Dear Sir/Madam

I write to respond to various matters raised at the public inquiry on 22 April 2015.

**Land Referencing**

Prior to the making of the CPO, a full land referencing exercise was undertaken, which identified the names of all parties having an interest in the land contained in the CPO. This exercise confirmed that Oceanlink Investments Ltd ("Oceanlink") own 2 Bond Street, and that the service road to the north is partly owned by Wallhill Ltd and is partly in unknown ownership. As new rights are being sought over part of 2 Bond Street (plot 36 in in the CPO), Oceanlink were served with the notice of the making of the CPO on 25 July 2014.

**Land Requirements**

The service road (which provides access to the rear of various properties, including 2 Bond Street) is included in the CPO as Plots 7, 11 and 12. Plots 7 and 11 are owned by Wallhill Ltd and Plot 12 is in unknown ownership. These plots are included 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 2 Bond Street as a result.

Furthermore, it is not expected that the new rights sought over plot 36 will have any impact on the use, operation and occupation of 2 Bond Street. Access to the both the front and rear of 2 Bond Street will be maintained to all neighbouring occupiers at all times during and after the works.

Potential Compensation Claim

I consider it unlikely that there will be any loss suffered by Oceanlink as a result of the construction or operation of the works because, as outlined above, Oceanlink will be able to gain access and egress at all times. However in the 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”. If you consider that losses have been suffered you may wish to take further advice, and to this extent the Royal Institution of Chartered Surveyors operates a compulsory purchase consumer helpline. The telephone number is 02476 868 555, and you will be put in contact with a suitably qualified surveyor who will provide 30 minutes free advice.

I hope this is helpful, but if you have any further questions please contact either me or Graeme Lawes at Deloitte on 020 7303 3767.

Yours faithfully

Jackie Adams
Head of Legal (Property & Regulatory)
Legal & Democratic Services

e adamsj@ealing.gov.uk
DX 5106 Ealing

cc: Barnett Alexander Conway Ingram LLP

Ealing Council does not accept service of documents by email for the purpose of legal proceedings

Printed on 100% Recycled Paper