



Core Document Ref: **CD-D4**

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Our Ref: let.PINS.002.DH
22 December 2023

Dear Sir/Madam,

Town and Country Planning Act 1990 – Appeal under Section 78
LPA Ref: PAP/2021/0663 - Land North-East of Junction 10 M42, North Warwickshire

We write on behalf of Hodgetts Estates to notify the Planning Inspectorate (PINS) that an appeal under Section 78 of the Town and Country Planning Act 1990 has today been submitted to PINS against North Warwickshire Borough Council's (the Local Planning Authority) non-determination of an outline planning application (LPA Ref: PAP/2021/0663) in relation to land north-east of junction 10 of the M42 motorway, North Warwickshire for:

'Outline planning permission for development of land within Use Class B2 (general industry), Use Class B8 (storage and distribution) and Use Class E(g)(iii) (light industrial), and ancillary infrastructure and associated works, development of overnight lorry parking facility and ancillary infrastructure and associated works. Details of access submitted for approval in full, all other matters reserved'

PINS and the LPA were formally notified on 7 December 2023 of the Appellant's intention to submit an appeal (Core Document Ref: **CD-D1**). A request was also made to PINS on 7 December 2023 that the appeal is determined following a public inquiry (Core Document Ref: **CD-D2**).

A schedule of all documents submitted via the Appeals Casework Portal is appended to this letter. The schedule is essentially an initial draft Core Documents schedule which comprises the Appellant's Statement of Case, draft Statement of Common Ground, original planning application documents, any supplementary documents that were submitted during the determination period and any relevant LPA correspondence, as required at appeal submission stage. The Appellant will seek to agree a final Core Documents schedule with the LPA in advance of the inquiry.

We trust that you have everything required at this stage to validate the appeal, however, please do contact me at your earliest convenience should you have any questions.

Yours Faithfully



Doug Hann
Director

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