

**Our Ref: BPS/PJ**

19<sup>th</sup> November 2013

John Davies  
Associate Director  
BNP Paribas Real Estate  
One Redcliff Street  
Bristol  
BS1 6NP

Dear Mr Davies

**The Birmingham City Council (Paradise Circus City Centre) CPO 2013  
In Respect of Unit 11d, Paradise Forum and Associated Seating Area, Store Room  
And Service Areas Plots 13, 17, 22,23, 39, 41 and 74 Paradise Place, Birmingham  
J D Wetherspoon**

This is an open letter which will be referred to in evidence by the Council and made available to the Public Local Inquiry as a supporting document.

1. Need for the CPO

In order to deliver the scheme, it is essential to consolidate the ownership across the site. It is necessary to make a Compulsory Purchase Order to gain vacant possession of all the land, property and interests to enable the site to be developed in a comprehensive manner. The Council cannot deliver the scheme without the certainty that is provided by the Compulsory Purchase Order and without the means to secure possession of the land within the Order. Therefore your client's interest will remain within the CPO.

2. Programme

The Council believes that the scheme will be carried out broadly in accordance with the planning consent dated February 2013. Unit 11d within Paradise Forum will be affected by the scheme and the building within which it sits will be demolished. As with any development of this size and complexity, the specific details of the scheme and the programming of the work are likely to undergo further refinement before completion of the project.

**Birmingham Property Services  
Corporate Resources Directorate**  
PO Box 16255  
10 Woodcock Street  
Birmingham B7 4BL

Telephone: 0121 303 3844  
Fax: 0121 303 3947  
Email: [peter.jones@birmingham.gov.uk](mailto:peter.jones@birmingham.gov.uk)  
[www.birmingham.gov.uk](http://www.birmingham.gov.uk)

Your client will be required to give up possession of Unit 11d at the point where it is required in the programme for the scheme. The current redevelopment programme envisages that possession will be required in late 2014 or early 2015 and the Council will attempt to provide the opportunity for your client to trade over the busy 2014 Christmas period if that is possible.

### 3. Relocation

Your client has expressed a desire to be relocated within the new scheme and this aspiration has been discussed at our meetings. In this connection, I can confirm that the Council understands its obligations under Section 233 (5) of the Town and Country Planning act 1990 and will ensure that your client has the opportunity to be considered for a relocation back into the development.

The first phase of the redevelopment of Paradise Circus comprises two development plots and these have not been designated as sites suitable for a bar/pub operation. However, the second and third phases of the redevelopment may have the ability to incorporate suitable units. The Council and the developer will be better able to define the precise relocation opportunities as the design of the second and third phases progress.

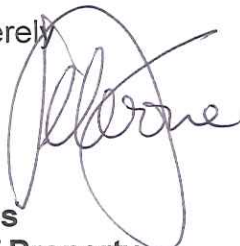
These opportunities will be confirmed to your client at a later stage in the development programme. Britel as the developer for Paradise Circus has confirmed that if a suitable site/unit can be found that JD Wetherspoon plc can occupy, with an offering from your client both in-keeping with the overall scheme and acceptable to Paradise Circus Limited Partnership, then the developer will offer the unit to J.D. Wetherspoon plc at the prevailing market rate at the time of the offer.

### 4. Compensation

Subject to the confirmation of the Compulsory Purchaser Order the Council confirms that your client will be compensated for the acquisition of their interest in accordance with the statutory compensation code.

I trust the above assurances will enable your clients to withdraw their objection to the CPO and look forward to confirmation from you that a letter of withdrawal has been submitted to the inspector.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Jones', written over the words 'Yours sincerely'.

**Peter Jones**  
**Director of Property**  
**Birmingham City Council**