## Annex B Questions to Mr and Mrs Chamberlain

In light of the evidence received so far [AS-018] [AS-019], the comments made at CAH2 [EV-085] [EV-086], and in compliance with its duties under the Equality Act 2010, the Examining Authority via the Case Team at the Planning Inspectorate will provide additional support to Mr and Mrs Chamberlain to participate in the Examination of the A428 Black Cat to Caxton Gibbet Road Improvement Scheme. In the first instance, to aide understanding the Examining Authority has extracted the questions directed at Mr and Mrs Chamberlain to this Annex B. Additionally, a member of the Case Team will telephone Mr and Mrs Chamberlain to explain the matters contained in this letter and annexes.

The Examining Authority has regard to both the letters submitted by Mr and Mrs Chamberlain to the Examination dated, 29 November 2021 and 1 December 2021. We request you to provide further information and confirmation on the matters below by **Deadline 7, Thursday 6 January 2022**. The Examination closes on Friday 18 February 2022, after which the Examining Authority will make a recommendation to Government on the Proposed Development. Therefore, and given the limited time remaining, it is important that we fully understand your situation. You can email your responses to A428.Blackcat@planninginspectorate.gov.uk or ask the Case Team.

Please provide evidence where possible to support your responses. Please be aware that your response will be published to the Planning Inspectorate's website and entered into the Examination of the Application. However, all personal sensitive information will be redacted before publishing.

If you wish, you may want to read some information available on the Planning Inspectorate website and look over the material on the project webpage.

- Guidance related to procedures for the compulsory acquisition of land
- A428 Black to Caxton Gibbet
  - 1. Did you receive any of the following documents via the post or email? You can view information about each by clicking on the weblink:
    - <u>A section 56 Notice</u> about the acceptance of the Application for Examination
    - <u>A rule 6 letter</u> inviting you to a meeting in August and other matters
    - <u>A rule 8 letter</u> confirming the Examination Timetable and other procedural matters

### Reference question 1

- 1) Dated 9<sup>th</sup> December 2021 Planning Inspectorate EMAIL
- 2) Dated 1<sup>st</sup> December 2021 2-page EMAIL from P Chamberlain

- 3) Dated 30<sup>th</sup> November 2021 2-page EMAIL from Mr Emre Williams
- 4) Dated 29<sup>th</sup> November 2021 2-page EMAIL from P Chamberlain
- 6) Planning Inspectorate Meeting 30<sup>th</sup> November 2<sup>nd</sup> December 2021 inclusive. Ken has printed every page from every session of the three-day meeting, he has tried to browse the minutes but so far has only got to session three 30<sup>th</sup> November 2021

Hopefully this fully explains the section 56 notice, the rule 6 letter, & the rule 8 letter

2. Have you received any other communications about the Examination process? If so, please provide more detail.

On 8<sup>th</sup> September 2021 we received from Julie Macavoy the minutes from a meeting we had on 26<sup>th</sup> August 2021 with Julie Macavoy & Phil Harrison, (SECOND MEETING WITH MR HARRISON) plus the Planning Inspectorate contact details. This was due to a request my husband made during the meeting when we learnt the DCO process started on 19<sup>th</sup> August 2021. On Friday 26<sup>th</sup> November 2021 Ken gave me copies of the two letters from Mr Ron Baron which informed us of the meetings starting 2<sup>nd</sup> December 2021, this is what I acted on. This meeting along with the meeting on the 9<sup>th</sup> December 2020 were both very unprofessional and unsatisfactory.

3. At any stage of the process, has anyone acted on your behalf, such as a friend, relative, solicitor or property agent? Would you like to appoint someone to represent you or speak on your behalf?

Mayor Dave Hodgson after a meeting we had with him at Bedford Borough Hall, arranged our very first meeting with Anne-Marie Rogers Highways and her team in early 2018, the meeting took Place in the Mayor's Office.

We need someone to represent us, but have a concern of over financial commitment for either a solicitor or a land agent.

