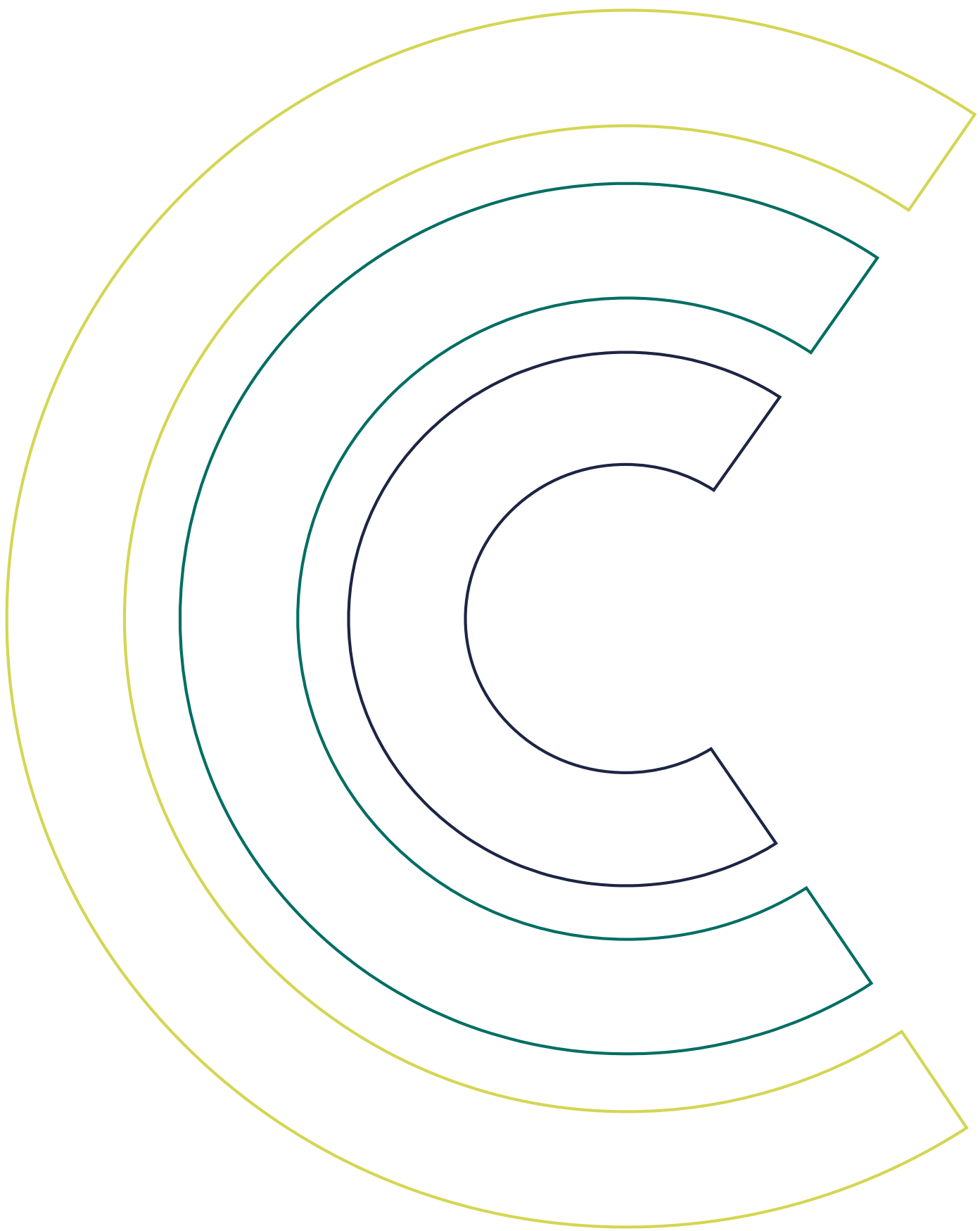




***Building
Britain's
Future***
2025-2026





Foreword

If Britain is serious about building for the future, housing and infrastructure must finally be planned as two parts of the same national mission.

Few issues demonstrate the gap between political ambition and practical delivery more clearly than housing and infrastructure.

During my time as a Housing and Communities Minister, I saw the pressures facing local government as councils sought to balance the need for new homes and regeneration with the legitimate expectations of existing communities. Earlier, as a Transport Minister responsible for some of the country's largest rail infrastructure programmes, I saw the same challenge from another perspective: major infrastructure can transform places and unlock economic opportunity, but only when planning, investment and delivery are properly joined up.

Those experiences have reinforced my belief that we cannot continue to treat housing, transport and infrastructure as separate policy challenges.

Where we build matters just as much as how much we build. New homes should be supported by the transport links, utilities, public services and employment opportunities required to create successful communities. Equally, public investment in major transport infrastructure should be used more effectively to unlock housing, regeneration and private investment around it.

That principle sits at the heart of Building Britain's Future.

Curia has previously warned that planning risk and uncertainty can act as significant barriers to housebuilding. Its [Transforming Communities Commission](#) called for clearer, long-term regulation across the housebuilding supply chain, from national planning frameworks and local planning authorities through to the businesses ultimately responsible for delivery.

Curia has repeatedly called for the Government to move towards a less discretionary, more predictable planning system. Greater certainty about what can be built and where, alongside a stronger approach to appropriate development around well-connected railway stations, offers an opportunity to better align housing growth with Britain's existing infrastructure.

But reform must go further.

A more predictable planning system should not mean removing communities from the process. The distinction we should make is between whether appropriate development should proceed and how that development takes place. Communities should have a meaningful voice in shaping new development, ensuring it is well designed and securing the infrastructure and economic benefits required to make growth work locally.

We must also recognise that rules themselves do not build homes or infrastructure. Local planning authorities need the people, expertise and resources required to make timely decisions. Infrastructure providers need sufficient certainty to plan ahead. Government departments, councils, transport bodies and developers need to work from a shared understanding of where growth will happen and what will be required to support it.

My experience in both housing and transport has taught me that the most successful projects are those in which these decisions are taken together rather than sequentially.

Britain has an opportunity to make a significant change in how we build. We can provide greater certainty, make better use of existing transport infrastructure, unlock strategic sites and give communities greater confidence that development will bring tangible benefits.

The opportunity is more clarity and more certainty - however, there are plenty of challenges facing this country's infrastructure - delivery is now key.

Rt Hon Andrew Stephenson CBE
Chair, Curia
Former Housing and Communities Minister
and Minister of State for Transport





Mayor of Greater Manchester, Andy Burnham launches the Stockport Interchange infrastructure project. Photo: Greater Manchester Combined Authority

Update: August 2026 Planning Reform: From Uncertainty to Delivery

Curia's Transforming Communities Commission, and more recent 2025-26 Housing and Infrastructure programme, identified uncertainty within the planning system as a significant barrier to increasing housing supply. Evidence to the Commission and housing and infrastructure programme argued that England operated too much as a development-control system rather than a predictable, plan-led regulatory system, while the Commission itself called for clear, long-term regulation across the housebuilding supply chain.

The Government's new National Planning Policy Framework (NPPF) represents substantial progress towards that objective. It explicitly seeks to create a clearer, rules-based system, provide a more certain basis for decision-making and reduce delays that hold back homes and economic growth.