

A14 Cambridge to Huntingdon Examination

Thursday 3<sup>rd</sup> September 2015, Third Compulsory Acquisition Hearing.

Re: Huntingdon Freeman's Trust

Preliminary Statement

by

M. P. Alexander FRICS FAAV,  
Brown & Co Alexanders, Chartered Surveyors.

1. On behalf of the Trustees, Representations were made in advance of the March and June deadlines and the Highways England Response is at para 52 of HE/A14/EX/53.
2. The Panel visited both Mill Common and Views Common on Thursday 16<sup>th</sup> July.
3. There has been no attempt to agree S.O.C.G. re my clients' interest.
4. The H.E. Response document 53 failed to address their principal concern, namely the inadequacy of the proposed access in the D.C.O. to Views Common (52.3 refers but repeats an earlier and erroneous reference to Mill Common).
5. There has been engagement with H.E. in the period since 16<sup>th</sup> July which potentially meets Trustees' concerns in a number of respects:-
  - (i) H.E. document HE/A14/EX/99 makes provision for a new means of access to Views Common at Change Ref DR 1.52. This new arrangement meets the Trustees' concerns regarding access to Views Common subject only to detailed design.
  - (ii) At a meeting on 21<sup>st</sup> August with H.E. we were advised that it was now agreed by H.E. that when the existing A14 embankment in Views Common is removed the underlying freehold will revert to the Trustees who will be able to purchase the same at market value. (This potentially meets the concerns expressed by the Trustees at para 5 of their Deadline 2 Representations which was not addressed in Doc 53).
  - (iii) At the same meeting it was also stated that the land comprised in plot 34/44 which in the post scheme world will form a ramp to the new access road at Mill Common will revert to the Trustees who will be able to purchase the same at market value. (This potentially meets concerns expressed by the Trustees at para 3 of their Deadline 2 Representations).
6. Confirmation of matters raised at 5(ii) and 5(iii) above remains an outstanding issue.
7. Trustees remains concerned regarding landscaping proposals in Mill Common and in particular the proposal to obstruct the open views from the town centre across Mill Common with a belt of trees alongside the ring road which is considered inappropriate. The Trustees object to this proposal (H.E. Response para 52.4 does not adequately deal).