

# THE LEVELLING UP AND REGENERATION BILL

# Key Proposals (1):

- New duty on decision makers to make planning decisions in accordance with the development plan and national development management policies unless material considerations strongly indicate otherwise.
- The 'duty to cooperate' contained in existing legislation replaced with a more flexible 'alignment test' set out in national policy.
- The requirement to maintain a rolling five-year supply of deliverable land for housing will be removed, where a plan is up to date (adopted within the past five years).
- Requirement to set clear timetables for plan production with the expectation that they are produced within 30 months and updated at least every five years.



# Key Proposals (2):

- New powers are proposed that would allow for at least two Local Planning Authorities to produce a joint spatial strategy.
- Every local planning authority will be required to produce a design code.
- Current system of developer contributions replaced with a locally determined Infrastructure Levy. Local authorities will be required to prepare infrastructure delivery strategies.
- Strategic Environmental Assessments (including Sustainability Appraisals) and Environmental Impact Assessments will be replaced by 'Environmental Outcome Reports'. Local Plans will be tested against a set of environmental outcomes which have yet to be determined.

# Other Matters

- Neighbourhood Plans will have greater weight in planning decisions. Also ability to produce a simpler 'neighbourhood priorities statement'.
- New 'street vote' powers, allowing residents on a street to bring forward proposals to extend or redevelop their properties in line with their design preferences.
- No details at this time regarding an updated method for calculating housing need. The Government has indicated that changes would form part of a new National Planning Policy Framework.



Strong Suburbs - Enabling streets to control their own development  
(Policy Exchange, 2021)

# Timescales

- 2<sup>nd</sup> reading in House of Commons tomorrow (8<sup>th</sup> June)
- Changes to planning procedures will begin to take place from 2024, once the Bill has Royal Assent and associated regulations and changes to national policy are in place.
- Some matters subject to further consultation (e.g. detail of the Infrastructure Levy, changes to planning fees, the National Development Management Policy)
- Transition arrangements yet to be announced but “recognise the importance of minimising disruption...so that plans can and do continue to come forward in the meantime.”