



RTPI

Royal Town Planning Institute

RTPI response to DLUHC consultation on Compulsory Purchase

July 2022

About the RTPI

The RTPI champions the power of planning in creating sustainable, prosperous places and vibrant communities. We have over 27,000 members in the private, public, academic and voluntary sectors. Using our expertise and research we bring evidence and thought leadership to shape planning policies and thinking, putting the profession at the heart of society's big debates. We set the standards of planning education and professional behaviour that give our members, wherever they work in the world, a unique ability to meet complex economic, social environmental and cultural challenges.

The RTPI is responding for England and Wales.

Question 7: Do you agree with the proposal to address [the issue of capping hope value] through the issue of directions for specific schemes as set out in this consultation?

Yes.

We welcome the proposal to by allow acquiring authorities to request a direction from the SoS that, for a specific scheme, payments in respect of hope value may be capped at existing use value or an amount above existing use value where it can be shown that the public interest in doing so would be justified. This is an improvement on the current policy position as it will ensure that there are some checks and balances on hope value.

Question 14: Do you think the proposals should go further and automatically limit the payment of hope value in compulsory purchase more generally or in relation to specific types of schemes?

Powers for councils to direct the use of publicly owned land. There is a need to speed up the process of assembly of surplus land owned by different public landowners in an area. Changes to compulsory purchase legislation provide an opportunity to implement the recommendation in the Elphicke-House report to give councils a power of direction on publicly owned land. This would enable councils to fast-track acquisition of un-used public land in their area to support redevelopment or regeneration opportunities. The reduction in processing time will enable councils to acquire land at an earlier stage.

Planning Departments must be sufficiently resourced and have an adequate supply of Compulsory Purchase Order expertise to respond to the needs of communities. The CPO process requires considerable resources. Councils must be supported to access CPO expertise (which may be available, but only at a price, from other councils which can thereby become centres of excellence).



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Other aspects of Planning reform that are relevant (in England only)

Increasing development value capture through the new Infrastructure Levy; better Local Plan coverage (which will reduce disparity in value between hope value in CPO and market situations); and the partnership approach through Local Development Corporations are all at least as important issues as altering the arrangements around hope value.