

The Secretary of State for Transport
c/o Transport Infrastructure Planning Unit
Great Minster House
33 Horseferry Road
London
SW1P 4DR

Date: 21st July 2021
Our ref: Oxford University
Tel: 07923 212 505
Email: ian.miles@gateleyhamer.com

Sent by e mail & post

Dear Sirs,

**Re: The Transport and Works Act 1992
The Transport and Works (Applications and Objections Procedure) England and Wales) Rules 2006**

The Network Rail (Oxford Station Phase 2 Improvements (Land Only)) Order 2021

Oxford University Fixed Assets Limited

We act for Oxford University Fixed Assets Limited (OUFAL), the owner of interests in land contiguous to Oxford Railway Station which is included within the above Order.

We write to formally object to the Order on behalf of OUFAL on the grounds that the information provided is insufficient and unclear and that the OUFAL interests in land could be adversely affected by the scheme both temporarily and permanently. OUFALs objection is based on the following matter:

Network Rail, have provided no detail and no commercial or technical information to address the concerns of OUFAL. Therefore, Network Rail has not made any meaningful efforts to negotiate the land and rights required for the project by private treaty, and as such has not satisfied Government Guidance which states that "Acquiring authorities are expected to provide evidence that meaningful attempts at negotiation have been pursued or at least genuinely attempted, save for lands where land ownership is unknown or in question".

If you require any further information on the above objection, please do not hesitate to contact me.

We reserve the right to amend or extend this objection accordingly in due course.

Please confirm receipt of this objection and that our client is recorded as a Statutory Objector.

Yours faithfully,

Ian Miles

BSc (Hons) MRes MRICS
Technical Director
For Gateley Hamer