



WOKINGHAM BOROUGH COUNCIL

A Meeting of an **INDIVIDUAL EXECUTIVE MEMBER DECISION** will be held in SF1 - Civic Offices, Shute End, Wokingham RG40 1BN on **FRIDAY 24 JANUARY 2020 AT 10.00 AM**

A handwritten signature in black ink, appearing to read 'Susan Parsonage'.

Susan Parsonage
Chief Executive
Published on 16 January 2020

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WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

For consideration by

Wayne Smith, Executive Member for Planning and Enforcement

Officers Present

Brendan Troy, Lead Specialist - Infrastructure Delivery and Projects

Callum Wernham, Democratic & Electoral Services Specialist

IMD NO.	WARD	SUBJECT	
IMD 2019/32	None Specific	DEVELOPMENT CORPORATION REFORM - GOVERNMENT CONSULTATION	5 - 26

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Agenda Item IMD32

INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD: 2019/32

TITLE	Development Corporation Reform Wokingham Borough Council consultation response
DECISION TO BE MADE BY	Wayne Smith
DATE, MEETING ROOM and TIME	24/01/2020 SF1 at 10:00am
WARD	None Specific
DIRECTOR / KEY OFFICER	Sarah Hollamby - Director Locality and Customer Services Brendan Troy - Lead Specialist, Infrastructure Delivery and Projects

PURPOSE OF REPORT

The Ministry of Housing, Communities and Local Government is seeking views on the effectiveness of the legislation governing development corporations and invites ideas on the effectiveness of the legislation governing New Town Development Corporations (NTDCs). This report outlines the Council's provisional response to the consultation.

RECOMMENDATION

The Executive Member for Planning and Enforcement agrees to ratify a consultation response provisionally submitted to the Ministry of Housing, Communities and Local Government, and contained in Appendix A to the Ministry of Housing, Communities and Local Government.

SUMMARY OF REPORT

Through this consultation the government is seeking to explore what more can be done to make development corporations attractive and accessible to use, looking in particular at the current legal framework for these bodies. A recommended response to a series of questions is outlined in Appendix A. In summary, this:

- Comments on the need for local authorities to have strategic oversight over New Town Development Corporations (NTDC's), but in such a way that does not impede the ability of the corporation to perform its core role.
- Seeks to encourage diverse participation on NTDC boards, drawing upon both public and private sector expertise.
- Stresses the need for NTDCs to assume a land assembly role, and thereafter to act as 'master developer' in partnership with other private, public and voluntary stakeholders.
- Recommends reform to existing compulsory purchase powers, so that they can be exercised more effectively by NTDCs.
- Suggests an alternative "existing use plus disturbance" model for how NTDC development land is valued / assembled.

- Recommends that existing plan-making and development management functions should be retained by local planning authorities, though with flexibility granted to delegate certain responsibilities with discretion.
- Recommends that NTDCs should be given access to CIL, Strategic Infrastructure Tariff and Section 106 monies collected by an oversight authority in these areas.
- Highlights the need for community stewardship funds to be reserved for use by an appropriately (re)structured parish council or public body; particularly in cases where a new town straddles existing administrative boundaries.

Background

Development corporations are important tools for delivering large-scale development, including mixed-use regeneration, transformational urban extensions and new settlements. In the right circumstances, these powerful vehicles can bring a number of advantages to complex projects including:

- the focus, coordination and consistent delivery of a dedicated body
- the ability to harness the delivery expertise and leadership of the private sector
- visible public-sector commitment that can help attract private investment
- broad powers to facilitate delivery of the project.

The development corporation model has been used since the post-war period. From the late 1940s, new town development corporations (NTDCs) were established to deliver over 20 new towns across England, such as Telford and Milton Keynes. From the early 1980s, urban development corporations (UDCs) were used to lead the renewal of former industrial areas in many English cities, helping to create thriving new areas such as Canary Wharf in London and Royal Albert Dock in Liverpool.

