



Department for
Communities and
Local Government

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Our ref: NPCU/CPO/F5540/75695

Date: 25 August 2016

Dear Mr Pinnock

**Town and Country Planning Act 1990: Section 226(1)(a)
Acquisition of Land Act 1981
The London Borough of Hounslow (Hounslow High Street Quarter)
Compulsory Purchase Order 2015**

1. The report of the Inspector, Alwyn B Nixon BSc (Hons) MRTPI, who held a public local inquiry into the above order which opened on 8 March 2016 has been considered. A copy of the Inspector's Report is enclosed. References in this letter to paragraphs in the Inspector's Report are indicated by the abbreviation IR, followed by the relevant paragraph number.
2. The order, if confirmed, would authorise the compulsory purchase of 73 plots within the High Street Quarter of Hounslow Town Centre for the purpose of carrying out of the High Street Quarter regeneration scheme.
3. 17 relevant objections to the order were received. The main grounds of objection were, the effects on existing premises and their access and servicing (short and long term), no public benefit to the scheme, conflict with local development framework, failure to secure land and rights by agreement, failure to consider alternative options, extent of land/rights sought is excessive, concerns around construction impacts, insufficient demonstration of viability and deliverability, procedural irregularity, effects on employment provision, loss of existing serviceable buildings, loss of residential parking and implications for Royal Mail's universal postal service obligation.
4. Four remaining objections were withdrawn in writing at the Inquiry.

5. The Inspector also considered a new representation submitted in writing at the Inquiry by the Hounslow Central Residents Association.
6. The General Certificate in support of the Order notes that due to a clerical error with some of the first notices served some cover letters were incorrectly addressed. Other irregularities were also brought to the London Borough of Hounslow's attention and in order to rectify these matters correct notices were served and a further objection period provided. Objections from SRJ Retail, The Carphone Warehouse Limited and Deichmann-Shoes UK Limited refer to the drafting errors in the cover letter accompanying the original notification.
7. The Secretary of State is satisfied that the correct procedural requirements of the order making process have been met.
8. The Inspector's Report summarises the submissions made at the local inquiry. His conclusions are at IR 291 – 297.
9. The Inspector has recommended that the order be confirmed subject to minor modifications in respect of plot 20.
10. The Secretary of State for Communities and Local Government has carefully considered whether the purposes for which the compulsory purchase order was made sufficiently justify interfering with the human rights of the objectors under section 12(2A) of the Acquisition of Land Act 1981 and he is satisfied that such interference is justified. In particular he has considered the provisions of Article 1 of the First Protocol to, and Article 8 of, the European Convention on Human Rights. In this respect the Secretary of State is satisfied that in confirming the compulsory purchase order a fair balance would be struck between the public interest and interests of the objectors.
11. The Secretary of State has given careful consideration to the Inspector's Report and the submissions of the parties. He accepts the Inspector's conclusions and agrees with his conclusions. He accepts that a compelling case in the public interest for confirming the order has been made. The Secretary of State has therefore decided to accept the Inspector's recommendation to confirm the London Borough of Hounslow (Hounslow High Street Quarter) Compulsory Purchase Order 2015 with the following modification:

The removal of parts of Plot 20, marked in red ink on the sealed map, consistent with the amended Order schedule and Order Map comprising of inquiry documents referenced LBH/14 and LBH/15 (appended to the Inspector's Report).
12. I enclose the confirmed order and the map to which it refers. Your attention is drawn to section 15 of the Acquisition of Land Act 1981 about publication and service of notices now that the order has been confirmed. Please inform us of the date on which notice of confirmation of the order is first published in the press.

13. Copies of this letter and the Inspector's Report are being sent to the remaining objectors who appeared or were represented at the local inquiry. Copies of the letter are also being sent to other persons who made submissions at the local inquiry.

14. This letter does not convey any other consent or approval in respect of the land to which the order relates.

Yours sincerely

Signed by authority of the Secretary of State for Communities and Local Government

Gerry Carpenter

Gerry Carpenter
Senior Planning Manager

