

[REDACTED]

11 February 2020

Maurice Barlow
Places Director
Solihull MBC

By e-mail: [REDACTED]

54-56 Stratford Road
Shirley
Solihull
B90 3LS

[REDACTED]

Dear Mr Barlow

**Solihull Local Plan Review
Site – 22 Trevallyn Stud, Balsall Common (TPP Ref 10607)**

I am writing at the request of Alan Tyler of The Tyler-Parkes Partnership to confirm the position in respect of the Promotion Agreement with the landowners of the four parcels of land shown edged red on the attached plan.

I can confirm that all four landowners being Mr and Mrs Nelson-Smith, Mr and Mrs Les Edwards, Nicholas Underwood and Timothy Underwood and Sonia Smith have entered into Promotion Agreements.

In essence those Agreements place an obligation on Tyler-Parkes to promote the site, to include ultimately making an application for planning permission, and then in consultation with the landowners offering the property for sale.

There are the usual detailed provisions in the Agreement to cover, for example, agreement of the marketing plan, but it is for Tyler-Parkes to take the initiative in progressing matters and controlling the application. This is subject to various protections of course that acknowledge the rights and interests of the landowners, who were in each case represented by an independent firm of solicitors.

The Promotion Agreements have, in accordance with usual practice, been registered at the Land Registry. I can confirm that they also include provisions for equalisation of the development site in the sense that if (to take an extreme to illustrate the point), the whole of an area of public open space was required upon one landowner's property, that particular landowner would not be penalised.

Part of the purpose of the agreements has also been to ensure deliverability of the site in due course, if planning permission is granted.

If you require any further information no doubt you will let us know.

Yours sincerely

Ian Williamson

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H.M. LAND REGISTRY		TITLE NUMBER	
		WM 39 1339	
ORDNANCE SURVEY PLAN REFERENCE	SP 2378	SECTION	Scale 1/2500
COUNTY	WEST MIDLANDS	DISTRICT	SOLIHULL
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