Town and Country Planning Act 1990

Acquisition of Land Act 1981

Local Government (Miscellaneous Provisions) Act 1976

Inquiry into:

THE LONDON BOROUGH OF EALING

(LAND AT NEW BROADWAY, BOND STREET AND MATTOCK LANE W5)

COMPULSORY PURCHASE ORDER 2014

Supplemental Note

of

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On matters relating to compulsory purchase
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1. INTRODUCTION

1.1 This Supplemental Note has been prepared to address issues raised in the Representations by Oceanlink Investments Limited ("Oceanlink"), which were submitted on 14 April 2014, the opening date of the public inquiry into the CPO.

1.2 Oceanlink is the freehold owner of 2 Bond Street ("the Property"). The Property comprises commercial premises (currently let to Essensuals Hairdressing) on the basement and ground floor and residential accommodation on the upper floors.

1.3 Access to the commercial premises is provided at both the front and rear of the Property, and access to the residential accommodation is provided to the rear of the Property only. Front access is direct from Bond Street and rear access is through the service road off Bond Street, which runs immediately to the north of the Property. I understand that Oceanlink has a right of way over this service road.

1.4 Under the CPO, permanent acquisition is being sought over the service road that provides rear access to the Property (plots 7, 11 and 12). Plots 7 and 11 are owned by Wallhill Ltd and plot 12 is in unknown ownership. In addition, new rights are being sought over part of the rear of the property (plot 36).

1.5 This Supplemental Note confirms the extent to which the land requirements for the CPO will have an impact on the Property.
2. **THE LAND REQUIREMENTS IN THE CPO**

2.1 Plots 7, 11 and 12 were included in the CPO to ensure that control can be maintained over the provision of pedestrian access and egress (including emergency escape) and vehicular access from Bond Street. Given the need to maintain this control, it was considered appropriate for this requirement to be dealt with by way of permanent acquisition and re-granting of rights. However, exclusive occupation is not required of any of these plots and there will be no operational impact on any of the occupiers of the Property as a result.

2.2 This clarification was previously provided in my Rebuttal Proof dated 7 April 2015, in specific response to the concerns raised by Wallhill Ltd, the owner of the 33-57 New Broadway and the surrounding service areas.

2.3 It is not expected that the new rights sought over plot 36 will have any impact on the use, operation and occupation of the Property. Access to the both the front and rear of the Property will be maintained to all neighbouring occupiers at all times during and after the works.
3. THE EFFECTS OF THE CPO

3.1 It is not considered that there should be any loss suffered by Oceanlink as a result of construction or operation of the works.

3.2 In its Representation, Oceanlink refers to specific concerns about the impacts of construction and operation of the proposed Scheme. Since the Representation was submitted at the opening of the Inquiry (which was the first date these concerns had been raised), the Developer has met with Oceanlink to explain more about the envisaged impact of the works.

3.3 In the unlikely event that losses are suffered as a result of the implementation of the CPO, compensation will be payable in accordance with the provisions of the "compensation code".

Graeme Lawes
21 April 2015