

**From:** [Hugh Wastenev](#)  
**To:** [A12chelmsfordA120](#)  
**Subject:** A12 Chelmsford to A120 Widening Scheme - Relevant Representation - The Executors of The Late Barry Belchem  
**Date:** 01 November 2022 17:06:53  
**Attachments:** [Representation on behalf of the Executors of The Late Barry Belchem.pdf](#)  
[Plan - Bridgefoot Farm.pdf](#)  
[DCO\\_GAs\\_Final\\_Draft\\_26July2022-Sheet13.pdf](#)

---

Dear Sir Madam,

Please find a relevant representation attached made on behalf of our clients, the Executors of the late Barry Belchem.

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 – 01206 842156

The Livestock Market  
Wyncolls Road  
Colchester  
CO4 9HU

  
stanfords logo



This email and any files transmitted with it are confidential and may also be legally privileged. This email is intended only for the named recipient above. If you have received it in error please notify us immediately by reply email and then delete this message from your system. Please do not copy it, distribute it, disclose its contents to any other person or use it for any purpose: to do so could be a breach of confidence. Email transmission is not guaranteed to be secure or error free as information could be intercepted, corrupted, lost, incomplete or contain viruses. Stanfords do not accept liability for any errors or omissions in the contents or attachments to this message, which arise as a result of email transmission. WARNING Professional firms and their clients are increasingly being targeted by fraudsters. You should always remain vigilant to potential fraud. If you receive an unexpected email from us, requesting your bank details or requesting that you send money to an alternative account, please telephone your contact at Stanfords by phone

immediately and do not transfer any funds to the account shown on the email without first confirming the details. Similarly, if you should send bank details to us by email, please also telephone us so that we can confirm the details before any funds are transferred. We must inform you that Stanfords cannot take responsibility if you transfer money to the wrong bank account.

**A12 CHELMSFORD TO A120 WIDENING SCHEME**  
**RELEVANT REPRESENTATION ON BEHALF OF**  
**THE EXECUTORS OF THE LATE BARRY BELCHEM**

Introduction

Stanfords act as agent for The Executors of the Late Barry Belchem (“the Client”) of [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”) is a smallholding comprising a farmhouse, a range of traditional outbuildings, stables and paddocks extending, in all, to 10 acres (4.04 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 2.29 acres (0.93 ha) on a permanent basis and approximately 1.70 acres (0.69 ha) on a temporary basis. The proposed area of permanent land take would reduce the size of the property by approximately 25% and thus having a significant impact on the property.

Land to be permanently acquired:

- **Land Plan Sheet 13, Plot Number 11b**

Purpose for which the land is required:

- DCO Work No. 55(a) – The realigned Maldon Road, Kelvedon.
- DCO Work No. 56 – The Construction of an attenuation pond including associated outfall and access from the realigned Maldon Road (Work No. 55(a)) to the east of the realigned Maldon Road, Kelvedon (Work No.55(a)) and the north of the altered A12 carriageway (Work No.45(a)).
- DCO Work No. U135 – The diversion and undergrounding of overhead 11kV electricity cable ducts and relocation of poles of approximately 100 metres in length from Maldon Road, Kelvedon northbound verge to Bridgefoot Farm, Kelvedon.

- **Land Plan Sheet 13, Plot Number 11d**

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 demolition of Brick Kiln Farm, retaining earth structures and tie in works.
- 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 temporary access and egress onto the A12 northbound carriageway at a point to the east of the proposed realigned Highfields Lane (Work No.55(c)), Kelvedon.

- **Land Plan Sheet 13, Plot Number 11e**

Purpose for which the land is required:

- DCO Work No.57 – The construction of an attenuation pond including associated outfall and access track from Ewell Hall Chase, to the north of the altered A12 carriageway (Work No. 45(a)).

Land to be used temporarily:

- **Land Plan Sheet 13, Plot Number 11c**

Purpose for which land is required:

- 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 temporary access and egress onto the A12 northbound carriageway at a point to the east of the proposed realigned Highfields Lane (Work No.55(c)), Kelvedon.
- Construction material storage, construction access, laydown areas, welfare facilities, working area and storage of plant.
- Access / working room for construction of temporary soil storage bunds and soil storage area during construction works.

