

# PINS NOTE 27/2015

To: All Inspectors (England)

Date of Issue: 21 July 2015

Currency: review at 6 months after issue

## EBBSFLEET DEVELOPMENT CORPORATION

### Action

1. Inspectors should note the content of this note regarding the creation of the Ebbsfleet Development Corporation (EDC) and any implications this has for casework.

### Background

2. From 1 July 2015 the Ebbsfleet Development Corporation (EDC) takes on the responsibility for planning - see [SI 2015 No.748](#). The transfer of functions does not include plan-making or neighbourhood planning responsibilities. The boundaries of the Corporation and the relevant authorities listed below are shown on the map at Annexe A.
3. Within the boundaries, the EDC takes on the planning functions previously the responsibility of the local authorities, detail for which can be found [here](#). The affected authorities are:
  - Kent County Council (for minerals and waste matters)
  - Dartford Borough Council
  - Gravesham Borough Council

### *Transitional arrangements*

The SI makes provision for transitional arrangements:

### Appeals

4. All appeals either currently in the system or received until January 2016.
  - a. Where the decision was made by the existing local planning authority, that authority continues to be the local planning authority for the purposes of the appeal. The corporation will make any representations known through the local authority.
  - b. For appeals made against the decision of the Development Corporation or for an appeal against non-determination these will

continue to be managed by the existing local authority on behalf of the new development corporation.

### **Other casework**

5. The SI also makes transitional arrangements in respect of:

- s106 planning obligations
- local development orders

### *Impact on systems*

6. Owners of IT systems have been contacted to inform them of the change. The Decision template (DRDS) will not be changed at this time.

### *Wording on Decisions/Reports*

7. Whilst Inspectors should ensure that any representations from the development corporation are taken into account, no further action is required at this stage (the decision should refer to the existing authorities) for those appeals made against the decision of the previous local planning authority.
8. For appeals against the decision of the Ebbsfleet Development Corporation (as indicated by the decision notice) the decision should refer to the Ebbsfleet Development Corporation.

### *Preclusions*

9. With the recent push to preclude Inspectors using post code areas, Inspectors who are currently precluded from any of the existing authorities or post codes within the authority should consider whether it is still appropriate. Inspectors must review this with their SGL and submit to Knowledge and Professional Standards accordingly in order that records can be amended where appropriate.

### *Further updates*

10. Details will be added to the LPAs area on PINSnet as they become available.
11. If you have any queries regarding this PINS Note, please contact XXXX.

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Head of Knowledge Centre

## Annexe A

