

Your Ref: APP/U3100/V/23/3326625

Our Ref: GR660

Date: 2 October 2023

By Email to Leanne.Palmer@planninginspectorate.gov.uk

Leanne Palmer
The Planning Inspectorate
3rd Floor Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Leanne,

Town & Country Planning Act 1990 – Section 77 and Town & Country Planning (Inquiries Procedure) (England) Rules 2000 – Application by Oxfordshire County Council on Land between the A34 Milton Interchange, and B4015 north of Clifton Hampden, Oxfordshire

I refer to the above called-in planning application (“**HIF1 Application**”) and your letter dated 23 August 2023 to Oxfordshire County Council (“**OCC**”). I act on behalf of Mays Properties Ltd (“**MPL**”) whose representations to the HIF1 Application were set out in my letters dated 9 December 2021 and 17 January 2023. Whilst I understand that these representations will be forwarded to the Planning Inspector, we have reaffirmed below, to assist the Inspector, MPL’s position and any changes to this since my most recent letter of 17 January 2023.

In doing so, I would also draw the Inspector’s attention to the fact that my clients have objected to OCC’s Didcot Garden Town Highway Infrastructure A4130 Improvement (Milton Gate to Collett Roundabout), A4197 Didcot to Culham Link Road, and A415 Clifton Hampden Bypass Compulsory Purchase Order (“**CPO**”) and Side Roads Order (“**SRO**”) 2022. Those objections were submitted to the Secretary of State, on behalf of MPL, by Blake Morgan LLP on 24 February 2023.

In our representations to OCC on the HIF1 Application I confirmed that MPL are the freehold owners of a site comprising 1.7 hectares (4.2 acres) located to the south of the A4130 and to the east of the Milton Interchange Junction with the A34 (T) and that part of MPL’s site was included within the ‘Redline Boundary’ to the HIF1 Application. Also, that MPL’s site benefitted from detailed planning permission for a new T junction to the A4130 (ref. P14/V0087/FUL) on which a material start had been made on site in implementing this new road junction. In addition, that the site benefitted from detailed planning permission for a development of roadside services comprising a hotel, restaurants and drive-thru’s (ref. P15/V2880/O as varied by P18/V2139/FUL, and reserved matters approval ref.

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P19/V0008/RM as amended by P20/V0657/RM) (Roadside Services Consent) on which a material start had also been made on site in implementing this development (pursuant to the District Council's issuing of a Lawful Development Certificate for these works under ref. P21/V3560/LDP).

Our representations to OCC continued by confirming that MPL conditionally supported the HIF1 Application, specifically the widening of the A4130 to the north and east of their development site and the provision of the new Backhill Roundabout. However, that that support was subject to various 'conditions', referenced a) to f) (inclusive) in my letter dated 9 December 2023. Whilst revised proposals were submitted by the Applicant, we reiterated, in response to these, that those 'conditions' had not been addressed (see my letter of 17 January 2023). In summary, these 'conditions' largely relate to OCC respecting MPL's consented, and part implemented, planning permissions and abiding by key CPO and Community Infrastructure Levy principles so as not to undermine the commercial value of the MPL land and consented road infrastructure.

Since then MPL have sought to agree these 'conditions' with OCC through a Conditional Land Sale Agreement (Option Agreement). To date, Heads of Terms (HOT) have been discussed and agreed with OCC, and MPL are confident that these can be finalised within a signed Option Agreement. However, the ball is firmly in OCC's court and MPL continue to press OCC to complete the Option Agreement. With a signed Agreement MPL's support for the HIF1 Application would be unconditional.

We will, of course, keep the Inspector updated on progress with the Option Agreement. As I confirmed, the completion of the Option Agreement would address MPL's concerns in relation to the HIF1 Application and allow MPL to give its full support to the proposed new road and roundabout.

In my letter to OCC dated 17 January 2023 other concerns were raised in relation to the amended plans, which also remain outstanding. In summary, these related to: the 'Shared Use Footway' shown on the new arm off the Backhill Roundabout to Footpath No.10 which was an existing track over which MPL and other parties had long established access; and, that the land OCC required temporarily to construct the new road would need to be subject to a Licence/Lease with MPL and its extent reduced to reflect the 'sacrosanct line' agreed with OCC, to maintain continuity of access for MPL to the A4130 and to enable them to implement their extant development ahead of completion of the HIF1. My clients look forward to OCC addressing these matters in their evidence to the Public Inquiry.

I would be grateful if you could forward these representations onto the Planning Inspector.

Yours sincerely,



Gareth Roberts

Director

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