

The Oxfordshire County Council (A40 Access to Witney) Compulsory Purchase Order 2023

The Oxfordshire County Council (Highways Infrastructure – A40 Access to Witney) Side Roads Order 2023

PLANNING INSPECTORATE REFERENCE:

DPI/U3100/23/25

Summary Proof of evidence of

Jessica Mary Bere

(Negotiations and Acquisition)

- 1.1 My name is Jessica Bere and I am a Senior Associate at Gateley Hamer Limited, where I advise promoters of infrastructure projects through the process of promoting and implementing compulsory purchase powers, negotiating compensation claims and arranging access onto land for surveys.
- 1.2 Gateley Hamer was instructed by Oxfordshire County Council (the **Council**) on a Framework agreement on 1st August 2019 for surveying and land referencing in connection with land acquisition and compulsory purchase orders. This includes; specialist compulsory purchase advice, drafting of compulsory purchase orders, associated orders, landowner engagement, acquisition of land required for the schemes and providing valuation advice. I have been involved with the Access to Witney Scheme since our instruction in March 2020.
- 1.3 I am instructed by the Council to pursue negotiations with all parties affected by the Oxfordshire County Council (A40 Access to Witney) Compulsory Purchase Order 2023 (the CPO) [CDs A.1 and A.2] and The Oxfordshire County Council (Highways Infrastructure – A40 Access to Witney) Side Roads Order 2023 (the SRO) [CDs A.3 and A.4] with a view to securing agreements to purchase interests by private treaty, and responding to objections, as appropriate.

Scope of Evidence

- 1.4 This proof of evidence has been prepared regarding land assembly matters relating to:
 - 1.4.1 the CPO; and
 - 1.4.2 the SROtogether the **Orders**.
- 1.5 My proof of evidence has been prepared regarding land assembly matters relating to the Orders. My proof of evidence covers the following:
 - 1.5.1 Approach to acquisitions including the **CPO Guidance** and how this has been complied with.
 - 1.5.2 A summary of remaining objections, my dealings with the objecting parties including the status of negotiations and my response to those issues that fall within the scope of my evidence.

Compliance with Government Guidance

- 1.6 The Council and Gateley Hamer throughout the Scheme has always had in mind the government's Guidance on Compulsory Purchase Process. It has made sure of the following:
 - That there is a compelling case in the public interest
 - Attempts to purchase land have been made and that compulsory purchase will only be used as a means of last resort.
 - That it has negotiated with landowners alongside the preparation and making of a compulsory purchase order.
 - They have engaged with landowners to understand more about the land it seeks to acquire and any physical or legal impediments to development that may exist. Alongside identifying what measures can be taken to mitigate the effects of the Scheme on landowners and neighbours, thereby reducing the cost of a scheme.
 - It has kept landowners informed of the progress of the Scheme.
 - It has actively sought and positively participated in discussions with those landowners.
 - It has undertaken to meet the reasonable professional fees and costs incurred by those with whom it has been negotiating.

History of Negotiations

- 1.7 I have been the case manager acting as the main point of contact for all landowners impacted by the Scheme, allowing parties to raise their concerns regarding the Scheme and giving the Council the opportunity to resolve these concerns.
- 1.8 Initial contact was made with landowners in April 2020 to agree access to their land to undertake surveys. This was then followed up with meetings to introduce the Scheme to the impacted parties, inform them of any potential impacts of the Scheme on their properties, alongside any land acquisition requirements and the potential of a compulsory purchase order.
- 1.9 Further meetings were held over the course of developing the Scheme proposals regarding the design and planning of the Scheme, looking at the mitigation of potential impacts and providing Scheme updates. Once the land requirements of the preferred Scheme were known, this was explained and general arrangement drawings, landscaping proposals and land take plans were shown to the landowners.
- 1.10 Offers to purchase land were sent out in December 2022, with multiple further revised offers to parties issued over the course of the next 14 months.
- 1.11 In July 2023, notices informing impacted landowners of the making of the Orders were served.
- 1.12 I continue to engage with landowners to provide project updates, negotiate the offer letters and to discuss landscaping and drainage mitigation. The Council is willing to work with all parties to find a suitable solution for all parties involved to enable the Council to acquire the required land by voluntary acquisition to enable the Scheme to be delivered.

Response to Individual Objections

- 1.13 Five objections have been received from (1) Susan Morrish and Ben Morrish, (2) John and Anne Kearns, (3) Jeremy Walker, Paula Walker and Roger Walker, (4) Eileen Norah Mawle, James Edward Mawle, Stephen Francis Mawle and the Northfield Life Interest Settlement and (5) Southern Gas Networks Plc [CDs D.1 to D.5].
- 1.14 The Council have formally responded to each party on the points that they have raised within their objection and continue to engage with each party. However, to date we have not been able to remove any of their objections.

Susan Caroline Morrish and Benjamin Morrish, Plots 1/4a and 1/4b, Land at High Cogges Farm. John William Kearns and Anne Kearns, Plots 1/7a, 1/7b, 1/8 and 1/10, Land adjoining The Paddock Jeremy Michael Walker, Paula June Walker and Roger Jeremy Walker, Plots 1/11a and 1/11b, Land at High Cogges [CDs D.4, D.3 and D.2].

- 1.15 These parties are represented by Brown and Co and their objections are framed in identical terms, save for specific details of landholdings. These landowners have been working together and many of the meetings and discussions with them have been held jointly. I have therefore responded to their objections in the same way below to avoid repetition.
- 1.16 The Council and Gateley Hamer have been actively engaging with these parties and their agents to discuss the acquisition of the land and ways in which to overcome their objections to the Scheme. The Council recently met with each party individually to fully understand and initially propose enhanced landscaping works to reduce the visual and noise impacts of the Scheme. The Council is currently preparing formal plans and details of this enhanced planting both within the current CPO boundary and outside on the landowners retained land. Heads of terms for this additional work are being discussed with the landowners.
- 1.17 I am hopeful that once these elements have been agreed that the landowners will remove their objections to the Scheme.

Eileen Norah Mawle, James Edward Mawle, Stephen Francis Mawle and the Northfield Life Interest Settlement, Plots 1/2a, 1/2b, 1/2c, 1/2d, 1/2e, 1/2f and 1/2g, Land north of the A40 at Witney [CD D.5].

- 1.18 On the basis of the negotiations and discussions I have been involved with, it is my opinion that the objectors are generally supportive of the Scheme. We have reached an in principal agreement for the voluntary acquisition of the land require for the Scheme and are in the process of formalising this agreement. Once this agreement has been put in place, the objector has agreed to remove their objection to the compulsory purchase order.

Southern Gas Networks Plc, Plots 1/3b, 1/5 and 1/12, in respect of gas mains, pipes and other apparatus [CD D.1].

- 1.19 SGN have objected on the grounds that the Scheme may adversely affect the integrity of and / or access to SGN apparatus within the locality of the Scheme. The Council are in negotiations with SGN to enter into an Asset Protection Agreement (APA) to assure the asset owner that the method statement for delivery meets the requirement of the protection of their assets. Draft agreements have been issued between the parties. It is anticipated that an APA will be concluded shortly, and this objection withdrawn.

CONCLUSION

- 1.20 Gately Hamer and I, alongside the Council as acquiring authority, have been engaging with impacted landowners for nearly 3 years. Whilst liaising with them I have also had due regard to Government guidance 'Compulsory purchase process and Crichel Down Rules'.
- 1.21 Offers have been made to acquire land by voluntary agreement and the Council are committed to continuing to negotiate to acquire all land needed to facilitate the Scheme and only use any compulsory purchase powers (should they be granted) as a means of last resort.
- 1.22 The Council continue to work with objectors to understand their objections and find solutions to overcome these objections to enable them to be withdrawn.
- 1.23 Whilst we continue to negotiate, I am conscious of timescales for the Scheme and the ability to secure all rights within the timescales required to implement the Scheme. These may be unduly affected if the Orders are not granted.

STATEMENT OF TRUTH AND DECLARATION

- 1.24 My statement of truth is contained in full within section 7 of my proof of evidence. I can confirm that the contents of that section apply equally to my summary proof of evidence.



