

Bradley Gammond
Kidderminster Town Hall
Vicar Street
Kidderminster
Worcestershire
DY10 1DB

14 January 2013

By Post and Email

Dear Mr Gammond,

WYRE FOREST DISTRICT COUNCIL: SITE ALLOCATIONS AND POLICIES DEVELOPMENT PLAN DOCUMENT EXAMINATION-IN-PUBLIC

BAE SYSTEMS - SUMMERFIELD LANE, KIDDERMINSTER

CBRE Limited acts as planning advisors to BAE Systems with respect to their freehold land interests adjacent to Summerfield Lane, Kidderminster. On behalf of BAE Systems, and with regard to their freehold land interests, I write in respect of the forthcoming Examination-in-Public of Wyre Forest District Council's Site Allocations and Policies Development Plan Document (SAP DPD).

Site Description

BAE Systems' freehold land interests are located to the south of Kidderminster, approximately 3 miles from the town centre, and to the west of Worcestershire Road (A449). The site at Summerfield Land is divided between the Local Authorities of Wyre Forest District Council and South Worcestershire, which is a planning unit formed by Malvern Hills District Council, Worcester City Council and Wychavon District Council who have joined together to prepare a Development Plan.

A more detailed description of BAE System's freehold land interests can be found on the letter of representations submitted to the Pre-Submission Version of the SAP DPD.

Site Allocations and Policies Development Plan Document – Context

On behalf of BAE Systems, CBRE Limited submitted representations to the Pre-Submission Version of the SAP DPD. In essence, the representations considered that:

- Policy SAL.GPB1 should be amended to allow for alternative land uses where there is no reasonable prospect of a site being used for that intended purposes (for example, employment uses), having regard to market signals, over the Plan period. BAE Systems considered that failure to allow for flexibility in the wording of the policy could stifle

development, preclude the District Council from meeting the targets set out in its Core Strategy and could render the SAP DPD unsound as it is not consistent with the National Planning Policy Framework (NPPF).

- Policy SAL.SK1 should be amended to include a positive reference to the existing residential communities and the potential for non-employment development, including quasi-retail, in the South Kidderminster Enterprise Park. BAE Systems considers that failure to do so may cause the SAP DPD to be unsound as it is not consistent with the NPPF.

Site Allocations and Policies Development Plan Document: Submission Version (October 2012)

BAE Systems notes that the District Council is proposing a number of minor amendments to the Submission Version of the SAP DPD. However, the District Council are not proposing to amend policy SAL.GPB1 or policy SAL.SK1 to reflect the representations submitted on behalf of BAE Systems to the Pre-Submission Version of the SAP DPD. BAE Systems is disappointed that the District Council is not intending to amend the policies to reflect its representations. BAE Systems continue to be of the view that the policies are not consistent with the NPPF and therefore may render the SAP DPD to be 'unsound'. BAE Systems would therefore like to participate in the oral part of the Examination to ensure that its views are heard by the Inspector and looks forward to hearing the arrangements for the sessions.

I trust that the above is helpful. I would be grateful if you could confirm receipt of this letter and that it has been passed to the Inspector.

Yours faithfully,

JONATHAN STODDART
DIRECTOR - PLANNING

CBRE Limited for and on behalf of BAE Systems

C.c. R. Boucher, BAE Systems
App. Representations on behalf of BAE Systems to Wyre Forest District Council's Site Allocations and Policies Development Plan Document: Pre-Submission Publication Version (July 2012)