

# Regeneration: Compulsory Purchase, compensation and development corporations



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## Outline

- Development corporations
- Compulsory purchase

## Development Corporations: Current position

- Four types:
  - Urban development corporations: Local Government, Planning and Land Act 1980 (“LGPLA 1980”)
  - Mayoral development corporations: Localism Act 2011
  - New Towns Act 1981 (“NTA 1981”) development corporations
  - New Towns Act 1981 development corporations with oversight authorities

## Development corporations: consultation

- Govt consultation in 2018 on
  - Facilitating private sector involvement and investment
  - Whether existing models “sufficiently broad in scope to support modern mixed-use development”
  - Whether all forms of DC should be able to become planning authority
  - Whether all forms of DC should have access to revenues from CIL, Strategic Infrastructure Tariff, and s. 106 revenues.

## Development Corporations: the Bill (Pt 6)

- Cl. 131 and 132 insert similar provisions into LGPLA 1980 and NTA 1981: “Locally Led UDC” and “DC for Locally Led New Towns”
- Local authorities make proposal to SoS that LLUDA/LLNT should be set up, and authority to act as “oversight authority” for the DC
  - Must come from LAs of the area
  - “area” can consist of separate, non-contiguous areas
  - Consultation
- SoS can permit by order if “satisfied it would be expedient in the local interest”

## Development Corporations: the Bill (Pt 6)

- Oversight authorities (LGPLA 1980)
  - May be established by SoS by regulations
  - Regs may specify how OA to oversee regeneration.
  - SI to be approved by each House
- Much of that already in S. 1A New Towns Act 1981

## Development corporations: the Bill (Pt 6)

- Planning Powers (cl. 134-136)
  - UDCs granted access to planning powers equivalent to those currently available to Mayoral DC
  - New Town DCs given access to planning powers equivalent to those currently available to Mayoral DC
  - Mayoral DCs to become mineral and waste authority for plan making purposes for all or part of MDCs area
- Membership and borrowing powers (cl. 138-139)
  - Removes current cap of 11 members
  - Removes current borrowing caps

## CPO Powers: the Bill (Pt 7)

- CI 140: in s. 226 TCPA 1990 insert  
“(1B) In the applications of subsections (1) and (1A) in England,  
“improvement” includes regeneration”
- CI 141: Online publicity for notices
- CI 142: An end to automatic inquiries
- CI 143: Condition confirmations



## CPO Powers: the Bill (Pt 7)

- CI 144: corresponding provisions for CPO by Ministers
- CI 145: Consequential amendments to date of operation
- CI 146: Power to extent time limits for implementation
- CI 147: Agreement to vary vesting date
- CI 148: Data standards

## Compensation: the bill (Part 7)

- S. 6D LCA 1961 (meaning of “scheme” for the “no scheme principle”) – minor definitional amendments.
- S. 6E (relevant transport projects)

# Thank you for listening

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