



Ministry of Housing,  
Communities &  
Local Government

Sarah Kay  
Asst. Director of Planning & Planning Policy  
Bolsover District Council  
Chesterfield, S43 4JY

*Sent by email only:*  
[sarah.kay@bolsover.gov.uk](mailto:sarah.kay@bolsover.gov.uk)

**Please ask for:** William Cole  
**Email:** [will.cole@communities.gov.uk](mailto:will.cole@communities.gov.uk)  
**Your ref:** 17/00640/OUT  
**Our ref:** PCU/RTI/R1010/3349596

**Date:** 11 February 2025

Dear Ms Kay,

**Application by Ms Alison Barnfield (Waystone Limited), for outline planning permission (all matters reserved) for mixed use development including up to 24ha of employment land, up to 1,800 residential dwellings, green infrastructure, educational and recreational uses, a retirement village, neighbourhood centre, hotel, restaurant, health and care, and leisure uses and associated works at Land North of Clowne [Clowne Garden Village] (application no: 17/00640/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 Housing, Communities & Local Government.

The Secretary of State has carefully considered 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.

The Article 31 Direction issued pursuant to the Secretary of State's letter of 23 October 2024 is hereby withdrawn.

Yours sincerely

*William Cole*

**William Cole – Decision Officer  
Planning Casework Unit**

*This decision was made by the Minister of State for Housing and Planning, Matthew Pennycook MP, on behalf of the Secretary of State, and signed on her behalf*