	The Equality Act 2010 lists various 'protected characteristics' which the Examining Authority must take into account if applicable to you.  If the description of these characteristics is the second of the second
	o you in relation to the effect of the Proposed Development and your pation in the Examination? If so, why.
:	Age (for example, being elderly) WE ARE BOTH THIS YEAR
•	Gender reassignment n/a
•	Being pregnant or on maternity leave
•	<b>n/a</b> Disability
Race i	including colour, nationality, ethnic origin or national origin
•	Religion or belief
•	
•	Sex
•	
•	Sexual orientation
•	
•	I WANT TO SAY KEN & I HAVE GONE THROUGH MANY
DIFF	ICULT SITUATIONS IN THE CONTROL . I HAVE WATCHED
	USBAND OVERCOME SOME VERY DIFFICULT AND STRESSFUL S AND WITH EACH CHALENGING EXPERIENCE WE HAVE
	KED TOGETHER, THIS TIME WHEN I MOST NEED HIS IMPUT
HE IS	S STRUGGLING WITH
BEGI	NNING WE TOLD HIGHWAYS ENGLAND ABOUT KEN'S
OUR	, IT ALSO CONSUME
	THE THOUGHT OF HAVING TO DISCARD THEM,
AND	THIS EXTRA PRESSURE IS CAUSING KEN TO EXPERIENCE WE DO TRY

REALLY HARD TO NAVIGATE THE HELL THAT HAS BECOME OUR LIFE BUT ITS ALL TO MUCH. YES, HIGHWAYS ENGLAND HAVE ADVISED US OVER THE LAST FOUR YEARS TO BE LEGALLY REPRESENTED BUT ALWAYS ADDED THEY WILL ONLY PAY REASONABLE COSTS. I . SO, FROM DAY ONE WE HAVE HAD NO LEGAL REPRESENTATION. WE ARE **BOTH** I HAD TO PUT ON HOLD BECAUSE OF **EVERYTHING THAT'S GOING ON IN OUR LIVES,** . THE SITE WE LIVE ON IS OUR HOME, OUR BUSINESS AND IS ALL CONTAINED ON ONE REASONABLE SIZE PLOT. (SEE ATTACHMENT 1) WHILST WE HAVE ALWAYS BELIEVED THIS NEW INFRASTRUCTER IS FOR THE GOOD OF EVERYBODY. THE COMPARABLES PHIL HARRISON SENT US ON WHICH HE BASED HIS VALUATION BEAR NO COMPARISION TO WHAT WE ARE LOSING. (PLEASE SEE BELOW COMPARABLES SENT BY PHIL HARRISON)

#### Flat Evidence

Address	Transaction Date	Price
		(£)
1.	02/02/2018	£110,000
LEASEHOLD 1 PARKING SPACE/NO LIFT	COMPARABLE	
and a second second	PRICE 3 YEARS	
	OUT OF DATE TO-	
	DAYS ESTIMATED	
	COST	
	£137,000-	
	£144.000	
2.	25/09/2020	£110,000
LEASEHOLD NO PARKING/NO LIFT	COMPARABLE	
	PRICE 1 YEAR	
	OUT OF DATE	
	ESTIMATED COST	

- HEPSTER		
	£136,000-	
	£143,000	
THE FOREST		
3.	06/09/2019	£148,000
5.	00/09/2019	1148,000
LEASEHOLD PARKING ?/NO LIFT	COMPARABLE	
	PRICE 2 YEARS	
	OUT OF DATE	
	<b>ESTIMATED COST</b>	
	£150,000-	
Yi.	£157,000	
		607.500
	17/07/2019	£87,500
LEASEHOLD PARKING ?/NO LIFT	COMPARABLE	
3.7	PRICE 2 YEARS	
	OUT OF DATE	
	<b>ESTIMATED COST</b>	
	£114,000-	
	£126,000	
THE VESTILATION OF THE PROPERTY OF THE PROPERT		
5.	24/03/2020	£125,000
LEASEHOLD PARKING ?/NO LIFT	COMPARABLE	
in the second se	PRICE 1 YEAR	
	OUT OF DATE	
	ESTIMATED COST	
	£133,000-	
	£140,000	
6.	05/07/2019	£122,000
LEASELIOLD DADKING3/NO LIFT	COMPARABLE	
LEASEHOLD PARKING?/NO LIFT		
	PRICE 2 YEARS	
	OUT OF DATE	
	ESTIMITED COST	
	?	

