



Planning Bulletin November 2024

This monthly note highlights some of the recent and forthcoming developments in the world of planning, from a heritage perspective. Please note that this is not necessarily a complete review of matters and is not intended to provide any legal advice on the issues raised. Unless otherwise stated, it does not comprise the formal position of Historic England on these matters.

Legislation and Matters Arising

This section provides a summary of updates to emerging legislation in the last month. Further information on what the emerging legislation covers can now be found in [Appendix I](#).

Shadow Ministerial Appointments

- On 2 November, [Kemi Badenoch MP](#) (North West Essex) became Leader of the Opposition. Her shadow cabinet appointments this month include:
 - [Kevin Hollinrake MP](#) (Thirsk and Malton), Shadow Secretary of State for Levelling Up, Housing and Communities.
 - [David Simmonds MP](#) (Ruislip, Northwood and Pinner), Shadow Minister for Levelling Up, Housing and Communities.
 - [Baroness Scott of Bybrook](#), Shadow Minister for Housing, Communities and Local Government.
 - [Stuart Andrew MP](#) (Daventry), Shadow Secretary of State for Culture, Media and Sport.
 - [Saqib Bhatti MP](#) (Meriden and Solihull East), Shadow Minister for Culture, Media and Sport.
 - [Lord Parkinson of Whitley Bay](#), Shadow Minister for Digital, Culture, Media and Sport.

Emerging Legislation

The Terrorism (Protection of Premises) Bill

- The [Terrorism \(Protection of Premises\) Bill](#): the Public Bill Committee has now completed its work and has reported the Bill with amendments to the House of Commons. The Bill is now due to have its report stage and third reading on a date to be confirmed.



Great British Energy Bill

- The [Great British Energy Bill](#) passed second reading in the House of Lords on 18 November. The committee stage is due to take place on 3 December.

Holocaust Memorial Bill

- The [Holocaust Memorial Bill](#) passed second reading in the House of Lords on 4 September. A date for committee stage is awaited. [The Lords Select Committee on the Holocaust Memorial Bill](#) was set up to oversee the Bill's petitioning period. The Committee provides individuals and bodies directly and specially affected by the Bill with the opportunity to object to the Bill's specific provisions and to seek its amendment.

High Speed Rail (Manchester to Crewe) Bill

- The [High Speed Rail \(Manchester to Crewe\) Bill](#) has passed both reading stages in the House of Commons and is currently awaiting a committee stage date.

Crown Estate Bill

- The [Crown Estate Bill](#) received its third reading on 18 November in the Lords and first reading in the Commons on 19 November. It is currently awaiting a date for second reading.

Private Members Bills

Environmental Targets (Public Authorities) Bill

- The [Environmental Targets \(Public Authorities\) Bill](#) passed second reading on 18 October. A date for committee stage is yet to be announced.

Permitted Development Rights (Extension) Bill

- The [Permitted Development Rights \(Extension\) Bill](#) had its first reading on 9 September. A date for the second reading has yet to be announced.

Secondary Legislation

High Street Rental Auctions

- On 11 November, [The Local Authorities \(Rental Auctions\) \(England\) and Town and Country Planning \(General Permitted Development\) \(Amendment\) Regulations 2024](#) were laid before Parliament. The Regulations set out the process which must be followed when a local authority wants to arrange for a [high street rental auction](#) to be carried out in relation to premises in a street or town centre designated by the local authority. Regulation 15 introduces a new temporary permitted development right to allow a



change of use of qualifying high-street premises to a 'suitable high street use' for the duration of the tenancy. The Regulations come into force on 2 December.

- On 7 November, [the Levelling-up and Regeneration Act 2023 \(Commencement No. 6\) Regulations 2024](#) were laid before Parliament. These Regulations bring into force provisions in Part 10 of the [Levelling-up and Regeneration Act](#) (sections 191 to 214 and 216 to 218 and Schedules 20 and 21). Part 10 provides for local authorities to conduct rental auctions of vacant high street and town centre premises. The Regulations also come into force on 2 December.

Policy and Guidance

Written Ministerial Statements

- On 12 November, Matthew Pennycook MP, Minister for Housing and Planning, delivered a [Written Statement on the Housing Design and Quality](#), which confirmed the closure of the Office for Place with staff being redeployed within MHCLG.

Guidance

- On 14 November, the Planning Inspectorate updated the [Guidance on Statements of Common Ground](#) to provide more detail and clarity on producing them.
- Defra has issued [Interim planning guidance on PM 2.5 Targets](#) setting out how to consider the air quality targets set under the Environment Act 2021 for Fine Particulate Matter (PM2.5) in planning decisions. The new PM2.5 targets are designed to reduce population exposure to this pollutant.

