

Summary of Key Features of National Planning Reform:

December 2024 update to the [NPPF](#) with higher housing targets, a stronger presumption in favour of development and introduction of 'grey belt' with an emphasis on delivering more affordable housing.

Implementation of local plan reform as set out in the [Levelling Up and Regeneration Act](#) (LURA), with more streamlined approach to plan-making, statutory timetables and digitally enabled Local Plans (February 2025). Government supporting LPAs progressing under the system via PAS in advance of the Regs and NPPF / guidance updates expected by close of 2025.

[Planning and Infrastructure Bill](#) (PIB) includes legislation for a return of regional level strategic planning to replace the Duty to Co-Operate; expansion of delegated decision making; local fee setting; simplified process for Nationally Significant Infrastructure Projects; Nature Recovery provisions.

[English Devolution and Community Empowerment Bill](#) (EDB) addresses local government reform establishing strategic authorities, requiring publication of Spatial Development Strategies; also includes further provision for Mayors supporting a shift to regional plan making.

[New Towns Task Force](#) established in July 2024: Report published 28th September 2025, including proposals for a New Town at Adlington.

National infrastructure delivery: reforms to speed up national infrastructure (via PIB) introduction of 10 year [National Infrastructure Strategy](#) (June 2025), inc. first new reservoirs in East Anglia and Lincolnshire.

Major new [Social and Affordable Homes Programme](#), with new [National Housing Bank](#), major investment in social housing delivery, reforms to Right to Buy to protect existing social housing stock.

[Rental Reform Bill](#) includes provision to tackle no fault evictions

Housing Delivery:

[New homes accelerator programme](#) introduced in August 2024 to 'unlock' large scale housing developments with significant delays or obstacles by deploying specialist support (100,000 homes pushed forward so far).

[Brownfield passports policy paper](#) published in February 2025. Proposes to support building 40k new homes on brownfield sites by setting clear parameters (not automatic consent). Work underway on disused railway land starting with sites in Manchester, Newcastle, Nottingham and Cambridge (July 2025).

[Growth Commission](#) established in Cambridge and Oxford to support housing delivery via the Oxford-Cambridge Growth Corridor.

[Support package](#) for small and medium sized housebuilders includes faster decision making, exceptions from certain regulations and planning requirements, more funding options ([National Housing Delivery Fund](#)), more land available via Homes England and pilot [Small Sites Aggregator](#) (May 2025).

Proposals to introduce a new [streamlined approach to processing planning appeals](#) announced.

National Development Management Policies introducing a new 'rules based' approach to planning decisions at a national level, alongside local plans. Route to bring this forward is not yet defined.