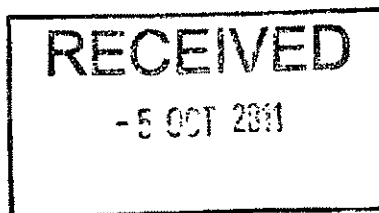




CLG - DECISION ON REFERRAL.

www.communities.gov.uk
community, opportunity, prosperity



Mr Kevin Farrell
Senior Planner
Sunderland City Council
PO Box 102
Civic Centre
Sunderland
SR2 7DN

Your Ref: 11/00288;/FUL

Our Ref: NPCU/J4525/CONS/69221

Date 4 October 2011

Dear Mr Farrell

PLANNING APPLICATION BY VERUM VICTUM & PENMARRIC PLC FOR MIXED USE DEVELOPMENT ON LAND AT NORTH HYLTON ROAD, SOUTHWICK INDUSTRIAL ESTATE, SUNDERLAND

1. I refer to your letter of 8 September 2011 referring to the Secretary of State for Communities and Local Government, under the Town and Country Planning (Consultation) (England) Direction 2009 an application for planning permission for the above development.
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 to determine it himself, instead of leaving it to the local planning authority. His policy is to be very selective about calling in planning applications. In general, he will 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 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

National Planning Casework Unit
Department of Communities and Local Government
Colmore Row
5 St Philips Place
Birmingham B3 2PW

Tel: 0303 444 8136
liz.hardy@communities.gsi.gov.uk

determination. The Secretary of State considers that the main matters relevant to his decision in this case are national policies with regard to:

- (a) maximising the use of previously developed land in sustainable locations for all forms of built development (*PPS1 – Planning for Sustainable Development*)
- (b) reducing the need to travel, especially by car; promoting the vitality and viability of town and other centres as important places for communities and building prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural (*PPS4 – Planning for Sustainable Economic Growth*).

5 We have considered carefully these and other relevant planning issues raised by this proposal including whether the proposal could have significant effects beyond the immediate locality, whether it gives rise to substantial regional or national controversy and the Government's Localism Agenda, together with all representations received, and have had regard to the Secretary of State's policy on call-in, set out in a Parliamentary reply to Bill Michie on 16 June 1999. The Secretary of State has concluded that, on balance, his intervention would not be justified as there is not sufficient conflict with national planning policies on the above matters or any other sufficient reason to warrant calling-in the application for his own determination. He has therefore concluded that decision as to whether to grant planning permission will remain with Sunderland City Council.

6. In considering whether to exercise his discretion to call-in the application, the Secretary of State has not considered whether the development proposed 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 the application remains the relevant authority responsible for considering whether the 1999 Regulations apply to the proposed development and, if so, for ensuring that the requirements of the 1999 Regulations are complied with.

Yours sincerely



LIZ HARDY

Authorised by the Secretary of State
to sign in that behalf