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## Yield Evidence

Address	Transaction Date	Price £
	09/12/2020	£540,000
2.	23/10/2019	£230,000
3.	13/07/2017	£609,000
4.	01/03/2018	£775,000

# Rental Comparables

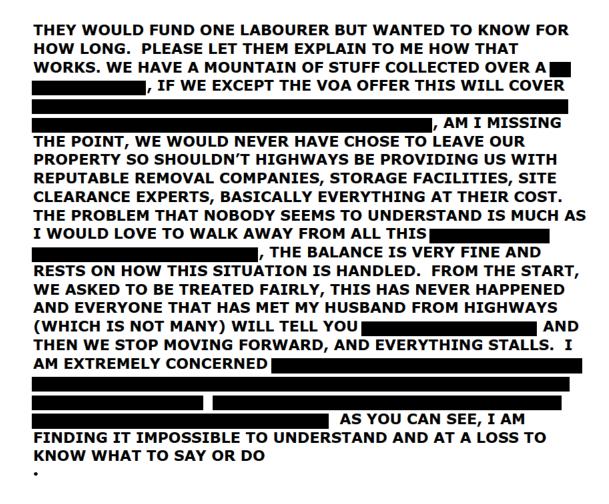
Address	Transaction Date	Price £
	05/09/2019	£17,412
	20/01/2017	£18,000

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5.	20/01/2017	£18,000
4.	01/03/2021	£39,965
5.	02/04/2020	£12,000

6	20/01/2020	£9,480
7.	20/12/2019	£15,000
8.	03/12/2019	£10,500

MOST ARE OUT OF DATE AND SOME OF THE COMMERCIAL COMPARABLES ARE LEASEHOLD AND WELL OUTSIDE OF OUR OFFER AND WE WOULD HAVE TO CHOOSE COMMERCIAL OR HOME. HE ALSO STATED TO YOUR GOODSELVES ON 2<sup>ND</sup> DECEMBER 2021 HE WAS AWAITING OUR COUNTER OFFER, WHAT IS THIS ABOUT, WHY ARE THEY PLAYING WITH OUR LIVES SO CALOUSLY. MR HARRISON WHEN ASKED, IN THE SAME MEETING HE STUMBLED ON THE NUMBER OF MEETINGS, HE PERSONALLY HAS HAD WITH US BOTH, ITS 2, ONE 9TH DECEMBER 2020 AND ONE ON 26TH AUGUST 2021. MYSELF AND MY GRANDSON GAVE HIM ACCESS IN MARCH 2021 FOR PURPOSE OF THE VALUATION BUT THIS WAS NO MEETING. I ACCEPT THIS IS A SIMPLYFIED TAKE ON THINGS BUT WE NEVER WANTED TO LEAVE OUR PREMISES EVER, NOW HIGHWAYS AND PHIL HARRISON SAY THE SITE MUST BE CLEARED IN FULL BEFORE WE LEAVE AND WILL ONLY PAY REASONABLE COSTS. WHEN WE ASKED WHAT ARE REASOABLE COSTS PHIL HARRISON SAID TO PROVIDE HIM WITH QUOTES FOR MOVING **EVERTHING, CLEARING THE SITE, SKIPS, ETC; ANNE-MARIE** ROGERS (HIGHWAYS ENGLAND) VIA EMAIL, DID CHIP IN AND SAY



5.Has the Applicant (National Highways, previously known as Highways England) previously communicated with you regarding the purchase of your property? If so, can you provide further detail, including any dates, locations of discussions, attendees and matters discussed? We are unable to discuss with you any matters regarding the compensation offered for your property.

