



Department for Levelling Up,  
Housing & Communities

# Levelling Up and Regeneration Bill: further detail

The changes we are making to improve planning and  
support regeneration

March 2023

OFFICIAL



Latest updates on the LURB and other relevant planning issues

Part 1	Overview	What changes are we making to improve planning and support regeneration?
Part 2	Specific changes	Explanation of the changes we are delivering through the Bill, regulations, national policy and guidance.
Part 3	Capacity and Capability	What are we doing to support planners?

# Part 1

## Overview of the changes

OFFICIAL



What is the Levelling Up and Regeneration Bill trying to achieve?



**The Government introduced the Levelling-Up and Regeneration Bill on 11 May 2022**

The Bill will transform struggling towns and cities by strengthening powers for local regeneration, ending the blight of empty shops on high streets and delivering the quality homes that communities need.

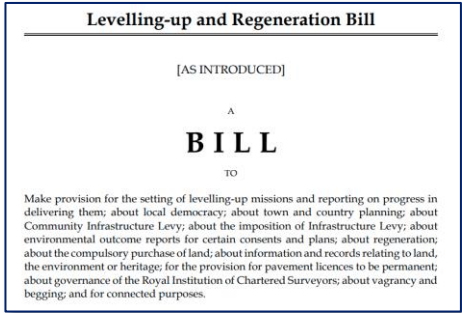
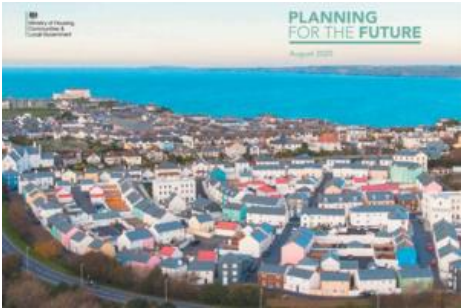
This includes improving the planning process so that it gives local communities control over what is built, where it is built, and what it looks like, and so creates an incentive to welcome development provided it meets the standards which are set.

**The meaning behind ‘BIDEN’**

- Deliver high quality design and beautiful places, and protect our heritage;
- Enable the right infrastructure to come forward where it is needed;
- Enhance local democracy and engagement;
- Foster better environmental outcomes; and
- Allow neighbourhoods to shape their surroundings, as this is where the impact of planning is most immediately felt.

The Bill also makes a number of changes to the way that planning works, including improving digitisation of the system and improving processes.

OFFICIAL



OFFICIAL



How else are we delivering change?

## Regulations

- Primary legislation will be supplemented by more detailed regulations which will provide more policy detail beyond the Bill



## National policy

- We are consulting on an NPPF prospectus in order to provide further detail on the Government's approach
- Consultations now live on Fees and PDRs



## Guidance

- Guidance and templates will be needed by local authorities to implement the new legislative requirements



## Wider support for councils, communities and applicants

- We have already started to work alongside the sector to design a suite of targeted interventions to support the development of critical skills and to build capacity.



