

From: [Hugh Wastenev](#)
To: [A12chelmsfordA120](#)
Subject: A12 Chelmsford to A120 Widening Scheme - Relevant Representation - The Holland Family
Date: 02 November 2022 15:32:07
Attachments: [Relevant Representation on behalf of The Holland Family.pdf](#)
[Plan.pdf](#)
[Land Plans.pdf](#)

Dear Sir/Madam,

Please find a relevant representation attached made on behalf of our clients, The Holland Family.

I can confirm that I have also submitted this representation via the online registration form (minus the attachments).

If you require any clarification then please do not hesitate to contact me.

Yours faithfully,

Hugh Wastenev BSc (Hons) MRICS

Associate

For & on behalf of Stanfords
Colchester Office – [REDACTED]

The Livestock Market
Wyncolls Road
Colchester
CO4 9HU



stanfords logo



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A12 CHELMSFORD TO A120 WIDENING SCHEME
RELEVANT REPRESENTATION ON BEHALF OF
THE HOLLAND FAMILY

Introduction

Stanfords act as agent for The Holland Family (“the Client”) of E [REDACTED] and are instructed to make this formal representation on their behalf to the Planning Inspectorate in respect of A12 Chelmsford to A120 Widening Scheme.

[REDACTED] the Property”) comprises a detached grade II listed house, some traditional outbuildings and paddocks extending, in all, to 3.50 acres (1.42 ha) or thereabouts. The extent of the Property is shown outlined in red on the attached plan. This plan is for identification purposes only.

This representation is based on information available to us as at the date of this submission. The Client reserves their ability to submit further comments pending receipt of more information.

Our client **strongly objects** to the proposed scheme.

The proposed scheme will negatively impact the Client in a number of ways, as summarised under the subheadings below.

1) Loss of Land

We have studied the latest general arrangement plans in relation to the Property (plans attached) and have summarised the land proposed to be taken by National Highways below.

In summary, if the A12 Widening Scheme receives consent, based on the current land plans, this would result in the Clients losing approximately 0.30 acres (0.12 ha) on a permanent basis. The proposed area of permanent land take would have a significant impact on the Property.

Land to be permanently acquired:

- **Land Plan Sheet 13, Plot Number 16a**

Purpose for which the land is required:

- DCO Work No. 45(a) - The alteration of the A12 of 2882 metres in length, widening of the existing carriageways, new carriageways, including the demolition of Brick Kiln Farm, retaining earth structures and tie in works.
- DCO Work No. 45(b) - The construction of four slip roads to and from Junction 24 roundabouts (Work No. 45(b)) and associated demolition works to the existing A12.
- DCO Work No. T38 - A haul road of approximately 950 metres in length between the proposed Highfields Overbridge Replacement (Work No. 55(b)) and the proposed Ewell Overbridge Replacement (Work No. 76), including a temporary access and egress onto the A12 northbound carriageway at a point to the east of the proposed realigned Highfield Lane (Work No. 55(c)), Kelvedon.

2) Property Impacts

The scheme as proposed will have a significant detrimental impact on the Property and therefore its value. The Client is aware they will be entitled to compensation, but they are not satisfied that the scheme, as currently designed, goes far enough to mitigate the impact on the Property.

An example of this is that the proposed scheme will bring the road closer to the Property which will result in increased noise pollution. The scheme would also bring a visual eyesore much closer to the Property. The scheme design currently provides very little visual or acoustic screening. The Client would like early engagement with the scheme's designers so as to address these concerns.

Should the Client decide to sell the Property whilst the scheme is being constructed, this will clearly have a considerable impact on the sale price.

3) Noise Impacts

The existing A12 already creates a certain level of noise pollution but the proposed A12 widening scheme will increase the level of traffic significantly and thereby increase the level of noise pollution.

Furthermore, there will be increased noise levels during construction, and this will have a detrimental impact. The Client would like to know details as to how National Highways plan to mitigate the increased levels of noise pollution.

The Property is located within 120 metres of the existing A12 and we have repeatedly asked for sound barrier fencing alongside the road adjacent to the south eastern boundary of the Property. The Client would like to continue to request sound barrier fencing as this will no doubt help mitigate some of the additional noise pollution created by the scheme.

