transport functions and transfer schemes).

Provisions of the 2025 Act coming into force on 24th July 2026

3. The following provisions of the 2025 Act come into force on 24th July 2026—

(a) section 4 (power to disapply requirement for development consent);

(b) section 5 (applications for development consent: removal of certain pre-application requirements);

(**a**) 2025 c. 34.

(c) section 6 (applications for development consent: changes related to section 5);

(d) section 7 (applications for development consent: acceptance stage);

(e) section 8 (applications for development consent: local impact reports and representations);

(f) section 9 (examination of applications for development consent);

(g) section 11 (Planning Act 2008: right to enter and survey land).

Provisions of the 2025 Act coming into force on 1st September 2026

4. The following provisions of the 2025 Act come into force on 1st September 2026—

(a) section 33 (deadlines for consultation and decisions on certain orders and schemes);

(b) section 36 (replacement of model clauses with guidance).

Provision of the 2025 Act coming into force on 31st October 2026

5. Section 54(2) of the 2025 Act (delegation of planning decisions in England) comes into force on 31st October 2026.

Transitional provision in relation to section 7 of the 2025 Act

6. Where an applicant has notified the Secretary of State of a proposed application under section 46(1) of the Planning Act 2008(**a**) before the date on which sections 5, 6 and 7 of the 2025 Act come into force, section 55 of the Planning Act 2008(**b**) is to be read as if paragraph (3)(ca) is omitted.

Transitional provision in relation to section 33 of the 2025 Act

7.—(1) The amendments made to the Highways Act 1980(**c**) by section 33 of the 2025 Act do not apply in relation to an order or scheme where the date in paragraph (2) is before the date on which that section comes into force.

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

(a) in the case of an order, notice of the order or proposed order is first published pursuant to paragraph 1, 1A or 2 (as applicable) of Schedule 1 to the Highways Act 1980(**d**), or

(b) in the case of a scheme, notice of the scheme or proposed scheme is first published pursuant to paragraph 10 of Schedule 1 to the Highways Act 1980(**e**).

(**a**) 2008 c. 29. Section 46 was amended by paragraph 8(3) and (2) of Schedule 13 to the Localism Act 2011 (c. 20).

(**b**) Section 55 was amended by section 23(4)(a) and (b) of the Marine and Coastal Access Act 2009 (c. 23) and section 137(4) and (3) of, and Part 21 of Schedule 25 and paragraph 13(2), (3) and (4)(a) and (b) of Schedule 13 to, the Localism Act 2011 (c. 20).

(**c**) 1980 c. 66.

(**d**) Paragraph 1 of Schedule 1 was amended by paragraph 63(2) of Schedule 1 to the Infrastructure Act 2015 (c. 7). Paragraph 1A of Schedule 1 was inserted by section 32(7) of the Planning and Infrastructure Act 2025 (c. 34). Paragraph 2 of Schedule 1 was amended by paragraph 63(3)(a) and (b) of Schedule 1 to the Infrastructure Act 2015 (c. 7).

(**e**) Paragraph 10 of Schedule 1 was amended by paragraph 63(7) of Schedule 1 to the Infrastructure Act 2015 (c. 7).

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

Matthew Pennycook
Minister of State
16th June 2026 Ministry of Housing, Communities and Local Government

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations bring into force provisions in the Planning and Infrastructure Act 2025(**a**) ("the 2025 Act").

Regulation 2 brings sections 57 and 104 of the 2025 Act into force on the day after the day on which these Regulations are made. These provisions bring amendments to the Natural Environment and Rural Communities Act 2006(**b**) and the New Towns Act 1981(**c**).

Regulation 3 brings sections 4 to 9 and section 11 of the 2025 Act into force on the 24th July 2026. These provisions make various amendments the Planning Act 2008, including introducing a new power for the Secretary of State to disapply the requirement for development consent and bringing in amendments to the application for development consent process for nationally significant infrastructure projects.

Regulation 4 brings into force sections 33 and 36 of the 2025 Act. Section 33 makes amendments to the Highways Act 1980(**d**) relating to the procedures for making certain Highways Act 1980 orders and schemes, and section 36 replaces the power to prescribe model clauses by statutory instrument of section 8 of the Transport and Works Act 1992(**e**) with a new power to publish guidance on draft orders, which may include model provisions.

Regulation 5 brings into force section 54(2) of the 2025 Act. This provision amends the wording of section 316(3) of the Town and Country Planning Act 1980(**f**).

Regulation 6 makes a transitional provision in relation to section 7 of the 2025 Act. Where an application is submitted before the provision comes into force, section 55 of the Planning Act 2008 will read as if the newly inserted paragraph (3)(ca) is omitted.

Regulation 7 makes transitional provisions in relation to section 33 of the 2025 Act. The transitional provisions make it so that the amendments to the Highways Act 1980 brought into force by these Regulations do not apply in relation to an order or scheme where the date in paragraph (2) is before the date on which section 33 of the 2025 Act comes into force.

An impact assessment has been produced in relation to the Act and copies can be obtained at ht tps://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 Planning and Infrastructure Act 2025 have been brought into force by commencement regulations made before the date of these Regulations.

(**a**) 2025 c. 34.
(**b**) 2006 c. 16.
(**c**) 1981 c. 64.
(**d**) 1980 c. 66.
(**e**) 1992 c. 42.
(**f**) 1990 c. 8.

Provision	Date of Commencement	S.I. No.
Section 1	18.02.2026	2025/1370
Section 2	18.02.2026	2025/1370
Section 13	18.02.2026	2025/1370
Section 49	13.03.2026	2026/292
Section 59	19.12.2025	2025/1370
Section 60	19.12.2025	2025/1370
Section 61	19.12.2025	2025/1370
Section 62	19.12.2025	2025/1370
Section 63	19.12.2025	2025/1370
Section 64(1)	19.12.2025	2025/1370
Section 82	19.12.2025	2025/1370
Section 91	01.04.2026	2025/1370
Section 94	19.12.2025	2025/1370
Section 95	19.12.2025	2025/1370
Section 97	19.12.2025	2025/1370
Section 99	19.12.2025	2025/1370
Section 100	18.02.2026	2025/1370
Section 101(6) to (9)	18.02.2026	2025/1370
Section 102	18.02.2026	2025/1370
Section 103	18.02.2026	2025/1370
Section 106 (partially)	19.12.2025	2025/1370
Section 106 (remainder)	18.02.2026	2025/1370
Section 108 (partially)	19.12.2025	2025/1370
Section 108 (remainder)	18.02.2026	2025/1370
Section 109 (partially)	19.12.2025	2025/1370
Section 109 (remainder)	18.02.2026	2025/1370
Section 113(3) and (4) (partially)	19.12.2025	2025/1370
Section 113(3) and (4) (remainder)	18.02.2026	2025/1370
Part 3 (remainder)	18.02.2026	2025/1370
In Schedule 5—		
Part 1 except paragraph 14(2)	21.05.2026	2026/549

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