



Ministry of Housing,
Communities &
Local Government

Emma Fibbens
Senior Planning Officer
Thanet District Council

Please ask for: Mike Hale
Tel: 0303 444 6680
Email: Mike.hale2@communities.gov.uk

Your ref:

Our ref: PCU/RTI/Z2260/3270373

Date: 22 May 2025

Dear Ms Fibbens

Outline application with all matters reserved except for access by The Ptarmigan Group for a mixed-use urban extension comprising: up to 1,600 residential units (use class C3); residential care home (use class C2); two form entry primary school (use class F1); land for the expansion of the existing Birchington medical centre; mixed use centre (use class E, F1 and F2); and associated infrastructure including provision of a new strategic link road between Minnis Road and Manston Road, alterations to existing junctions and new access arrangements from Minnis Road, Park Lane, Canterbury Road and Manston Road/Acol Hill, a new recreational and leisure shared-use link between Minnis Road and Park Lane, green infrastructure including public open space and associated facilities, landscaping, formal and informal play areas, utilities (including drainage) and associated ancillary works and structures at land North And East Of Canterbury Road, Birchington, Kent (application no: OL/TH/20/1755)

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.

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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 10 December 2024 is hereby withdrawn.

Yours sincerely

MA Hale

Mike Hale
Head of Environmental Casework
Planning Casework Unit

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