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Cc: [Debbie Reynolds](mailto:Debbie.Reynolds); Bassett, Deryn; Church, Henry @ London HH
Subject: HIF1 - Mays Properties Ltd
Date: 07 May 2024 16:43:01

Joanna

I act on behalf of Mays Properties Ltd (MPL) in relation to its objection to the following Orders.

1. 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, and
2. 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

MPL and OCC have been in discussion over the terms of an agreement which provides for an option to purchase Plot 1/6b and an option to licence Plot 1/6a (as per the CPO) in favour of the Council. In order to avoid conflict with the HIF1 Scheme, avoid increasing the costs of the HIF1 Scheme and to accommodate the economic, social and environmental benefits of the Scheme, MPL has agreed (subject to obligations on the part of the Council in this agreement) not to build its permitted T-Junction access into the A4130 during the Option Period. This will enable the HIF1 Scheme accesses into the MPL land to be delivered, whether as defined in the SRO or as may be permitted through an alternate, discrete planning permission in due course.

The terms of the option agreement are agreed between the parties but it has not yet been possible to achieve legal completion. Though the parties are working towards this, it may not be possible prior to the close of the Inquiries. As such, MPL is not yet in a position to withdraw its objections to the Orders but I can confirm that MPL does not intend to appear to present evidence at the Inquiries. Once legal completion has taken place, the parties will inform the Secretary of State (via DfT) and the Planning Inspectorate.

Regards

Henry Church

Senior Director

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