

FAO Ms Lesley Coffey
The Planning Inspectorate
Temple Quay House
2 The Square Temple Quay
Bristol, BS1 6PN

Our Ref: TRU0711/GALE/CPO INQUIRY

Your Ref: Trustees of the W E Gale Trust – Oxfordshire County Council CPO 2022

7 May 2024

By email only: sarah.tudor@planninginspectorate.gov.uk; Joanna.vincent@gateleyhamer.com

Dear Madam

Our Client: The Trustees of the W E Gale Trust

Re: 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 Order”)

Re: Oxford-Didcot Conjoined Inquiries: CASE REF: APP/U3100/V/23/3326625 & CASE REF:

NATTRAN/SE/HAO/286 (DPI/U3100/23/12)

We act for the Trustees of the W E Gale Trust (“the Trustees”), one of the remaining objectors to the above Order, and write on their behalf in respect of their objection to the Order.

The Trustees and Oxfordshire County Council (“OCC”) have been in discussion over the terms of a transfer of land required permanently for the HIF1 Scheme (Plots 6/3a; 6/3b; 6/3c; 6/3e; 6/3f; 7/1b; 7/1c and 7/1d) and a lease of plots required for the Scheme on a temporary basis to facilitate scheme delivery (Plots 6/3d and 7/1a). This would provide access to the land and any necessary rights that OCC requires for delivery of the HIF1 Scheme by agreement, and would lead to the ability to seek to modify the CPO to remove that part of the Trustees’ land as required on a temporary basis. These two documents would resolve the Trustees’ objection to the CPO.

The negotiations and documentation are well advanced, but completion of the documents has not yet occurred, meaning that no modifications have yet been presented to the Inquiries. It is anticipated that it may be possible to present these Modifications prior to the close of Inquiries, should legal completion of the property documentation take place. OCC has provided an undertaking to the Trustees that provided that the property documentation completes on terms to be agreed, it will present these

modifications to the Inquiries and, as advised by Miss Reynolds in the Modifications session on 26 April 2024, should this not be capable prior to the close of Inquiries, these modifications can be presented directly to the Secretary of State via the DfT. Simultaneous to the completion of the property documentation, the Trustees have agreed to withdraw the objection to the CPO. To the extent that the CPO is confirmed by the Secretary of State prior to the modifications having been presented then providing that the Trustees' objection has been withdrawn and the property documentation has completed on the terms to be agreed, OCC will not exercise any powers of compulsory purchase in respect of the Plots 6/3d and 7/1a.

On the basis of the above, the Trustees are not yet in a position to withdraw their objection to the CPO but can confirm that they do not intend to present evidence at the Inquiries and would ask that the Inspector record the current position in her report to the Secretary of State, noting that should the position between the parties advance as intended, a further update can be provided either before or following the close of Inquiries".

Yours faithfully

A handwritten signature in cursive script, appearing to read 'S Beer', written in dark ink.

Excello Law

Sarah Beer
Partner