



Ministry of Housing,  
Communities &  
Local Government

Elizabeth Goode  
Technical Support Supervisor  
On behalf of Ruth Ambrose  
Senior Planning Officer  
Planning & Building Control  
St Albans Council

**Please ask for:** Tara Dickenson  
**Tel:** 0303 444 8044  
**Email:** Tara.dickenson@communities.gov.uk  
**Your ref:** 5/2021/0423  
**Our ref:** PCU/CONS/ B1930/3280327

By Email: [Elizabeth.Goode@stalbans.gov.uk](mailto:Elizabeth.Goode@stalbans.gov.uk)

**Date:** 13 August 2021

Dear Ms Goode

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

**Application by Hunston Properties and the Trustees of the Sewell Trust for Outline application (access sought) – Residential development of up to 150 dwellings together with all associated works (resubmission following invalid application 5/2020/3096) at Land to Rear of 112-156b Harpenden Road St, Albans Hertfordshire (application no: 5/2021/0423/LSM)**

I refer to your recent referral, 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.

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

*Tara Dickenson*

Tara Dickenson  
Planning Casework Manager

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