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To: PINS Inspector 153 <PINS.Inspector153@planninginspectorate.gov.uk>

Subject: Appellant's Position Regarding Commercial Use Classes

I understand that we have been asked to comment on a matter that arisen at the Public Inquiry in relation to the ground floor commercial units. I can confirm that our Contract with Redrow is wholly aligned with the planning position and the strategy has always been to ensure these units provide employment opportunities and active frontage. The Contract expressly contemplates any A1, A2, A3, B1 or D2 use (of the Town and Country Planning (Use Classes) Order) in the commercial units and, as a consequence of the UCO changes on 1st September, there is no prevention of any Class E use and no restriction on grocery or other retail use. From a competition or legal perspective there could be no such restriction as is reflected in all our Contracts . Many thanks.

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