Jessica Bere

21 February 2024

**The Oxfordshire County Council (A40 Access to Witney)
Compulsory Purchase Order 2023**

**The Oxfordshire County Council (Highways Infrastructure – A40
Access to Witney) Side Roads Order 2023**

PLANNING INSPECTORATE REFERENCE:

DPI/U3100/23/25

**Proof of evidence of
Jessica Mary Bere
(Negotiations and Acquisition)**

1 INTRODUCTION

Qualifications and Experience

- 1.1 My name is Jessica Bere and I am a Senior Associate at Gateley Hamer Limited, a practice of Chartered Surveyors within the Gateley professional services group of companies, specialising in the fields of utilities, compulsory purchase, infrastructure development and telecommunications.
- 1.2 I hold a BSc (Hons) in Rural Land Management and I have been a Member of the Royal Institution of Chartered Surveyors (RICS) since 2016 and a Fellow of the Association of Agricultural Valuers since 2016.
- 1.3 Between 2017 and April 2019 I was employed by Ardent Management Limited, a property consultancy specialising in land assembly for infrastructure and regeneration projects, in various positions up to and including Senior Surveyor.
- 1.4 In May 2019 I joined Gateley Hamer Limited as a Principal Surveyor. I was promoted to Associate in May 2021 and Senior Associate in May 2023 and I have continued to advise promoters of infrastructure projects through the process of promoting and implementing compulsory purchase powers, negotiating compensation claims and arranging access onto land for surveys.
- 1.5 I am one of the founding members of the National Infrastructure Planning Association Early Young Practitioners Committee (the **EYP Committee**) and currently serve as the member responsible for funding and finance. The National Infrastructure Planning Association (**NIPA**) was established in 2010 with the aim of bringing together individuals and organisations involved in the planning and authorisation of major infrastructure projects their principal focus is the planning and authorisation regime for national significant infrastructure projects introduced by the Planning Act 2008. The EYP Committee was established in 2021.
- 1.6 Gateley Hamer was instructed by Oxfordshire County Council (the **Council**) on a Framework agreement on 1st August 2019 for surveying and land referencing in connection with land acquisition and compulsory purchase orders. This includes; specialist compulsory purchase advice, drafting of compulsory purchase orders, associated orders, landowner engagement, acquisition of land required for the schemes and providing valuation advice. I have been involved with the Access to Witney Scheme since our instruction in March 2020.
- 1.7 I am instructed by the Council to pursue negotiations with all parties affected by the Oxfordshire County Council (A40 Access to Witney) Compulsory Purchase Order 2023 (the **CPO**) [CDs A.1 and A.2] and The Oxfordshire County Council (Highways Infrastructure – A40 Access to Witney) Side Roads Order 2023 (the **SRO**) [CDs A.3 and A.4] with a view to securing agreements to purchase interests by private treaty, and responding to objections, as appropriate.

Scope of Evidence

- 1.8 This proof of evidence has been prepared regarding land assembly matters relating to:
 - 1.8.1 the CPO; and
 - 1.8.2 the SROtogether the **Orders**.
- 1.9 The Orders were made to enable the delivery of improvements to the existing A40 Principal Road, the B4022 and the C16886 South Leigh Road at its junction with the B4022, at Shores Green, Witney at the location of the junction of the A40 with the B4022. The scheme is known as the A40 Access to Witney Scheme (the **Scheme**).
- 1.10 The Scheme will construct two new west-facing slip roads at the Shores Green junction of the A40; a new eastbound exit slip road from the A40 to a new junction with the B4022; and a new

westbound entry slip road onto the A40 from a new junction with the B4022. The Scheme will provide new walking and cycling facilities on the B4022 and alongside the A40, which will improve provision for active travel.

- 1.11 The SRO will enable the Council as the acquiring authority to carry out Classified Road works comprising the improvement (by widening and other works) of the A40, to stop up existing highways affected by the Scheme and to improve other highways as a consequence of the Classified Road work.
- 1.12 The Orders were made by the Council on 27 June 2023 and submitted electronically to the Secretary of State for Transport on 21 July 2021 and in hard copy on 1 August 2023. The Orders are now due to be considered by an Inspector at a Public Inquiry scheduled to open on 12 March 2024. This proof of evidence has been prepared in connection with that Inquiry.
- 1.13 I confirm that the evidence that I have prepared in respect of this Inquiry is given in accordance with the guidance of my professional institution, the Royal Institution of Chartered Surveyors and I can confirm that the opinions expressed are my true and professional opinions.
- 1.14 My proof of evidence has been prepared regarding land assembly matters relating to the Orders. My proof of evidence covers the following:
 - 1.14.1 Approach to acquisitions including the **CPO Guidance** and how this has been complied with.
 - 1.14.2 A summary of remaining objections, my dealings with the objecting parties including the status of negotiations and my response to those issues that fall within the scope of my evidence.
- 1.15 In carrying out my instructions, I have been assisted by other professional advisers to the Council and its officers.
- 1.16 My proof of evidence should be read in conjunction with other separate but interrelated proofs of evidence submitted on behalf of the Council, including:
 - 1.16.1 Strategic need and benefits, prepared by Nicholas Blades of Oxfordshire County Council [CDs G.1, G.2 and G.3];
 - 1.16.2 Technical Highways Engineering and Modelling, prepared by Philippe Nirmalendran of AECOM [CDs G.16, G.17 and G.18];
 - 1.16.3 Environmental effects, prepared by Alison Morrissy of AECOM [CDs G.19, G.20 and G.21];
 - 1.16.4 Planning policy, prepared by Baljinder Tiwana of Stantec [CDs G.10, G.11 and G.12];
 - 1.16.5 Traffic Modelling, prepared by Theodore Genis of Stantec [CDs G.13, G.14 and G.15]; and
 - 1.16.6 Delivery and Funding, prepared by Gareth Slocombe of Oxfordshire County Council [CDs G.4, G.5 and G.6].

2 NEGOTIATIONS FOR ACQUISITION OF LAND AND RIGHTS

Compliance with CPO Guidance

- 2.1 'Guidance on Compulsory purchase process and The Crichel Down Rules' (the **CPO Guidance**) (first published in October 2015 and most recently revised in July 2019) provides a step-by-step guide to those bodies proposing to compulsorily acquire land.
- 2.2 The CPO Guidance advises that a Compulsory Purchase Order should only be made where there is a compelling case in the public interest (see section 2, paragraph 1 of the CPO Guidance).
- 2.3 Importantly paragraph 3 of section 2 of the CPO Guidance makes it clear that the compulsory purchase of land is intended as a last resort in the event that attempts to acquire the rights requirement by agreement fail. Paragraph 3 states:

"Compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. However, if an acquiring authority waits for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. Therefore, depending on when the land is required, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to:

- plan a compulsory purchase timetable as a contingency measure; and*
- initiate formal procedures.*

- 2.4 For the reason set out in paragraph 3 of section 2, the CPO Guidance encourages an acquiring authority to seek to acquire land by negotiation wherever practicable.
- 2.5 In this instance, the Council (and Gately Hamer as its agent) have corresponded extensively with the Objectors and/or their advisers, as well as meeting with them on multiple occasions. Details of the efforts to negotiate are set out from Section 2.11 onwards (History of the Negotiations).
- 2.6 At paragraph 4 in section 2, the CPO Guidance encourages an acquiring authority to engage with affected parties as these negotiations:
- "...will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations."*
- 2.7 Further, in paragraph 1 of section 17 of the CPO Guidance, it is noted:

"Undertaking negotiations in parallel with preparing and making a compulsory purchase order can help to build a good working relationship with those whose interests are affected by showing that the authority is willing to be open and to treat their concerns with respect.

This includes statutory undertakers and similar bodies as well as private individuals and businesses. Such negotiations can then help to save time at the formal objection stage by minimising the fear that can arise from misunderstandings.

Talking to landowners will also assist the acquiring authority to understand more about the land it seeks to acquire and any physical or legal impediments to development that may exist. It may also help in identifying what measures can be taken to mitigate the effects of the Scheme on landowners and neighbours, thereby reducing the cost of a scheme.

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

- 2.8 It is also noted that the guidance goes on to state in paragraph 2 of section 2 that:

"The confirming authority will expect the acquiring authority to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the Order by agreement."

- 2.9 Mindful of the CPO Guidance, the Council has:
- Sought to engage with landowners;
 - Kept them informed of the progress of the Scheme; and
 - Actively sought and positively participated in discussions with those landowners.
- 2.10 In addition, the Council has undertaken to meet the reasonable professional fees and costs incurred by those with whom it has been negotiating.

History of the negotiations

- 2.11 In accordance with the CPO Guidance the Council as acquiring authority, together with its representatives at Gateley Hamer, has been engaging with landowners since April 2020. As per the CPO Guidance I have been the case manager acting as the main point of contact for all landowners impacted by the Scheme, allowing parties to raise their concerns regarding the Scheme and giving the Council the opportunity to resolve these concerns.
- 2.12 Initial contact was made with landowners in April 2020 to agree access to their land for surveys for a number of purposes including but not limited to, environmental, ecological, topographical and archaeological. Where access was granted and these surveys were undertaken, over the course of the next 3 years, with the results used to help inform the initial and detailed design and assessment of the Scheme, alongside assessing and mitigating the potential impacts of the Scheme and the construction methodologies that may be required.
- 2.13 This then allowed the Council and Gateley Hamer to introduce the Scheme to these impacted parties, inform them of any potential impacts of the Scheme on their properties, alongside any land acquisition requirements and the potential of a compulsory purchase order. We also within our very early discussions received feedback on the different options the Council were considering to enable them to bring forward the desired benefits of the Scheme.
- 2.14 Further meetings were held during the course of developing the Scheme proposals regarding the design and planning of the Scheme, looking at the mitigation of potential impacts and providing Scheme updates. Once the land requirements of the preferred Scheme were known, this was explained and general arrangement drawings, landscaping proposals and land take plans were shared with the landowners.
- 2.15 Offers to purchase were sent out to landowners in December 2022, detailing the amount of land the Council as acquiring authority required to purchase from each landowner. In addition, onsite meetings took place between, the Council, Gateley Hamer and the landowners to discuss the offer letters and landscaping and drainage mitigation. Whilst these offers were not accepted, we continued to engage with all landowners.
- 2.16 A further financial offer to agree terms voluntarily was issued to the Morrish's (Plots 1/4a and 1/4b), Kearns (Plots 1/7a, 1/7b, 1/8 and 1/10) and Walkers (Plots 1/11a and 1/11b) in October 2023. To date this offer has not been accepted.
- 2.17 A further enhanced offer, made in order to avoid the need for an Inquiry, in accordance with section 3 of the CPO Guidance, was issued to the Morrish's, Kearns and Walkers in January 2024.
- 2.18 In February 2024, a draft set of Heads of Terms were issued to their agent at Brown & Co to clarify and agree the enhanced landscaping and drainage proposals put forward by the Council. For the landowner's consideration alongside the previous financial offer. As at the date of this proof, these landowners are still considering the Heads of Terms and this offer.
- 2.19 Since July 2023 discussions have been had with the Mawle Family's legal representatives at Burges Salmon regarding Plots 1/2a, 1/2b, 1/2c, 1/2d, 1/2e, 1/2f and 1/2g and the method and

timings of acquisition of land. Whilst an agreement has been reached with them regarding the permanent acquisition and temporary lease of the land required for the Scheme, as at the date of this proof, the formal paper work documenting this agreement is still being finalised.

