



Ministry of Housing,
Communities &
Local Government

Miss Georgina Redpath
DP9 Ltd
100 Pall Mall London
SW1Y 5NQ

Our Ref: APP/E5900/W/19/3225474

21 December 2020

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 78)
APPEAL BY WESTFERRY DEVELOPMENTS LTD
FORMER WESTFERRY PRINTWORKS SITE, 235 WESTFERRY ROAD, LONDON
E14 3QS
APPLICATION REF: PA/18/01877/A1

1. Further to the Secretary of State's letter of 11 August on the above matter, he has given careful consideration to all the representations before him, on the basis of which he is of the view that in accordance with Rule 19(1)(c) of the Inquiry Procedure Rules he needs to reopen the inquiry to consider further the following matters:
 - a) the implications of the adoption of the London Borough of Tower Hamlets Local Plan 2031 (THLP);
 - b) the impact of the adoption by the London Borough of Tower Hamlets of a CIL Charging Schedule which took effect on 17 January 2020;
 - c) the implications of progress on the London Plan;
 - d) the implications for the proposal of these changes and any other changes of circumstances on the viability of the proposal; and
 - e) any material change in circumstances, fact or policy, that may have arisen since his decision of 14 January 2020 was issued and which the parties consider to be material to the Secretary of State's further consideration of this appeal.

Phil Barber
Planning Casework Unit
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2. The Planning Inspectorate will be writing shortly to relevant parties to make arrangements for the submission and circulation of the further evidence referred to above, and about the arrangements for reopening the inquiry.
3. The representations he has received in response are listed below and copies are available upon request:

Date	Party
31/08/2020	Councillor Mufeedah Bustin
11/08/2020; 31/08/2020; 01/09/2020	Councillor Andrew Wood
02/09/2020	Councillor Peter Golds
01/09/2020	Docklands Sailing & Watersports Centre Trust
01/09/2020	Iain Dootson
31/08/2020	Mariya Talib and Tim Aldrich
28/08/2020	Ruth Bravery
25/08/2020	DP9
24/08/2020	Greater London Authority
26/08/2020	Tower Hamlets Council
19/08/2020	Arthur Coppin
27/08/2020; 28/08/2020; 08/09/2020	Transport for London

4. I am copying this letter to the London Borough of Tower Hamlets, the Greater London Authority and all other parties who were involved in the Rule 19 process and to Mark Boulton at the Planning Inspectorate.

Yours faithfully

Philip Barber

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Planning Casework Unit

This decision was made by a Minister and signed on their behalf.