The Government believes that development corporations have an important role to play in delivering housing for the long term, and in leading the regeneration that will help to boost development of areas that have not fully shared in the country's recent economic growth.

Following recent reforms, development corporations also now have the potential to be locally-led, with mayoral development corporations being established over the past decade, and new legislation in 2018 to allow the creation of locally-led new town development corporations (LNTDCs) under the oversight of local authorities.

Through this consultation, the Government is seeking to explore what more can be done to make development corporations attractive and accessible to use, looking in particular at the current legal framework for these bodies. A provisional Wokingham Borough Council response was submitted prior to the December 21st consultation deadline, subject to ratification / confirmation by the Executive Member.

Analysis of Issues

Detailed issues are dealt with in the report attached at Appendix A.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council continues to face severe financial challenges over the coming years as a result of reductions to public sector funding and growing pressures in our statutory services. It is estimated that Wokingham Borough Council will be required to make budget reductions of approximately £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£0	Yes	R
Next Financial Year (Year 2)	£0	Yes	R
Following Financial Year (Year 3)	£0	Yes	R

Other financial information relevant to the Recommendation/Decision
None anticipated

Cross-Council Implications
Changes to legislation and regulation governing NTDCs have the potential to influence a potential future decision as to whether the model could/should be used to deliver strategic development. However, the decision to participate in this consultation exercise is unlikely to have a direct result on any other Council services.

Public Sector Equality Duty
In preparing this technical consultation response, Wokingham Borough Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular response and there would be no significant adverse impacts as a result.

SUMMARY OF CONSULTATION RESPONSES	
Director – Corporate Services	None received
Monitoring Officer	None received
Leader of the Council	None received
Reasons for considering the report in Part 2	
Not Applicable	
List of Background Papers	
Appendix A - Wokingham Borough Council Response to the MHCLG Development Corporation Reform Consultation (October 2019)	
Appendix B - Ministry of Housing, Communities and Local Government - Development Corporation Reform Technical consultation document (October 2019)	
Contact Brendan Troy	Service Delivery and Infrastructure
Telephone No 0118 9746824	Email Brendan.Troy@wokingham.gov.uk

MHCLG Development Corporation Reform, Technical Consultation: Wokingham Borough Council consultation – holding response

Question 1: *Are there measures that you would like to see implemented to further facilitate private sector involvement and investment in development corporations? What changes would you like to see?*

The Council welcome the Government's aspiration to encourage broader private-sector participation in Development Corporations. In terms of governance, the private sector clearly has much to offer when it comes to board composition. Board members would expect that the Corporation be empowered and equipped to deliver on its objectives within a reasonable timeframe. Were NTDCs to be bound by unnecessary bureaucracy, some board members may think twice about giving their time. The relationship with the oversight authority(ies) will therefore play a central role, and a balance needs to be struck to ensure NTDC functions are not unduly constrained, but without losing accountability. There will invariably be a potential risk for conflicts of interest, and so the nature of this participation would need to be kept under review and held to account by the agreed governance arrangements over the life of the Corporation. Oversight should be strategic and cyclical, not detailed and frequent. While this is already possible, it could perhaps have been made more explicit the 2018 Regulations.

In the event that Locally-Led NTDCs (LNTDCs) were to be granted a plan-making function, a mixture of public and private sector expertise is likely to benefit this role.

Private sector board member expertise would be helpful in steering and procurement of planning and infrastructure proposals at this scale.

Question 2: *Are the existing models of development corporations sufficiently broad in scope to allow for the types of development that local areas wish to pursue? Are there any barriers to the uptake of existing models? If so, what sort of change do you think is needed?*

The Council broadly welcome the recent introduction of LNTDCs, which it regards as complementary to the more centralised models that have historically been used. Prior to a request for designation, the 2018 Regulations anticipate that there will have been engagement between a requesting Authority and MHCLG. For requesting Authorities, the whole process may seem like a step into the unknown. The council would therefore hope and expect that the Ministry would commit to providing a meaningful level of advice and support to prospective applicants. For example, the Ministry might usefully provide guidance about the type of Compulsory Purchase Powers available to LNTDCs and their speed and effectiveness of implementation would hopefully be similar to those of NTDCs. Confirmation of brokerage arrangements with utilities providers, Network Rail or other Government departments would also be helpful. The council would particularly appreciate further clarity in terms of how the oversight role is expected to function where a New Town straddles administrative boundaries, and where a Combined Authority does not currently exist.