OUR VERY FIRST MEETING IN EARLY 2018 AT BEDFORD BOROUGH HALL WITH ANNE-MARIE ROGERS AND HER TEAM, WAS THE FIRST WE KNEW FOR CERTAIN WE WOULD BE RECEIVING A CPO. ( We previously had on good authority in the middle of 2017 from two separate sources that route C was the preferred choice) WE BELIEVE WE HAD ONE VISIT TO OUR OFFICE BY ANNE-MARIE AND HER TEAM. AND A FOLLOW UP VISIT BY ELENOR FROODY TO DISCUSE BLIGHT. BLIGHT WAS SO COMPLICATED WITHOUT ANY CERTANTY SEEMED TO ■ NOT WORTHWHILE. ON 9<sup>th</sup> DECEMBER 2020 WE HAD A MEETING AT TEMPSFORD VILLAGE HALL WITH PHIL **HARRISON & ANNE-MARIE ROGERS - (THIS WAS OUR FIRST** MEETING WITH PHIL HARRISON VOA) - WE ASKED FOR THE MINUTES TO BE TAKEN BY AMR, THE MINUTES WERE LOST, UNRETREIVABLE APPAERENTLY BUT ANNE-MARIE & PHIL HARRISON EVENTUALY SENT THEIR VERSION THROUGH IN MAY 2021 THEY BEARED NO RESEMBLENCE WHAT SO EVER. WE DISCUSSED THE VALUATION

PROCESS AND ASKED HOW WERE WE SUPPOSED TO FUND SOLICITORS, LAND AGENTS, SITE CLEARANCE ETC, AS PHIL HARRISON AND ANNE-MARIE ROGERS MADE IT VERY DEFINATE OUR SITE HAD TO BE FULLY CLEARED BY OURSELVES WITH AND OUT TENANTS. WHEN ASKED HOW HIS ANSWER WAS GET QUOTES FOR HIS APPROVAL AND HIGWAYS WOULD REIMBURSE REASONABLE COSTS AFTER WE PAID. WE EXPLAINED AND WE FELT LET DOWN.

AND WE FELT LET DOWN.

, I ENCLOSE A COPY OF AN EMAIL I SENT TO ANNE-MARIE IN JANUARY 2021

Dear Anne-Marie
I have just read the email sent by Phil Harrison, requesting a day to visit our site for the purpose of valuation. Much as we both desperately need to move on the site is locked down and we have been self-isolating since before Christmas, so it will have to wait a bit longer, unless there is another way. Since our meeting in December Ken's struggles with his have reached breaking point, and have reached breaking point, and have told you in the past Ken has a have told you in the past Ken has a have told you in the past Ken has a have told you in the past Ken has a have continue to do it together, but in the last three years it began to effect his daily life and a couple of days after our last meeting, Ken became which I now know was the realization that he would have to with the situation he finds himself in.  I am asking for help, we are now in a situation through no fault of our own with himself in the meeting we would have to remove every last item from our site at our own cost. Please tell me how, we never wanted to leave but have always excepted it is for the greater good. I have no idea how I am going to do this, how to cope, where can everything go, how do I raise funds for removal, storage, skips etc. etc. and the most concerning of all where will we live. It's so not fair, Ken and I have worked extremely hard, and we have only ever had one goal which was when
I feel so very desperate, at I wake up each day with a nervous knot in the pit of my stomach, I watch my once strong husband who has been my world and who has shown me unconditional love for 45 years disintegrate in front of my eyes, and there is nothing I can do, our destiny is in the hands of people who have the power to wreck our lives. The sale of our premises has and would never have become an issue as we have always said we will leave in a box; I feel that the strain of what we are going through is chipping away at our lives at a time when we should feel content and safe.

Pat

ON 29<sup>TH</sup> MARCH PHIL HARRISON CAME TO OUR PREMISES WITH HIS PEOPLE, ONLY MYSELF AND MY GRANDSON WERE PRESENT AND WE WERE ASKED A FEW NORMAL QUESTIONS BY PHIL HARRISON REGARDING THE PREMISES. I ASKED HOW LONG THE VALUATION PROCESS WOULD TAKE HE SAID, HE HAD OTHER WORK PLUS OUR PROPERTY WAS UNIQUE AND WOULD TAKE TIME AS IT WAS UNLIKE MOST PROPERTIES HE HAS DEALT WITH, AND HE HAD NOTHING AT THAT