Committees

Built Environment Committee

- The [Built Environment Committee](#), in the House of Lords, has two inquiries open:
 - The [High Street in Towns and Small Cities Inquiry](#) is looking at how high streets can be regenerated and become more resilient and attractive. On 28 November, the Committee published its report, [High Streets: Life beyond retail?](#) A summary of the Report's findings is available on the [Built Environment Committee's Website](#).
 - The [Grey Belt Inquiry](#) is looking at what Grey Belt land is, how it can contribute to housing targets and what sustainable Grey Belt development looks like. All [oral and written evidence](#) submitted can be viewed online.



Energy Security and Net Zero Committee

- The [Energy Security and Net Zero Committee](#) currently has four inquiries open, including:
 - [Retrofitting homes for net zero](#), which opened on 19 November. The Committee will invite two stakeholder panels to consider the policy changes needed to deliver low carbon heating and energy efficient homes.
 - [Unlocking community energy at scale](#), which opened on 11 November. The inquiry will consider, amongst other things, how reforms to the planning system, grid connections and the energy market could support the growth of community energy at scale.
 - [Workforce planning to deliver clean, secure energy](#), which opened on 11 November. The Inquiry will consider how to build the workforce that is needed to deliver the policies and infrastructure for the UK's clean, secure energy mission.

Environment, Food and Rural Affairs Committee

- The [Environment, Food and Rural Affairs Committee](#) has opened an [Inquiry into the Work of Defra and its arm's length bodies](#) on 6 November.

Environmental Audit Committee

- The [Environmental Audit Committee](#) has two inquiries open, including:
 - [Environmental sustainability and housing growth](#), which opened on 18 November. The inquiry is seeking views on how the Government's proposed reforms to national planning policy and housebuilding targets might affect environmental protections and current approaches to sustainable development. The terms of reference are available at the [Committee's evidence portal](#).

Housing, Communities and Local Government Committee

- On 20 November, the Housing, Communities and Local Government Committee questioned Matthew Pennycook MP, Minister of Housing and Planning, on the government's plans to deliver on the commitment of 1.5 million new homes by the end of this Parliament. The hearing is available to watch at [Parliament tv](#) or with the [transcript](#) available on the Committee's website. The Minister confirmed:
 - The response to the NPPF consultation should be published before the end of the year.



- A consultation on the content of National Development Plan Policies (NDMPs) is expected next year. The government is not intending to make very substantive changes to national planning policy via NDMPs but to “tidy the system up”.
- The Planning and Infrastructure Bill is expected next year.

Public Accounts Committee

- The [Public Accounts Committee](#) has 18 inquiries open, including:
 - [HS2: Update following Northern leg cancellation](#), which opened on 31 October.

Government Planning Letters

Letters to Chief Planning Officers

MHCLG regularly writes [letters to Chief Planning Officers](#) of local planning authorities in England, providing guidance on planning.

Planning Newsletter: 15 November

- The [November Planning Newsletter](#) references:
 - Regulations on Compulsory Purchase that were introduced in September.
 - [Neighbourhood planning: financial support available for local authorities.](#)
 - A note on planning applications generated by Defra Laying Hen Housing Grant.
 - [Interim planning guidance on how to consider the Environment Act 2021 targets for fine particulate matter \(PM2.5\) in planning decisions.](#)
 - The Met Office’s new [Local Authority Climate Service](#).
 - [New Towns Taskforce: call for evidence.](#)

Advice

All [Historic England planning advice](#) is available on our website, and Appendix II includes a list of all Good Practice Advice notes (GPAs) and Historic England Advice Notes (HEANs).



Training

Historic England provide webinars and e-learning courses. Visit [Historic England's training webpages](#) for information and booking, or keep up-to-date on new courses and training news by signing up to receive [Historic England's bi-monthly Training Newsletter](#).