OFFICIAL

# Part 2

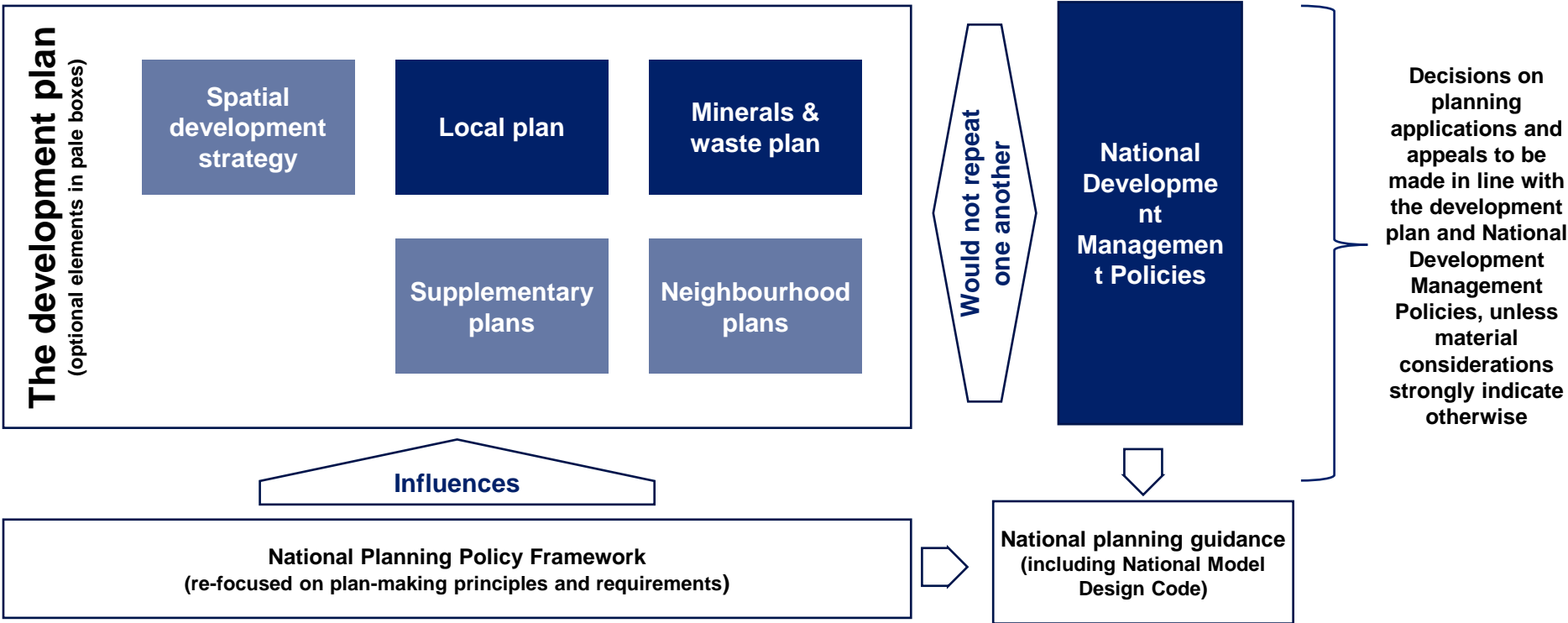
## Specific changes

OFFICIAL



# The role of plans and national policy in the reformed system

Elements with full statutory weight in decisions on applications shown in blue



OFFICIAL





## Infrastructure levy



- The Bill gives the Government powers to create a new Infrastructure Levy.
- The Levy will aim to capture land value uplift at a higher level than the current developer contribution regime, allowing local authorities to use the proceeds for providing the affordable housing and infrastructure that communities need.
- The Government is committed to the delivery of on-site affordable housing. The Levy will deliver at least as much, if not more, affordable housing than the current system of developer contributions.
- This will be secured through regulations and policy, supported by provisions in the Bill.



## Environmental measures



- A plan-led system will allow us to build on opportunities for nature recovery identified in Local Nature Recovery Strategies.
- ‘Environmental Outcome Reports’ will replace the existing systems of Strategic Environmental Assessment and Environmental Impact Assessment with a clearer process.
- This means plans and major projects (including Nationally Significant Infrastructure Projects) would be assessed against tangible environmental outcomes set by government, so there is a clear focus on pursuing positive environmental improvements.
- We will look for opportunities to supplement these important legislative measures with strengthened policies, as we revise the National Planning Policy Framework, for example in relation to street trees and flood risk.



## Creating beautiful places



- The Bill would require every local planning authority to produce a design code for its area.
- We will also continue to support design code pathfinders.
- Beyond the Bill, we will continue the work to establish the ‘Office for Place’, which will support local planning authorities and communities with design.
- We will give important categories of designated heritage assets the same statutory protection as listed buildings & conservation areas.
- We will put Historic Environment Records on a statutory basis, placing a new duty on councils to maintain one for their area.
- The enforcement powers available to protect historic buildings would be enhanced



## Regeneration measures



- The Bill will speed up the delivery of projects where compulsory purchase is needed and clarify local authorities' powers.
- We have been examining ways to incentivise the prompt build-out of permitted housing sites, including new commencement notices and completion notices that will help speed up the delivery of new homes
- Part 6 would amend the process for establishing locally-led **development corporations**
- To support high street and town centre regeneration, measures will streamline and make cheaper the process of applying for a license to put furniture on the highway
- The Bill also gives local authorities a new power to instigate rental auctions of selected vacant commercial properties in town centres and on high streets which have been vacant for more than one year.
- Beyond the Bill, the Government will update guidance on both compulsory purchase and rental auctions.