In terms of barriers to uptake, the Council main concerns pertain to a lack of certainty surrounding land assembly, and how land value is firstly derived and then financed. Being underwritten by government, as NTDCs were, would certainly make this option more attractive. Traditionally, NTDCs had access to significant amounts of capital, and borrowed all their finance from the Government at fixed rates over 60 years. There remains a central role for patient public sector finance at the outset to and create the confidence necessary to subsequently lever in private sector finance at acceptable cost.

The LNTDC innovation would become significantly more compelling were there to be a clear expectation that a Corporation would perform a land assembly role, and that it would be actively supported in doing so by Government - both in terms the acquisition process and financing. A more detailed explanation is provided at Q5.

Question 3: *Do you agree that all development corporations should have the ability, where appropriate, to exercise the plan-making and development management functions of a local planning authority?*

The Council considers that there should be a parent role for oversight authorities in setting an initial framework through the Development Plan. Subsequently LNTDCs could be delegated the freedoms to issue Supplementary Planning Guidance or refine a plan (in conformity with and subordinate to the Local Plan), both having call-in powers to the oversight authority. At this later detailed stage the LNTDC would benefit from partnership-working with the private sector and with the practicalities of delivery in mind. However, the oversight authority would clearly need to have an important and ongoing consultative role (and with powers to further delegate regulatory functions or withdraw them) throughout this process.

The Council strongly agree with stipulations in the 2018 Regulations that assume responsibility for granting planning permission will rest with the Oversight Authority / Local Planning Authority. Any significant delegation of development management functions to the LNTDC is likely to raise questions re: (lack of) accountability and democratic deficit. Consideration could be given to the delegation of further regulatory powers at the discretion of the oversight authority, subject to suitable a policy framework being agreed. The Council also welcome the potential option to use development orders prepared by the LNTDC and authorised by the oversight authority as means for granting planning permission on this scale.

Question 4: *Do you agree that all development corporations should be able to secure contributions from developers using a range of mechanisms, such as CIL, SIT and Section 106 planning obligations, where they have taken on the corresponding planning powers from the local planning authority?*

The Council agree that corporations would need to be party to any S106 in their area (in addition to the oversight authorities where they retain regulatory control). The Corporation

would at some stage release parcels of land to developers, and so is critical that legal obligations for on-site provision are clearly defined, and enforceable.

The Council also recognises that LNTDCs should have access to CIL collected in their area as the majority of the proceeds would need to be spent on infrastructure to mitigate the impact of the New Town by the Corporation. Since Local Authorities currently levy such tariffs and have the resource necessary to do so, any new equivalent collection powers for NTDCs are considered to be an unnecessary duplication of function. The legislation should be adapted to require funds raised in the LNTDC area to be transferred in the same way that Town and Parish Council CIL funding is currently distributed.

Alternatively, the LNTDCs could be enabled to commission the oversight authority to collect on their behalf for the 5% admin charge. The LNTDC should also be able to commission the oversight authority to deliver infrastructure on their behalf in cases where a utility company, statutory or regulatory authority will or cannot allow any other party to execute works on their behalf. Any new regulations would need to ensure a proportion of funds could be passed back “up” to the oversight authority, to allow it to mitigate the impact of development outside the boundaries of the New Town.

Question 5: *Are there any other measures relating to planning powers and/or increasing the efficiency and effectiveness of planning in development areas designated to be overseen by development corporations?*

The interests of private landowners (and their consultants) should not be allowed to compromise the full public interest potential of a New Town. However, this is likely to remain a risk so long as a significant proportion of the land is brought forward for allocation/planning permission by a private landowner/controller, regardless of whether this is done so on a fragmented basis, or as a consortium.

