



Department for Levelling Up,  
Housing & Communities

Sally Rogers  
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**Your ref:** 21/01961/OUT

**Our ref:** PCU/RTI/W1525/3288998

**Date:** 12 April 2023

Dear Sally Rogers

**Application by Ms K Waldron Countryside Properties (UK) Ltd for 1020 dwellings, residential care accommodation, neighbourhood centre, primary school and highways works at land north west of Hamberts Farm, Burnham Road South, Woodham Ferrers, Chelmsford. Application no' 21/01961/OUT**

I refer to the above application which has been the subject of third-party requests to call in for determination by the Secretary of State for Levelling Up, Housing & Communities.

The Secretary of State has carefully considered this 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

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considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

The Article 31 Direction issued pursuant to the Secretary of State's letter of 2 February 2023 is hereby withdrawn.

Yours sincerely

*M Bowen*

**Maria Bowen**  
**Senior Planning Technical Officer**  
**Planning Casework Unit**

*This decision was made by Minister Lee Rowley MP, Parliamentary Under-Secretary of State for Local Government and Building Safety, on behalf of the Secretary of State, and signed on his behalf.*