



Ministry of Housing,  
Communities &  
Local Government

# PLANNING NEWSLETTER

By Email Only

## Message from Chief Planner

**November 2024**

This newsletter provides updates on the latest announcements from the Ministry of Housing, Communities & Local Government (MHCLG) and other government departments and agencies relating to planning practices and policy. Please see overleaf for the list of contents.

I'd especially like to highlight the two sets of new regulations which make technical consequential changes to section 190 of the Levelling-up and Regeneration Act 2023 (the 2023 Act). They are The New Towns (Compulsory Purchase of Land) (Amendment) Regulations 2024 and The Land Compensation (Additional Compensation) (England) Regulations 2024. These regulations, which allow hope value to be removed from the assessment of compulsory purchase compensation, were introduced on 9 September and came into effect on 1 October 2024. Further details can be found within.

This month's issue includes information about the new funding available to support local authorities in meeting their neighbourhood planning duties, and the new Local Authority Climate Service.

You can also find details on upcoming events for the PropTech Innovation Fund and High Street Rental Auctions.

All previous Chief Planner Letters and Newsletters are available on GOV.UK [here](#).

With kind regards,

**Joanna Averley**  
Chief Planner



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## Policy and Delivery Updates

### **New regulations give full effect to Section 190 of the Levelling Up and Regeneration Act 2023 relating to Compulsory Purchase**

On 9 September, two sets of regulations were introduced to make technical consequential changes to section 190 (Power to require prospects of planning permission to be ignored) of the Levelling-up and Regeneration Act 2023. They are The New Towns (Compulsory Purchase of Land) (Amendment) Regulations 2024 and The Land Compensation (Additional Compensation) (England) Regulations 2024. They allow hope value to be removed from the assessment of compulsory purchase compensation.

MHCLG has also updated the Compulsory Purchase Guidance to reflect the reforms introduced through the 2023 Act, published a new factsheet, and updated the model compensation claim form. Read the documents [here](#).

Finally, following an annual review, the Government has decided to maintain the payment rates for owner-occupiers and tenants of dwellings displaced by compulsory purchase or public redevelopment. The maximum and minimum rates for owner-occupiers will remain at £81,000 and £8,100 respectively. The flat rate paid to tenants will remain at £8,100.

### **Neighbourhood planning: financial support available for local authorities**

Local authorities can now claim for costs incurred in meeting their neighbourhood planning duties during 2024-25. The window for completing and certifying the claim form for authorities is open until Tuesday 25 February 2025. Further details can be found [here](#).

### **A note on planning applications generated by Defra Laying Hen Housing Grant**

In May 2024, the Department for Food, Environment and Rural Affairs (Defra) introduced the Laying Hen Housing for Health and Welfare grant as part of the Animal Health and Welfare Pathway. It supports farmers to undertake



infrastructure projects that will improve laying hen and pullet housing on farms across England.

Local authorities will begin to receive planning applications from recipients of the grant as funding agreements will not be issued unless relevant consents have been obtained, including proof of planning approval. Applicants are asked to highlight on planning applications that the proposed project is part of the Laying Hen for Health and Welfare Grant. Natural England and the Environment Agency are also aware of the scheme and the associated pollution mitigation requirements. Please contact [animalhealthandwelfaregrants@defra.gov.uk](mailto:animalhealthandwelfaregrants@defra.gov.uk) with any queries.

## **Interim planning guidance on how to consider the Environment Act 2021 targets for fine particulate matter (PM<sub>2.5</sub>) in planning decisions**

Defra is developing guidance for developers and planning authorities on how to consider the air quality targets set under the Environment Act 2021 for Fine Particulate Matter (PM<sub>2.5</sub>) in planning decisions. The new PM<sub>2.5</sub> targets are designed to reduce population exposure to this pollutant. This aims to improve upon the existing approach, which assesses whether a new development is likely to increase the risk of exceeding a legal limit or threshold in its location.

Defra has issued interim guidance to provide developers and planning authorities with clarity on how to consider the targets, while the full guidance is under development – [click here](#) to read. Defra expects to publish a consultation on the new approach and full guidance in 2025.

## **Introducing the new Local Authority Climate Service**

Defra has partnered with the Met Office to launch a new service to support English Local Authorities in increasing their resilience against the impacts of climate change. The [Local Authority Climate Service \(LACS\)](#) is an interactive tool which uses geospatial technology to report on local and national climate change projections. The report provides insights into the weather and climate hazards that may affect an area.



The tool fulfils a government commitment set out in the third National Adaptation Programme by providing Local Authorities with data to support decision-making and climate change adaptation planning. Defra will seek user feedback to help drive improvements.

## Research and Events

### **PropTech Innovation Fund live event**

Technology plays a key role in the modernisation of England's planning system. The PropTech Innovation Fund aims to accelerate the adoption of digital citizen engagement tools and transform community involvement in placemaking. MHCLG's Digital Planning programme is running an online showcase with three Local Planning Authorities who participated in the fourth round of the Fund. The LPAs will share highlights from their pilot projects, including 3D mapping and visualisation, joint planning across districts and implementing site assessment modelling software. The online meeting will be on **28 November at 14:00-15:00**. [Register here to receive an invitation](#).

### **MHCLG invites planners to the High Street Rental Auction Event**

New legislation known as High Street Rental Auctions will come into force later this year. The new power will give councils the right to auction off the leases of persistently vacant commercial properties on high streets. To find out more, planners are invited to join a free national showcase event on **21 November at 10:00-13:30 in Brunel Suite, Grand Station, Sun Street, Wolverhampton**. The event will be opened by Alex Norris MP and will include an introduction to the new power, and advice on implementation and tools available. Lunch will be provided. Register [here](#).

### **OECD seeks inclusive urban growth examples from local authorities**

The Organisation for Economic Co-operation and Development (OECD) invites local authorities working at a city level to share examples of successful urban growth initiatives. The results will inform OECD guidance to help



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policymakers address inequalities and support the fair distribution of economic growth in cities. Suitable initiatives for inclusion include innovative ways of increasing affordable housing stock, investing in sustainable public transport, and promoting equal access to health services. The deadline to complete [the survey](#) is **20 November**.

## **New Towns Taskforce: call for evidence**

In July, the Deputy Prime Minister created the independent [New Towns Taskforce](#) to advise ministers on appropriate locations for significant new communities, including large-scale urban extension and regeneration schemes. The Taskforce is now calling for evidence from local authorities to capture initial information on proposals. This will guide work to fund and deliver new settlements.

The Taskforce is interested in proposals that are regionally significant for both housing numbers and economic growth. Each new settlement should contain a minimum of 10,000 homes, with a gold standard of 40% affordable housing. Many potential developments of this size will already be known to the Taskforce through MHCLG - please email the team on [NewTownsEvidence@communities.gov.uk](mailto:NewTownsEvidence@communities.gov.uk) to advise before making a submission.

Submissions should be a maximum of 1,000 words. There is no limit on the number of potential developments that can be submitted as evidence. The closing date is **13 December**. Further details can be found [here](#).