The certainty derived from control of land is one of the key variables that can provide political will and delivery momentum. The Council would therefore support the reform of land acquisition powers in this context, including the use of accelerated access to and acquisition of land via Compulsory Purchase. At present, the process is slow and lacks certainty. Ideally, the Government would set out that land acquisition is a default power and function for LNTDCs moving forward. Where necessary for timely and well-coordinated delivery, LNTDCs should be empowered to purchase all substantial tracts of development land, allowing it to shape the form, quality and pace of development in a ‘master developer’ leadership role, albeit in partnership with other private, public and voluntary stakeholders.

The price at which land is purchased will also have a direct impact on the attractiveness of the proposition for the private sector at the back end. The lower the original price paid, the more viable their involvement becomes, allowing for an appropriate amount of planning gain to be realised, whilst all the while maintaining developer profits. Compulsory Purchase by LNTDCs should be on the basis of Existing Use Value (plus disturbance); as was the case with the original

New Towns programme. Presently, “No Scheme Value” determines the price to be paid; however, this can be a complex process – taking years to establish and at substantial cost - with land costs typically rising significantly during the preparation of plans and establishment of a LNTDC, as their hope value gets taken into account. The Council therefore urge government to introduce expedited CPO powers at Existing Use Value (plus disturbance) as a major delivery accelerator tool.

Question 6: *Are there any measures relating to developer contributions that should be put in place for development corporations?*

It is essential that developer contributions are captured and reserved for long term stewardship of community infrastructure, such as was the case for the original Garden Cities such as Welwyn and Letchworth, and other New Towns such as Milton Keynes. A New Town may straddle existing administrative boundaries – and where the creation of a brand new parish, and/or the redrawing of local authority boundaries should logically follow. However, current procedures mean that a significant amount of time can elapse until parish boundaries are reviewed and redrawn. Under the current CIL regulations, parish councils are entitled to a proportion of total receipts, either 15% as of right and 25% where a neighbourhood plan is in place. Delay may therefore inhibit the ability for a LNTDC to forward plan stewardship arrangements. To this end, the Government should consider setting out an expectation that parish boundaries are restructured at the creation of the LNTDC, or require that the Parish percentage be reserved for community stewardship funds (derived from CIL) in escrow, until such time as an appropriate public body is formed to administer them.

Question 7: *Are there any other measures relating to development corporation powers that you would like to see implemented?*

Refer to issues raised in Q5 response – further clarification of expectations, legal process and government support is required in relation to powers for land acquisition, and the basis on which land value is derived where assembly is via Compulsory Purchase.

Question 8: *Is there anything else that you would like to see new legislation or policy address regarding the aims, objectives, remit, powers and restrictions of development corporations?*

No further comments.

Question 9: *Do you have any views on the Public Sector Equality Duty in relation to any of the questions above?*

No specific comments at this time.



Ministry of Housing,
Communities &
Local Government

Development Corporation Reform

Technical consultation



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October 2019

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Scope of the consultation

Topic of this consultation:	This consultation seeks views on the effectiveness of the legislation governing development corporations. The consultation invites ideas on whether and how legislative reforms might ensure that, in future, where it is appropriate for a development corporation to be used, a fit-for-purpose models exists.
Scope of this consultation:	The consultation covers ways to ensure development corporations have up-to-date powers they need to deliver.
Geographical scope:	These proposals relate to England only.
Impact Assessment:	<p>We do not consider that the options covered in this consultation will have an impact on businesses, charities or the voluntary sector. The consultation relates to the establishment process and powers of development corporations that are set up and overseen by government (either local authorities or central government). As a result, an impact assessment has not been undertaken.</p> <p>The Government is mindful of its responsibility under the Public Sector Equality Duty to have due regard to the potential impact of its proposals on people with protected characteristics. The purpose of the consultation is to gather evidence and seek views on the issues above. We invite views on the Public Sector Equality Duty in relation to any and all of the questions in this consultation document. Any policy change brought forward as a result of the consultation would be subject to appropriate assessment.</p>

