

One Chapel Place
London
W1G 0BG

T: 020 7518 3200
F: 020 7408 9238

Your ref: HIF 1 CPO
Our ref: LEDA\J0041614

Secretary of State for Transport
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle Upon Tyne
NE4 7AR

By Post and Email to: nationalcasework@dft.gov.uk

Tuesday, 21st March 2023

Dear Sirs

THE OXFORDSHIRE COUNTY COUNCIL (DIDCOT GARDEN TOWN HIGHWAYS INFRASTRUCTURE – A4130 IMPROVEMENT (MILTON GATE TO COLLETT ROUNDABOUT), A4197 DIDCOT TO CULHAM LINK ROAD, AND A415 CLIFTON HAMPDEN BYPASS) COMPULSORY PURCHASE ORDER 2022 (“THE COMPULSORY PURCHASE ORDER”)

THE OXFORDSHIRE COUNTY COUNCIL (DIDCOT GARDEN TOWN HIGHWAYS INFRASTRUCTURE – A4130 IMPROVEMENT (MILTON GATE TO COLLETT ROUNDABOUT), A4197 DIDCOT TO CULHAM LINK ROAD, AND A415 CLIFTON HAMPDEN BYPASS) (SIDE ROADS) ORDER 2022 (“THE SIDE ROADS ORDER”)

Carter Jonas is instructed by LEDA Properties Limited (“LEDA”) to provide advice in relation to the above-mentioned Compulsory Purchase Order and Side Roads Order, being promoted by Oxfordshire County Council (“the Promoter”). LEDA is the owner of land at Culham No.1 Site, Station Road, Culham, Abingdon, registered at HM Land Registry under title numbers ON225257, ON208645 and ON196259 (“the Property”). The Compulsory Purchase Order includes powers for the acquisition of parts of the Property to deliver the Clifton Hampden Bypass (“the Project”) between the A415 at Culham Science Centre and B4015 north of Clifton Hampden. The Side Roads Order includes powers to stop up access from the Property to the public highway.

Culham No.1 Site offers a range of commercial property that is occupied by tenants. LEDA has development aspirations for the Property and is highly supportive of the Project as it will deliver much needed transport capacity and mode choice improvements that support LEDA’s development aspirations. Agents for the Promoter have had some engagement with LEDA with a view to addressing practical concerns around the delivery of the Project but no binding agreement has been reached to protect LEDA and its tenants from the impact of the proposed compulsory purchase.

The grounds for LEDA’s objection to the Compulsory Purchase Order and Side Roads Order are as follows:

1 Grounds of objection: that there have been inadequate attempts to acquire interests by agreement.

- 1.1 LEDA is willing to enter into an option agreement for the transfer of land required permanently for the Project, subject to agreement of appropriate terms and agreement to the extent of required land. The attached plan, Drawing No. 8150529/6007, illustrates with the green pecked line the limit of what LEDA believes it is necessary for the Promoter to acquire. To date no offer has been made to acquire the land required on a permanent basis. As part of any agreement to transfer the land required for the project LEDA would like assurance that access to its retained Property will not be prevented during construction of the Project.
- 1.2 LEDA is also willing to grant temporary rights in the land that is required as working space during construction and objects to the acquisition of this land by compulsory purchase. LEDA seeks an undertaking that compulsory purchase powers will not be used to acquire land that is required on a temporary basis for construction of the Project, provided that LEDA grants on request a licence to use such land, subject to the agreement of satisfactory licence terms, which may require discussions with other affected or interested parties including Commercial Estates Group Limited and LEDA's tenants.

2 Grounds of objection: the manner of implementation of the scheme is challenged.

- 2.1 The scheme will deliver a new roundabout and access road to Culham No.1 Site. At the north easterly most point of the new access road departing from the roundabout the scheme design and compulsory purchase plans provide for a new access road connecting to the northeast of the Property. LEDA believes that this access can be delivered by alternatives means, in a way that will reduce the extent of new roadway that will need to be delivered as part of the Project. On the attached plan this road can be identified as the one that is removed from permanent acquisition by the green pecked line showing the suggested boundary of permanent acquisition.
- 2.2 LEDA would like to discuss the possibility of removing this road from the scheme and seeks an undertaking that compulsory purchase will not be used for this land without first exploring alternative options with LEDA and its neighbour, the UK Atomic Energy Authority.

Yours faithfully



Harry Younger
Associate Partner

E: harry.younger@carterjonas.co.uk
T: 07765 937 441



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.


Source: AECOM's drawing number
GEN_PD-AMC-GEN-DGT_ZZ_ZZ-DR-T-0016 Rev P02.
Oxfordshire County Council drawing number
GH-132861001-CPO-16-FINAL

KEY

- Current extent of CPO
- Suggested alternative CPO extents

© Crown Copyright 2023. Reproduced by
Glanville Consultants Ltd under Licence
100018363, 2023.
Crown Copyright data or documents are not to
be used, copied or reproduced beyond the
original scope of this project.



Rev.	Description	Date	Chkd
 <div>Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 515550 Fax: (01235) 817799 postbox@glanvillegroup.com www.glanvillegroup.com</div>			
Client :		CEG	
Project :		Culham	
Title :		CPO Extents Overlay - Culham No.1 Site Access	
Project Engineer :		T. Hart	Scale : 1:2000 @ A3
Project Director :		T. Foxall	Date : March 2023
Status :		INFORMATION	
Drawing No.		8150529/6007	Rev