Webinars

The Demonstration of Energy Efficiency Potential (DEEP) - 10 December, 1pm

- The Demonstration of Energy Efficiency Potential (DEEP) project investigated thermal improvements made to solid-walled homes in Yorkshire. It compared the cumulative benefit and risks of individual retrofit measures when installed separately, to the benefits of the same retrofit measures being installed all at once, taking a whole building approach. In this second DEEP webinar, the project team will dive into the findings and discuss those of pivotal importance to risk-based analysis and decision-making when considering the retrofit of historic buildings. To register: https://historicengland.adobeconnect.com/e7q5kg6p07ie/event/event_info.html

Structural Conservation of Ruins - 14 January 2025, 2pm

- Historic ruins differ from historic buildings in ways that can make them challenging even to experienced structural engineers. Bridget Drake-Wilkes, Senior Structural Engineer in the Historic England Structural Engineering Team has recently contributed to The Structural Engineers Conservation Compendium Part 20: Another Life in Ruins which concentrates on the numerical analysis of ruined walls. In this webinar Bridget will present her paper alongside Jon Avent of Mann Williams. Jon authored the first part of the Life in Ruins series in October 2015, as Part 11 of the Conservation Compendium, which focused more generally on the challenges of derelict structures. To register: https://historicengland.adobeconnect.com/eemroea51cvy/event/event_info.html

Structural Assessment of Historic Assets Proposed for Demolition - 28 January 2025, 1pm

- A new guidance note for structural engineers being requested to inspect and report on historic assets proposed for demolition has recently been published by CARE (Conservation Accredited Register of Engineers), in conjunction with the Institution of Structural Engineers (IStructE) and the Institution of Civil Engineers (ICE). In this Technical Tuesday webinar Ed Morton of The Morton Partnership and co-chairman of the CARE panel will present the guidance. The note is intended to provide clear advice to structural engineers who have been asked to report on historic assets when demolition or partial demolition is proposed with the aim of preventing unnecessary loss. To register: https://historicengland.adobeconnect.com/evnffufppyje/event/event_info.html



Adapting Historic Buildings for Energy and Carbon Efficiency (HEAN 18) Online Workshop - Wednesday 11 December, 10am to 1pm

- Following on from a series of in-person workshops, we are hosting an online session to support the understanding and application of [our latest advice note on balancing climate action with building adaptation](#). Developed in partnership with the Centre for Sustainable Energy, the workshop will provide a space for peer sharing and learning through discussion. Places are limited. To register visit our climate change training web-pages: [Climate Change and Heritage | Historic England](#)

A New Community for Local Authority Heritage Teams

- The Local Authority Heritage Community is a new online learning community for those working in, or with, local authority heritage teams, to start discussions, share resources, and ask questions about planning decisions related to climate change adaptation. Join the discussion at www.khub.net/group/laheritage.

Training Needs Analysis

- Tell HE about your training needs. We are currently designing our training programme for the next 2 years and want to refresh our understanding of your training priorities. We welcome your feedback via our short survey. Please tell us what you think our training should focus on. The survey should take around 10 minutes to complete, using this link <https://www.smartsurvey.co.uk/s/XOQYK4/>

Marine Planning

Marine Plan Training

- The Marine Management Organisation (MMO) have been running in-person training events in November to help stakeholders understand and use marine plans. There will be online training events in December (various dates) on the follow topics:
 - [Marine Plan Policy Assessment](#)
 - [Marine and Land-use planning](#)
 - [An introduction to Marine Planning Guidance and Tools](#)

Marine Plan Monitoring

- The MMO conducts monitoring surveys of published marine plans to assess their influence on decision-making. The data supports a three-yearly report to Parliament on



the effectiveness of marine plans. The [Marine Plan Monitoring Survey](#) is open now and closes on 27 January.

Other Items

Historic England and English Heritage Trust Climate Change Adaptation Report

- The joint Historic England and English Heritage Trust [Climate Change Adaptation Report](#) was submitted to Defra. The Report includes updated risk assessments and adaptation plans for both organisations and considers climate-driven risks for the organisations and wider sector. These reports also feed into the fourth UK Climate Change Risk Assessment, currently in development by the Climate Change Committee and the Met Office.

Heritage at Risk Register

- On 14 November, Historic England published the [Heritage at Risk Register 2024](#). Over the past year, 155 historic buildings and sites have been added to the Register because they are at risk of neglect, decay or inappropriate development, whilst 124 sites have been removed from the Register and their futures secured.

Current Consultations

Government Consultations

- In November, the National Energy System Operator (NESO) published the [Great Britain's Connections Reform: Overview Document](#) seeking views on a number of questions to assist the transition to a clean power system. The consultation closes on 2 December.
- On 29 October, the Rural Payments Agency published a consultation on [Hedgerow management: regulatory approach and use of civil sanctions](#). The consultation closes on 10 December.
- On 4 November, the New Towns Taskforce launched a [call for evidence to explore opportunities for large developments](#). The Taskforce is interested in proposals that are regionally significant for both housing numbers and economic growth. The unifying principle will be that each of the new settlements will contain 10,000 homes, at the very least, and that most, if not all, will be far larger in size. The call closes on 13 December.
- On 24 October, MHCLG published [a consultation on Enabling remote attendance and proxy voting at local authority meetings](#). The short consultation seeks views on the detail and practical implications of allowing remote and hybrid attendance and proxy voting at local authority meetings in England and closes on 19 December.