- 2.20 In July 2023, notices informing impacted landowners of the making of the Orders were served.
- 2.21 I continue to engage with landowners to provide project updates, negotiate the offer letters and to discuss landscaping and drainage mitigation. The Council is willing to work with all parties to find a suitable solution for all parties involved to enable the Council to acquire the required land by voluntary acquisition to enable the Scheme to be delivered.

3 RESPONSE TO INDIVIDUAL LANDOWNER REMAINING OBJECTIONS

- 3.1 Five objections have been received from (1) Susan Morrish and Ben Morrish [CD D.4], (2) John and Anne Kearns [CD D.3], (3) Jeremy Walker, Paula Walker and Roger Walker [CD D.2], (4) Eileen Norah Mawle, James Edward Mawle, Stephen Francis Mawle and the Northfield Life Interest Settlement [CD D.5] and (5) Southern Gas Networks Plc [CD D.1].
- 3.2 The Council have formally responded to each party on the points that they have raised within their objection and continue to engage with each party. However, to date we have not been able to remove any of the objections.
- 3.3 I have set out the objections below, alongside my comments and actions taken in an attempt to overcome them.

Susan Caroline Morrish and Benjamin Morrish, Plots 1/4a and 1/4b, Land at High Cogges Farm. John William Kearns and Anne Kearns, Plots 1/7a, 1/7b, 1/8 and 1/10, Land adjoining The Paddock Jeremy Michael Walker, Paula June Walker and Roger Jeremy Walker, Plots 1/11a and 1/11b, Land at High Cogges [CDs D.4, D.3 and D.2].

- 3.4 These parties are represented by Brown and Co and their objections are framed in identical terms, save for specific details of landholdings. These landowners have been working together and many of the meetings and discussions with them have been held jointly. I have therefore responded to their objections in the same way below to avoid repetition.
- 3.5 The public need for the Scheme is highlighted in this objection, asserting that such need is not proven. Gateley Hamer have provided evidence to the objectors that demonstrates the need for the Scheme as shown in the West Oxfordshire Local Plan (WOLP) 2031. Further details regarding the need for the Scheme are set out in the proof of evidence of Mr Blades [CD G.2].
- 3.6 The objection also states that the compulsory purchase powers have been promoted to benefit private landowners and/or developers, stating that this is ultra vires and a misuse of statutory powers. I reject this assertion. My understanding of the technical evidence is that the Council is utilising statutory powers in order to deliver the Scheme not for the benefit of a single individual and/or developer. Rather, the Scheme is being promoted to deliver greater transport accessibility to and from the Witney area, improve congestion/traffic conditions within Witney and the wider highway network, and also support the delivery of new housing. As the Scheme will become part of the adopted highway it will become available to all users on an open, fair and transparent basis. The Council as acquiring authority will continue to comply with legislation, guidance and case law that forms the Compulsory Purchase Compensation Code. Further details regarding the use of statutory powers are set out in the proof of evidence of Mr Blades [CD G.2].
- 3.7 The objection also raises concerns about noise, dust and visual intrusion affecting the landowners' enjoyment of their property as a result of the Scheme. Gateley Hamer have provided relevant documentation to the objectors, supporting the response to this objection during our negotiations. The proofs of evidence of Ms Morrissy [CD G.20] and Mr Nirmalendran [CD G.17] address the matters of noise, dust and visual intrusion in further detail.
- 3.8 The objection further states that no mitigation landscaping works have been agreed by the Council. Gateley Hamer have provided documentation, including plans, with regards to the landscaping proposals for the Scheme to the landowners and discussions are ongoing regarding further enhanced landscaping works adjacent to the Scheme in order to mitigate the potential visual and noise impacts. This is further expanded in Ms Morrissy's Proof of Evidence [CD G.20]. Gateley Hamer have on several occasions met with the objectors to discuss the landscaping proposals and have issued several iterations of the proposed landscaping drawings to include updates and feedback from those discussions. We continue to liaise with the objectors and their agent to come to an acceptable solution to landscaping proposals, including enhanced planting, which will help to mitigate the visual intrusion of the Scheme on their properties.

- 3.9 Similarly, the objection states that no noise or drainage attenuation works have been agreed. Gateley Hamer have provided documentation to landowners to demonstrate that this has been addressed and enhanced mitigation discussions are ongoing. We have met with these landowners in an attempt to fully understand their concerns here, we have issued drainage drawings and strategies to them and we await further comment from them to understand why they consider our proposals to be unsatisfactory. Matters of noise are addressed in the proof of evidence of Ms Morrissy [CD G.20] and matters of drainage attenuation are addressed in the proof of evidence of Philippe Nirmalendran [CD G.17].
- 3.10 The objection also states there are substantial compensation issues caused by and including, but not limited to, the actions of the Council being ultra vires. I do not consider that the Council has in any way acted outside of its powers. Gateley Hamer and the Council have acted in accordance with the CPO Guidance, which provides for land acquisition costs to be considered in the context of Scheme deliverability. Gateley Hamer has provided the Council with robust advice regarding land valuation issues. It is clear that the objectors have a different view regarding their compensation entitlement, but I am satisfied that the Council has assessed the actual entitlement on a fair and reasonable basis. Further, I note that a dispute as to compensation entitlement is not a relevant matter for the purposes of the coming Inquiry. I can confirm that during negotiations, offers to purchase the land in advance of compulsory purchase powers being granted have been made. Negotiations for voluntary agreement for land acquisition are continuing with each landowner, and it is hoped that agreement will be reached.
- 3.11 The last point of this objection refers to the landowners not receiving formal notice of the proposed SRO. Gateley Hamer provided all relevant documents to the landowners, however, as the landowners are not directly affected by the SRO there is no statutory requirement for them to be served with the SRO notice. However, press notices, site notices and Certificate of Confirmation of Publication and Service of Notices [CDs A.7 to A.10] were made available for viewing on the Council's website. Gateley Hamer also supplied these documents to the landowners via email at their request. As such, I do not consider that this ground of objection is justified.
- 3.12 A schedule summarising negotiations and discussions with these objectors is appended to this Proof of Evidence (Appendix JB3.1 (Morrish), JB3.2 (Kearns) and JB3.3 (Walker)).

Eileen Norah Mawle, James Edward Mawle, Stephen Francis Mawle and the Northfield Life Interest Settlement, Plots 1/2a, 1/2b, 1/2c, 1/2d, 1/2e, 1/2f and 1/2g, Land north of the A40 at Witney [CD D.5].

- 3.13 On the basis of the negotiations and discussions I have been involved with, it is my opinion that the objectors are generally supportive of the Scheme.
- 3.14 The objection states that the Scheme's planning permission [CD F.1] is subject to several pre-commencement conditions that must be fulfilled before the works are undertaken, and these conditions have not yet been met. I have communicated with the landowners and informed them that planning permission was granted on 15th July 2023 for the Scheme subject to several planning conditions. This is further expanded on in Baljinder Tiwana's Proof of Evidence [CD G.11], and I do not understand there to be any reason why relevant conditions cannot be discharged.
- 3.15 The objection also states the CPO is premature and unnecessary. I appreciate that whilst this objector feels that the CPO is premature, the Council is acting in accordance with paragraph 17 of the CPO Guidance referred to earlier, and the Council/I have been engaging with this landowner, alongside preparation and making of the Orders. This matter is addressed further in Nicholas Blades' Proof of Evidence [CD G.2].
- 3.16 The objection also states that meaningful attempts at negotiations have not been made. However, we have been in correspondence with the landowner since March 2021, seeking to reach agreement. On this basis I reject the assertion made. In addition, an agreement in principle to purchase the land has been agreed, and formal documentation for the agreement is continuing.