Basic Information

To:	This consultation is technical in nature but is open to everyone. We are keen to hear from interested parties from across the public and private sectors, and welcome responses from the general public as well.
Body responsible for the consultation:	Ministry of Housing, Communities and Local Government
Duration:	This consultation will last for 8 weeks from 26 October 2019 to 21 December 2019.
Enquiries:	For any enquiries about the consultation, or if you would like to receive the consultation document in any alternative format, please contact: newsettlements@communities.gov.uk
How to respond:	Where possible, please submit your response by online survey at:

<https://www.surveymonkey.co.uk/r/3JJGW39>

If you are unable to respond via the online survey, you may submit your response via email to:

newsettlements@communities.gov.uk

or by post to:

Development Corporations Consultation
Housing Infrastructure & New Settlements Division
Ministry of Housing, Communities and Local Government
3rd floor SW, Fry Building
2 Marsham Street
London
SW1P 4DF

When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:

- your name
- your position (if applicable)
- the name of your organisation (if applicable)
- an address (including post-code)
- an email address
- a contact telephone number

1. Introduction

- 1.1. Development corporations are important tools for delivering large-scale development, including mixed-use regeneration, transformational urban extensions and new settlements. In the right circumstances, these powerful vehicles can bring a number of advantages to complex projects including:
 - the focus, coordination and consistent delivery of a dedicated body
 - the ability to harness the delivery expertise and leadership of the private sector
 - visible public-sector commitment that can help attract private investment
 - broad powers to facilitate delivery of the project.
- 1.2. The development corporation model has been used successfully since the post-war period. From the late 1940s, new town development corporations (NTDCs) were established to deliver over 20 new towns across England, such as Telford and Milton Keynes. From the early 1980s, urban development corporations (UDCs) were used to lead the renewal of former industrial areas in many English cities, helping to create thriving new areas such as Canary Wharf in London and Royal Albert Dock in Liverpool. Today, a new generation of mayoral development corporations (MDCs) is emerging to tackle complex development challenges in London and mayoral combined authority areas.
- 1.3. We believe that development corporations have an important role to play in delivering much-needed housing for the long term, and in leading, at pace, the critical regeneration that will help to boost development of areas that have not fully shared in the country's recent economic growth. The advantages of development corporations are clear: they harness the expertise of the private sector with boards that bring together skills from across the development sector; they have the specific purpose to develop a strategic vision for an area, and the planning and delivery tools to implement it; and they have the brand and backing to attract investment. Following recent reforms, development corporations also now have the potential to be locally-led, with mayoral development corporations being established over the past decade, and new legislation in 2018 to allow the creation of locally-led new town development corporations (LNTDCs) under the oversight of local authorities.
- 1.4. Given the scale of the challenge to renew our town centres, provide the necessary infrastructure, and deliver the growth and housing current and future generations need, we want to explore what more can be done to make development corporations attractive and accessible to use, looking in particular at the current legal framework for these bodies.
- 1.5. Alongside this consultation, we are also launching a new £10 million fund to encourage local areas with ambitious regeneration and development proposals to come forward.

Purpose of this consultation

- 1.6. There are several types of development corporations, governed by separate pieces of primary legislation dating from different periods. The main legislation relevant to this consultation is set out below.

Development corporation type	Legislation
New Town Development Corporation	New Towns Act 1981
Urban Development Corporation	Local Government and Land Act 1980
Mayoral Development Corporation	Localism Act 2011
Locally-led New Town Development Corporation	New Towns Act 1981 New Towns Act 1981 (Oversight Authority) Regulations 2018

1.7. As development corporation legislation was designed at different times in response to different circumstances the corporations have varying powers and remits. The purpose of this consultation is to seek views on whether this varied legal framework inhibits the operation of development corporations, and to invite ideas on how the legal framework might be reformed. We want to hear your views on whether, and how, legislative reforms might ensure that, where it is appropriate for a development corporation to be used, a fit-for-purpose model exists.