TIME TO COMPARE IT WITH, SO ROUND ABOUT 8 WEEKS. IT WAS INFACT IT WAS 5 MONTHS

## ON 12<sup>TH</sup> AUGUST 2021 WE RECEIVED PHIL HARRISONS OFFER

WITH HALL FIGUI REPR NOTH IF YO WILL INCO ACRE MENT COUL WERE MATT ON A PREV OURS NEAR IN A COMP LOCA BOTH CONS	THE AUGUST 2021 MY HUSBAND AND I PLUS OUR GRAND JULIA MACAVOY AND PHIL HARRISON @ TEMPSFORD TO DISCUSE THE OFFER AND HOW THE VOA ARRIVED RE. ONCE AGAIN, WE WERE TOLD GET QUOTES EMPLOESENATIVE TO ACT ON OUR BEHALF, WE REPEATED WITH JULY TO ACT ON OUR BEHALF, WE REPEATED WITH JULY TO ACT ON OUR BEHALF, WE REPEATED WITH JULY TO ACT ON OUR SITE OF APPROXIMATELY IN WOULD PLEASE REFER TO OUR SITE PLAN (ATTACHING SEE THAT ALL OUR LIVING ACCOMODATION AND COMMES ARE CONFIND TO OUR SITE OF APPROXIMATELY IN THE LIVING ACCOMODATION UNDER THE 4/10 YEARS TONIONED IN 1992 BY A LAND AGENT CONCLUDED THE DEFORTHCOMING. WE HAVE GONE DOWN THAT ROSE PREVENTED FROM COMPLETING BECAUSE OF AN EXAMPLE PROPERTIES OF AN ON-SITE COMMERCIAL BUILDING. IOUSLY MENTIONED, OUR WHOLE SITE IS TOTALLY OF SELVES AND IS FREEHOLD. PHIL HARRISON'S COMPARILY ALL LEASEHOLD INDIVIDUAL AND POSSIBLY WOULD SELVES AND IS FREEHOLD. PHIL HARRISON'S COMPARILY ALL LEASEHOLD INDIVIDUAL AND POSSIBLY WOULD SELVES AND IS FREEHOLD. PHIL HARRISON WE HAVE FOUND OF PARABLE PROPERTIES CLOSER TO HOME. WHEN I MEN IN PROPERTIES ONE MUCH SMALLER THE OTHER ABOUT ONLY HAVE ONLY A SMALL BUILDING OR SHEDS BUT SIDERABLY MORE EXPENSIVE, HE WANTED PROOF WHILL IN IT IN IT IS NOT THE PROOF WHILL IN IT IS NOT THE PROOF	VILLAGE AT THAT Y A LEGAL E HAVE FERED US KPLAIN THEM MENT 1) YOU MERCIAL HALF AN S RULE FIRST AT A LDC UTE BUT FROM BE AN ISSUE AS WNED BY LABLES ARE LD BEARLY FIT THER TIONED TWO THE SAME WERE PRICED ICH I GAVE

PC - but the one down the road on the left, is

smaller than ours with one building, which is

possibly the size of the very old office, and that's got a value of .
PH- Do you know what was behind that valuation?
PC- I don't understand' it's come off the Internet but that's your job, but at the moment it's being rented out at per annum for that very one small building.

6. Do you live at this property? If so, is this your only home? If so, do you have alternative accommodation if compulsory acquisition of your property was authorised?

WE LIVE AT THIS PROPERTY AND IT IS OUR ONLY HOME. WE HAVE NO ALTERNATIVE ACCOMODATION. THROUGHOUT THE WHOLE ROADWORKS APART FROM LARGE ORFGANISATIONS WE ARE IN THE UNIQUE SITUATION OF LOSING OUR HOME, OUR BUSINESS, OUR BUSINESS PREMISES AND OUR PENSION. THESE WERE NOT DREAMS BUT FACTS. ANNE-MARIE ALWAYS SAID OTHER PEOPLE WERE SIMILARLY AFFECTED. ALL BEING WELL MR RON BARON AS A RENTED OCCUPIER WILL FIND SUITABLE ACCOMADATION. THE MAJORITY OF OTHER AFFECTED PARTIES APPEAR TO LOSE LAND PARCELS ONLY.

