



Ministry of Housing,  
Communities &  
Local Government

Mr Gerry Ansell  
Principle Major Developments Officer  
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**Please ask for:** Jez Donovan  
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**Your ref:** 2018/0171  
**Our ref:** PCU/CONS/C1950/3220440  
**Date:** 21 January 2019

Dear Mr Ansell

**The Town and Country Planning (Consultation) (England) Direction 2009  
Planning application by Plutus Estates (WGC) Limited and Metropolitan Housing Trust  
for the creation of a mixed-use quarter comprising the erection of up to 1,340 residential  
dwellings (414 affordable), 114 extra care homes, civic building including health,  
community, office & retail use. Alterations, additions and change of use of Grade II  
listed building & silos for flexible business use, combined heat and power, international  
art centre, gymnasium, restaurant/coffee-shop/bar, creche/day nursery, Network Rail  
building, car park, access, landscaping, public art & supporting infrastructure on 8.70  
hectares of brownfield land known as the former Shredded Wheat factory site, Welwyn  
Garden City, AL8 6UN (Application No. 6/2018/0171/MAJ).**

I refer to your email of 17 December 2018 referring to the Secretary of State for Housing, Communities and Local Government ("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. The reason for this decision is that, having regard to the policy on call in, the application does not involve issues of more than local importance justifying the Secretary of State's intervention.

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In considering whether to exercise the discretion to call in the application, the Secretary of State has not considered the matter of whether the 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 these applications remains the relevant authority responsible for considering whether these Regulations apply to these proposed developments and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

*Rachael Beard*

**Rachael Beard**  
**Senior Planning Manager**