

Graham Robinson

From: Graham Robinson
Sent: 17 August 2020 16:11
To: Skinner, Helen
Cc: Buckley, David; Bedford Filing
Subject: 3251121 - BU496.5P - South Caldecotte - Follow up from Inspector's Pre-Inquiry Note

Dear Helen,

Within their Pre-Inquiry note the Inspector noted the following:

'Changes to the Use Classes Order will come into effect during the course of the Inquiry. The Council and the appellant should discuss whether this has any implications for the description of development which included references to use classes that will no longer exist. If a new description of development is thought necessary it would be helpful if this could be presented in an agreed freestanding Word document.'

We propose the following minor change to the description to account for the proposed changes to the GPDO from 1st September.

'The development of the site for employment uses, comprising of warehousing and distribution (Class B8) floorspace (Including mezzanine floors) with ancillary Class E office space, general industrial (Class B2) floorspace (Including mezzanine floors) with ancillary Class E office space, a small standalone office (Class E) and small café (Class E) to serve the development; car and HGV parking areas, with earthworks, drainage and attenuation features and other associated infrastructure, a new primary access off Brickhill Street, alterations to Brickhill Street and provision of Grid Road reserve to Brickhill Street.'

I trust that this assists – please let me know if the Inspector has any comments.

Kind regards,

Graham Robinson MRTPI

Associate Director

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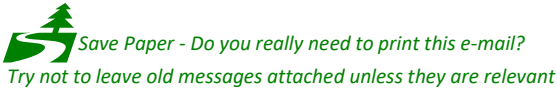
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From: Graham Robinson
Sent: 17 August 2020 12:02
To: Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>
Cc: Paul G Tucker QC <ptuckerqc@kingschambers.com>; Buckley, David <David.Buckley@milton-keynes.gov.uk>; Colin Armstrong <carmstrong@hamptonbrook.com>; Bedford Filing <bedfordfiling@dlpconsultants.co.uk>
Subject: 3251121 - BU496.5P - South Caldecotte - Follow up from Inspector's Pre-Inquiry Note

Dear Helen,

Thank you for the Inspector's Pre-Inquiry Note. As a follow up from this, I wanted to update you on a few matters ahead of the Inquiry.

Witness Availability

I have reviewed the Inspector's timetable with our witness team. Whilst this is generally fine, please note (as we have previously advised) that our Economics Witness, Stephen Nicol, is only available in the first week of the inquiry, so we would request that the Economics round table session is moved into the front week – we'd suggest either before archaeology, or swapping this with the Parish Council's session.

Section 106 Agreement

The Appellant is working with the LPA to agree a final draft of the Section 106 Agreement. We have made good progress and this is nearly complete. I have attached the latest draft so that the Inspector can see current progress – the main outstanding issue is that the Appellant and LPA are still working to agree a contribution towards Redway improvements.

We will keep the Inspector updated on any changes to the S106 agreement ahead of the inquiry.

Conditions

The updated list of conditions in the event of approval is attached – these are currently with the LPA for comment but I am not anticipating any major changes.

List of Plans

Please find attached a list of agreed drawings with the LPA, as well as a statement explaining the nature of the changes.

Changes to GPDO

We will review the implications of the changes to the General Permitted Development Order for the description of development and update the Inspector accordingly.

I trust that the above assists you – please let me know if you require any further information.

Kind regards,

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