

GREATER LONDON AUTHORITY

Mayor's Office

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Date:

09 DEC 2009

Dear Jennette

Re: Tesco Development Proposals, Highams Park

Thank you for your letter of 6 November about the above, which we received on 10 November.

As you have probably heard by now, I considered the second stage referral of this application on 10 November 2009, together with all written representations received at the time and those you made on behalf of your constituents. Some of those were of strategic importance and therefore within my domain, whilst others were of local significance and more appropriately resolved by the Council.

Most of the transport issues you raised were addressed in the Inspector's Report and subsequent decision by the Secretary of State in 2007. In particular, the Inspector acknowledged that there would be extra traffic and some potential delay at the level crossing on the approach to the train station, but did not consider that the problem was of a magnitude that would justify withholding planning permission. Indeed, the Secretary of State agreed with the Inspector in concluding that there was "*no justification for refusing the application scheme on highway grounds*".

I concluded that, on balance, the scheme was compliant with the London Plan. The application did not fall within any of the three carefully prescribed categories under which I could take it over for my own determination; nor could I find any sound strategic reason on which a direction to refuse permission could be sustained on appeal.

In the circumstances, I had little option but to allow Waltham Forest Council to proceed with its resolution to grant permission subject to appropriate planning conditions and legal agreement.

I regret the lack of opportunity to discuss these issues with you personally beforehand. As you know, second stage referrals are subject to a statutorily prescribed 14-day time limit for me to make a decision.

Yours ever,



Boris Johnson
Mayor of London