7. Is the property your business? If so, is this your only source of income? Provide details and evidence.

YES IT WAS, CIRCU	MSTANCES PARTLY	CREATED BY VOA,	PARTLY
DUE TO	AND OUR GRANDS	ON WHO COULD W	AIT NO
LONGER FOR HIGH	WAYS WENT INTO A	NOTHER PROFFESI	ON. THIS
<b>LEFT US WITH NO C</b>	PTION OTHER THAI	N TO CLOSE OUR W	INDSCREEN
REPLACEMENT BUS	INESS	<b>LEAVING US WIT</b>	H THE
WHICH IS	S NOW		

#### AT PRESENT WE HAVE 2 TENNANTS:

a)	-CAR SALES-ON THE FRONT OF OUR PREMISES @
b) @	-INK, OIL & RAZORBLADES-UNIT 2 ON OUR PREMISES
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8. Do children under the age of 18 live at this property with you? Would they be affected? If so, how?

NO

9. Are there other people living at this property that would be affected? Are there other businesses operating at this property that would be affected?

NO

**YES** 

10.If the Examining Authority have further questions, we may contact you again in writing. In addition to making written submissions, you also have the right to be heard at a public meeting called a Compulsory Acquisition Hearing or an Open Floor Hearing. Do you wish to be heard at one or both of these? If so, the case team can provide further details. Please note written submissions carry as much weight as oral submissions.

# WRITTEN SUBMISSIONS, IT IS HOWEVER POSSIBLE BUT NOT KNOWN AT THIS MOMENT, KENS SON MIGHT BE WILLING TO SPEAK, WE WOULD HOPE FOR AS MUCH NOTICE AS POSSIBLE

11.In future how would you like the Examining Authority to communicate with you, via post or email? If these options are not suitable then please let the Case Team member know when they telephone you, and we will take your requirements into consideration.

	. PL		

THESE REPLIES MIGHT APPEAR SOMEWHAT CONFUSING WE WISH THAT WE WERE ABLE TO FULLY EXPLAIN THE CIRCUMSTANCES. WE WOULD HAVE HOPED THAT FAIRNESS WAS A NECESSARY CONCLUSION OF THIS ORDEAL, VIRTUALLY 5 YEARS OF OUR LIVES HAVE BEEN STOLEN AND IT APPEARS NEITHER THE VOA OR THE HIGHWAYS CONSIDER GIVING

ADVISE THAT HELPS US, THE POLICY IS ONE CAP FITS ALL AND APPEARS TO ME TO BE NAIEVE AND CRUEL AT BEST

#### CONCLUSION

I HAVE ONLY BEEN ABLE TO ANSWER THIS QUESTIONAIRE AS HONESTLY AS I POSSIBLE CAN,

THAT THE HIGHWAYS LEGALLY HAD THE RIGHT TO IMPROVE THE A1/A428. OUR QUESTIONS AT THE TIME WERE ABOUT COMPENSATION, AND HOW LONG. NEITHER HAVE BEEN ANSWERED FOUR YEARS LATER.

OCCATIONALLY OPTIMISM CAME TO THE FORE AS WITH THE PLANNING INSPECTORATE QUESTIONAIRE. WE NOW STILL FEEL NONE OF OUR TWO QUESTIONS ABOVE HAVE BEEN ANSWERED.

IT IS ABSOLUTALY IMPOSSIBLE TO FULFILL HIGHWAYS DEMANDS TO MOVE OUR HOME AND BELONGINGS, THE COMMERCIAL CONTENTS OF OUR SITE AND ECONOMICALY WITHIN THEIR CRITERIA THEY HAVE OFFERED NO WHERE IN ANYWAY COMPARABLE TO WHAT WE ARE HAVING TO LEAVE. WE HAVE ALWAYS BEEN LED TO BELIEVE WE SHOULD BE NO BETTER OR NO WORSE OFF.