



## PLANNING BULLETIN

### POWERS FOR THAMES GATEWAY DEVELOPMENT CORPORATION

Planning Minister, Yvette Cooper announced on 10th October 2005 that the London Thames Gateway Development Corporation (LTGDC) will become the Local Planning Authority within the 'planning functions' area of the London Thames Gateway urban development area.

#### What geographical area will the UDC cover?

This includes the Lowerlea Valley and London Riverside, incorporating an area stretching from Beckton to Rainham, within the London Boroughs of Tower Hamlets, Newham, Hackney, Barking and Dagenham and Havering. It excludes certain areas, such as the Olympic Zone and the Stratford Development Corporation, where powers will remain with established dedicated handling teams.

#### What will be the extent of control?

The LTGDC will have responsibility for determining strategic and large planning applications, which is defined (for example development of 50 or more houses; development which occupies 1 hectare of land or more and development on Green Belt or Metropolitan Open Land). It will also cover the functions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and it will also be the local planning authority for the purposes of appeals into these major applications. Other applications, including enforcement functions will continue to be dealt with by the relevant existing local planning authorities.

#### How will the process differ to the existing set up and who will determine planning applications?

The planning process will not alter, with the LTGDC evaluating and appraising applications against the existing applicable development plan and all other relevant material considerations. Plan making powers will remain with the existing authorities. However, the Corporation will produce its own regeneration framework, which will take into account the existing development plan.

#### The relationship with the Mayor in terms of planning powers will remain as is the case now for local authorities.

Applications will continue to be made to the Boroughs in the normal way and they will arrange for the necessary advertisement and consultation to take place. The LTGDC will be 'consulted' and then major applications will be 'recovered' and will ultimately be determined by the Corporation's Planning Committee and Board or the Corporation's Director of Planning under delegated powers. However, planning advice will be provided to the Corporation by London Boroughs and it will therefore be necessary to converse with officers at both the LTGDC and the relevant Borough.

## What is the likely impact of the transfer of power?

We consider that the overall impact will be positive, by virtue of the LTGDC's remit for regeneration and the absence of elected members in the decision-making process leading to speedier and more positive determinations. There may also be an argument that, as the key government agency responsible for delivering social and economic growth to transform the London, the Corporation's balance is weighed in favour of private sector interests. Thus there may be major potential benefits commercially.

## What other powers to the UDC have?

The Corporation will retain its powers to purchase and manage land and property, carry out buildings works, seek to ensure provision of services, provide funding to existing organisations and generally undertake activity for the purposes of regenerating the area.

## When will the UDC assume power?

The powers will be enacted on 31st October 2005. The LTGDC will launch its regeneration framework and vision later this year.

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