



Ministry of Housing,
Communities &
Local Government

Alex Stafford
Principal Planner – Strategic Development
Folkestone & Hythe District Council
Alex.Stafford@folkestone-hythe.gov.uk

Please ask for: Astrid Lawrance
Email: astrid.lawrance@communities.gov.uk
Your ref: 24/0125/FH
Our ref: PCU/RTI/L2250/3356337
Date: 6 December 2024

Dear Alex Stafford

Application by Classicus Estates Ltd for a phased residential development at land adjoining 385 Canterbury Road, Densole, Folkestone (application no: 24/0125/FH)

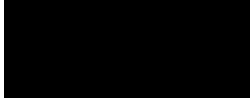
I refer to the above application which has been the subject of third-party requests to call in for determination by the Secretary of State for Housing, Communities & Local Government.

The Secretary of State has carefully considered the policy on calling in planning applications, as set out in the Written Ministerial Statement dated 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively. This policy also gives examples of the types of issues which may lead her to conclude, in her opinion that the application should be called in.

The Secretary of State has decided not to call in this application. She 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



Mike Hale (decision officer)
Head of Environmental Casework
Planning Casework Unit

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