

18 March 2011

Mr Philip Cunliffe-Jones
London Borough of Waltham Forest
Directorate of Governance & Law
Waltham Forest Town Hall
Forest Road
London E17 4JF

Our Ref: LDN031/U5930/0019/02
Your Ref: LE/PCJ/64521

Dear Mr Cunliffe-Jones

Section 14 - LEE VALLEY REGIONAL PARK ACT 1966
SECTION 77 – TOWN AND COUNTRY PLANNING ACT 1990
ESSEX & EASTWOOD WHARF, LEA BRIDGE ROAD, LONDON E5
PLANNING APPLICATION REF: 2010/0934 (LB WALTHAM FOREST)

1. I refer to your letter of 28 January referring to the Secretary of State for Communities and Local Government ("the Secretary of State"), as directed by Lee Valley Regional Park Authority (LVRPA) under the Lee Valley Regional Park Act 1966 an application for planning permission by the London Borough of Waltham Forest for:

Residential redevelopment - construction of four separate blocks (ranging from 5 to seven storey; Block A (7 storey), Block B (6 storey), Block C (5 storey) & Block D (7 storey) in height), comprising 124 residential units (32 x 1 bed, 81 x 2 bed, 9 x 3 bed and 2 x 4 bed) with open space, hard and soft landscaping, car parking facilities (72 spaces, 58 at basement level and 14 at surface), cycle parking and improved vehicular and pedestrian access from Lea Bridge Road.

2. As you 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.

3. There will be occasions, however, when the Secretary of State may consider it necessary to call in a planning application for determination instead of leaving it to the local planning authority. The Secretary of State's policy is to be very selective about calling in planning applications. The Secretary of State 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.

4. We have carefully considered all the matters raised about this application. The issue is not whether the application should be granted planning permission, but whether or not it should be called-in for the Secretary of State's determination. The Secretary of State considers that the main matters relevant to his consideration in this case are:

- i. Encouraging good design in helping to promote sustainable development improving the quality of the existing environment (PPS1 General Policy and Principles);
- ii. his policies, particularly those which meet the housing requirements of the whole community (including those in need of affordable housing), widen housing opportunity and create mixed communities, as set out in PPS3 Housing);
- iii. his policies to locate and control potentially polluting development to avoid or minimise adverse effects on the use of land and on the environment (PPS23 Planning and Pollution Control);
- iv. 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 (PPG 13 Transport);
- v. Lee Valley Park Authority Park Plan (LVRPA) 2000; and
- vi. The Adopted Waltham Forest Unitary Development Plan (2006) and the relevant provisions of the London Plan February 2008 (consolidated with alterations since 2004).

5. Having carefully considered these and other relevant planning issues raised by this proposal, the Secretary of State has concluded that intervention would not be justified. The Secretary of State is satisfied that the issues raised do not relate to matters of more than local importance and considers that this application would be more appropriately decided by the local planning authority. The Secretary of State has therefore concluded that the application should be decided by London Borough of Waltham Forest.

6. In considering whether to exercise discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

7. A copy of the permission that may be granted by the Council for the development should be sent to the Secretary of State at the above address in due course.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ian McNally', with a long, sweeping tail extending to the right.

Ian McNally
Central Casework Team