



Department for
Communities and
Local Government

Ms Emma Curle BSc (Hons), MRTPI
Head of Development Management
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Planning Services
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Please ask for: Fiona Hobbs
Tel: 0303 44 48066
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Your ref: DC/053832
Our ref: NPCU/CONS/A25/C4325/74492

Date: 9 December 2014

Dear Ms Curle

The Town and Country Planning (Consultation) (England) Direction 2009

Woodford Aerodrome, Chester Road, Woodford, Stockport, SK7 1QR

Hybrid planning application for: Part A Outline planning permission (excluding phase 1) for the erection of: Up to 775 dwellings; C2 Extra Care Unit Commercial floorspace (comprising up to 8,361sq m [90,000 sq ft] of Class B1c); A public house (comprising some 650sq.m. of Class A4 floorspace); Retail floorspace (comprising up to 5 shop units and some 1000sq.m. of Class A1, A3 & A5 floorspace); A one form entry primary school; Use Class D1 floorspace; and the provision of associated infrastructure (including roads, footpaths, cycleways and open space) ALL MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) ARE RESERVED FOR SUBSEQUENT APPROVAL Part B Full planning permission for phase 1 (as outlined in green on plan PL1161.D.4000) for: The erection of 145 dwellings; and the provision of associated infrastructure (including roads, footpaths, cycleways and open space)

I refer to your letter of 29 September 2014 referring to the Secretary of State for Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very

selectively. The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in the application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that applications should be called in. The Secretary of State has decided, having had regard to this policy, not to call in the application. He is content that they should be determined by the local planning authority.

In considering whether to exercise the discretion to call in the application, the Secretary of State has not considered the matter of whether the application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority responsible for determining these applications remains the relevant authority responsible for considering whether these Regulations apply to these proposed developments and, if so, for ensuring that the requirements of the Regulations are complied with.

The Article 25 Direction issued pursuant to the Secretary of State's letter of 21 October 2014 is hereby withdrawn.

Yours sincerely

A handwritten signature in cursive script that reads "Barry Carpenter".

Senior Planning Officer

Authorised by the Secretary of State
to sign in that behalf