1.8. The consultation document covers three main areas of potential change:

- involving the private sector
- use of development corporations by local areas
- comparable powers for development corporations.

2. Involving the private sector

- 2.1. The nature and scale of projects delivered by development corporations is such that the private sector needs to be at the heart of their delivery. Development corporations already have a strong tradition of leveraging in significant private investment and harnessing the expertise of the private sector through multi-disciplinary boards. We want to see a new generation of development corporations that bring together private and public sector partners to an even greater extent and that work with local communities to deliver the regenerated town centres, renewed facilities, critical infrastructure and transformational housing they need.
- 2.2. With new legislation in 2018 to enable the creation of locally-led new town development corporations we required that a majority of members of the board be independent, including both the chairman and deputy chairman. We expect the board members to collectively have a wide range of place making skills including expertise and experience from the private sector.
- 2.3. We are now interested in exploring what additional measures might help to attract more investment and the greater private sector involvement in the leadership of development corporations. Greater involvement could take a variety of forms, for example measures around governance structures, board composition or the introduction of more explicitly described powers to enter into contractual agreements with private sector partners.
- 2.4. It should be noted that development corporations exercise significant public duties, for example in relation to planning and compulsory purchase. Any measures to increase private sector involvement would need to ensure that the integrity of decision-making around these functions was fully maintained.

Question 1: *Are there measures that you would like to see implemented to further facilitate private sector involvement and investment in development corporations? What changes would you like to see?*

3. Use of development corporations by local areas

- 3.1. Traditionally, development corporations have been established and led by central government. This approach started to change with the creation of the mayoral development corporation (established by legislation in 2011¹). The decision to designate a mayoral development area is made locally by elected mayors in consultation with their combined authorities. Once the Secretary of State has been notified of the designation, he must lay a statutory instrument establishing the MDC.

¹ Localism Act 2011

- 3.2. In 2018, Government legislated further to enable the creation of locally-led new town development corporations under the oversight of local authorities, rather than the Secretary of State². In the case of LNTDCs, it is expected that a proposal for a new town will be initiated locally and then made to the Secretary of State, who (subject to approval) will lay the statutory instruments needed to designate the new town and establish the new town development corporation.
- 3.3. The Secretary of State should retain their role in overseeing centrally-led development corporations and the formation of new development corporations more widely, to ensure that these tools are used appropriately. However, the right delivery tools should be available for local areas to further drive their own growth where appropriate. We would like to hear your views on whether the existing models available to local areas – Mayoral and Locally-led New Town Development Corporations – are sufficiently broad in scope to support modern mixed-use developments, such as delivery of new settlements, regeneration and/or a combination of the two. We would also like to hear your views on what barriers there might be for the uptake of existing models.

Question 2: *Are the existing models of development corporations sufficiently broad in scope to allow for the types of development that local areas wish to pursue? Are there any barriers to the uptake of existing models? If so, what sort of change do you think is needed?*

4. Comparable powers for development corporations

- 4.1. Different types of development corporations have access to different powers in relation to planning. For example, an MDC may exercise the planning functions (both plan-making and development management) usually exercised by a local authority, becoming the local planning authority for its development area. A UDC may exercise development management functions but not plan-making. Traditionally, new town development corporations operate differently, with the Secretary of State approving their plans and using a special development order to grant planning consent³.
- 4.2. We are interested in your views about whether reform is needed to provide all development corporations with access to a suite of up-to-date planning powers.

