STATUTORY INSTRUMENTS

2026 No. 1164

TOWN AND COUNTRY PLANNING, ENGLAND

The Strategic Planning (Consequential and Miscellaneous Amendments) Regulations 2026

Made - - - -	*4th November 2026*
Laid before Parliament	*5th November 2026*
Coming into force - -	*26th November 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 335(2)(b) and (d) and (7)(a), 343(1)(c) and 420(1)(b) of the Greater London Authority Act 1999(**1**), section 39A(6) of the Planning and Compulsory Purchase Act 2004(**2**), section 109(3) of the Localism Act 2011(**3**) and section 58(4) of the Planning and Infrastructure Act 2025(**4**).

Citation, commencement and extent

1.—(1) These Regulations may be cited as the Strategic Planning (Consequential and Miscellaneous Amendments) Regulations 2026.

(2) These Regulations come into force on 26th November 2026.

(3) These Regulations extend to England and Wales.

Revocation of the Regional Strategy for Yorkshire and Humber

2. The Regional Strategy for Yorkshire and Humber is revoked to the extent that it has not already been revoked(**5**).

Revocation of certain instruments

3. The instruments listed in the Schedule are revoked.

(**1**) 1999 c. 29. Section 335(2) was amended by section 228(2) of the Localism Act 2011 (c. 20).
(**2**) 2004 c. 5. Section 39A was inserted by section 100 of the Levelling-up and Regeneration Act 2023 (c. 55). Section 122(1) of the Planning and Compulsory Purchase Act 2004 (c. 5) provides that a power to prescribe is a power to prescribe by regulations, exercisable by the Secretary of State in relation to England.
(**3**) 2011 c. 20.
(**4**) 2025 c. 34.
(**5**) The Regional Strategy for Yorkshire and Humber was partially revoked by S.I. 2013/117.

Amendment to the Town and Country Planning (London Spatial Development Strategy) Regulations 2000

4. In the Town and Country Planning (London Spatial Development Strategy) Regulations 2000(**6**), omit Part 5 (coronavirus: temporary modifications).

Amendment to the Greater Manchester Combined Authority Order 2011

5. In the Greater Manchester Combined Authority Order 2011(**7**), in Schedule 1 (constitution), in paragraph 3 (proceedings), omit sub-paragraph (2A).

Amendments to the Greater Manchester Combined Authority (Functions and Amendment) Order 2016

6.—(1) The Greater Manchester Combined Authority (Functions and Amendment) Order 2016(**8**) is amended as follows.

(2) Omit article 3 (spatial development strategy).

(3) Omit article 4 (adaptation of enactments in consequence of article 3).

(4) In article 15 (general functions of the GMCA exercisable only by the Mayor)—

(a) in paragraph (1)(b), omit paragraph (i);

(b) omit paragraph (4).

(5) Omit Schedule 1 (spatial development strategy).

Amendments to the West of England Combined Authority Order 2017

7.—(1) The West of England Combined Authority Order 2017(**9**) is amended as follows.

(2) Omit article 10 (spatial development strategy).

(3) Omit article 11 (adaptation of enactments in consequence of article 10).

(4) In article 22(1)(b) (general functions of the Combined Authority exercisable only by the Mayor), omit paragraph (ii).

(5) In Schedule 1 (constitution), in paragraph 4, omit sub-paragraph (7).

(6) Omit Schedule 2 (spatial development strategy).

Amendments to the Liverpool City Region Combined Authority (Functions and Amendment) Order 2017

8.—(1) The Liverpool City Region Combined Authority (Functions and Amendment) Order 2017(**10**) is amended as follows.

(2) Omit article 3 (spatial development strategy).

(3) Omit article 4 (adaptation of enactments in consequence of article 3).

(4) In article 19 (general functions of the Combined Authority exercisable only by the Mayor)—

(a) in paragraph (1)(b), omit paragraph (ii);

(b) omit paragraph (3).

(**6**) S.I. 2000/1491; relevant amending instruments are S.I. 2020/765, 2020/1398.
(**7**) S.I. 2011/908; relevant amending instruments are S.I. 2016/1267, 2026/519.
(**8**) S.I. 2016/1267, amended by S.I. 2026/170, 2026/519.
(**9**) S.I. 2017/126; relevant amending instruments are S.I. 2026/170, 2026/519.
(**10**) S.I. 2017/430; relevant amending instruments are S.I. 2026/170, 2026/519.

(5) Omit Schedule 1 (spatial development strategy).

Amendments to the Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020

9.—(1) The Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020(**11**) are amended as follows.

(2) Omit regulation 2 (amendment to the Town and Country Planning (London Spatial Development Strategy) Regulations 2000).

(3) Omit regulation 4 (amendment to the Combined Authorities (Spatial Development Strategy) Regulations 2018).

Amendments to the North East Mayoral Combined Authority (Establishment and Functions) Order 2024

10.—(1) The North East Mayoral Combined Authority (Establishment and Functions) Order 2024(**12**) is amended as follows.