- 3.17 The objection states that the Council have failed to take proper and reasonable steps to acquire by agreement the necessary land and rights required from the landowner. As set out above we have been discussing the Scheme with the landowner since March 2021. Additionally, Gateley Hamer, having agreed the acquisition and management requirements for the Scheme, are in the process of agreeing formal Heads of Terms for an agreement, which is awaiting formal documentation (as noted above).
- 3.18 The objection states that the Council presents a binary position and is only giving the landowner a choice between transferring their land pursuant to a Section 106 Agreement, or having their land compulsory acquired. This is not the case. Gateley Hamer are committed to achieving a voluntary agreement so that there is no need for the transfer of the land required for the Scheme to be pursuant to the Section 106 Agreement which is currently being negotiated with West Oxfordshire District Council, relating to the Mawle Families' residential development on adjoining land, this has been communicated to the landowner.
- 3.19 Negotiations and discussions with this objector are appended to this Proof of Evidence (Appendix JB 3.4).

Southern Gas Networks Plc, Plots 1/3b, 1/5 and 1/12, in respect of gas mains, pipes and other apparatus [CD D.1].

- 3.20 An objection was submitted by Southern Gas Networks Plc (SGN) dated 24th August 2023. SGN have objected on the grounds that the Scheme may adversely affect the integrity of and / or access to SGN apparatus within the locality of the Scheme. This includes a Medium Pressure Gas Main that runs along the B4022 southward towards a Gas Governor which adjoins the Scheme. After the Gas Governor, the Gas Main changes into an Intermediate Pressure Gas Main as it continues along the B4022. The Council are in negotiations with SGN to enter into an Asset Protection Agreement to assure the asset owner that the method statement for delivery meets the requirement of the protection of their assets. Negotiations with SGN are on-going and draft agreements have been issued between the parties. It is anticipated that an asset protection agreement will be concluded shortly, and this objection withdrawn.

4 CONCLUSION

- 4.1 Gately Hamer and I, alongside the Council as acquiring authority, have been engaging with impacted landowners for nearly 3 years. Whilst liaising with them I have also had due regard to Government guidance 'Compulsory purchase process and Criche Down Rules'.
- 4.2 Offers have been made to acquire land by voluntary agreement and the Council are committed to continuing to negotiate to acquire all land needed to facilitate the Scheme and only use any compulsory purchase powers (should they be granted) as a means of last resort.
- 4.3 The Council continue to work with objectors to understand their objections and find solutions to overcome these objections to enable them to be withdrawn.
- 4.4 Whilst we continue to negotiate, I am conscious of timescales for the Scheme and the ability to secure all rights within the timescales required to implement the Scheme. These may be unduly affected if the Orders are not granted.

5 STATEMENT OF TRUTH AND DECLARATION

- 5.1 I confirm that, insofar as the facts stated in my proof evidence are within my own knowledge, I have made clear what they are and I believe them to be true and that the opinions I have expressed represent my true and complete professional opinion.
- 5.2 I confirm that my proof of evidence includes all facts that I regard as being relevant to the opinions that I have expressed and that I have drawn attention to any matter which would affect the validity of those opinions.
- 5.3 I confirm that my duty to the Inquiry as an expert witness overrides any duty to those instructing or paying me, and I have understood this duty and complied with it in giving my evidence impartially and objectively, and I will continue to comply with that duty as required.
- 5.4 I confirm that, in preparing this proof of evidence, I have assumed that same duty that would apply to me when giving my expert opinion in a court of law under oath or affirmation. I confirm that this duty overrides any duty to those instructing or paying me, and I have understood this duty and complied with it in giving my evidence impartially and objectively, and I will continue to comply with that duty as required.
- 5.5 I confirm that I have no conflicts of interest of any kind other than those already disclosed in this proof of evidence.



JESSICA MARY BERE

21 FEBRUARY 2024

**The Oxfordshire County Council (A40 Access to Witney)
Compulsory Purchase Order 2023**

**The Oxfordshire County Council (Highways Infrastructure – A40
Access to Witney) Side Roads Order 2023**

PLANNING INSPECTORATE REFERENCE:

DPI/U3100/23/25

**Appendix to Proof of evidence of
Jessica Mary Bere
(Negotiations and Acquisition)**

Appendix JB3.1

Summary of negotiations and discussions with Susan Caroline Morrish and Benjamin Morrish, Plots 1/4a and 1/4b, Land at High Cogges Farm

Landowner Engagement Record

Susan Morrish and Benjamin Morrish

Date	Participants	Correspondence Type	Details
24/04/2020	OCC, SM	Letter	Letter from OCC asking for access for surveys and introducing the project team
24/04/2020	JB, SM	Letter	Letter explaining the surveys to be undertaken including a permission slip for access to their land requesting contact details.
07/06/2020	PC, GH	Email	Confirmation of Agent acting on behalf of Landowner
11/08/2020	BM, JB, PC, WG, RC, SK, PN	Meeting	Meeting to discuss GAs
15/09/2020	BM, GH/OCC	Email	Landowner providing concerns and opinion of the Scheme
10/02/2021	GH, BM	Email	Confirmation regarding wintering bird survey
15/03/2021	GH, BM	Email	Invitation to online meeting to discuss project
16/03/2021	BM, GH	Email	Response to meeting invite
16/03/2021	GH, BM	Email	Further responses to meeting arranging
16/03/2021	BM, GH	Email	Confirmation that Landowner will attend meeting
18/03/2021	BM, RC, JB, NB, PW, SK, MS	Meeting	Initial contact meeting, landowners interested in being part of design process, biodiversity net gain and surveys. Noise and visual needs of the landowner need to be considered
19/03/2021	GH, BM	Email	Update regarding meeting held previously and surveys
23/03/2021	BM, GH	Email	Landowner agrees to the surveys
15/04/2021	GH, BM	Email	Landowner engagement presentation
26/05/2021	PC, GH	Email	Meeting invite
26/05/2021	PC, GH	Email	Agent requests alternative dates
01/06/2021	GH, PC	Email	Alternative dates for meeting
29/07/2021	PC, GH	Email	Agent asking for alternative dates
09/08/2021	PC, GH	Email	Confirms to be available for meeting
10/08/2021	GH, PC, BM, SM	Email	GH providing plans from Aecom prior to meeting
11/08/2021	PC, GH	Email	Landowner engagement presentation circulated

11/08/2021	JB, PC, BM, RC	Meeting	Landowner update meeting
11/08/2021	PC, GH, BM	Email	Agent informs GH that the Landowners have a formal objection to scheme but are open to negotiations
16/11/2021	GH, PC	Email	Request for contact number for Reading Agricultural Consultants as part of farm impact assessment
25/11/2022	PC, GH	Email	Agent confirms RAC should contact Landowner directly
10/02/2022	GH, BM	Email	Request for survey access
10/02/2022	PC, GH	Email	Agent confirms to attend meeting
10/02/2022	BM, PC, GH	Email	Landowner unable to attend meeting, proposes alternative dates
11/02/2022	PC, BM, GH	Email	Agent confirms to attend meeting at proposed dates by landowner
14/02/2022	GH, BM, PC	Email	Confirms date and times for landowner meeting
18/02/2022	GH, BM	Email	Provides Landowner with contractor contact information
19/02/2022	BM, GH	Email	Response to previous correspondence
19/02/2022	SM, OD, JB PC	Email	Landowner confirms she has received offer but is away currently
28/02/2022	GH, BM, SM	Email	Unable to attend meeting, provide alternative dates
01/03/2022	GM, BM, SM, PC	Meeting	Site Meeting to discuss scheme progress
08/03/2022	GH, BM	Email	Providing information regarding survey access and its postponement
21/03/2022	BM, GH	Email	Asks for meeting
22/03/2022	GH, BM	Email	Provides dates to meet face-to-face
04/04/2022	GH, BM, PC	Email	Emails ahead of meeting with information
05/04/2022	SM, BM, PC, RW, JK, AK, JB, OD	Meeting	Meeting to discuss the assessment of the valuation of the land
06/04/2022	GH, BM, SM, PC	Email	Providing GA drawings and link to planning application
07/04/2022	GH, PC	Email	S16 sent to Agent
08/04/2022	GH, BM	Email	RLB plans sent to Landowner
08/04/2022	GH, BM	Email	Additional plans sent to Landowner
20/04/2022	PC, GH	Email	Agent informing GH that objection has been instructed to be submitted
09/06/2022	PC, GH	Email	Requesting response to previous correspondence
04/07/2022	GH, BM	Email	Request for meeting
07/07/2022	GH, BM	Email	Arranging meeting with Landowner