## Digital changes



- We are taking five over-arching digital planning powers in the Bill.
- These relate to setting data standards, publishing data in accordance with standards, submitting planning data digitally and on planning authority software.
- Beyond the Bill, we will continue to progress our wider digital delivery programme, working with the PropTech sector to develop tools so users can engage with planning services through digital means alongside traditional forms of engagement.
- This includes developing modern, data-driven development management software, so that local planning authorities can use modern digital tools for handling and providing information on planning applications.



## Technical changes



- The Bill provides for a number of technical changes to the processes of planning, to make them work more efficiently and effectively, whilst reducing the administrative burdens. These include (but are not limited to):
  - Reforming planning enforcement.
  - Requiring pre-application engagement with communities before a planning application is submitted.
  - Reforming existing powers to provide a faster and more effective route for urgent and nationally important Crown development.
  - Later, introducing the ability to give certain statutory consultees the power to charge for their advice given to developers and promoters in certain circumstances.
  - To improve capacity in the system, we also intend to increase planning fees for minor and major applications by 35% and 25% respectively, subject to consultation.



Department for Levelling Up,  
Housing & Communities

- **10 characteristics of well-designed places.**
- **Process for developing local design codes that set the rules for the design of new development which reflect local context and community preferences.**
- **Toolkit for local councils to develop their own design codes, to shape and deliver beautiful places for communities.**
- **Based on genuine community involvement.**



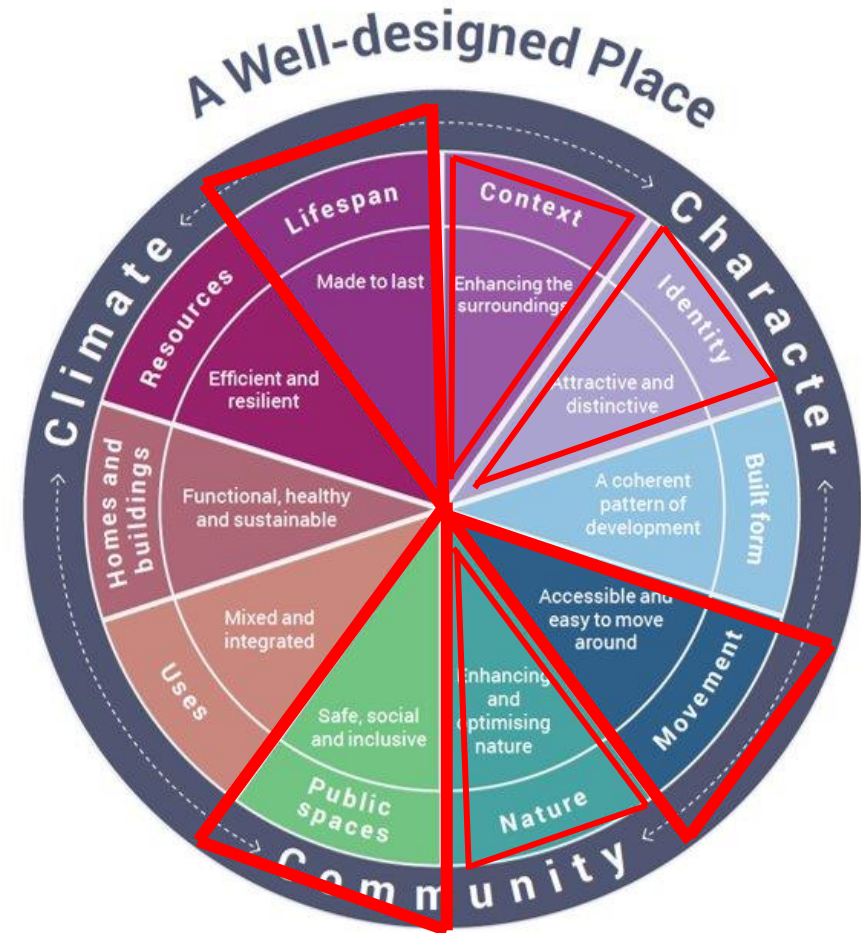
# National Design Guide

A well-designed movement network should

- Be accessible for all
- Offer genuine choice of different modes of transport
- Limit the impacts of car use
- Promote physical activity and social interaction
- Support green infrastructure, in particular, street trees

