

**From:** Carla Thompson [<mailto:Carla.Thompson@Brown-co.com>]  
**Sent:** 06 November 2015 11:34  
**To:** Nicholas Coombes  
**Subject:** Deadline 14 Representation re HE/A14/EX/191.

Dear Mr Coombes,

On behalf of my colleague David Sinfield, myself and our respective clients I write in furtherance of Highways England submission published under reference HE/A14/EX/191 dated 30th October 2015.

- 1) At part A certain representations are made at paras 2 & 3 which we believe may be misleading to ExA.
- 2) In respect of para 2.1.2 we attach at Appendix A a copy of HE's standard letter of 30th October 2014 and a copy of a standard response letter submitted by this firm dated 12th November 2014.
- 3) At paras 3.3 and 3.7 there are references to negotiations with affected parties. The reference to a meeting on 9th January at 3.2 is correct.
- 4) At para 3.7 there is a reference to a meeting on 16th December which is incorrect as I was at a graduation ceremony that day and I have no diary records of any meetings between 12th November and the DCO submission on 31st December.
- 5) The meeting on 19th February followed my return from a 2 week holiday, and was a wide ranging meeting covering issues as diverse as early access for habitat land to borrow pits. It is unfortunate that no minutes of this meeting were agreed however the extent of negotiations must be seen against my minutes as follows:-

"Borrow pit requirements acknowledged as an area of difference and will be acknowledged in Statement of Common Ground.

H.A. have been to Counsel and assured have to include and HA have rights to acquire so HA comfortable with inclusion up to us to represent otherwise."

In respect of flood compensation areas I asked in February why these could not be coloured green (i.e. temporary possession) my minute reads:-

"Sarah Collins agrees could impose a covenant re flood compensation - normal remit to give EA assurance remains flood compensation - if not show as permanent land take E.A. will object. If not acquire permanently can impose covenant. If flood compensation with other ecological then permanent land take. Likely flood compensation land can be declared surplus at end of scheme and sold back with a covenant".

In respect of habitat creation my note reads:-

"Sarah Collins; need licences to relocate [REDACTED] if show as temporary land take won't get licence".

- 6) My interpretation of the meeting on 19th February was that in respect of the matters addressed in our November letter the position taken by HE was not one of meaningful

negotiations to acquire by agreement it was simply a rehearsal of the justification for why these areas had to be included within the CA area.

- 7) My colleague David Sinfield comments on his own meeting of 9th January and on a subsequent meeting of 10th February.

"In essence, I would say there was no "meaningful" attempt by HE to negotiate at either meeting"

- 8) In respect of HEs conclusions at para 8 we have noted the constraints listed at 8.1.

We believe that these constraints were of HEs own making and that the process should have been more ordered and timely in compliance with appropriate planning guidance. This would have resulted in a better prepared scheme.

At 8.1(c) there is reference to the multiplicity of interest, this is as a consequence of the size of the scheme, to the extent it was a constraint reflects the lack of HE input in terms of personnel.

At 8.1(d) HE appears to acknowledge the issues raised at paras 2-7 of this letter namely a failure to conduct meaningful negotiations to acquire lesser interests.

- 9) In conclusion we invite the ExA to consider the foregoing in conjunction with HE/A14/EX/191 in the hope that it assists their understanding of the shortfalls in the DCO process as far as we and our clients are concerned.

Yours sincerely,

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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30 October 2014

To Michael Alexander  
Alexanders  
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70C High Street  
Huntingdon  
PE29 2DJ

Ian Parker  
Highways Agency  
A14 Cambridge to Huntingdon Improvement Scheme  
Woodlands  
Manton Industrial Estate  
Manton Lane  
Bedford  
MK41 7LW

Tel: 0300 123 5000

Dear

**A14 Cambridge to Huntingdon improvement scheme  
Proposed acquisition of land, interests in land and rights over land by agreement**

I am writing regarding the A14 Cambridge to Huntingdon improvement scheme.

As you may be aware, the scheme extends from the existing A14 at Ellington to the Cambridge Northern Bypass at Milton, a distance of 21 miles. It includes a new bypass to the south of Huntingdon, carriageway widening on the existing A14 between Swavesey and Girton, and improvements to the Cambridge Northern Bypass. It also includes junction improvements, the widening of a 4.5 mile section of the A1 trunk road between Brampton and Alconbury and nearly 7 miles of new local access roads. As part of the proposed scheme the existing A14 trunk road between the Ellington and Swavesey junctions would be returned to local road status (a process known as "de-trunking"), and the existing road viaduct over the East Coast Mainline railway at Huntingdon would be removed.

We are promoting this improvement scheme under the Planning Act 2008 ("the Act"). This legislation requires us to make an application for a Development Consent Order ("DCO") to construct the scheme and we intend to make our DCO application towards the end of 2014.

In order to construct the scheme, we will need to purchase some areas of land, create new rights over other areas of land and take possession of some areas to use them for a temporary period (for example while the scheme is being constructed). Our application for a DCO will include provisions which would enable us to acquire or affect land in this way. However, wherever possible, we would like to acquire land, interests in land and rights over land required for the scheme, both during construction and afterwards, by agreement rather than compulsorily under a DCO.

The purpose of this letter is to ensure you are aware that the Highways Agency is willing to negotiate with owners to agree in principle to purchase the land, interests in land or rights over land which are required for the construction, operation and maintenance of the scheme. Any such agreement in principle would be subject to the granting of the DCO by the Secretary of State and so the precise terms of any acquisition would not be finalised until the DCO was granted.

Our representatives are currently engaging in discussions with owners to facilitate this process, but if you would like to expedite negotiations, or just want to find out more about how purchase by agreement would work, please contact:

- Sarah Collins - tel. 01234 796605; mob. 07909 532649; sarah.collins@highways.gsi.gov.uk; or
- Jon Lewell - tel. 01622 666 443; mob. 07940 114 954; jon.lewell@jacobs.com

Information about the scheme is available online at <https://www.gov.uk/government/consultations/a14-cambridge-to-huntingdon-improvement-proposed-scheme>. Hard copies of the online materials are available free of charge upon request.

