



Ministry of Housing,
Communities &
Local Government

Stuart Howden BA (Hons), MA
Principle Planning Officer
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Please ask for: Edward Chapman
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Your ref: 17/02233/F
Our ref: PCU/CONS/C3105/3206400

Date: 10 July 2018

Dear Mr Howden

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

Hotel (Class C1) and ancillary restaurant (Class A3) including associated works, comprising the provision of parking spaces and landscaping on land east of Evenlode Crescent and south of Langford Lane, Kidlington
Application reference 17/02233/F

I refer to your email of 29 June 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 the 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 applications should be called in. The Secretary of State has decided, having had regard to this policy, not to call in the application. He is content that the application should be determined by the local planning authority.

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



Edward Chapman
Planning Casework Manager