

# Tim Hancock Associates

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The Planning Inspectorate  
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(By email to [A428.blackcat@planninginspectorate.gov.uk](mailto:A428.blackcat@planninginspectorate.gov.uk))

PINS Reference – TR010044

Dear Sir

**Euro Garages Limited – Black Cat Restaurant - Great North Road, Chawston, Bedford MK44 3BE - A428 Black Cat to Caxton Gibbet Improvement Scheme DCO Application (“the Scheme”)**

I confirm that I am instructed by Euro Garages Limited and its group company Woolfson Trago, which hold a controlling leasehold interest in the Black Cat Restaurant, (“the Restaurant”), located immediately to the north of and adjoining the Black Cat Roundabout on the A1 trunk road, near Chawston and Roxton.

My client acquired the Restaurant with the firm intention to modernise and redevelop this facility to reflect the high quality of the trading location. Plans were prepared and works scheduled. With the announcement of the Scheme however the Restaurant was effectively blighted and my client was forced to cancel its plans and trade under short term and holding arrangements that have not reflected the full trading potential of the location since the Scheme’s announcement.

I made representations on behalf of my client by letter dated 26<sup>th</sup> July 2019 confirming the importance of the location and confirming that my client’s property has been blighted by the Scheme.

Black Cat service area, including the Restaurant together with the adjoining service station and motorist’s hotel occupy a strategic location serving the needs of motorists using the A1 and A428 routes.

The latest plans confirm that these facilities will be totally extinguished by the Scheme after which the needs of the motorist in this vicinity will not be satisfied.

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Directors: Tim Hancock B.Sc(Hons), F.R.I.C.S., MEI Alison Hancock ACIB  
Valuations ~ Rent Reviews and Lease Renewals ~ Acquisitions and Disposals ~ Compulsory Purchase and Compensation  
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No proper consideration has been given to the loss of the service area and this facility and no provision has been made for the creation of access arrangements to support an alternative site or the acquisition of land for this purpose.

Please accept this letter as a representation against the Scheme proposals, as currently formulated.

For present purposes, my client's position including the right to submit further representations in relation to the Scheme is fully reserved.

I should be grateful if you would kindly acknowledge receipt of this letter.

Yours sincerely



Tim Hancock

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