

New plan-making system: regulations and content roadmap

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An update from MHCLG about the new plan-making system and content roadmap.

This week marks a major milestone for plan-making in England. Minister of State for Housing and Planning, Matthew Pennycook MP, has signed into law the regulations to commence the new plan-making system, provided for by the Levelling-up and Regeneration Act 2023.

A package of five statutory instruments was laid in Parliament this week. This package includes the new Town and Country Planning (Local Planning) (England) Regulations 2026, which have a coming into force date of 25 March, and will replace the existing 2012 plan-making regulations. Further information is available within MHCLG's Letter to Chief Planning Officers.

Dual-running period

As previously announced, when these regulations come into force, local plans will enter a period of dual-running. The legacy plan-making system will remain in place for authorities to adopt plans submitted no later than December 31st 2026, while the new system will be available for other authorities.

Guidance and resources

MHCLG has also published a roadmap for the Create or Update a Local Plan guidance, setting out the expected release programme for further resources throughout 2026 - on matters including plan timetables, data standards and community engagement.

The Planning Inspectorate's role

The Planning Inspectorate will play a central role in the new system from Gateway Two onwards. We will shortly be publishing the first edition of our Procedure Guide for local plans prepared and examined under the new system, with further guidance and digital services to follow throughout 2026.

<https://www.gov.uk/government/news/new-plan-making-system-regulations-and-content-roadmap>