A well-design public space should

- Be well located, supported by a variety of activities and social interaction
- Have a hierarchy of spaces
- Be safe, secure and attractive for all
- Support trees and other planting







## What are we already doing?

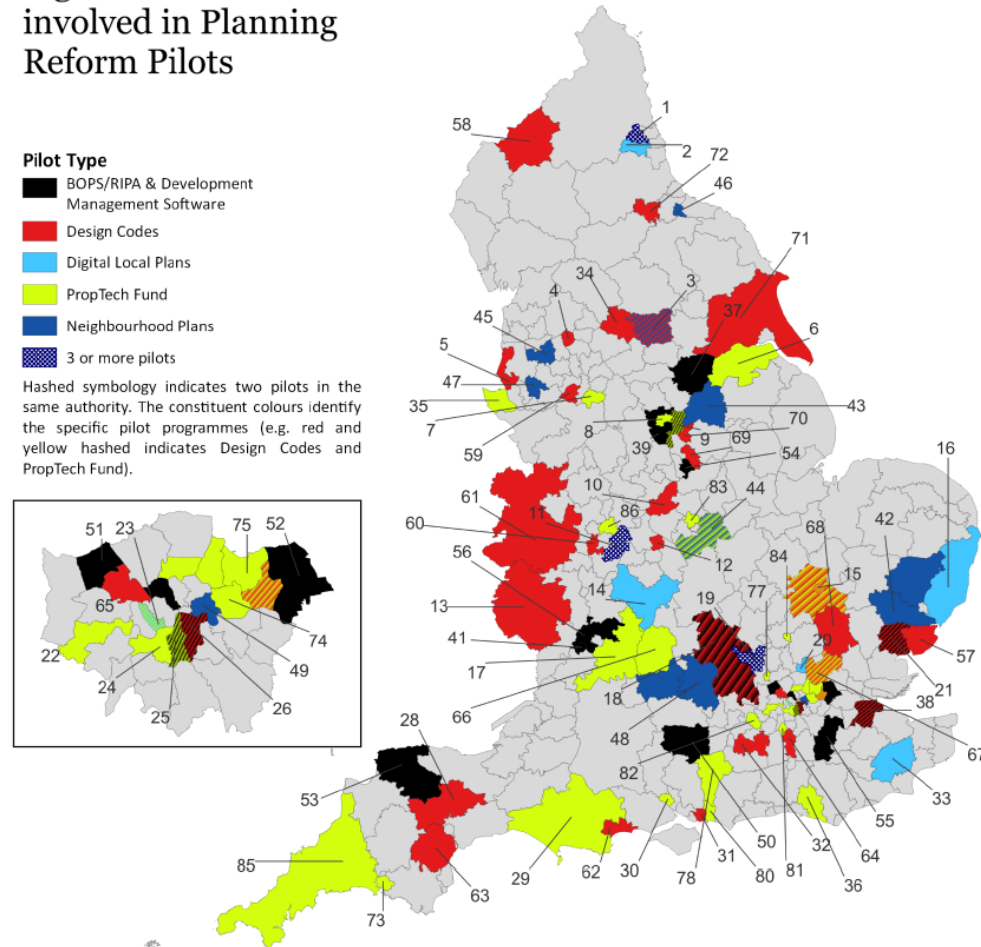
This map identifies where a Local Authority has taken part in a pilot linked to planning reform. This map includes pilots which have concluded – Design Code Phase 1 and Digital Local Plans. Both the Design Code and PropTech Fund Pilots have run two phases so far.