08/07/2022	BM, GH	Email	Confirmation of meeting
11/07/2022	GH, BM, PC	Meeting	Discussions regarding new footpaths, speed limits and other Health & Safety Matters
10/08/2022	GH, BM	Email	Informing Landowner that compensation reports are being reviewed and drafted up
08/12/2022	GH, BM, SM	Letter	Offer Letter
06/01/2023	GH, PC	Email	Copy of Offer Letter
25/01/2023	GH, BM	Email	Follow up from offer letter
01/02/2023	SM, BM, GH	Email	Landowner requesting meeting to discuss offer
08/02/2023	BM, GH	Email	Request for site visit on 16/02/23
20/02/2023	BM, SM, PC, GH	Email	Emails regarding meeting arranging
22/02/2023	GH, BM	Email	Meeting invite
01/03/2023	JK, AK, BM, RW, PC, JB	Meeting	Landowner meeting re background of scheme and valuation
19/04/2023	PC, JB	Email	Request for meeting with OCC and Planning Officer
24/04/2023	SM, BM, PC, JB	Email	Request for latest plans from Landowner and mitigation measures
27/04/2023	GH, BM, PC	Email	Survey access request
04/05/2023	PC, BM, RS	Email	Agent informs GH that access will not be granted until further matters with OCC are resolved beforehand
27/05/2023	JB, PC, SM, BM	Email	Circulating propose landscaping drawings
30/05/2023	GH, BM	Email	Circulating proposed landscape drawings
07/06/2023	JB, PC	Phone call	Discussion with Agent
14/06/2023	JB, PC	Phone call	Discussion with Agent
26/06/2023	JB, PC	Phone call	Discussion with Agent
12/07/2023	PC, JB, RS, GS, TB	Email	Request from Agent for letters, CPO documents and supporting documents
24/07/2023	JB, PC, RS	Email	Requesting feedback from Agent on drawings sent and request for meeting to discuss mitigation
27/07/2023	GH, BM	Email	Request for meeting with all landowners
01/08/2023	JB, PC	Phone call	Discussion with Agent
07/08/2023	JB, PC	Phone call	Discussion with Agent
08/08/2023	JB, PC	Phone call	Discussions with Agent
10/08/2023	JB, RS, GS, PC, BM, JK, MK, RW	Email	Meeting discussing timescales of project, landscape drawings, drainage drawings, noise, footpaths, fencing and survey access

11/08/2023	RS, PC	Email	Request for intrusive survey access
16/08/2023	RS, JB, GS, PC, BM, JK, AK, RW	Email	Plans and documents from meeting last week circulated
18/08/2023	JB, PC	Phone call	Discussions with Agent
23/08/2023	PC, JB	Email	Request from Agent for confirmation that clients are not affect by Side Road Order and that objection will shortly be submitted
24/08/2023	RS, PC	Email	Chaser email regarding survey access
25/08/2023	PC, JB	Email	Agent requests Side Road Order documents to be shared
25/08/2023	RS, PC	Email	Notifying Agent that surveys have been cancelled
25/08/2023	PC, RS	Email	Request for surveys to take place before weather/ground conditions deteriorate or will have to be postponed until Spring 2024
26/08/2023	RS, BM	Phone call	Call to confirm survey access
31/08/2023	JB, PC	Email	Providing copies of Side Road Order
05/09/2023	PC	Email	Submission of objection by Agent represent all three 'southern' landowners
06/09/2023	JB, BM	Phone call	Call with Landowner
06/09/2023	JB, PC	Phone call	Discussions with Agent
12/09/2023	SS, BM	Email	Request from Gateley Hamer to Landowner for survey access for intrusive and non-intrusive surveys
14/09/2023	RS, BM	Phone call	Following up regarding surveying access
19/09/2023	RS, BM	Email	Landowner granting access for surveys
20/09/2023	SS, BM	Email	Email regarding relocation of footpath and requesting illustration
21/09/2023	RS, BM	Phone call	Further survey access request
22/09/2023	SS, BM	Email	Cancelling survey access request
25/09/2023	SS, BM, PC	Email	Circulation of all landowner meeting minutes from meeting held in August.
26/09/2023	SS, BM	Email	Request for availability for next landowner meeting
03/10/2023	SS, BM	Email	Circulation of simplified drainage and landscaping plan to the Landowner
10/10/2023	SS, SM	Email	Response to footpath relocation request following meeting with Countryside Team
13/10/2023	BM, PC, TB, GH, OCC	Email	Updated Landowner offer letter
13/10/2023	TB, GH	Email	Requesting information following offer letter
16/10/2023	TB, JG	Email	Request response to emails

16/10/2023	JG, TB	Email	Response to Agents email and request for evidence regarding settlement amount provided
20/10/2023	PC, JB	Email	Request catch up call
23/10/2023	JB, PC	Phone call	Discussions with Agent
26/10/2023	RS, BM	Phone call	Request for survey access
06/11/2023	SS, BM	Email	Request for survey access
09/11/2023	BM, JB	Email	Request for terms of reference and link to trainline
09/11/2023	JK, AK, PC, GS, NB, JB, JD, RW, BM	Meeting	All landowner meeting discussing planning, CPO, detailed design, landscaping, drainage, noise, footpaths, fencing, survey access, land valuation, and objections.
10/11/2023	JB, PC	Email	Link to S.73 Planning Amendment application
14/11/2023	BM, SS, PC	Email	Circulation of drainage overview plan and flood risk assessment
15/11/2023	JB, PC, BM, RW, JK	Email	Drainage overview plan, Flood Risk Assessment, link to planning application and request for specific concerns
22/11/2023	BM, SS, PC	Email	Circulation of landowner meeting minutes
05/12/2023	PC, JB, GS, SS	Email	Agent providing overview of current position
07/12/2023	BM, SS	Email	Request for non-intrusive (wintering birds)
07/12/2023	JK, AK, PC, GS, NB, JB, SS, RW, BM	Meeting	All landowner meeting discussing planning, CPO, detailed design, landscaping, drainage, noise, survey access, land valuation, and objections.
07/12/2023	JB, PC	Email	Discussions with Agent
13/12/2023	SS, JK	Email	Request for survey access
14/12/2023	GH, PC	Email/letter	Objection response
17/12/2023	JB, BM, PC	Email	Asking Landowner/Agent if they are okay to receive Statement of Case over email
17/12/2023	BM, JB, PC	Email	Confirming they are happy to receive Statement of Case over email
31/12/2023	TB, JG	Email	Response to JG previous email regarding offer letters
04/01/2023	PC, JB	Email	Agent fees
04/01/2023	BM, SS, PC	Email	Refusal of survey access due to ground conditions
05/01/2024	SS, BM, PC	Email	Meeting organising for in person site meeting
08/01/2024	SS, BM, PC	Email	Meeting invites for in person site meeting
08/01/2024	JB, PC	Phone call	Discussions with Agent
10/01/2024	JB, PC	Phone call	Discussions with Agent

16/01/2024	BM, AK, PC, GS, AM, JB, SS	Meeting	In person meeting at Landowner's home to discuss further landscaping and drainage mitigation
23/01/2024	JB, PC, TB	Email	Updated offer letter sent out for voluntary acquisition, requesting response by 05/01/2023
25/01/2024	JB, PC	Phone call	Discussions with Agent
26/01/2024	JB, PC	Phone call	Discussion with Agent
30/01/2024	JB, PC	Email	Agent response to updated offer letter
01/02/2024	GS, PC, JB	Email	Email regarding land spoil
02/02/2024	JB, PC, TB	Email	Extension of deadline for response to offer letter dated 23/01/24
02/02/2024	JB, PC	Phone call	Discussions with Agent
02/02/2024	JB, PC	Email	Discussions regarding invoicing
05/02/2024	JG, PC, TB	Email	Breakdown of current offer to agents
06/02/2024	JB, PC	Phone call	Discussions with Agent
06/02/2024	PC, JB, JG, GS	Email	Email regarding CPO cost saving offer
07/02/2024	PC, JG, JB, GS, SS	Email	Summary of actions
08/02/2024	JB, PC	Phone call	Discussions with Agent
13/02/2024	SS, PC, TB	Email	Draft Heads of Terms issued to Agents
13/02/2024	PC, JB, SS, GS, NB	Email	Comments regarding Heads of Terms
13/02/2024	PC, JB	Phone call	Discussion regarding Heads of Terms
16/02/2024	JB, PC	Phone Call	Discussion regarding Heads of Terms
19/02/2024	JB, PC	Phone Call	Discussion regarding Heads of Terms
19/02/2024	JB, PC	Emails	Issuing updated Heads of Terms following recent discussions

Participants			
Gateley Hamer (GH)	Oxfordshire County Council (OCC)	Landowner	Agent
Jessica Bere (JB)	Gareth Slocombe (GS)	Benjamin Morrish (BM)	Paul Curtis (PC)
Reena Shah (RS)	Nick Blades (NB)	Susan Morrish (SM)	Thomas Birks (BK)
Jonathan Gray (JG)	Raymond Chung (RC)		
Sam Staines (SS)			
James Davey (JD)			
Oliver Dixon (OD)			

Appendix JB3.2

Summary of negotiations and discussions with John William Kearns and Anne Kearns, Plots 1/7a, 1/7b, 1/8 and 1/10, Land adjoining The Paddock

Landowner Engagement Record

John and Anne Kearns

Date	Participants	Correspondence Type	Details
24/04/2020	OCC, AK, JK	Letter	Letter from OCC asking for access for surveys and introducing the project team
24/04/2020	JB, AK, JK	Letter	Letter explaining the surveys to be undertaken including a permission slip for access to their land requesting contact details.
18/03/2021	JK, RC, JB, NB, PW, SK, MS	Meeting	Initial contact meeting, landowners interested in being part of design process, biodiversity net gain and surveys. Noise and visual needs of the landowner need to be considered
09/02/2022	GH, JK	Email	Request for survey access
14/02/2022	GH, JK	Email	Follow up request for survey access
16/02/2022	GH, JK	Email	Response granting access for surveys
10/03/2022	GH, JK	Email	Answering queries from landowner raised in previous email
04/04/2022	GH, JK, PC	Email	Emails ahead of meeting with information
05/04/2022	SM, BM, PC, RW, JK, AK, JB, OD	Meeting	Meeting to discuss the assessment of the valuation of the land
07/04/2022	GH, PC	Email	S16 sent to Agent
08/04/2022	GH, JK	Email	RLB plans sent to Landowner
08/04/2022	GH, JK	Email	Additional plans sent to Landowner
04/07/2022	GH, JK	Email	Request for meeting
07/07/2022	GH, JK	Email	Arranging meeting with Landowner
08/07/2022	JK, GH	Email	Confirmation of meeting
11/07/2022	JB, PC JK and AK	Meeting	Update meeting with landowner
08/08/2022	GH, JK	Email	Discussion of boreholes
08/12/2022	GH, JK	Letter	Offer letter
25/01/2023	GH, JK	Email	Follow up from offer letter
26/01/2023	GH, JK	Email	Confirmation of Brown&Co representation
08/02/2023	JK, GH	Email	Request for site visit on 16/02/23

