

NEWSLETTER

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Planning and Politics



Prime Minister Keir Starmer's first King Speech: "accelerate the delivery of high quality infrastructure and housing"

A look at the soon-to-be published Planning and Infrastructure Bill as part of the Planning Reform from the government

It's been 6 months since Labour introduced the Planning and Infrastructure Bill. Over the coming months in 2025, we will see the implementation of the new bill, with new law designed to:

- **Nutrient Neutrality Contributions:** The bill will introduce a system for pooling contributions from developers to address nutrient neutrality issues, especially regarding watercourse pollution, with councils responsible for designing mitigation schemes.
- **Reforms to Planning Committees:** A national delegation scheme will reduce the role of planning committees by enabling more decisions to be made by local authority officers under delegated authority.
- **Joint Spatial Development Strategies (SDS):** Local authorities outside combined authority areas will be required to work together to create joint SDS to ensure coordinated regional planning.
- **Compulsory Purchase Order (CPO) Reforms:** Changes to CPO rules will aim to lower land acquisition costs by removing speculative "hope value" from land valuations, enabling more efficient land assembly.
- **Local Planning Fee Flexibility:** Local authorities will have the power to set their own planning fees, allowing for local variations from a national default fee.
- **Streamlining Nationally Significant Infrastructure Projects (NSIPs):** The bill will simplify and speed up the consenting process for NSIPs to support faster delivery of critical infrastructures.



What does it mean for Developers?

- Developers will face new costs for environmental mitigation (nutrient neutrality) but benefit from a more efficient approval process.
- More planning decisions will be delegated to local authority officers, resulting in faster approvals and reduced delays.
- Clearer regional planning through joint Spatial Development Strategies (SDS) will reduce uncertainty in long-term project alignment.
- CPO reforms will lower land acquisition costs by removing speculative land value, improving land assembly efficiency.
- Local authorities will have the flexibility to set their own planning fees, which may vary by region, impacting development costs.
- The streamlining of the NSIP approval process will enable faster delivery of major infrastructure projects.

Concluding thoughts:

While the Planning and Infrastructure Bill offers benefits, developers will need to remain flexible in adapting to new delegation procedures, aligning their projects with emerging regional strategies, and adjusting to changes in the Compulsory Purchase Order (CPO) process. It will be important for developers to stay informed and consider how these changes may affect their projects moving forward. For the full Planning Reform Working Paper, please see [here](#).



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