



Department for
Communities and
Local Government

Ms T Taylor
Planning Services
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Please
ask for:
Tel: 0303 444 8042
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Your ref:

Our ref: NPCU/RTI/Y3615/72465

Date: 13 November 2013

Dear Ms Taylor

**Town and Country Planning (Development Management Procedure) (England)
Order 2010**

**Application by: Bewley Homes PLC & A2 Dominion Enterprise Ltd
On land at South of Ash Lodge Drive, Ash, Guildford – Application 12/P/01973**

I refer to our letter of 25 September 2013 regarding the above application.

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.

The Secretary of State has carefully considered the impact of the proposal, and the key policy issues which this case raises. In his opinion, the proposals do not: involve a conflict with national policies on important matters; have significant long term impact on economic growth and meeting housing needs across a wider area than a single local authority; have significant effects beyond their immediate locality; give rise to substantial cross boundary or national controversy; raise significant architectural and urban design issues; or involve the interests of national security or of foreign Governments. Nor does he consider that there is any other sufficient reason to call the application in for his own determination. He has therefore decided the application should be determined at local level, and has not called it in.

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 2011. 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.

The Article 25 Direction issued pursuant to the Secretary of State's letter of 25 September 2013 is hereby withdrawn.

Yours sincerely



Mrs M Peart
Planning Casework Officer