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Sent: 15 June 2015 11:48

To: A14 Cambridge to Huntingdon

Cc: [REDACTED]

Subject: TR 010018 Barrie John Marshall, Glen Ritson Marshall, Lee Olsson Marshall and Ross William Marshall Deadline 2 Representations

TR 010018

Barrie John Marshall, Glen Ritson Marshall, Lee Olsson Marshall and Ross William Marshall

Deadline 2 Representations

1. We are recently instructed to act on behalf of Barrie John Marshall, Glen Ritson Marshall, Lee Olsson Marshall and Ross William Marshall all c/o Woodhatch Farm, Thrapston Road, Ellington, PE28 0AE.
2. Our clients appear in the Book of Reference as owners of plots 5/15, 5/16, 5/17, 5/19 & 5/20. Our clients are also the owners of 5/14 which appears as ownership unknown.
3. Our clients have noted a re-configured access affecting their property at Woodhatch Farm. Currently Woodhatch Farm includes 2 dwellings in the ownership and occupation of my clients, a commercial premises subject to a lease in favour of Mick George Ltd and a separately leased premises which is a power station. Access to all 4 sites is over the existing concrete access road.
4. The new access arrangements from the A14 are regarded as generally beneficial however the private access road serving our clients premises adversely impacts as follows:-
 - (a) Loss of garden and amenity to Little Meadow bungalow.
 - (b) Loss of garden and amenity to Woodhatch Farm dwelling.
 - (c) Potential loss of car parking to Power Station car park caused by re-aligned access.
 - (d) Re-aligned access to premises occupied by Mick George Ltd.
5. In respect of matters at 4b and 4c above much of the objection relates to the access configuration which is built to avoid a particular electricity pole/transformer close to the existing A14 boundary. Our clients contend that relocation of this electricity pole/transformer could enable a more appropriate site layout in terms of access to the commercial users and Woodhatch Farm.
6. Our clients have noted the considerable loss of privacy and associated loss of vegetation as a result of the proposals where they cross the gardens/frontages of Little Meadow bungalow and Woodhatch Farm House. Our clients consider that noise insulation measures will need to be taken to reduce adverse effects of noise and further that appropriate fencing will need to be erected in order to reduce the lack of privacy resulting from the scheme. Our clients represent that the surfacing of both private means of access and the A14 and slip roads should be undertaken with noise insulation as a priority.
7. Our clients did not submit any representations prior to the March deadline and contend they had received no approach from Highways England until after the closing date for initial representations.
8. Our clients will answer any questions which the Planning Inspectors may have .




Michael Alexander FRICS FAAV

Carla Thompson
Secretary, Land Agency Department



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For and on behalf of Brown & Co - Property & Business Consultants LLP

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