



# Clowes Developments (UK) Limited

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V.A.T. Registered Number: 558 3396 05

Our ref: RMH/caw/074  
11 May 2016

Dear Steven

## **WITHOUT PREJUDICE** **Fireplace Warehouse, The Wyvern, Derby**

Further to our telephone conversation yesterday, I confirm Clowes Developments (UK) Ltd and London Metric are agreeable to the Proposals Map remaining in its present form, insofar as it relates to our joint interest at The Wyvern.

This position is predicated on the back of the close working relationship that currently exists between Clowes Developments (UK) Ltd, London Metric and the City Council where all parties are working towards the delivery of mutually compatible proposals (the City Council's A52 road improvement scheme and CWC's/London Metric's proposal for a foodstore).

I understand that the A52 road improvements designation which covers the whole site on the City Council's Proposals Map will not be used by the City Council to oppose our evolving proposals, provided that they accord with the City Council's proposed road scheme. I also understand that it is the City Council's intention to update the proposals plan to reflect the recently approved road scheme in the Part 2 Site Allocations part of the Local Plan.

It is worth noting that the City Council served compulsory purchase papers on Clowes Developments (UK) Ltd to allow compulsory purchase powers to be pursued in the event that a negotiated land purchase for the land required is not possible. In this regard our agreement to withdraw our objection to the Proposals Map designation is made in the spirit of being helpful and pragmatic to the Local Plan process, but is without prejudice to our position in relation to the compulsory purchase process and any settled agreement that may be reached with the City Council. In this regard the A52 road improvement proposals have resulted in both the scale of Clowes Developments (UK) Ltd's and London Metric's joint development proposals being reduced in scale and their implementation delayed to facilitate the proposed roadworks.

I trust that this letter clarifies our position, however if you do have any further questions then please do not hesitate to contact me.

Yours sincerely

**ROBERT HEPWOOD**  
Land and Planning Director