



GOVERNMENT OFFICE
FOR LONDON

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26 November 2009

Dear Sir

**LONDON BOROUGH OF WALTHAM FOREST – TESCO HIGHAMS GREEN
APPLICATION**

I refer to your representations regarding the above planning application at the above site.

The application was submitted to the Secretary of State under the Town and Country Planning (Consultations) (England) Direction 2009. Careful consideration was given to the issues raised by the application and to the representations made. However, the Secretary of State has decided not to intervene in this case. I enclose a copy of the letter sent to the London Borough of Waltham Forest for your information.

I regret that I cannot comment further or discuss the merits of the planning proposals.

Yours faithfully

D IDOWU



**GOVERNMENT OFFICE
FOR LONDON**

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25 November 2009

Dear Mr Herring

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (CONSULTATIONS) (ENGLAND) DIRECTION
2009**

**LOCATION: FORMER C& A WAREHOUSE SITE AND INDUSTRIAL UNITS FRONTING
LARKSHALL ROAD & JUBILEE AVENUE HIGHAMS PARK E4**

**DEVELOPMENT; MIXED USE REDEVELOPMENT FOR CLASS B EMPLOYMENT
UNITS, CLASS A1 RETAIL STORE, 10 x CLASS A1-A3 UNITS, PCT FACILITY, 253
RESIDENTIAL UNITS OF MIXED TENURE AND SIZE, ASSOCIATED PARKING AND
SERVICING FACILITIES.**

I refer to your letter of 21 October 2009 referring to the Secretary of State for Communities and Local Government under the Town and Country Planning (Consultations) (England) Direction 2009 an application for planning permission for the above development.

As you may know, the Secretary of State's general approach is not to interfere with the jurisdiction of local planning authorities unless it is necessary to do so. Parliament has entrusted them with responsibility for day-to-day planning control in their areas. Local planning authorities are normally best placed to make decisions relating to their areas and it is right that in general, they should be free to carry out their duties responsibly, with the minimum of interference.

There will be occasions, however, when the Secretary of State may consider it necessary to call in a planning application to determine himself instead of leaving it to the local planning authority. His policy is to be very selective about calling in planning

applications. He will, in general, only take this step if planning issues of more than local importance are involved and if those issues need to be decided by the Secretary of State rather than at a local level. Each case is, however, considered on its own facts.

The Secretary of State has received a number of local representations seeking his intervention on this proposal. He has carefully considered these and all the matters raised about this application. The issue before the Secretary of State for decision is not whether the application should be granted planning permission, but whether or not he should call it in for his own determination. The Secretary of State considers that the main matters relevant to his decision are:

(i) his policies which contribute to the delivery of sustainable development through the achievement of social cohesion and inclusion, the protection and enhancement of the environment, the prudent use of natural resources, and sustainable economic development; and which promote high quality, inclusive design in terms of function and impact, which takes the opportunities available for improving the character and quality of an area as set out in PPS1 *Delivering Sustainable Development*;

(ii) his policy to balance the location requirements of business with wider environmental and social objectives, as set out in PPG4 *Industrial and Commercial Development for Small Firms*;

(iii) his policies to enable communities to take full advantage of the economic opportunities available to them and creating employment and prosperity as set out in draft PPS4 *Planning for Sustainable Economic Development*;

(iv) his policies to promote the vitality and viability of town centres by: planning for the growth and development of existing centres; and focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all as set out in PPS6 *Planning for Town Centres*;

(v) his policy to accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling as set out in PPG 13 *Transport*;

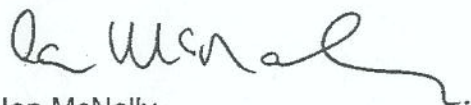
(vi) *The London Plan (Consolidated February 2008)* which although does not contain any designation affecting the site, contains a number of policies that guide the location of retail business, housing and community uses with which the proposal broadly complies.

(viii) *The Waltham Forest UDP (as saved 2009)*, which designated the site as a Mixed Use Regeneration Area (MURA1) and contains policies dealing with out-of town retail development, regeneration of former industrial land and the provision of housing on mixed use sites and specifically refers to the PPS6 requirement that proposals should be of an appropriate size for the centre.

Having carefully considered these and other relevant planning issues raised by this proposal, particularly those raised in the representations made by local residents and others, and having regard to his policy on call-in (copy attached), the Secretary of State is satisfied that the issues identified above have been adequately addressed by the Council. He is satisfied that the application does not raise issues of more than local importance, and therefore this application would be more appropriately decided by the

local planning authority. He has therefore concluded that the application should be decided by the London Borough of Waltham Forest.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian McNally', with a long horizontal flourish extending to the right.

Ian McNally

**THE SECRETARY OF STATE'S CALL-IN POLICY
AS SET OUT IN A PARLIAMENTARY REPLY TO
MR BILL MICHIE, 16 JUNE 1999**

Planning Applications

Mr. Bill Michie: To ask the Secretary of State for the Environment, Transport and the Regions if he will make a statement about his policy on calling in planning applications under section 77 of the Town and Country Planning Act 1990. [87392]

Mr. Caborn: My right hon. Friend's general approach, like that of previous Secretaries of State, is not to interfere with the jurisdiction of local planning authorities unless it is necessary to do so. Parliament has entrusted them with responsibility for day-to-day planning control in their areas. It is right that, in general, they should be free to carry out their duties responsibly, with the minimum of interference.

There will be occasions, however, when my right hon. Friend may consider it necessary to call in the planning application to determine himself, instead of leaving the decision to the local planning authority.

His policy is to be very selective about calling in planning applications. He will, in general, only take this step if planning issues of more than local importance are involved. Such cases may include, for example, those which, in his opinion:

may conflict with national policies on important matters; could have significant effects beyond their immediate locality; give rise to substantial regional or national controversy; raise significant architectural and urban design issues; or may involve the interests of national security or of foreign Governments

However, each case will continue to be considered on its individual merits.