



National Infrastructure Planning
Temple Quay House
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Bristol
BS1 6PN

Jones Lang LaSalle Ltd
30 Warwick Street
London
W1B 5NH

13 February 2023

Your ref

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██
██@jll.com

Dear Sir/Madam,

**National Highways - A12 Chelmsford to A120 Widening Scheme Development Consent Order
Land at Marks Tey – Plot Numbers 17/7a, 18/6a, 18/6b, 18/6c, 18/6d, 18/6e, 18/6f, 18/6g, 18/6h, 18/6i,
18/7a, 18/8a, 18/9a (rights), 18/17a, 18/7b, 18/18a and 18/8b
Daniel Ronald West, Gavin Andrew West, Sara Elizabeth Forbes and Katie Joanne Piper
Elizabeth Susan West and Jack Daniel West as Trustees of the RF West Discretionary Trust**

Jones Lang LaSalle Limited (JLL) is instructed by the above landowners (the ‘West Family’) regarding the development consent order application in respect of the above.

We set out below Written Representations in accordance with Deadline 2 of the Examination. We should be grateful if these are considered Relevant Representations and that the above parties are considered Interested Parties for the purposes of the Examination. The West Family are owners of substantial landholdings which will be affected by the scheme, including significant permanent and temporary land-takes and material impacts on their retained land. Jack West submitted responses to the consultation in August 2021 and the supplementary consultation in November 2021 and he has sought to engage constructively with National Highways throughout the process.

Our Written Representations are as follows.

1. General

The West Family do not object to the scheme in principle but seek amendments to the design of the scheme as detailed below. The scheme will require the acquisition of substantial development land suitable for much needed housing and will sever access to substantial further land to the south of the new road which has similar development potential.

Compulsory acquisition is intended to be a last resort and acquiring authorities are expected to make reasonable efforts to acquire land by agreement in parallel with the compulsory purchase process. National Highways has not yet entered into negotiations with the West Family in an effort to acquire the land needed for the scheme by agreement.



2. Permanent Land Acquisitions

- Plot 18/18a – Consideration given to only temporary acquisition of this plot and returning it to the landowner with the balancing pond upon completion

3. Temporary Land Possessions

- Review of necessity/location of temporary possessions for construction works and ecological provision to mitigate the impact on retained land

4. Amendments to the Scheme and Accommodation Works

In order to protect the ongoing commercial and agricultural operations and to enable future development on the retained land, amendments to the scheme are necessary. These are shown on the attached plan prepared by our transport consultants.

