

30 April 2020  
Response of Behalf of The Trustees of W E Gale.docx



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Dear Harry and Rebecca

**Didcot and Surrounding Area Infrastructure Improvements Update  
Response on Behalf of The Trustees of W E Gale**

Thank you for the opportunity to comment on the consultation into the proposed infrastructure improvements at Didcot.

I am instructed by The Trustees of W E Gale (herein "the Trustees") to respond to this consultation on their behalf.

The Trustees own land north of the A4130, to the North East of Didcot.

I have attached a plan of this land which measures approximately 8.5 hectares (21 acres) gross.

In the main this land is arable with a gated field access directly off the A4130. Bridleway 373/24/40 is located to the west of the land next to Didcot B Power Station.

I have provided a response to this consultation via the online portal as have some of the Trustees. This letter and enclosed plan should be read in conjunction with these submissions.

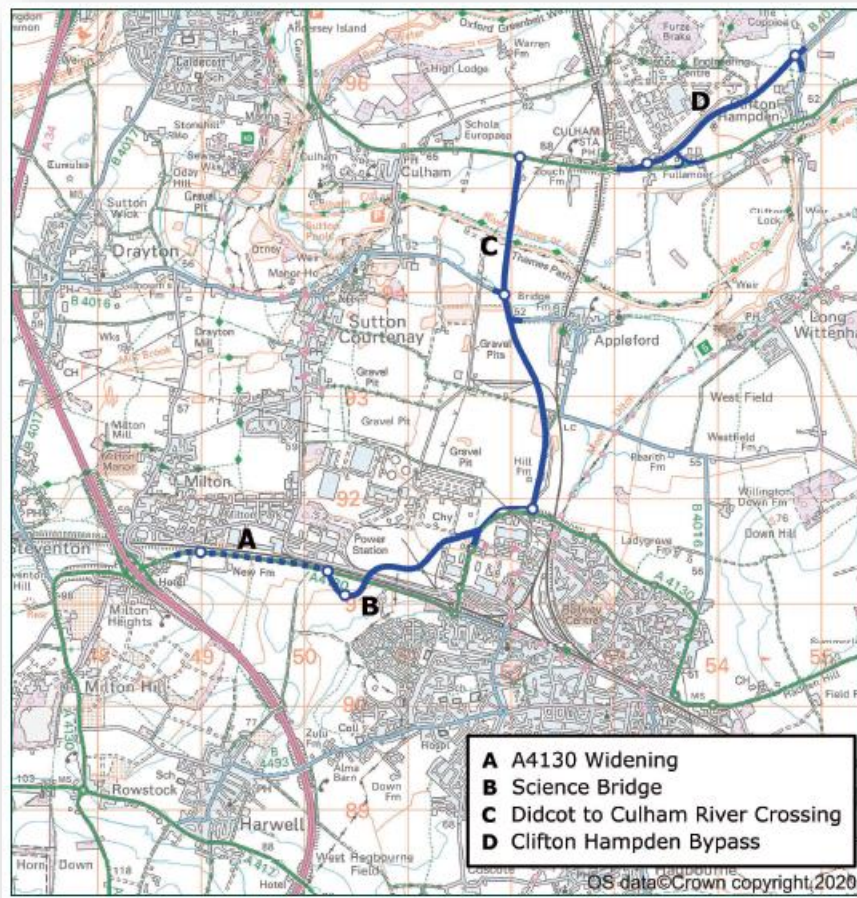
The Trustees recognise and support investment in infrastructure at Didcot and surrounding areas as part of the identification of Didcot as a Garden Town. However, they object to the proposed detail of some aspects of the scheme as it affects their land.

As mentioned in the consultation in March 2019 the Government announced that Oxfordshire County Council's bid for £218 million from the Housing Infrastructure Fund (HIF) was successful.

This HIF amount is part of the estimated £234 million cost of the infrastructure package for Didcot and surrounding areas as shown on the scheme location plan overleaf. This is an extract taken from the consultation boards.

You will note that the Trustees' land is located along part of the route for B Science Bridge and C Didcot to Culham River Crossing.