1	Newcastle	23	Kensington and Chelsea	45	Chorley	67	Epping Forest
2	Gateshead	24	Wandsworth	46	Middlesbrough	68	Uttlesford
3	Leeds	25	Lambeth	47	St. Helens	69	Gedling
4	Hyndburn	26	Southwark	48	South Oxfordshire	70	Mansfield
5	Sefton	27	Barking and Dagenham	49	Tower Hamlets	71	East Riding of Yorkshire
6	North Lincolnshire	28	Mid Devon	50	Basingstoke & Deane	72	Darlington
7	Stockport	29	Dorset	51	Harrow	73	Plymouth
8	Chesterfield	30	Southampton	52	Havering	74	Newham
9	Bolsover	31	Portsmouth	53	North Devon	75	Redbridge
10	North West Leicestershire	32	Guildford	54	Nottingham	76	Haringey
11	Birmingham	33	Ashford	55	Sevenoaks	77	Watford
12	Nuneaton and Bedworth	34	Bradford	56	Tewkesbury	78	East Hampshire
13	Herefordshire	35	Wirral	57	Tendring	79	Waltham Forest
14	Stratford-on-Avon	36	Lewes	58	Carlisle	80	Havant
15	Greater Cambridgeshire	37	Doncaster	59	Trafford	81	Epsom and Ewell
16	East Suffolk	38	Medway	60	Dudley	82	Runnymede
17	Cotswold	39	North East Derbyshire	61	Shropshire	83	Leicester
18	Buckinghamshire	40	Camden	62	Bournemouth, Christchurch & Poole	84	Stevenage
19	Dacorum	41	Gloucester	63	Teignbridge	85	Cornwall
20	Broxbourne	42	Babergh & Mid Suffolk	64	Reigate and Banstead	86	Walsall
21	Colchester	43	Bassetlaw	65	Brent		
22	Hounslow	44	Harborough	66	West Oxfordshire		

Source: Office for National Statistics licensed under the Open Government Licence v3.0  
Contains OS data © Crown copyright and database right 2021

# Pilots

Figure 1: Local Authorities involved in Planning Reform Pilots



# Part 3

## Capacity and Capability

OFFICIAL



## LPA funding and resource challenges

**Between 2009-10 and 2017-18, the amount spent by local authorities on planning services has reduced by 42% in real terms**

Source: [Resourcing Public Planning 2019, RTPI](#)

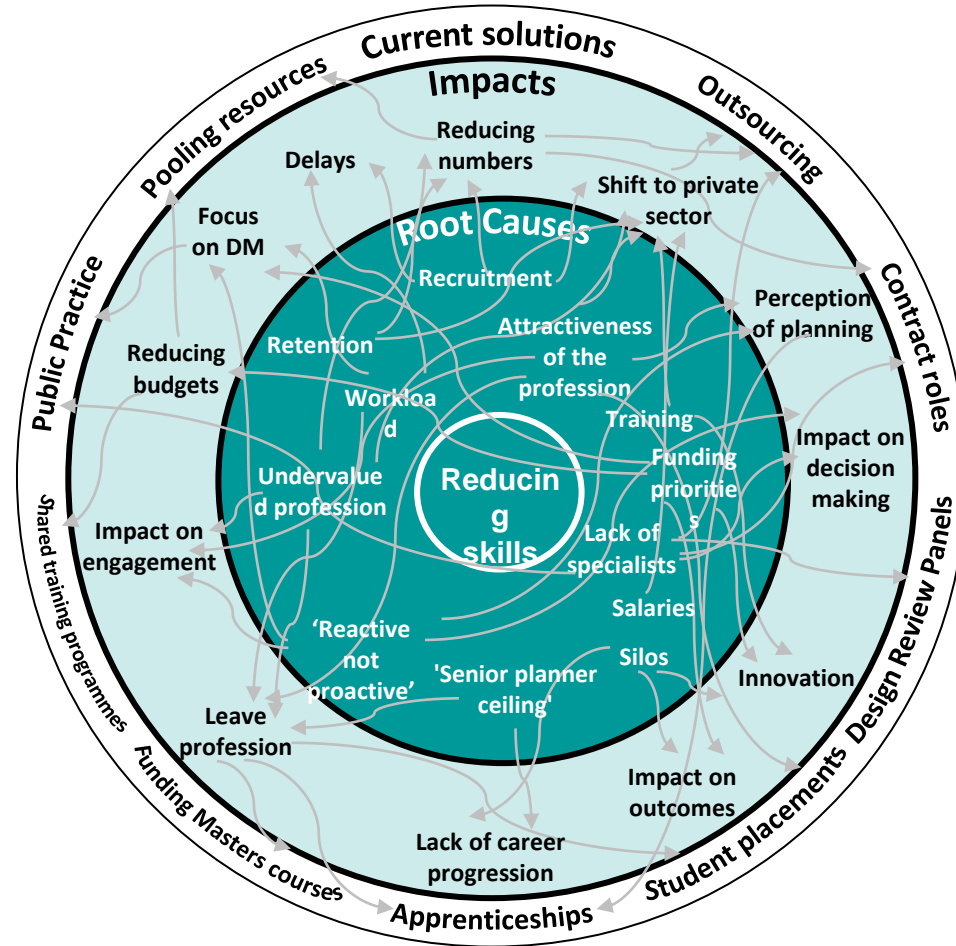
**According to Local Government Revenue Outturn figures for 2020-21:**

