

From: [Simon Thomas](#)
To: [Gullett, Will @ London; Luton Airport](#)
Cc: [Walker, Stephen @ London HH](#); [REDACTED]
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd
Date: 07 January 2024 10:37:26
Attachments: [image001.png](#)

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Dear Sian,

Further to my email exchanges with Will Gullett at CBRE and in accordance with the terms agreed in the signed and completed assurance letter, I formally confirm as Agent on behalf of Offley Chase Estates Ltd that my client withdraws its objection to the Luton Rising DCO.

Kind regards,

Simon

Simon Thomas

m: [REDACTED]
t: [REDACTED]
e: [REDACTED]



From: Gullett, Will @ London [REDACTED]
Sent: Friday, January 5, 2024 9:16 AM
To: Simon Thomas <[REDACTED]>
Cc: Walker, Stephen @ London HH [REDACTED]; [REDACTED]
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd

Good morning Simon,

Thank you for your confirmation. I am afraid however that you will still need to also write an email to the Planning Inspectorate on: lutonairport@planninginspectorate.gov.uk

Please cc us in if possible.

Many thanks

Will

Will Gullett MRICS FAAV
Senior Surveyor
CBRE | Valuation & Advisory Services | Compulsory Purchase
Henrietta House | Henrietta Place | London W1G 0NB

From: Simon Thomas <[REDACTED]>
Sent: 05 January 2024 08:44
To: Gullett, Will @ London <[REDACTED]>
Cc: Walker, Stephen @ London HH <[REDACTED]>; [REDACTED]
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd

External

Will,

Further to the assurance letter exchanged between the parties, I confirm as Agent that Offley Chase Estates Ltd withdraws its objection to the Luton Rising DCO.

Please let me know if this email is sufficient, if not I will let you have a short letter confirming.

Kind regards,

Simon

Simon Thomas

m: [REDACTED]
t: [REDACTED]
e: [REDACTED]



From: Gullett, Will @ London <[REDACTED]>
Sent: Thursday, January 4, 2024 4:37 PM
To: Simon Thomas <[REDACTED]>
Cc: Walker, Stephen @ London HH <[REDACTED]>; [REDACTED]
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd

Hi Simon,

Thank you for your swift response in returning the signed assurance.

Please can you confirm you will withdraw your objection by Deadline 7 on Tuesday 9th Jan? If you could copy Stephen and I in when you respond, that would be much appreciated.

Many thanks in anticipation.

Will

Will Gullett MRICS FAAV
Senior Surveyor
CBRE | Valuation & Advisory Services | Compulsory Purchase
Henrietta House | Henrietta Place | London W1G 0NB

From: Simon Thomas [REDACTED]
Sent: 04 January 2024 14:46
To: Gullett, Will @ London <[REDACTED]>
Cc: Walker, Stephen @ London HH [REDACTED]
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd

External

Dear Will,

Please find attached the signed letter as requested.

Kind regards,

Simon

Simon Thomas

m: [REDACTED]
t: [REDACTED]
e: [REDACTED]



From: Gullett, Will @ London
Sent: 11 December 2023 12:20
To: [REDACTED]
Cc: Walker, Stephen @ London HH [REDACTED]
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd

Good afternoon Simon,

Just following up on my email below, please find attached the assurance letter that has been issued to your client following our ongoing discussions to date.

As the letter describes and assuming the letter provides sufficient comfort to you and your client, please can I ask that you write back to the Examining Authority confirming the withdrawal of your representation before Deadline 7 on Tuesday 9th January.

Should you have any questions or queries, please do not hesitate to contact us otherwise we look forward to receiving the signed letter back in due course.

Many thanks in anticipation.

Will

Will Gullett MRICS FAAV
Senior Surveyor
CBRE | Valuation & Advisory Services | Compulsory Purchase
Henrietta House | Henrietta Place | London W1G 0NB
M + [REDACTED]

From: Gullett, Will @ London <[REDACTED]>
Sent: 27 September 2023 10:30
To: [REDACTED]
Cc: Walker, Stephen @ London HH <[REDACTED]>
Subject: FW: Luton Rising DCO - Offley Chase Estates Ltd

Without Prejudice

Dear Simon,

I now have instructions from Luton Rising on the basis they will provide an assurance that they will offer to acquire title to land interests identified for 'rights only' outright at the point of being ready to serve notices under the DCO, should your client at that time remain convinced that this is their preference. This does not commit to acquiring title to all the land within the limits of the DCO on your clients land, but all those areas required to deliver the commitments given in the confirmed DCO documentation. The assurance will state that between now and the potential implementation of the Development Consent Order we will provide you with a copy of our proposed lease / lease back arrangement which it is hoped will deliver flexibility not capable of being achieved through use of powers and ensure mutual ambitions are addressed.

Following these client instructions, the draft assurance is now in the process of being drafted and I will circulate it to you once produced.

If there is anything else you need in the meantime, please come back to me.

Many thanks

Will

Will Gullett MRICS FAAV
Senior Surveyor
CBRE | Valuation & Advisory Services | Compulsory Purchase
Henrietta House | Henrietta Place | London W1G 0NB

From: Gullett, Will @ London [REDACTED]
Sent: 22 September 2023 16:43
To: [REDACTED]
Cc: Walker, Stephen @ London HH <[REDACTED]>
Subject: RE: Luton Rising DCO - Offley Chase Estates Ltd

Without Prejudice

Good afternoon Simon,

Thank you for your email.

Regarding acquiring the necessary freehold, I do not foresee a problem with providing an assurance but I will need to take instructions from the client first.

Subject to obtaining client approval, I envisage that any assurance given may state their offer to

acquire title to land interests identified for 'rights only' at the point of being ready to serve notices under the DCO, should your clients at that time remain convinced that this is their preference. This would not commit to acquiring title to all the land within the limits of the DCO on your clients land, but all those areas required to deliver the commitments given in the confirmed DCO documentation. The assurance would likely state that between now and the potential implementation of a development consent order we will provide you with a copy of our proposed lease / lease back arrangement which it is hoped will deliver flexibility not capable of being achieved through use of powers and ensure mutual ambitions are addressed.

I will revert in due course following receiving client instructions.

Many thanks

Will

Will Gullett MRICS FAAV
Senior Surveyor
CBRE | Valuation & Advisory Services | Compulsory Purchase
Henrietta House | Henrietta Place | London W1G 0NB

From: Simon Thomas [REDACTED]
Sent: 22 September 2023 09:36
To: Walker, Stephen @ London HH [REDACTED]
Subject: Luton Rising DCO - Offley Chase Estates Ltd

External

Dear Stephen,

I act as agent for Offley Chase Estates Ltd in respect of the proposed Luton Airport extension, for information please see attached a copy of our original registration and rep form.

From a practical perspective, in the event the Bloor led East of Luton residential development does not progress (highly unlikely) my client is looking for some reassurance that Luton Rising will acquire the necessary freehold interest rather than pursue rights and restrictions to secure the works and maintenance. Are you in a position to consider and agree this please?

Kind regards,

Simon

Simon Thomas

m:
t:
e:



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