

Angela Foster

OBJ/22

From: Squibb, Vicky <Vicky.Squibb@kier.co.uk>
Sent: 31 August 2018 16:38
To: TRANSPORTANDWORKSACT
Subject: CPO - Twigden and Kier Property Development Limited's land - Network Rail East West Rail Bicester to Bedford Railway infrastructure improvement scheme (Order)
Attachments: DOC310818-31082018093116.pdf

Please find our letter of objection attached.

Kind regards,

Vicky

Vicky Squibb
Head of Legal - Property

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Secretary of State for Transport
C/O Transport and Works Act Orders Unit
Department for Transport
Zone 1/18
Great Minster House
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SW1P 4DR

By Special Delivery and email

31 August 2018

Dear Sir or Madam

**The Network Rail (East West Rail Bicester to Bedford Improvements) Order (the "Order")
Objection – Twigden Homes Limited and Kier Property Developments Limited**

I act for Kier Group plc, of which Twigden Homes Limited ("Twigden") and Kier Property Developments Limited ("KPD") are wholly owned subsidiaries.

Both Twigden and KPD have been highlighted in the Order as having land which is to be temporarily used and/or to be permanently compulsorily acquired pursuant to the Order.

From the plans supplied, we understand that some of the land is to be used for temporary works, and some is to be acquired entirely/permanently for environmental mitigation measures.

We would like to raise the following grounds of objection on behalf of Twigden and KPD:

1. It is not necessary to acquire the sites or part of them by compulsory purchase. Twigden and KPD have not received any prior consultation in respect of these sites, nor received any proposal to purchase them outside of the compulsory purchase route. We have received no information to evidence the necessity of the use of the land in respect of the proposed improvement works, nor that the extent of the land being acquired is appropriate for the uses asserted.
2. The public benefit which the compulsory purchase order is seeking to achieve does not outweigh Twigden and KPD's interests of having its land acquired without its consent. The land owned by Twigden, in particular, is a proposed development site, and the loss of part of that land would dramatically impact upon the future plans for the site and the potential use and value of the remainder of the site. The acquisition of the area denominated with

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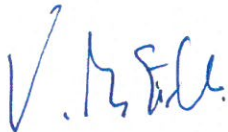
plan reference 0986 will leave only a strip of land which may render that part of the site entirely unfit for development;

3. The information supplied has not given any mechanism regarding the calculation of proposed compensation. This is not acceptable and does not give Twigden or KPD any certainty that the compensation will be proportionate and that any damages awarded to Twigden or KPD will fully represent the losses to be faced by them; and
4. The necessity (or otherwise) of permanently taking some of Twigden's and KPD's land for environmental mitigation measures has not been proven. There is very little information set out in the submission to make it clear as to what the land will actually be used for once acquired by Network Rail, and whether the extent and identity of the land being taken is necessary.

For the reasons set out above we would like to raise an objection to the Order.

We look forward to hearing from you with a response in due course. The name and address for correspondence is Victoria Squibb, Kier Property, 33 Foley Street, London W1W 7TL and email is vicky.squibb@kier.co.uk.

Yours faithfully,



Vicky Squibb
Head of Legal - Property

CC Winkworth Sherwood LLP, Solicitors and Parliamentary Agents, Minerva House, 5 Montague Close, London SE1 9BB