**Figure 1 - Scheme Location Plan<sup>1</sup>**

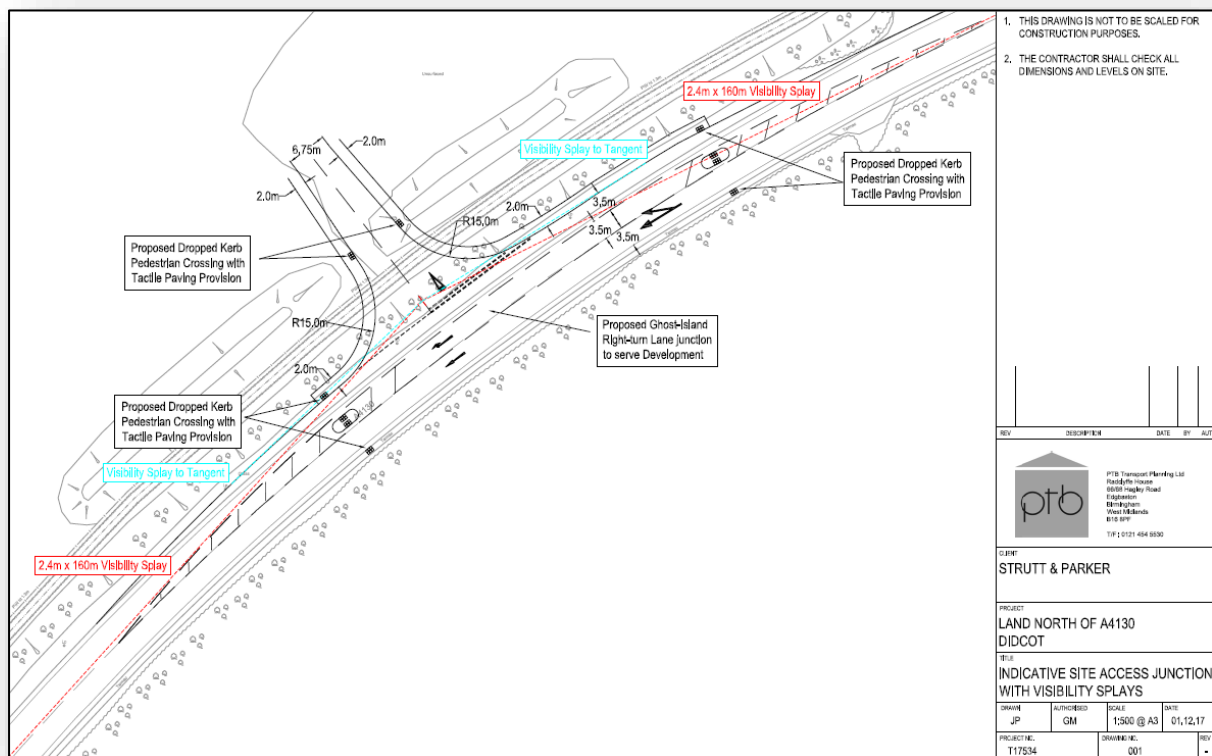
The A4130 runs along the entire southern frontage of the Trustees' land, forming roundabout junctions with Collett (to the east) and Hawksworth (to the south). Further south it connects to Milton Road, the B4493 and (further west) to the A34, providing local connections to Didcot as well as strategic connections to Oxford and Newbury.

In the vicinity of the Trustees' land, the A4130 is subject to 50mph speed limit.

The Trustees collectively consider their land is suitable for employment development comprising a yet to be determined mix of class B1 (offices, research and development, light industrial), B2 (general industrial) and B8 (storage and distribution).

Consultant development advisers PTB Transport Planning Ltd (as was) prepared an Access Appraisal in respect of the potential development of the Trustees' land. I have included overleaf an extract of the Indicative Site Access Junction with Visibility Splays.

<sup>1</sup> Extract from the Didcot and Surrounding Area Infrastructure Improvements Update, Sheet No.1, Welcome to the Consultation.



**Figure 2 - Indicative Site Access Junction with Visibility Splays**

This indicative design shows that a new ghost-island priority junction can be created to accommodate HGV movements for new employment development on the Trustees' land. A full copy of the Access Appraisal can be made available. Discussions were held between PTB and Oxfordshire County Council in respect of the access considerations.

The Trustees are not absolutely wedded to this indicative access design but rather commissioned the work to demonstrate how access can work.

The Trustees' land is well connected to surrounding areas via existing pedestrian and cycle infrastructure including connection to Didcot Town Centre and Didcot Parkway Station.

Consultation boards 8 Scheme B: Science Bridge and 9 Scheme C: Didcot to Culham River Crossing include proposals alongside and seemingly in part within the Trustees' land. This includes provision of a new junction arrangements and in part route separated footway/cycleway. For completeness I have enclosed a copy of these consultation boards.

Board 9 shows what might be a vehicular access to the Trustees' land off an altered stretch of the A4130, which appears to be within the location of the existing gated field access. There is insufficient detail of this proposal included within the consultation on which to comment in any more detail.

The Trustees object to the proposed detail of some aspects of the scheme as it affects their land as shown on boards 8 and 9. The Trustees request consideration of a vehicular access junction of sufficient specification to serve employment development on their land. To design anything otherwise would not represent comprehensive planning which could undermine provision of land for employment development and job creation which is needed within Didcot Garden Town.

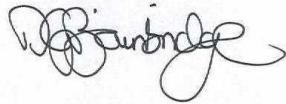
The Trustees consider that the current consultation proposals for this part of the route should be reconsidered to look at access options into the Trustees' land. In the absence of such direct access provision for development purposes, the Trustees object to this consultation.

I would be grateful to receive acknowledgement of receipt of this response with enclosure.

Looking ahead beyond this consultation the Trustees request direct discussions with Oxfordshire County Council, including a meeting where required, in respect of the proposed infrastructure improvements as they affect the Trustees land.

Thank you for your consideration of this submission and I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read "David Bainbridge", written in a cursive style.

**David Bainbridge, MRTPI**  
**Director**

cc. The Trustees of W E Gale

enc. Location Plan, Drawing Number: SK01  
Consultation boards: 8 Scheme B: Science Bridge and 9 Scheme C: Didcot to Culham River Crossing