

**Cathy Molloy**  
**Wandsworth Council**  
Housing and Community Services Department  
The Town Hall  
Wandsworth High Street  
London SW18 2PU

**Our ref:** D&P/3537a/JF02  
**Your ref:** 2016/7356  
**Date:** 26 June 2017

Dear Cathy

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Direction under Section 2A of the 1990 Act**

**Homebase, Swandon Way, Battersea, SW18 1EW**  
**Local planning authority reference: 2016/7356**

I refer to your letter of 5 June 2017 informing me that Wandsworth Council is minded to refuse planning permission for the above planning application. I refer you also to the notice that was issued on 20 June 2017 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference D&P/3537a/02 (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application.

My reasons are as follows:

- (i) the proposed development would have a significant impact on the implementation of the London Plan - as set out within the above-mentioned report; and
- (ii) there are sound planning reasons for my intervention - as set out within the above-mentioned report.

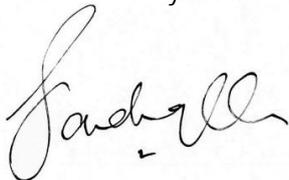
I must also have regard to targets identified in development plans. As set out in the attached report, I recognise that Wandsworth Council has taken a positive approach to approving new homes in the borough during the last three years, and that the Council has exceeded the annualised development plan targets for both housing and affordable housing during this period. Notwithstanding this, I note that the proportion of affordable housing secured relative to overall housing consented during this period is significantly below the Wandsworth Core Strategy 33% target and represents a significant undersupply of affordable housing in the pipeline.

In my view the proposed development has potential to make an important contribution to housing and affordable housing supply in response to London Plan policies 3.3 and 3.11. Having regard to the above, and noting the potential contribution of the proposed development, I wish to fully consider this case as the local planning authority.

The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. I have taken the environmental information made available to date into consideration in formulating my decision.

I would be grateful if you could provide me, as soon as reasonably practicable, any information relevant to the application that has not already been provided. In due course I will notify you of the date of the Representation Hearing, and I will consult you on any draft planning obligation and planning conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sadiq Khan', with a small mark below the 'n'.

**Sadiq Khan**  
Mayor of London

cc Leonie Cooper, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Alex Williams, TfL  
Emily Cochrane, Jones Lang LaSalle, 30 Warwick Street, London W1B 5NH