



GAZELEY

Mr Barry Fagg
Head of Planning Services
Peterborough City Council
Town Hall
Bridge Street
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19th November 2008

Dear Mr Fagg,

Magna Park Peterborough - Update

I'm writing to update you on the status of our proposals for Gazeley's Magna Park development in Peterborough.

As you may remember, we made contact with your office, colleagues and local residents regarding the Magna Park project early in 2008. We did this to make sure that everyone heard directly from us about the project, helping to ensure a common understanding of our proposals. At the time, it was our expectation that a planning application for the development would be submitted in late 2008. However, as is common with most complex projects, certain matters have arisen that have had an effect on this timetable.

On the technical front, we are using extensive computer modelling to assess how Magna Park Peterborough will fit into the local and regional picture. This work is requiring the co-operation of a number of very busy environmental agencies and taking significantly longer than originally anticipated.

Alongside this, the economic climate has worsened considerably, creating a volatility that is having an impact on the timetable of the project. You will no doubt be aware that Persimmon, who is due to construct the Stanground bypass, has stopped work until market conditions improve. We have always stated clearly that completion of the bypass is a pre-requisite for the Magna Park development and the uncertainty over this important element is not helpful to submitting a speedy application.

For these reasons our original aspiration on the timetable for the planning application has now slipped and, at the current time, I cannot offer certainty as to the revised planning application submission date. However, my current feeling is that this may be in the middle of 2009.

As discussed when we met recently, we are still aiming to submit a separate planning application for key highway infrastructure at an earlier date, subject to all technical issues being resolved by early in the New Year.

Our planning consultant will be discussing the detailed requirements for this submission with you and your colleagues as soon as possible.

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Whilst this overall delay is unwelcome I do believe it is right and proper for us to make every effort in order to complete a comprehensive and robust application. We want to make sure before any application is submitted all of the relevant issues are fully explored. I can confirm, of course, that our funding for the project remains secure, and that Magna Park Peterborough would result in the creation of 4,000 jobs directly on-site.

In planning policy terms, we are encouraged that the context at both regional and local level is coming out ever more clearly in support of the Magna Park project. This is clearly due to the obvious and significant benefits it will deliver and we remain very confident of achieving our ultimate goal of building a rail-related freight interchange that will contribute to Peterborough's goal of becoming the UK's Environment Capital.

Given the revised planning application date, I'd also like to propose that we reschedule the visit to our flagship development, Magna Park Lutterworth, and that we plan to hold the visit sometime around May next year.

I trust that this information is helpful. At Gazeley it is our desire to be a good neighbour to those who live or work alongside our developments and I hope you remain assured of our commitment to maintaining good relations with the Council and residents.

Please let me know if I can be of further assistance.

Yours sincerely,

Don Morgan
Planning & Development Director

cc Mr Chris Hodson, Fenland DC
Mr Mark Vigor, Cambridgeshire CC