Land to be used temporarily and new rights to be acquired permanently:

- **Land Plan Sheet 13, Plot Number 11a**

Purpose for which land is required:

- DCO Work No. U135 – The diversion and undergrounding of overhead 11kV electricity cable ducts and relocation of poles of approximately 100 metres in length from Maldon Road, Kelvedon northbound verge to Bridgefoot Farm, 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 replacement for Highfields Overbridge will be in an elevated location bringing 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.

## 4) Visual Impacts

During the scheme's construction phase, there is likely to be works taking place within approximately 30 metres of Bridgefoot Farmhouse. 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 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

KELVEDON

ATTENUATION POND

REALIGNED MALDON ROAD

ATTENUATION POND

ATTENUATION POND

EMERGENCY AREA

ATTENUATION POND

EWELL HALL CHASE

FOR CONTINUATION REFER TO DRAWING SHEET 0014

FOR CONTINUATION REFER TO DRAWING SHEET 0012

A12 NB

A12 SB

WIDENED DUAL CARRIAGEWAY

HIGHFIELDS LANE

HIGHFIELDS BRIDGE (TO BE DEMOLISHED)

HIGHFIELDS OVERBRIDGE REPLACEMENT

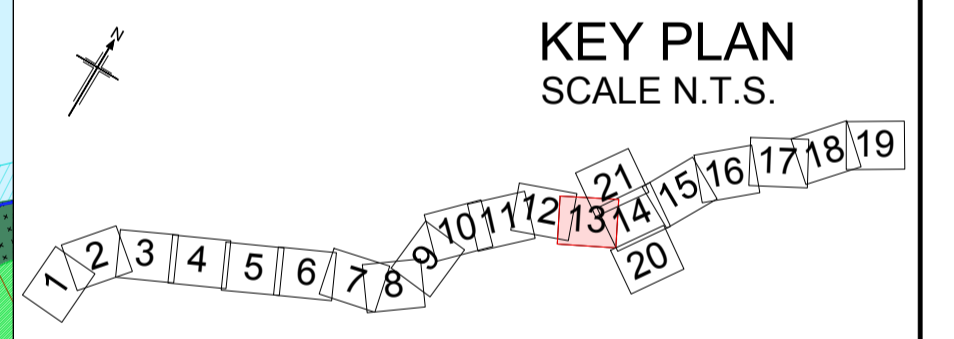
REALIGNED BRAXTED ROAD

REALIGNED HIGHFIELD LANE

ATTENUATION POND

EMERGENCY AREA

- NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
  2. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE GENERAL ARRANGEMENT PLANS, LEGEND AND OTHER APPLICATION DOCUMENTS IN PARTICULAR SCHEDULE 3 OF THE DEVELOPMENT CONSENT ORDER.
  3. THE BASE MAPPING IS BASED ON ORDNANCE SURVEY (O/S) DATA.



Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Appr'd
P01.3	14/06/22	FINAL FOR DCO SUBMISSION				
Development Consent Order Number:			Development Consent Order Drawing Number:			
TR010060			TR010060/APP/2.9			



A12 CHELMSFORD TO A120 WIDENING SCHEME

GENERAL ARRANGEMENT  
CH. 26500 TO 30700  
SHEET 13 OF 21

Regulation	REGULATION 5(2)(o)	
Purpose of issue	DCO APPLICATION	
State Code	Preliminary	
Project Stage	PCF3	Drawing status
Scale at A1 (841x594mm)	1:2500	S4
Jacobs No.	B36601D1	Rev
Client no.	HE551497	P01.3

HE551497 - JAC - LDC - SCHW - DR - C - 0033



C:\working\jacobs\_uk\_highways\_ssa\enouram\01555451\HE551497\_JAC-LDC-SCHW-DR-C-0033.dwg - 26/07/2022 08:45:35 - A1Frame - EnourAM

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100030649.