- On 28 October, the independent review by Lord Banner KC launched [a call for evidence on Judicial Review and Nationally Significant Infrastructure Projects](#). The call closes on 30 December.
- On 30 October, the Offshore Petroleum Regulator for Environment and Decommissioning published [a consultation on draft supplementary EIA guidance for assessing the effects of scope 3 emissions on climate from offshore oil and gas projects](#). The consultation closes on 8 January 2025.

Other Consultations

- On 8 October, Natural England published a [consultation on the Yorkshire Wolds Proposed Area of Outstanding Natural Beauty \(AONB\) Project](#), which proposes to designate a new Yorkshire Wolds AONB. The consultation ends on 13 January 2025.

Historic England Consultation Responses

- Historic England [responses to recent consultations](#) are available on our website.

Calendar

December

2 December - National Energy System Operator's consultation on [Great Britain's Connections Reform](#) closes.

10 December - the Rural Payments Agency's consultation on [Hedgerow management: regulatory approach and use of civil sanctions](#) closes.

10 December – Historic England Webinar: [The Demonstration of Energy Efficiency Potential \(DEEP\)](#).

10 December – Historic England Online Workshop: [Adapting Historic Buildings for Energy and Carbon Efficiency \(HEAN 18\)](#).

13 December – the New Towns Taskforce' [call for evidence to explore opportunities for large developments](#) closes.

19 December – MHCLG's consultation on [Enabling remote attendance and proxy voting at local authority meetings](#) closes.

30 December - Lord Banner KC's [a call for evidence on Judicial Review and Nationally Significant Infrastructure Projects](#) closes.



Historic England

January 2025

8 January - the Offshore Petroleum Regulator for Environment and Decommissioning's consultation on the [Draft supplementary EIA guidance for assessing the effects of scope 3 emissions on climate from offshore oil and gas projects](#) closes.

13 January - Natural England's consultation on [Yorkshire Wolds Proposed Area of Outstanding Natural Beauty \(AONB\)](#) closes.

14 January – Historic England Webinar: [Structural Conservation of Ruins](#).

28 January – Historic England Webinar: [Structural Assessment of Historic Assets Proposed for Demolition](#).

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Appendix I: Progress of Emerging Legislation

Government Bills

The [King's Speech](#) (17 July) introduced 40 bills, including the **Planning and Infrastructure Bill** and **English Devolution Bill**. More information on the proposed contents of these and other bills can be found in the [King's Speech 2024: background briefing notes](#) (summarised below).

Planning and Infrastructure Bill

- The [Planning and Infrastructure Bill](#), not yet laid before Parliament, proposes to:
 - Streamline the delivery process for critical infrastructure, including simplifying the consenting process for major infrastructure projects.
 - Enable relevant, new, and improved National Policy Statements to come forward, establishing a review process that provides the opportunity for them to be updated every five years.
 - Further reform compulsory purchase compensation rules to ensure that compensation paid to landowners is fair but not excessive where important social and physical infrastructure and affordable housing are being delivered.
 - Improve local planning decision making by modernising planning committees.
 - Increase local planning authorities' capacity, to improve performance and decision making, providing a more predictable service to developers and investors.
 - Use development to fund nature recovery where currently both are stalled.

English Devolution Bill

- The [English Devolution Bill](#), not yet laid before Parliament, proposes to:
 - Put a standardised devolution framework into legislation that gives local leaders powers over strategic planning, local transport networks, skills, and employment support.
 - Provide new powers and duties for local leaders to produce Local Growth Plans.
 - Allow local leaders to formally request additional powers according to the framework and the Government will be required to consider the request and either devolve them or publicly explain their reasons for not doing so.



- Establishing a simpler process for creating new Combined and Combined County Authorities.
- Establish a legislative foundation upon which to widen and deepen devolution, with a weighting towards creating advanced mayoral settlements where there is the capacity and ambition to do so.
- Improve and unblock local decision making through more effective governance arrangements for mayors and Combined Authorities.
- Introduce a new 'right to buy' for valued community assets.

Great British Energy Bill

- The [Great British Energy Bill](#) establishes Great British Energy, a new, publicly owned energy production company which will own, manage, and operate clean power projects.

