



Department for
Communities and
Local Government

To parties who appeared at the inquiry

(Sent by email - see list of those to whom
this letter has been sent.)

Our Ref: APP/R0660/A/13/2197532 and
APP/R0660/A/13/2197529

17 July 2015

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEALS BY MULLER PROPERTY GROUP: (A) LAND OFF AUDLEM
ROAD/BROAD LANE, STAPELEY, NANTWICH, and (B) LAND OFF PETER
DESTAPELEIGH WAY, NANTWICH (EAST CHESHIRE COUNCIL)
APPLICATION REF: 12/3747N**

1. I refer to the Consent Order issued by the High Court on 3 July 2015, quashing the decision of the Secretary of State contained in his letter dated 17 March 2015 in which he refused planning permission for the above proposals. The appeals now fall to be re-determined by the Secretary of State.
2. Rule 19 of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 requires the Secretary of State to send to persons entitled to appear at the inquiry, and who appeared at it, a written statement of the matters with respect to which further representations are invited for the purposes of his further consideration of the appeals.
3. Having regard to the Order of the High Court and the evidence available to the Secretary of State at present, he invites representations on:
 - (a) The emerging Cheshire East Local Plan Strategy;
 - (b) The current position regarding the 5 year supply of deliverable housing sites in the Council's area;
 - (c) The implications, if any, of the judgment in the case of *Woodcock Holdings Ltd v Secretary of State for Communities and Local Government & Mid-Sussex District Council [2015] EWHC 1173 (Admin)*; and

Christine Symes
Planning Casework Division
Department for Communities and Local Government
3rd Floor, Fry House
2 Marsham Street
London SW1P 4DF

Tel 0303 4441634
Email: PCC@communities.gov.uk

- (d) Any other material change in circumstances, fact or policy, that may have arisen since his decision of 17 March 2015 was issued and which the parties consider to be material to the Secretary of State's further consideration of the appeals.
4. You are now afforded the opportunity of submitting written representations to the Secretary of State in respect of the above matters. The Secretary of State considers that a period of four weeks to submit representations is reasonable in the circumstances of this case. You are therefore asked to submit any representations you wish to make no later than **13 August 2015** to the email address given on the first page of this letter. Please note that any replies received will be copied to other parties for their comment.
5. Alternatively, you have until 13 August 2015 in which you may ask for the inquiry to be re-opened. In deciding whether the inquiry should be re-opened, the Secretary of State will consider all views that may be expressed to him on this matter, but the decision is ultimately one for him.

Yours faithfully

Christine Symes

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Authorised by the Secretary of State to sign in that behalf