4) Visual Impacts

During the scheme's construction phase, there is likely to be works taking place within approximately 40 metres of Ewell Hall. The land proposed to be occupied by National Highways will become an eyesore for 3-4 years throughout construction and thereafter (dependant on the quality of reinstatement and intended future use).

The Client would like to know details as to how National Highways plan to mitigate the visual impacts, during and after construction.

5) Environmental Impacts

The proposed scheme will have an adverse impact on wildlife and environmental habitats during and after construction.

During construction there will be a significant level of disturbance with large construction machinery operating for long hours of the day, creating noise, visual and physical impacts.

Existing habitats will be destroyed and will take many years to recover to their natural state if they recover at all. In turn, landowners will have to work harder to try and protect and recreate existing and new habitats.

Such impacts will not only be seen on a local scale but will affect areas along the entire length of the project which will lead to a devastating impact on the environment.

The Client keeps horses on some of their land and they are concerned the scheme will cause disturbance to the horses health and wellbeing.

The Client would like to know how these impacts will be mitigated.

Summary

The A12 widening scheme poses a significant risk to the Property, as well as local communities, businesses and the landscape. It is for this reason that our client objects to the proposal.

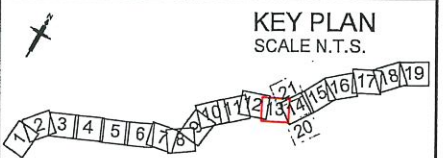
This severity of the potential impacts arising from the scheme, as proposed, should not be overlooked and we ask that you take the above comments into account in your examination.



FOR CONTINUATION REFER TO DRAWING SHEET 0021

- NOTES**
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 2. THE BASE MAPPING IS BASED ON ORDNANCE SURVEY (O/S) DATA.
 3. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE EXTINGUISHED ON LAND THAT IS TO BE ACQUIRED UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE.
 4. THIS DRAWING IS TO READ IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTATION, IN PARTICULAR THE WORKS PLANS [TR010060/APP/2.2] AND BOOK OF REFERENCE [TR010060/APP/4.3]

- LEGEND**
- ORDER LIMITS
 - PERMANENT ACQUISITION OF ALL INTERESTS IN LAND
 - LAND TO BE USED TEMPORARILY
 - LAND TO BE USED TEMPORARILY AND NEW RIGHTS TO BE ACQUIRED PERMANENTLY
 - PERMANENT ACQUISITION OF ALL INTERESTS IN THE AIRSPACE OVER LAND
 - PERMANENT ACQUISITION OF ALL INTERESTS IN THE SUBSOIL
 - LAND NOT SUBJECT TO POWERS OF COMPULSORY ACQUISITION OR TEMPORARY POSSESSION
 - LAND NOT SUBJECT TO POWERS IN THE ORDER
 - PLOT NUMBERS
 - ADMINISTRATIVE BOUNDARY
 - PARISH BOUNDARIES



PO1	20/07/2022	FINAL FOR DCO SUBMISSION	GJ	CC	KC	ND
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Apprv'd
Development Consent Order Number:			Development Consent Order Drawing Number:			
TR010060			TR010060/APP/2.7			

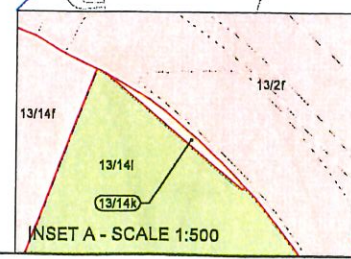
Client
national highways

Project
A12 CHELMSFORD TO A120 WIDENING SCHEME

Drawing title
LAND PLANS
SHEET 13 OF 21

Regulation	REGULATION 5(2)(i)		
Purpose of Issue	DCO APPLICATION		
State Code	Preliminary	Drawing status	S4
Project Stage	PCF3	Rev	P01
Scale of A1 (841x594mm)	1:2500		
Jacobs No.	B36601D1		
Client no.	HE551497		

Drawing number: HE551497-ARD-LDC-
Location: SCHW
Volume: -DR-X-0313



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