Question 3: *Do you agree that all development corporations should have the ability, where appropriate, to exercise the plan-making and development management functions of a local planning authority?*

- 4.3. The mixture of approaches to planning functions in turn affects whether development corporations can use mechanisms such as a Community Infrastructure Levy (CIL), Strategic Infrastructure Tariff (SIT) and section 106

² New Towns Act 1981 (Oversight Authority) Regulations 2018

³ New Towns Act 1981 (s.7)

planning obligations to secure contributions from developers to help fund the infrastructure necessary to support development. This is because these mechanisms are generally linked to planning functions. We are interested in your views about whether reform is needed to provide all development corporations with the ability to access developer contributions.

- 4.4. Development corporations can lead a wide variety of development projects from urban extensions to the regeneration of brownfield sites. These different schemes demand different planning tools and routes to secure planning consent. We are interested in your views on whether the current planning tool package is sufficient for the broad needs of development corporations or whether further bespoke tools would be useful.

Question 4: *Do you agree that all development corporations should be able to secure contributions from developers using a range of mechanisms, such as CIL, SIT and Section 106 planning obligations, where they have taken on the corresponding planning powers from the local planning authority?*

Question 5: *Are there any other measures relating to planning powers and/or increasing the efficiency and effectiveness of planning in development areas designated to be overseen by development corporations?*

Question 6: *Are there any measures relating to developer contributions that should be put in place for development corporations?*

- 4.5. In order to deliver large and complex schemes development corporations have a range of other powers. This can include providing infrastructure, highways and acquiring land, including through its compulsory purchase. For example, MDCs may provide infrastructure and facilitate the provision of infrastructure (including water, electricity, gas, telecommunications, sewerage, transport facilities, health facilities, and community facilities). They may also purchase land compulsorily, subject to the mayor's consent and authorisation by the Secretary of State⁴. We are interested to know your views on whether these or any other aspects of development corporation powers should be reformed.

Question 7: *Are there any other measures relating to development corporation powers that you would like to see implemented?*

5. Other comments

- 5.1 We are interested to hear your views on any other points on development corporations that you would like to raise. The Government is also mindful of its responsibility under the Public Sector Equality Duty to have due regard to the potential impact of its proposals on people with protected characteristics. We would welcome any comments you may have on how future proposals on development corporations might relate to the Public Sector Equality Duty.

⁴ Localism Act 2011 (s.205-208)

Question 8: *Is there anything else that you would like to see new legislation or policy address regarding the aims, objectives, remit, powers and restrictions of development corporations?*

Question 9: *Do you have any views on the Public Sector Equality Duty in relation to any of the questions above?*

6. About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal data, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 2018 (DPA), the EU General Data Protection Regulation, and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the Freedom of Information Act and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information, we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with the law and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included at Annex A.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the [complaints procedure](#).

Annex A

Personal data

The following is to explain your rights and give you the information you are be entitled to under the Data Protection Act 2018. Please note that this section refers only to your personal data (your name, address and anything that could be used to identify you personally) not the content of your response to the consultation.

1. The identity of the data controller and contact details of our Data Protection Officer

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at: dataprotection@communities.gov.uk

2. Why we are collecting your personal data

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

3. Our legal basis for processing your personal data

The Data Protection Act 2018 states that, as a government department, MHCLG may process personal data as necessary for the effective performance of a task carried out in the public interest (i.e. a consultation).

4. With whom we will be sharing your personal data

Your personal data will not be shared with any organisation outside of MHCLG.

5. For how long we will keep your personal data, or criteria used to determine the retention period.

Your personal data will be held for two years from the date the consultation closes.

6. Your rights (e.g. access, rectification, erasure)

The data we are collecting is your personal data and you have considerable say over what happens to it. You have the right:

- a) to see what data we have about you
- b) to ask us to stop using your data, but keep it on record
- c) to ask to have all or some of your data deleted or corrected
- d) to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/> or telephone 0303 123 1113.

7. The data you provide directly will be stored by Survey Monkey on their servers in the United States. We have taken all necessary precautions to ensure that your rights in terms of data protection will not be compromised by this.

8. Your personal data will not be used for any automated decision making.

9. Your personal data will be moved from Survey Monkey six months from the date the consultation closes and stored in a secure government IT system.

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