09/02/2023	JK, GH	Email	Arranging site visit
10/02/2023	JK, GH	Email	Availability for site
22/02/2023	GH, JK	Email	Meeting invite
01/03/2023	JK, AK, BM, RW, PC, JB	Meeting	Landowner meeting re background of scheme and valuation
30/05/2023	GH, JK	Email	Circulating proposed landscape drawings
07/06/2023	JB, PC	Phone call	Discussion with Agent
14/06/2023	JB, PC	Phone call	Discussion with Agent
26/06/2023	JB, PC	Phone call	Discussion with Agent
12/07/2023	PC, JB, RS, GS, TB	Email	Request from Agent for letters, CPO documents and supporting documents
24/07/2023	JB, PC, RS	Email	Requesting feedback from Agent on drawings sent and request for meeting to discuss mitigation
27/07/2023	JK, GH	Email	Request for meeting to understand landscape drawings
27/07/2023	GH, JK	Email	Request for meeting with all landowners
01/08/2023	JB, PC	Phone call	Discussion with Agent
07/08/2023	JB, PC	Phone call	Discussion with Agent
08/08/2023	JB, JK	Phone call	Call with Landowner
08/08/2023	JB, PC	Phone call	Discussions with Agent
10/08/2023	JB, RS, GS, PC, BM, JK, MK, RW	Email	Meeting discussing timescales of project, landscape drawings, drainage drawings, noise, footpaths, fencing and survey access
11/08/2023	RS, PC	Email	Request for intrusive survey access
16/08/2023	RS, JB, GS, PC, BM, JK, AK, RW	Email	Plans and documents from meeting last week circulated
18/08/2023	JB, PC	Phone call	Discussions with Agent
23/08/2023	PC, JB	Email	Request from Agent for confirmation that clients are not affect by Side Road Order and that objection will shortly be submitted
24/08/2023	RS, PC	Email	Chaser email regarding survey access
25/08/2023	PC, JB	Email	Agent requests Side Road Order documents to be shared
25/08/2023	RS, PC	Email	Notifying Agent that surveys have been cancelled
25/08/2023	PC, RS	Email	Request for surveys to take place before weather/ground conditions deteriorate or will have to be postponed until Spring 2024
26/08/2023	RS, JK	Phone call	Call to confirm survey access

31/08/2023	JB, PC	Email	Providing copies of Side Road Order
05/09/2023	PC	Email	Submission of objection by Agent represent all three 'southern' landowners
06/09/2023	JB, JK	Phone call	Call with Landowner
06/09/2023	JB, PC	Phone call	Discussions with Agent
12/09/2023	SS, JK	Email	Request from Gateley Hamer to Landowner for survey access for intrusive and non-intrusive surveys
14/09/2023	RS, JK	Phone call	Following up regarding surveying access
15/09/2023	RS, RW, JK, PC	Email	Requesting information for hedge replacement
19/09/2023	RS, JK	Email	Landowner granting access for surveys
21/09/2023	RS, JK	Phone call	Further survey access request
22/09/2023	SS, JK	Email	Cancelling survey access request
25/09/2023	SS, JK, PC	Email	Circulation of all landowner meeting minutes from meeting held in August.
26/09/2023	SS, JK	Email	Request for availability for next landowner meeting
03/10/2023	SS, JK	Email	Circulation of simplified drainage and landscaping plan to the Landowner
13/10/2023	JK, PC, TB, GH, OCC	Email	Updated Landowner offer letter
13/10/2023	TB, GH	Email	Requesting information following offer letter
16/10/2023	TB, JG	Email	Request response to emails
16/10/2023	JG, TB	Email	Response to Agents email and request for evidence regarding settlement amount provided
20/10/2023	PC, JB	Email	Request catch up call
23/10/2023	JB, PC	Phone call	Discussions with Agent
26/10/2023	RS, JK	Phone call	Request for survey access
06/11/2023	SS, JK	Email	Request for survey access
09/11/2023	JK, AK, PC, GS, NB, JB, JD, RW, BM	Meeting	All landowner meeting discussing planning, CPO, detailed design, landscaping, drainage, noise, footpaths, fencing, survey access, land valuation, and objections.
10/11/2023	JB, PC	Email	Link to S.73 Planning Amendment application
14/11/2023	JK, SS, PC	Email	Circulation of drainage overview plan and flood risk assessment
15/11/2023	JB, PC, BM, RW, JK	Email	Drainage overview plan, Flood Risk Assessment, link to planning application and request for specific concerns
22/11/2023	JK, SS, PC	Email	Circulation of landowner meeting minutes

05/12/2023	PC, JB, GS, SS	Email	Agent providing overview of current position
07/12/2023	JK, SS	Email	Request for non-intrusive (wintering birds)
07/12/2023	JK, AK, PC, GS, NB, JB, SS, RW, BM	Meeting	All landowner meeting discussing planning, CPO, detailed design, landscaping, drainage, noise, survey access, land valuation, and objections.
07/12/2023	JB, PC	Email	Discussions with Agent
14/12/2023	GH, PC	Email/letter	Objection response
31/12/2023	TB, JG	Email	Response to JG previous email regarding offer letters
04/01/2023	PC, JB	Email	Agent fees
05/01/2023	SS, JK, PC	Email	Request for pictures of ground condition
05/01/2024	SS, JK, PC	Email	Meeting organising for in person site meeting
06/01/2024	JK, SS	Email	Email regarding site pictures
08/01/2024	SS, JK, PC	Email	Meeting invites for in person site meeting
08/01/2024	JB, PC	Phone call	Discussions with Agent
10/01/2024	JB, PC	Phone call	Discussions with Agent
16/01/2024	JK, AK, PC, GS, AM, JB, SS	Meeting	In person meeting at Landowner's home to discuss further landscaping and drainage mitigation
17/01/2024	SS, JK	Email	Survey access request (ground investigation and archaeology)
23/01/2024	SS, JK	Email	Information regarding survey access requirements
23/01/2024	JB, PC, TB	Email	Updated offer letter sent out for voluntary acquisition, requesting response by 05/01/2023
25/01/2024	JB, PC	Phone call	Discussions with Agent
26/01/2024	JB, PC	Phone call	Discussion with Agent
30/01/2024	JB, PC	Email	Agent response to updated offer letter
02/02/2024	JB, PC, TB	Email	Extension of deadline for response to offer letter dated 23/01/24
02/02/2024	JB, PC	Phone call	Discussions with Agent
02/02/2024	JB, PC	Email	Discussions regarding invoicing
05/02/2024	JG, PC, TB	Email	Breakdown of current offer to agents
06/02/2024	JB, PC	Phone call	Discussions with Agent
06/02/2024	PC, JB, JG, GS	Email	Email regarding CPO cost saving offer

07/02/2024	PC, JG, JB, GS, SS	Email	Summary of actions
08/02/2024	JB, PC	Phone call	Discussions with Agent
08/02/2024	SS, JK	Email	Survey access dates and information to Landowner
08/02/2024	JK, SS	Email	Requesting further information regarding survey requirements
08/02/2024	SS, JK	Email	Response regarding Landowner queries raised regarding upcoming surveys
13/02/2024	SS, PC, TB	Email	Draft Heads of Terms issued to Agents
13/02/2024	PC, JB, SS, GS, NB	Email	Comments regarding Heads of Terms
13/02/2024	PC, JB	Phone call	Discussion regarding Heads of Terms
16/02/2024	JB, PC	Phone Call	Discussion regarding Heads of Terms
19/02/2024	JB, PC	Phone Call	Discussion regarding Heads of Terms
19/02/2024	JB, PC	Emails	Issuing updated Heads of Terms following recent discussions.

