



Department for  
Communities and  
Local Government

Ms E Mortimer  
CgMs Ltd  
Morley House  
26 Holborn Viaduct  
London  
EC1A 2AT

Our Ref: APP/B1930/A/09/2109433  
Your Ref: 5/09/0708

19 September 2012

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78**

**APPEAL BY HELIOSLOUGH LTD**

**LAND IN AND AROUND FORMER AERODROME, NORTH ORBITAL ROAD, UPPER  
COLNE VALLEY, HERTFORDSHIRE (RADLETT)**

**APPLICATION REF 5/09/07/08**

The Secretary of State has given careful consideration to all the representations he has received on the Radlett appeal since his letter of 15 September 2011.

He has also had regard to the fact that, in March 2012, an appeal against the refusal of planning permission was submitted for a Rail/Road Freight Interchange at Colnbrook, Slough (Appeal Reference: APP/J0350/A/12/2171967). The Colnbrook appeal was recovered for determination by the Secretary of State and, on 7 September 2012, the Planning Inspectorate agreed to postpone the planning inquiry into it which had been due to open in October 2012.

The Secretary of State is of the view that the two schemes raise similar and inter-related issues. He considers it likely that their comparative merits will be a significant material consideration in his determination of the Radlett proposal. Furthermore, he considers that a decision on the Radlett proposal and the reasoning for that decision may have a significant bearing on his determination of the Colnbrook proposal. Given this, he is of the view that re-opening the inquiry into the Radlett appeal and conjoining it with the planned inquiry into the proposed SRFI at Colnbrook is likely to lead to a more coherent and consistent decision-making process overall.

In the light of this, the Secretary of State no longer considers that it is appropriate for him to determine the Radlett appeal on the basis of the evidence and representations which

Christine Symes  
Planning Casework  
Department for Communities and Local Government  
1/H1  
Eland House  
Bressenden Place  
London SW1E 5DU

Tel 0303 444 0000  
Email: [pcc@communities.gsi.gov.uk](mailto:pcc@communities.gsi.gov.uk)

are currently before him. Your views on this proposed approach are invited by no later than 3 October 2012, as are the views of those to whom this letter is being copied.

I am copying this letter to the parties listed at Annex A which includes the agent for the Colnbrook appeal proposal.

Yours faithfully,

**Christine Symes**

Authorised by the Secretary of State  
to sign in that behalf

***Letter copied for comment to:***

Mike Lovelady  
Legal & Democratic Services  
St Albans City & District Council

Rebecca Simpson  
St Albans City & District Council

Mr D Goodwin  
The Chief Executive  
St Albans City & District Council

Mr Simon Flisher  
Barton Willmore

Martin Scambler  
Goodman Logistics Developments (UK) Ltd

Mr Charles Crossland  
Goodman Logistics Developments (UK) Ltd

Mr P Trevelyan  
St Albans Civic Society

Kathryn Pettitt  
Hertfordshire County Council

Mr IM LaRiviere

Mr Paul Stimpson  
Head of Planning Policy and Projects  
Slough Borough Council

Graham Taylor,  
Chairman of the Radlett Society  
and Green Belt Association

Dick Bowler  
Hertfordshire County Council

Mrs Anne Main MP for St Albans

James Clappison MP for Hertsmere

Fiona Mactaggart MP for Slough

Adam Afriyie MP for Windsor

Polly Harris-Gorf  
Hertsmere Borough Council

Mr S Walkington / Mr D Parry

Graham Wigglesworth  
Wragge and Co

Howard Wayne  
Wayne Leighton Solicitors

Deborah Phelan  
DfT

Susie Northfield  
DfT