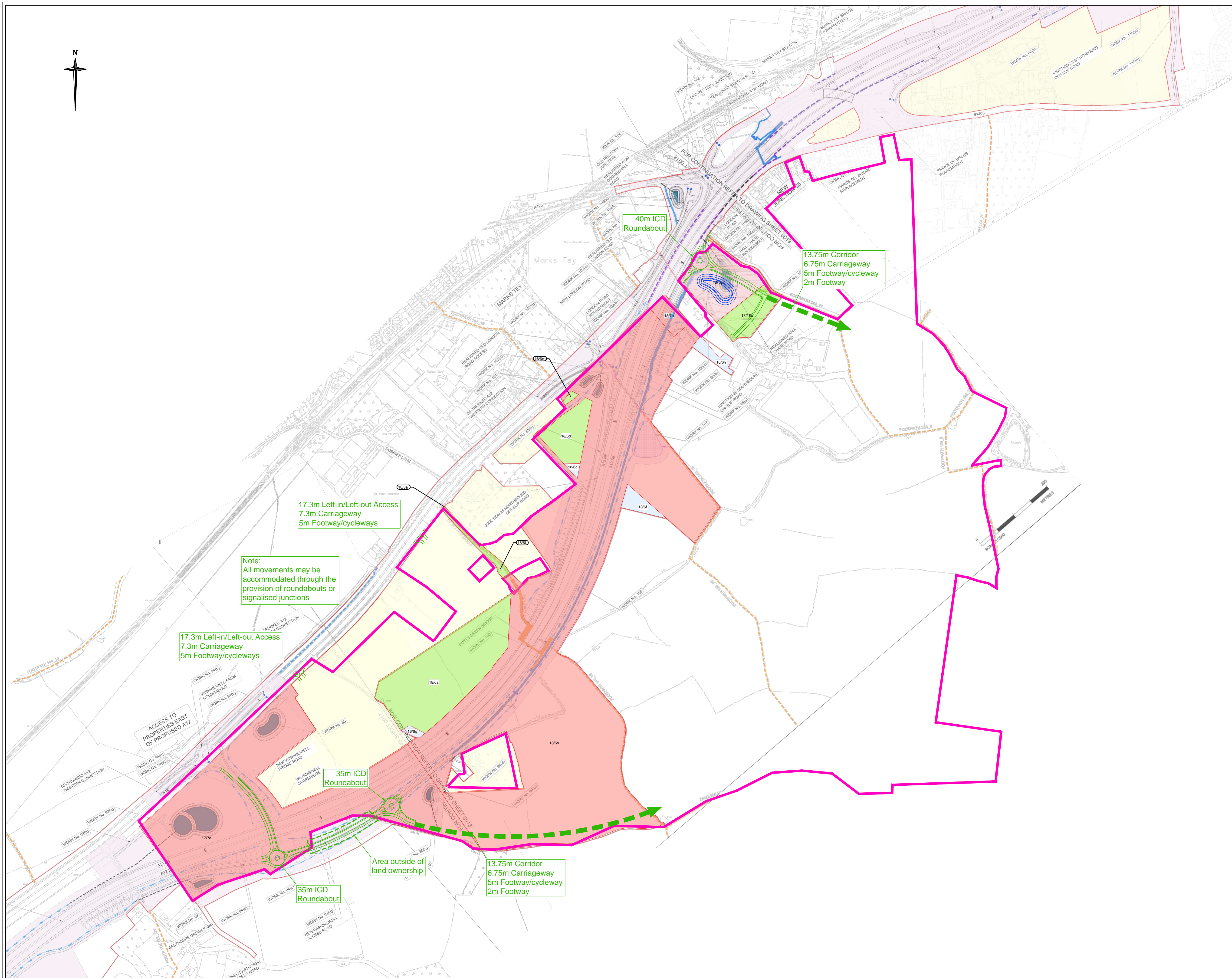
- Plot 18/18a - Construction of a 40m ICD roundabout and 13.75m corridor to provide access to the retained land south of plot 18/18b.
- Plot 18/7a – Provision of two Left-in/Left-out Accesses from the A12 carriageway to the retained land at plot 18/7a
- Plot 17/7a – Construction of overbridge across new A12, two 35m ICD roundabouts including linking access road and a 13.75m access corridor through plot 18/6b to provide access to retained land to the east of plot 18/6b.
- Plot 18/6b – Reconfiguration of ecological provision to allow the construction of the above access corridor.

We would welcome the opportunity to discuss the above matters with National Highways and its consultants at the earliest opportunity.

Yours sincerely



John Davies BSc MRICS
Director – Compulsory Purchase



- Notes:**
- Information from National Highways agreement plans. See drawing numbers HE551497-JAC-HGN-SCHW-DR-C-0171 & 0172.
 - Information from Andrew Martin Planning drawings. See drawing numbers 17012_22 & 23
 - Boundaries shown are taken from .pdf documents by others and may require reconciliation.

- Legend:**
- Permanent acquisition of land (see note 1)
 - Temporary possession of land (see note 1)
 - Temporary possession of land and permanent acquisition of rights (see note 1)
 - West landholding (see note 2)

Rev	Description	Reviewer	Date
Drawing Title: RETAINED ACCESS OPTIONS TO R F WEST LAND			
IT Project: LAND WEST OF MARKS TEY			
Client: R F WEST			
			Sheet 1 of 1
Drawing No: IT007/OP/001		Rev: -	
CAD File: IT007_OP_001.dwg		Original drawing size: A1	
Date: FEB 2023		Scale: 1:4000	
Drawn by: LS		Approved by: SW	
<small>Notes: Dimensions should not be scaled from this drawing. The contents of this drawing are confidential, should you receive this drawing in error please return it to Intermodal Transportation at the address printed.</small>		<small>Reproduced from Ordnance Survey Supermap Data Crown copyright 2018. All rights reserved. Licence No: 100033662</small>	

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