Participants			
Gateley Hamer (GH)	Oxfordshire County Council (OCC)	Landowner	Agent
Jessica Bere (JB)	Gareth Slocombe (GS)	John Kearns (JK)	Paul Curtis (PC)
Reena Shah (RS)	Nick Blades (NB)	Anne Kearns (AK)	Thomas Birks (BK)
Jonathan Gray (JG)	Raymond Chung (RC)		
Sam Staines (SS)			
James Davey (JD)			
Oliver Dixon (OD)			

Appendix JB3.3

Summary of negotiations and discussions with Jeremy Michael Walker, Paula June Walker and Roger Jeremy Walker, Plots 1/11a and 1/11b, Land at High Cogges

Landowner Engagement Record

Roger Walker, Jeremy Michael Walker, Paula June Walker

Date	Participants	Correspondence Type	Details
24/04/2020	OCC, RW, JW, PW	Letter	Letter from OCC asking for access for surveys and introducing the project team
24/04/2020	JB, RW, JW, PW	Letter	Letter explaining the surveys to be undertaken including a permission slip for access to their land requesting contact details.
17/07/2020	GH, MW	Email	Copies of survey access letters
18/07/2020	RW, GH	Email	Notifying they will be unable to attend meeting
19/07/2020	GH, MW	Email	Rearranging Landowner meeting
21/07/2020	GH, MW	Email	Request for survey access
29/07/2020	GH, MW	Email	Further request for survey access
06/08/2020	GH, RW	Email	Follow up regarding survey access
15/09/2020	GH, MW	Email	Plans showing alternative locations for the scheme
17/09/2020	JB, MW	Email	Emails regarding meeting
17/09/2020	NB, JB, MW	Meeting	Introduction to the project and concerns from Landowner
15/03/2021	JB, RC, NB, MW	Meeting	Scheme Options feedback and discussions meeting.
03/06/2021	MW, GH, OCC	Email	Walker family provided 9-point objection to current scheme (Option 2A)
04/06/2021	OCC, RW	Email	Response provided regarding objection points
04/04/2022	GH, RW, PC	Email	Emails ahead of meeting with information
05/04/2022	SM, BM, PC, RW, JK, AK, JB, OD	Meeting	Meeting to discuss the assessment of the valuation of the land
07/04/2022	GH, PC	Email	S16 sent to Agent
04/07/2022	GH, RW	Email	Request for meeting
07/07/2022	GH, RW	Email	Arranging meeting with Landowner
09/07/2022	RW, GH	Email	Confirmation of meeting
14/07/2022	MW, GH	Email	Request from Landowner to review Option 17 and attached plans
08/02/2023	RS, RW	Letter	Offer letter and plan sent to Landowner
01/03/2023	JK, AK, BM, RW, PC, JB	Meeting	Landowner meeting re background of scheme and valuation

27/04/2023	RS, RW	Email	Request for survey access
24/05/2023	PC, RS	Email	Survey access is denied on behalf of Landowner by Agent. Request for matters to progress with OCC before access is granted
30/05/2023	GH, RW	Email	Circulating proposed landscape drawings
07/06/2023	JB, PC	Phone call	Discussion with Agent
14/06/2023	JB, PC	Phone call	Discussion with Agent
26/06/2023	JB, PC	Phone call	Discussion with Agent
12/07/2023	PC, JB, RS, GS, TB	Email	Request from Agent for letters, CPO documents and supporting documents
24/07/2023	JB, PC, RS	Email	Requesting feedback from Agent on drawings sent and request for meeting to discuss mitigation
27/07/2023	RW, GH	Email	Request for meeting to understand landscape drawings
27/07/2023	GH, RW	Email	Request for meeting with all landowners
01/08/2023	JB, PC	Phone call	Discussion with Agent
07/08/2023	JB, PC	Phone call	Discussion with Agent
08/08/2023	JB, RW	Phone call	Call with Landowner
08/08/2023	JB, PC	Phone call	Discussions with Agent
10/08/2023	JB, RS, GS, PC, BM, JK, AK, RW	Email	Meeting discussing timescales of project, landscape drawings, drainage drawings, noise, footpaths, fencing and survey access
11/08/2023	RS, PC	Email	Request for intrusive survey access
16/08/2023	RS, JB, GS, PC, BM, JK, AK, RW	Email	Plans and documents from meeting last week circulated
18/08/2023	JB, PC	Phone call	Discussions with Agent
23/08/2023	PC, JB	Email	Request from Agent for confirmation that clients are not affect by Side Road Order and that objection will shortly be submitted
24/08/2023	RS, PC	Email	Chaser email regarding survey access
25/08/2023	PC, JB	Email	Agent requests Side Road Order documents to be shared
25/08/2023	RS, PC	Email	Notifying Agent that surveys have been cancelled
25/08/2023	PC, RS	Email	Request for surveys to take place before weather/ground conditions deteriorate or will have to be postponed until Spring 2024
26/08/2023	RS, RW	Phone call	Call to confirm survey access
31/08/2023	JB, PC	Email	Providing copies of Side Road Order

05/09/2023	PC	Email	Submission of objection by Agent represent all three 'southern' landowners
06/09/2023	JB, RW	Phone call	Call with Landowner
06/09/2023	JB, PC	Phone call	Discussions with Agent
12/09/2023	SS, RW	Email	Request from Gateley Hamer to Landowner for survey access for intrusive and non-intrusive surveys
14/09/2023	RS, RW	Phone call	Following up regarding surveying access
15/09/2023	RS, RW, JK, PC	Email	Requesting information for hedge replacement
19/09/2023	RS, RW	Email	Landowner granting access for surveys
20/09/2023	RS, RW	Phone call	Further survey access request
21/09/2023	SS, RW	Email	Survey access request
25/09/2023	SS, RW, PC	Email	Circulation of all landowner meeting minutes from meeting held in August.
25/09/2023	SS, RW	Email	Request for availability for next landowner meeting
03/10/2023	SS, RW	Email	Request for survey access
03/10/2023	SS, RW	Email	Circulation of simplified drainage and landscaping plan to the Landowner
10/10/2023	SS, RW	Email	Request for survey access
13/10/2023	RW, PC, TB, GH, OCC	Email	Updated Landowner offer letter
13/10/2023	TB, GH	Email	Requesting information following offer letter
16/10/2023	TB, JG	Email	Request response to emails
16/10/2023	JG, TB	Email	Response to Agents email and request for evidence regarding settlement amount provided
20/10/2023	PC, JB	Email	Request catch up call
23/10/2023	JB, PC	Phone call	Discussions with Agent
25/10/2023	SS, RW	Email	Request for survey access
26/10/2023	RS, RW	Phone call	Request for survey access
27/10/2023	RW, SS	Email	Email regarding borehole surveys
30/10/2023	RS, RW	Phone call	Request for survey access
01/11/2023	SS, RW	Email	Request for availability for Landowner meeting
06/11/2023	SS, RW	Email	Request for survey access
09/11/2023	JK, AK, PC, GS, NB, JB, JD, RW, BM	Meeting	All landowner meeting discussing planning, CPO, detailed design, landscaping, drainage, noise, footpaths, fencing, survey access, land valuation, and objections.

10/11/2023	JB, PC	Email	Link to S.73 Planning Amendment application
14/11/2023	RW, SS, PC	Email	Circulation of drainage overview plan and flood risk assessment
15/11/2023	JB, PC, BM, RW, JK	Email	Drainage overview plan, Flood Risk Assessment, link to planning application and request for specific concerns
22/11/2023	RW, SS, PC	Email	Circulation of landowner meeting minutes
05/12/2023	PC, JB, GS, SS	Email	Agent providing overview of current position
07/12/2023	RW, SS	Email	Request for non-intrusive (wintering birds)
07/12/2023	JK, AK, PC, GS, NB, JB, SS, RW, BM	Meeting	All landowner meeting discussing planning, CPO, detailed design, landscaping, drainage, noise, survey access, land valuation, and objections.
07/12/2023	JB, PC	Email	Discussions with Agent
14/12/2023	GH, PC	Email/letter	Objection response
31/12/2023	TB, JG	Email	Response to JG previous email regarding offer letters
04/01/2023	PC, JB	Email	Agent fees
05/01/2024	SS, RW, PC	Email	Meeting organising for in person site meeting
08/01/2024	SS, RW, PC	Email	Meeting invites for in person site meeting
08/01/2024	JB, PC	Phone call	Discussions with Agent
10/01/2024	JB, PC	Phone call	Discussions with Agent
16/01/2024	RW, AK, PC, GS, AM, JB, SS	Meeting	In person meeting at Landowner's home to discuss further landscaping and drainage mitigation
17/01/2024	SS, RW	Email	Survey access request (ground investigation and archaeology)
23/01/2024	SS, RW	Email	Information regarding survey access requirements
23/01/2024	JB, PC, TB	Email	Updated offer letter sent out for voluntary acquisition, requesting response by 05/01/2023
25/01/2024	JB, PC	Phone call	Discussions with Agent
26/01/2024	JB, PC	Phone call	Discussion with Agent
29/01/2024	SS, RW, PC	Email	Arranging meeting
30/01/2024	JB, PC	Email	Agent response to updated offer letter
02/02/2024	JB, PC, TB	Email	Extension of deadline for response to offer letter dated 23/01/24
02/02/2024	JB, PC	Phone call	Discussions with Agent
02/02/2024	JB, PC	Email	Discussions regarding invoicing

05/02/2024	JG, PC, TB	Email	Breakdown of current offer to agents
06/02/2024	JB, PC	Phone call	Discussions with Agent
06/02/2024	PC, JB, JG, GS	Email	Email regarding CPO cost saving offer
07/02/2024	PC, JG, JB, GS, SS	Email	Summary of actions
08/02/2024	JB, PC	Phone call	Discussions with Agent
08/02/2024	SS, RW	Email	Survey access dates and information to Landowner
08/02/2024	RW, SS	Email	Requesting further information regarding survey requirements
08/02/2024	SS, RW	Email	Response regarding Landowner queries raised regarding upcoming surveys
13/02/2024	SS, PC, TB	Email	Draft Heads of Terms issued to Agents
13/02/2024	PC, JB, SS, GS, NB	Email	Comments regarding Heads of Terms
13/02/2024	PC, JB	Phone call	Discussion regarding Heads of Terms
16/02/2024	JB, PC	Phone Call	Discussion regarding Heads of Terms
19/02/2024	JB, PC	Phone Call	Discussion regarding Heads of Terms
19/02/2024	JB, PC	Emails	Issuing updated Heads of Terms following recent discussions.

