

Our ref: 151026DCW01SW0401
Date: 26th October 2015

Mr N Yates
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Dear Mr Yates

**LAND ADJACENT TO TOWN LANE, SOUTHPORT
EXTENSION TO SOUTHPORT BUSINESS PARK**

I have been asked to prepare a letter to confirm Wilson Bowden Developments Limited's involvement in this site, for the purposes of assisting the Local Plan Inspector at the forthcoming Examination in Public.

Wilson Bowden Developments Limited is the commercial development arm of Barratt Developments plc. The Company has a long track record of successful commercial developments in all sectors, but is particularly known for its involvement in business park developments.

Wilson Bowden Developments Limited has a contractual involvement in this site. (The attached plan identifies the land in question). Subject to normal market considerations, and the necessary remediation works being undertaken (to be cross funded by the adjoining residential development, also being carried out by the residential part of Barratt Developments plc), Wilson Bowden Developments Limited are obliged to promote and secure tenants/occupiers during the 15 year development period (from completion of the site remediation works).

The cross funding for the commercial development is to facilitate infrastructure works and also to address viability issues that may arise for individual commercial development projects.

The site is to form an extension of the Southport Business Park in accordance with the terms of the extant outline planning permission (reference S/2012/0400 dated 6th March 2014).

As was envisaged from the outset, funding for the commercial site preparation works is to be delivered via cross-funding from the residential development. Thereby, assisting viability considerations for the commercial scheme. Furthermore, the flexibility inherent within the outline planning permission, along with the positive supporting policy (Policy MN2 of the Submitted Local Plan), also provide a prospect of additional viability betterment.

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Against this background, and with an improving commercial market, Wilson Bowden Developments Limited is confident that a successful and sustainable scheme will be delivered at the site.

At this early stage, (following the grant of permission in 2014) and given the relationship between the residential scheme and the preparation of the commercial site, the timetable for the delivery of the commercial site is not yet fixed. However, based upon the wider site's phasing arrangements, Wilson Bowden Development Limited expects to delivering the initial phases of development in 2017.

I trust that this is sufficient to assist the Inspector in relation to our involvement and commitment to achieving high quality, sustainable commercial development at this site.

Yours sincerely



DAVID J WARD
Planning Director

cc R Grafton – Development Director, WBD