

A12 CHELMSFORD TO A120 WIDENING SCHEME (THE “PROJECT”)
DEADLINE 2 – 13 FEBRUARY 2023
SUBMISSIONS ON BEHALF OF LEGAL & GENERAL INVESTMENT MANAGEMENT
LIMITED
WRITTEN REPRESENTATIONS
INTERESTED PARTY REFERENCE: 20033134

1. INTRODUCTION

- 1.1 Legal & General Investment Management (“**L&G**”) is an Interested Party (reference **20033134**) for the purpose of the Examination of the A12 Chelmsford to A120 Widening Scheme (the “**DCO**”).
- 1.2 L&G is the freehold owner of Eastways Industrial Estate, Witham CM8 3YQ (title number EX485441) (the “**Estate**”), which is located in close vicinity of the Project works to Junction 22.
- 1.3 L&G is making this written representation in respect of the application for the DCO in order to protect its land interests located within the DCO limits. CMS Cameron McKenna Nabarro Olswang LLP is acting on L&G’s behalf.

2. COMPULSORY ACQUISITION

- 2.1 The Promoter’s Book of Reference [TR010060/APP/4.3] identifies that the Promoter is proposing both permanent acquisition (plot references 10/12a and 10/12b) and temporary use of land (plot references 10/12c, 10/12d and 10/12 e) and rights within the Estate. The Promoter is also carrying out works on land which is immediately adjacent to the Estate and these works will have an impact on the use of the Estate.

2.2 Plots 10/12a and 10/12b

- 2.3 L&G has been advised by the Promoter that the permanent acquisition of these plots is required to allow for the widening of the existing footpath to a 3m wide combined footway and cycleway.
- 2.4 L&G does not object in principle to this acquisition but requires the following concerns to be addressed:
 - 2.4.1 the Promoter has explained that these proposals are subject to detailed design, so L&G reserves the right to make further representations if the detailed design results in a change of approach;
 - 2.4.2 access to the Estate must be maintained and must not be affected by the acquisition;
 - 2.4.3 the fence-line of the Estate must be maintained or replaced by the Promoter;
 - 2.4.4 the impact on the Estate caused by the works must be managed and minimised by the Promoter;
 - 2.4.5 damage caused to the Estate by the works must be rectified and compensated; and
 - 2.4.6 L&G must be appropriately compensated for the acquisition.

2.5 Plots 10/12c, 10/12d and 10/12e

- 2.6 L&G has been advised by the Promoter that the temporary acquisition of these plots is required to facilitate the works on Eastways and that this temporary use will continue for the duration of

the entire construction phase of the DCO. This will have a significant, long-term impact upon the use and operation of the Estate as it will result in a temporary loss of car parking spaces, which are leased by L&G's tenants who occupy the Estate. This will therefore result in a disruption to L&G's business.

- 2.7 L&G requests that the Promoter explores alternatives which do not have such a disproportionate impact upon L&G's business operations.

3. NEIGHBOURING CONSTRUCTION IMPACTS

- 3.1 The Promoter is carrying out works on the Eastways public highway which abuts the Estate. The works are not within the Estate but they will have an impact on the access to and use of the Estate, including noise and disturbance, which must be appropriately managed.

4. ENGAGEMENT WITH THE PROMOTER

- 4.1 L&G and the Promoter are actively discussing the proposals and how the impact on the Estate can be mitigated and managed. L&G reserves the right to make further representations to the Examining Authority depending on the progress of these discussions.
- 4.2 L&G intends to attend the Compulsory Acquisition Hearings on 1 and 3 March (if required), as indicated in its Deadline 1 and Procedural Deadline A submissions and will update the Examining Authority on the progress of those discussions.

CMS CAMERON MCKENNA NABARRO OLSWANG LLP

13 FEBRUARY 2023