Participants			
Gateley Hamer (GH)	Oxfordshire County Council (OCC)	Landowner	Agent
Jessica Bere (JB)	Gareth Slocombe (GS)	Roger Walker (RW)	Paul Curtis (PC)
Reena Shah (RS)	Nick Blades (NB)	Mark Walker (MW)	Thomas Birks (BK)
Jonathan Gray (JG)	Raymond Chung (RC)		
Sam Staines (SS)			
James Davey (JD)			
Oliver Dixon (OD)			

Appendix JB3.4

Summary of negotiations and discussions with Eileen Norah Mawle, James Edward Mawle, Stephen Francis Mawle and the Northfield Life Interest Settlement, Plots 1/2a, 1/2b, 1/2c, 1/2d, 1/2e, 1/2f and 1/2g, Land north of the A40 at Witney

Landowner Engagement Record

Eileen Norah Mawle, James Edward Mawle, Stephen Francis Mawle

Date	Participants	Correspondence Type	Details
24/04/2020	OCC, EM, EM, SM	Letter	Letter from OCC asking for access for surveys and introducing the project team
24/04/2020	JB, EM, JM, SM	Letter	Letter explaining the surveys to be undertaken including a permission slip for access to their land requesting contact details.
20/05/2020	TF, OCC, JB, JM	Email	Email re surveys and accepting offer of meeting.
27/02/2021	GH, JM, EM	Email	Information regarding Dormouse and Reptile surveys and supporting plans
24/03/2021	JB, RC, TF, CJ	Meeting	Initial meeting to discuss proposed scheme
09/02/2022	GH, JM	Email	Request for survey access
09/02/2022	JM, GH	Email	Granting access for surveys
09/02/2022	GH, JM	Email	Response regarding RLB and trenches for surveys
16/02/2022	GH, JM	Email	Request for Landowner to attend meeting with contractor
17/02/2022	GH, JM	Email	Request for Landowner to attend meeting with contractors and agents
23/02/2022	PS, PN, AH, JB, JM, SS, MB, JS, SR	Meeting	Meeting with Landowner, GH, Agents, OCC and Contractors
07/03/2022	GH, JM	Email	Request for meeting with Landowner
08/03/2022	GH, JM	Email	Notifying Landowner that site visits are being postponed
11/04/2022	JD, JB, RS	Email	Agent provides RFI response for client
14/03/2022	JM, TF, JB, AH, JS, LM, SS, OD, PN	Meeting	Discussions regarding updates on the Scheme
15/04/2022	JD, GH	Email	Agent confirms Option to Purchase has now lapsed and no longer within their client's interest
08/08/2022	GH, JM	Email	Update to Landowner regarding site visits commencing w/c 15 th August
13/08/2022	JM, GH	Email	Landowner confirms access gate will be unlocked for site teams
14/08/2022	JM, GH	Email	Landowner informs GH that the key has been lost for the gate and that the contractors can cut the lock off or take access via western field
16/08/2022	EM, JM, JB, OD	Email	Emails regarding further survey access emails

22/08/2022	EM, JB	Email	Landowner asking for gates to be kept closed during survey access
18/01/2023	RS, JM	Email	Meeting request
19/01/2023	JM, RS	Email	Provides availability for a meeting
24/01/2023	RS, JM	Email	Meeting arranging
24/01/2023	RS, JM	Email	Offer letter sent over
24/01/2023	JM, RS	Email	Arranging meeting
25/01/2023	JM, JB, RS	Meeting	Meeting to discuss Scheme updates and answer Landowner queries
18/05/2023	RS, JM	Email	Request for update meeting
23/05/2023	RS, JM	Email	Meeting availability
23/05/2023	JM, RS	Email	Response with availability and queries regarding certain trees that have not been marked on survey plans
24/05/2023	RS, JM	Email	Meeting arranging and response regarding trees on survey access map
24/05/2023	JM, RS	Email	Survey access granted by Landowner
26/05/2023	JB, RS, JM, AW, MF, GS	Meeting	Meeting discussing surveys and Scheme updates
21/06/2023	RS, JM	Email	Licence and agreement sent to Landowner
22/06/2023	JM, RS	Email	Landowner provides amendments to licence and agreement and provides update on proceedings with OCC
26/06/2023	RS, JM	Email	Updated licence and agreement sent to Landowner
05/07/2023	RS, JM	Email	Survey access requested for bat surveys
05/07/2023	JM, RS	Email	Request for survey access granted
13/07/2023	RS, JM	Email	Request for Landowner to provide thoughts and comments on licence and agreement
13/07/2023	JM, RS	Email	Responded saying they will provide comments
19/07/2023	RSi, RS, JM, CW, JB, AF, AN, JB	Email	Introduction of agent and queries raised
01/08/2023	JB, RS, JM	Meeting	Meeting to discuss drainage
02/08/2023	RSi, RS, JM, CW, JB, AF, AN, JB	Email	Follow up email from Agent
07/07/2023	RS, RSi, JM, CW, JD, AF, AN, JB	Email	RS responses to previous queries from previous email and is awaiting further information from design team
08/08/2023	RSi, RS	Email	Agent requesting update from RS
11/08/2023	RS, RSi	Email	Response to queries raised by RSi
05/09/2023	RSi, RS	Email	Further queries raised by Agent

07/09/2023	CW	Letter	Submission of objection letter
12/09/2023	SS, JM	Email	Request for survey access
14/09/2023	JM, SS	Email	Response to request for survey access
14/09/2023	SS, JM	Email	Response to survey access request
14/09/2023	JM, SS	Email	Survey access granted
21/09/2023	JD, RS	Email	Agent introduction and follow up from previous correspondences with RSi
21/09/2023	RS, JD	Email	Holding email regarding queries that need to be clarified with project team
21/09/2023	JD, RS	Email	Acknowledgment of updates
22/09/2023	SS, JM	Email	Survey access dates sent to Landowner
27/09/2023	SS, JM	Email	Requesting information on how to access Landowner's land for surveys
27/09/2023	RS, RSi	Email	Response to queries raised by agent
04/10/2023	JD, RS	Email	Confirming receipt of previous correspondence and request for timeline
09/10/2023	RS, JD	Email	Request for agreement and licence to be agreed by end of November
12/10/2023	JD, JB, RS	Email	Agent provides comments on licence and agreement
18/10/2023	RS, JD	Email	Response given to all comments
26/10/2023	RS, JD	Email	Request for agent to reply to response to queries
31/10/2023	OCC, JM, JD, CW, RSi	Email	Response letter to part of objection regarding land behind gas governor
14/11/2023	JM, SS	Email	Response regarding survey access
01/12/2023	RS, JD	Email	Transfer and Lease plans and rent value to Agent
07/12/2023	SS, JM	Email	Request for survey access
09/12/2023	GH/OCC, BS	Email/Letter	Response to remainder of objection
13/12/2023	SS, JM	Email	Follow up for request for survey access
14/12/2023	JM, SS	Email	Landowner grants survey access
18/12/2023	RS, JD	Email	Request for update
18/12/2023	JD, RS	Email	Confirming plans are correct and awaiting to hear back from OCC
09/01/2024	SS, JM, RSi, JD, AF, AF, AN	Email	Copies of objection response provided over email
24/01/2024	CW, JB	Email	Arranging meeting
25/01/2024	CW, JB	Email	Arranging meeting
29/01/2024	CW, JB	Email	Arranging meeting

29/01/2024	JB, CW	Email	Arranging meeting
30/01/2024	JM, SS, JB, JD, RSi	Email	Landowner response to objection letter response
30/01/2024	JB, JD, RSi, CW, GS, NB, SS	Meeting	Objection response meeting, discussion of Heads of Terms and fees
06/02/2024	JB, JD	Phone call	Voicemail following up from meeting
08/02/2024	JB, JD	Phone call	Voicemail chasing HoTs comments
12/02/2024	JB, JD	Email	Updated land plans to Agent
19/02/2024	JB, JD	Emails	Chasing comments on Heads of Terms

Participants			
Gateley Hamer (GH)	Oxfordshire County Council (OCC)	Landowner	Landowners Representatives
Jessica Bere (JB)	Gareth Slocombe (GS)	James Mawle (JM)	Craig Whelton – Burges Salmon (CW)
Reena Shah (RS)	Nick Blades (NB)	Eileen Mawle (EM)	Julia Davies - Burges Salmon (JD)
Jonathan Gray (JG)	Raymond Chung (RC)		Ross Simpson – Burges Salmon (RSi)
Sam Staines (SS)			Tim Foxall – Glanville (TF)
Oliver Dixon (OD)			Carter Jonas (planning agents) (CJ)
			Ailsa Fudge – Burges Salmon (AF)
			Alice Newsome – Burges Salmon (AN)