



Department for Levelling Up,
Housing & Communities

Mr Peacock
Principal Development Management Officer
Welwyn Hatfield Borough Council

Please ask for: Michelle Peart
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Sent via email only:
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Your ref:
Our ref: PCU/CONS/C1950/3289615

Date: 4 January 2022

Dear Mr Peacock

The Town and Country Planning (Consultation) (England) Direction 2009

Application by Lands Improvement Holdings Landmatch S.a.r.l. for outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms at land to the north east of King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire (application no: 6/2015/1342/PP)

I refer to your e-mail of 17 December 2022 referring to the Secretary of State for Levelling Up, Housing and Communities ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Michelle Peart

Mrs Michelle Peart
Planning Officer

This decision was made by officials on behalf of the Secretary of State, and signed on his behalf.