



Department for
Communities and
Local Government

Mr Stephen Harris
Emery Planning Partnership
4 South Park Court
Hobson Street
Macclesfield SK11 8BS

Our Ref: APP/A0665/A/12/2180958
APP/A0665/A/12/2185667
APP/A0665/A/12/2188464

Shaun Taylor
Satplan Ltd
35 Ashdale Road
Walton L9 2AA

8 July 2015

Sarah Wozencraft
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Lowry House
17 Marble Street
Manchester M2 3AW

Jeremy Owens
Spatial Planning Manager
Cheshire West & Chester Council
Wyvern House
The Drumber
Winsford
Cheshire CW7 1AH

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEALS BY: TAYLOR WIMPEY UK LTD (APPLICATION REF: 12/02032/OUT);
MR ASHLEY WALL (APPLICATION REF: 12/02352/OUT) AND BARRATT HOMES
(APPLICATION REF: 12/03825/FUL)**

1. As you know, the Secretary of State is considering the report of the Inspector, Christina Downes, BSc DipTP MRTPI, who held a public local inquiry on 4-21 June 2013 into the above appeals.
2. The Secretary of State considers that there have been a number of material changes in circumstances since the close of the inquiry which are relevant to the outcome of these appeals, namely:

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- the adoption of the Tattenhall and District Neighbourhood Plan;
 - the examination and adoption of the Cheshire West and Chester Local Plan (Part One) Strategic Policies;
 - the Secretary of State's decision in the case of Appeal Ref: APP/A0665/A/14/2224763 (Land Adjacent to rear of 13 Holly Tree Drive, Nether Peover, Cheshire); and
 - the recent judgement in the case of *Woodcock Holdings Ltd v Secretary of State for Communities and Local Government & Mid-Sussex District Council* [2015] EWHC 1173 (Admin).
3. The Secretary of State considers these to be material changes of circumstance which require further inquiry before he is able to issue his decision. Although the Secretary of State has already referred back to parties in connection with the first two of these matters he considers it appropriate to re-open the inquiry to give parties the opportunity to make full representations on all these matters and on any other material changes that may have arisen since the close of the inquiry.
4. The Planning Inspectorate will be writing to relevant parties to make arrangements for the re-opening of the inquiry in due course.
5. This letter has been copied to other interested parties who appeared at the inquiry or who have made representations following the close of the inquiry or who requested a copy of the Secretary of State's decision.

Yours faithfully

Richard Watson

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Authorised by the Secretary of State to sign in that behalf