- **The current planning system costs approximately £1 billion a year, of which the planning applications service costs approximately £675 million a year.**
- **Income from planning application fees is approximately £393 million a year.**
- **When including the income from other discretionary services, the overall funding shortfall for the planning applications service is approximately £225 million a year (approximately 33%)**

Source: [Local Government Revenue Outturn figures for 2020-21](#)



## System map





## Aims & objectives of the C&C programme



**Aim:** To deliver a modernised planning system by attracting, developing and advancing those into and within the profession, and to support local authorities to retain and grow from within



### Objectives:

Provide immediate support

Upskill existing planners

Support the pipeline and the future planning system



**Interventions:** Through a mix of centrally coordinated activity and funding, and by mobilising external partners, to deliver a suite of interventions to support the development of critical skills and to build capacity across local planning authorities

# Part 4

## Next Steps

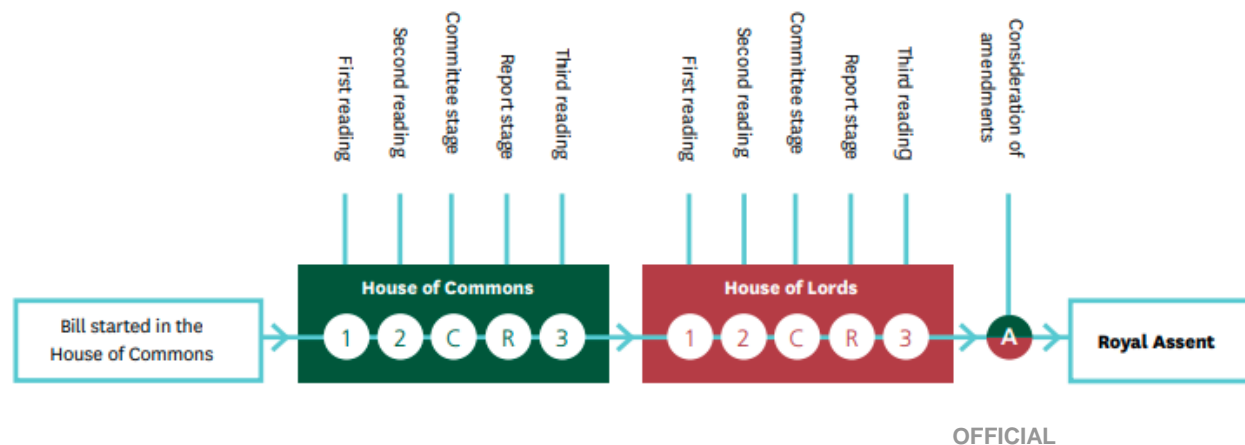
OFFICIAL



## Department for Levelling Up, Housing & Communities

Department for Levelling Up,  
Housing & Communities

- The Bill is currently making its way through the House of Lords.
- We hope the Bill will complete its Parliamentary passage this spring



UK Parliament





## Department for Levelling Up, Housing & Communities

Department for Levelling Up,  
Housing & Communities

- During the Bill's passage, we will continue work on the detail of regulations, policy, and guidance.
- There is also much that requires further consultation to inform detailed policy development. The government will launch two major consultations **on the detail of the Infrastructure Levy** and **Environmental Outcome Reports**.
- The government will also consult and engage on other elements of the programme, including **community engagement**.

OFFICIAL