Holocaust Memorial Bill

- The [Holocaust Memorial Bill](#) was carried over from the previous Parliamentary session and has already passed the House of Commons and its first reading in the House of Lords. The Bill will enable the Government to deliver on a long-term commitment to build a Holocaust Memorial and Learning Centre next to the Houses of Parliament by allocating funding and removing restrictions on development in Victoria Tower Gardens.

High Speed Rail (Manchester to Crewe) Bill

- The [High Speed Rail \(Manchester to Crewe\) Bill](#) was carried over from the previous Parliamentary session. The Bill enables powers to deliver rail infrastructure in the north of England.

Crown Estate Bill

- The [Crown Estate Bill](#) seeks to change aspects of how the Crown Estate operates including widening investment powers and granting the power to borrow. This will support delivery of offshore energy, as the Crown Estate is the owner of the seabed, as well as regeneration and housebuilding given its extensive property portfolio.

Terrorism (Protection of Premises) Bill

- The [Terrorism \(Protection of Premises\) Bill](#) require persons with control of certain premises or events to take steps to reduce the vulnerability of the premises or event to, and the risk of physical harm to individuals arising from, acts of terrorism; to confer related functions on the Security Industry Authority; to limit the disclosure of information about licensed premises that is likely to be useful to a person committing or preparing an act of terrorism; and for connected purposes. On 3 September, DESNZ published the



[Great British Energy Bill Overarching Factsheet](#). The House of Commons Library has also published on 3 September a [Research Briefing on the Great British Energy Bill](#).

Private Members Bills

Environmental Targets (Public Authorities) Bill

- The [Environmental Targets \(Public Authorities\) Bill](#) makes provision for a statutory objective requiring public bodies to contribute to delivery of targets set under the Environment Act 2021 and Climate Change Act 2008; to place a duty on public bodies to meet this objective in the exercise of their functions; and for connected purposes. The Bill started in the House of Lords and is sponsored by Lord Krebs.

Permitted Development Rights (Extension) Bill

- The [Permitted Development Rights \(Extension\) Bill](#) makes provision to extend permitted development rights to allow householders to improve and extend their residential properties; and for connected purposes. The Bill started in the House of Lords and is sponsored by Lord Lucas.



Appendix II: Historic England Planning Advice

Good Practice Advice Notes (GPAs)

The GPAs provide information on good practice, particularly looking at the principles of how national planning policy and guidance can be applied. They are the result of collaborative working with the heritage and property sectors in the [Historic Environment Forum](#), and have been prepared following public consultation:

- [GPA1: The Historic Environment in Local Plans \(March 2015\)](#)
- [GPA2: Managing Significance in Decision-Taking in the Historic Environment \(March 2015\)](#)
- [GPA3: The Setting of Heritage Assets \(December 2017\)](#)
- [GPA4: Enabling Development and Heritage Assets \(June 2020\)](#)

Historic England Advice Notes (HEANs)

The HEANs include detailed, practical advice on how to implement national planning policy and guidance. They have been prepared by Historic England following public consultation:

- [HEAN 1: Conservation Areas: Designation, Appraisal and Review \(Second Edition\) \(February 2019\)](#)
- [HEAN 2: Making Changes to Heritage Assets \(February 2016\)](#)
- [HEAN 3: The Historic Environment and Site Allocations in Local Plans \(October 2015\)](#)
- [HEAN 4: Tall Buildings \(Second Edition\) \(March 2022\)](#)
- [HEAN 5: Setting up a Listed Building Heritage Partnership Agreement \(November 2015\)](#)
- [HEAN 6: Drawing up a Local Listed Building Consent Order \(November 2015\)](#)
- [HEAN 7: Local Heritage Listing \(Second edition\) \(January 2021\)](#)
- [HEAN 8: Sustainability Appraisal and Strategic Environmental Assessment \(December 2016\)](#)
- [HEAN 9: The Adaptive Reuse of Traditional Farm Buildings \(October 2017\)](#)
- [HEAN 10: Listed Buildings and Curtilage \(February 2018\)](#)



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- [HEAN 11: Neighbourhood Planning and the Historic Environment \(Second Edition\) \(April 2022\)](#)
- [HEAN 12: Statements of Heritage Significance \(October 2019\)](#)
- [HEAN 13: Minerals Extraction and Archaeology \(January 2020\)](#)
- HEAN 14 has been superseded by HEAN 18 and has been withdrawn
- [HEAN 15: Commercial Renewable Energy Development and the Historic Environment \(February 2021\)](#)
- [HEAN 16: Listed Building Consent \(June 2021\)](#)
- [HEAN 17: Planning and Archaeology \(November 2022\)](#)
- [HEAN 18: Adapting Historic Buildings for Energy and Carbon Efficiency \(July 2024\)](#)