

RE: 23/03428/OUT - Proposed logistics site at J.11, M40



Philip Smith <Philip.Smith@pegasusgroup.co.uk>

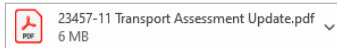
To: Andy Bateson; Planning

Cc: David Hutchison; Anthony Crean; Sam Matthew; Oliver Ralton; Simon Tucker



Wed 20/03/2024 10:08

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This update outlines the previous correspondence with OCC and National Highways, both at the pre-application stage and in response to comments received following submission of the application (paragraphs 2.1 to 2.7). In particular I would draw your attention that following a meeting on 9th February, a submission was made on 29th February by the applicant and a response is awaited from the highway authorities.

Throughout this process, the applicant and NH have worked collaboratively to resolve detailed technical queries to arrive at a final agreed model to allow the development to be tested. The applicant considers the work now submitted provides that basis but requires NH's confirmation of that to allow final runs of the development impact to be completed.

I also draw to your attention the Update explains:

- There are no grounds for Reasons for Refusal 2 and 3 as explained in Paragraphs 3.5 to 3.8
- There is therefore no evidential basis for Reason for Refusal 4 (Paragraph 3.9)
- There is therefore no evidential basis for Reason for Refusal 5 (Paragraphs 3.13 to 3.21)
- Information supplied at Appendix C will resolve the suggested Reason for Refusal 6. (Paragraphs 3.10 to 3.12)

However as noted above, discussions with the highways authorities have not been concluded. It is anticipated the overall modelling to be re-run within about 2 weeks and a full submission to NH and OCC just after Easter.

This needs time to be properly considered, and the Applicant should be afforded the opportunity to continue those discussions in the context of a live planning application.

As previously expressed in his e-mail to you of 14th March by my colleague David Hutchison, in the interests of saving time and cost later at the appeal stage we would again urge the LPA to agree to a deferral as it is clearly the most sensible approach for all parties.

Kind regards

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