

10 November 2020

Alison Squires MRICS MRTPI
Director
Avison Young
65 Gresham Street
London
EC2 7NQ

By Special Delivery

**Re: - AILWYN HALL LOWER CLARENCE ROAD NORWICH NORFOLK NR1
1HD**

Dear Ms Squires

Thank you for your email of 5 November 2020.

We have noted the proposal to lay a report before the Council's Cabinet on 11 November with the intention that the Cabinet approve steps towards a CPO of the above site.

It appears from your email that a prime consideration driving this proposed course of action is that there is as stated "no evidence of an alternative scheme coming forward on this site".

This statement fails to acknowledge that we have informed the Council through its representatives of our client's hotel project for the site, most recently reiterated in my email of 27 October.

This is a complex scheme which has taken time to formulate by our client's multi-disciplined professional team.

I can now confirm that the application has been submitted via the Planning Portal; a copy of the acknowledgement is attached.

Our client has incurred planning fees of some £15,000 plus and these taken with professional fees take the expenditure to date to in excess of £60,000, hardly a trifling sum and an earnest of our client's commitment to redevelop the site.

For the Council now to proceed with formally initiating a CPO process would be, as I predicated in my email of 27 October singularly inappropriate and patently

unreasonable, and we invite the Council to withdraw the item from the agenda for tomorrow's Cabinet Meeting.

Should the Council notwithstanding proceed with its proposed course we shall refer to this letter and invite adverse inferences to be drawn from that action.

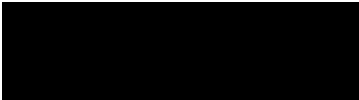
In addition to do so would be contrary to the advice contained in the document entitled "Key Decision" which I have downloaded from the link contained within your email of 5 November, in particular in paragraphs 17, 30, 31 and 32, and to which our client will draw attention in reserving their rights generally.

There are other matters from within the "Key Decision" document to which we will draw future attention, as necessary, in particular the question of the implementation of the Planning Consent dated 15 March 2011.

Please acknowledge receipt of this letter and ensure that it is placed before those concerned in the Council and, of course, the Cabinet.

We await confirmation that the relevant item has been withdrawn from the Agenda.

Yours sincerely



Martin Henneberry
For Urban Spectrum Property Management Limited