

Development Corporation Powers: All types of Development Corporation hold compulsory purchase powers; however plan-making, development management, and transport/highways powers are discretionary at the time of establishment. Only New Town Development Corporations can submit proposals directly to the Secretary of State seeking a Special Development Order. For a more detailed overview of powers, governance, process and funding see the [TCPA's guidance](#).

Type of Development Corporation	Examples	Historic legislative remit	Updated remit under Planning and Infrastructure Act 2026	Oversight / Governance	Designation process	Funding sources and settlements
New Town Development Corporation	Stevenage DC Milton Keynes DC	Object under the New Towns Act 1981: “to secure the laying out and development of the new town.”	“to secure the laying out and development of the new town...[which] may include in the area designated as the site of the proposed new town any existing town....so that the area is developed as an urban extension...[or] more than one new town” PIA s.100(2)	Central government oversight via the Secretary of State. Chair and board appointed by Secretary of State; no statutory independence or local authority representation requirements.	Secretary of State initiates designation. Public consultation required. Parliamentary approval required.	Government through annual block grants or long term settlements. No dedicated funding stream.
Urban Development Corporation	London Docklands DC Birmingham Heartlands Ebbsfleet Garden City DC	Object under the Local Government, Planning and Land Act 1980: “to secure the regeneration of its area”	“must include, but need not wholly consist of, an area in an existing town or centre of population...” PIA s.100(3) and “The object of an urban development corporation shall be to secure the regeneration [or development] of its area.” PIA s.100(6)(b)(2).	Central government oversight via the Secretary of State Chair and members appointed by Secretary of State; at least one local authority nominee from each affected authority; no independence requirements.	One or more local authorities submit a proposal; the Secretary of State then decides whether to designate. Secretary of State can also initiate. Public consultation and parliamentary approval required.	Government through annual block grants or long term settlements. No dedicated funding stream.
Mayoral Development Corporation	London Legacy DC Old Oak and Park Royal DC South Ties DC Middlesborough DC Stockport DC Hartlepool DC	Object under the 1980 Act as amended by the Localism Act 2011: “to secure the regeneration of its area.”	“must include, but need not wholly consist of, an area in an existing town or centre of population...” PIA s.100(3) and “The object of an urban development corporation shall be to secure the regeneration [or development] of its area.” PIA s.100(6)(b)(2)	Mayor / Combined Authority Mayor Mayor controls board appointments.	Mayor establishes the corporation under the Localism Act, subject to statutory requirements and Secretary of State consent. Public consultation and parliamentary approval required..	Mayoral Strategic Authorities through their long term funding settlements, prudential borrowing in line with Mayoral debt limits. No dedicated funding stream.
Locally-led Urban Development Corporation*	None	Object under the Localism Act 2011: “to secure the regeneration of its area.”	“must include, but need not wholly consist of, an area in an existing town or centre of population...” PIA s.100(3) and “The object of an urban development corporation shall be to secure the regeneration [or development] of its area.” PIA s.100(6)(b)(2).	Oversight authority (local authority/authorities) and Secretary of State. Board with Independent Chair and Deputy Chair; majority independent members; local authority representation required.	One or more local authorities submit a proposal; the Secretary of State then decides whether to designate is expedient and in the national interest. Public consultation and parliamentary approval required.	Local authority prudential borrowing.
Locally-led New Town Development Corporation*	<i>Proposed:</i> Tewksbury Borough Council East Devon District Council Cumberland Council	“to secure the laying out and development of the new town.”	“to secure the laying out and development of the new town...[which] may include in the area designated as the site of the proposed new town any existing town....so that the area is developed as an urban extension...[or] more than one new town” PIA s.100(2) See also: New Towns Act 1981 (Local Authority Oversight Regulations 2018)	Board with Independent Chair and Deputy Chair; majority independent members; local authority representation required.	One or more local authorities submit a proposal; the Secretary of State then decides whether to designate. Public consultation required but not parliamentary approval.	Local authority prudential borrowing.

*Note – provisions in LURA Section 172 for local authorities to initiate a locally led development corporation to the Secretary of State have not yet been commenced