(2) Omit article 37 (spatial development strategy).

(3) Omit article 38 (adaptation of enactments in consequence of article 37).

(4) In article 42(2) (functions), omit sub-paragraph (b).

(5) In Schedule 1 (constitution), in paragraph 2—

(a) omit sub-paragraph (7);

(b) omit sub-paragraph (8).

(6) Omit Schedule 5 (spatial development strategy).

Amendments to the Requirement to Assist with Certain Plan Making (Prescribed Public Bodies) (England) Regulations 2026

11. In the Requirement to Assist with Certain Plan Making (Prescribed Public Bodies) (England) Regulations 2026(**13**), in regulation 2 (prescribed public bodies), in paragraph (2)—

(a) in the definition of "the area to which the relevant plan relates", at the end insert—

"(e) in relation to a spatial development strategy under Part 8 of the Greater London Authority Act 1999(**14**), Greater London;

(f) in relation to a spatial development strategy within the meaning of Part 1A of the Planning and Compulsory Purchase Act 2004(**15**), the strategy area(**16**);";

(b) in the definition of "relevant authority", at the end insert—

"(f) a strategic planning authority(**17**);".

(**11**) S.I. 2020/1398, to which there are amendments not relevant to these Regulations.
(**12**) S.I. 2024/402; relevant amending instruments are 2026/170, 2026/519.
(**13**) S.I. 2026/188.
(**14**) 1999 c. 29.
(**15**) 2004 c. 5. Part 1A was inserted by section 58 of the Planning and Infrastructure Act 2025 (c. 34). See section 12W(1) for the definition of "spatial development strategy".
(**16**) See section 12A(4) of the Planning and Compulsory Purchase Act 2004 (c. 5) for the definition of "strategy area".
(**17**) See section 12A of the Planning and Compulsory Purchase Act 2004 (c. 5) for the definition of "strategic planning authority".

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Matthew Pennycook
Minister of State
Ministry of Housing, Communities and Local Government

4th November 2026

Schedule Regulation 3

Revocations

1. The following instruments are revoked—

(a) the Combined Authorities (Spatial Development Strategy) Regulations 2018(**18**);

(b) the Combined Authorities (Spatial Development Strategy) (Amendment) Regulations 2018(**19**);

(c) the Town and Country Planning (Spatial Development Strategy) (Coronavirus) (Amendment) Regulations 2020(**20**).

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations revoke and amend secondary legislation relating to strategic planning.

Regulation 2 revokes the Regional Strategy for Yorkshire and Humber, in so far as it has not already been revoked.

Regulation 3 and the Schedule revoke—

(a) the Combined Authorities (Spatial Development Strategy) Regulations 2018 (S.I. 2018/827);

(b) the Combined Authorities (Spatial Development) (Amendment) Regulations 2018 (S.I. 2018/924);

(c) the Town and Country Planning (Spatial Development Strategy) (Coronavirus) (Amendment) Regulations 2020 (S.I. 2020/765) .

Regulation 4 amends the Town and Country Planning (London Spatial Development Strategy) Regulations 2000 (S.I. 2000/1491) to remove out-of date provisions relating to the coronavirus pandemic.

Regulations 5 to 8 and 10 make revocations to secondary legislation that are consequential on the Planning and Infrastructure Act 2025 (c. 34) ("the 2025 Act"). Section 58 of the 2025 Act inserts new Part 1A into the Planning and Compulsory Purchase Act 2004 (c. 5) ("the 2004 Act"). New Part 1A confers strategic planning functions on combined authorities, combined county authorities, upper-tier county councils and unitary authorities (known as "strategic planning authorities") and requires these authorities to prepare a spatial development strategy. Regulations 5 to 8 and 10 revoke provisions in secondary legislation which duplicate and/or contradict the provisions regarding combined authorities' strategic planning functions in the 2004 Act. The revocations apply to secondary legislation governing the following combined authorities—

(a) the Greater Manchester Combined Authority (regulations 5 and 6);

(b) the West of England Combined Authority (regulation 7);

(c) the Liverpool City Region Combined Authority (regulation 8);

(**18**) S.I. 2018/827, amended by S.I. 2018/924, 2020/765, 2020/1398.
(**19**) S.I. 2018/924.
(**20**) S.I. 2020/765.

(d) the North East Mayoral Combined Authority (regulation 10)

Regulation 9 amends the Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020 (S.I. 2020/1398) to remove out-of-date provisions relating to the coronavirus pandemic.

Regulation 11 amends the Requirement to Assist with Certain Plan Making (Prescribed Public Bodies) (England) Regulations 2026 to add strategic planning authorities to the list of bodies who can be subject to a notification under section 39A(1) of the Planning and Compulsory Purchase Act 2004 (c. 5) requiring assistance in relation to the preparation of a relevant plan as defined in section 39A(5) of that Act.

A full impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen. An impact assessment was prepared for the 2025 Act and can be found at: https://www.gov.uk/government/publications/planning-and-infrastructure-bill-impact-assessment and can be inspected at the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.