

**Subject:** Fradley Park - Marketing Statement  
**Date:** Friday, 28 February 2020 at 10:34:00 Greenwich Mean Time  
**From:** Matthew Haynes  
**To:** Mark Birks (mark.birks@avisonyoung.com), david.willmer@avisonyoung.com  
**CC:** Philip Rawle, Matt Gallagher  
**Attachments:** image001.jpg, image002.jpg, 18-41-SK02 Framework Plan.pdf

Mark, David,

As briefly discussed through myself and Matt/Phil at Greenlight you are aware we've recently exchanged on a subject to planning deal on circa 10 acres off Horner Ave, Fradley. I believe you may be able to assist with the preparation of a supporting report for our application.

The site, see attached, is allocated for employment but we believe that the site cannot and will not come forward for such a use. In the context of the existing planning policy we are looking for a very brief statement from yourselves as marking agent for Fradley Park to state/confirm the following:

1. Fradley Park is a logistics hub, if the site were to come forward for an employment use the most likely occupier would be of a logistical background and would require the ability to access the site with HGV's.
2. From Avison Young's experience of managing Fradley Park for xx years and through detailed market knowledge of the location etc, there would be no other light industrial use for this location.
3. The options to access the site by HGV's are:
  - a. The west off A38 – However the site doesn't have the size/width to accommodate traffic off the dual carriageway. **(Bovis/GLD to provide a supporting technical note)**
  - b. The south through Great Bear – Owned by L&G who have confirmed they are not interested in 1) their own expansion on the site 2) permitting a use through their ownership. **(Can AV please confirm this to the case? GLD can share correspondents to support this)**
  - c. The south through STW pumping station – This a strategic infrastructure which would be unviable to relocated.
  - d. The east via Tile Giant – Owned by L&G they are not interested in 1) their own expansion on the site 2) permitting a use through their ownership. **(Can AV please confirm this to the case? GLD can share correspondents to support this)**
  - e. The north via the residential estate – Neither Horner Ave or Ward Close could accommodate HGV's. **(Bovis/GLD to provide a supporting technical note)**

In the first instance, could you please confirm a fee to prepare the statement? Myself and Phil would be happy to discuss further.

With regards,  
Matt

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