

A12 Chelmsford to A120 Widening Scheme Project

Development Consent Order Application Hearing – Compulsory Acquisition

Representation on behalf of Essex County Council

1. Introduction

- 1.1. My name is Roger Moore, and I am a Director in the Chelmsford office of Lambert Smith Hampton, who are a firm of Chartered Surveyors and Property Consultants who act on behalf of Essex County Council (“the Council”) in land and property matters, and who are instructed to advise the Council in respect of the above Project
- 1.2. The Project as currently proposed results in a number of impacts on the Council's land and property interests, in both its capacity as a landowner, and as the Highway Authority for the non-trunk road network in the county, and the Council would like the Examining Authority to note its current representations in respect of those interests, and the Council's wish to make further representations in the future

2. The Council as third-party landowner

- 2.1 The Project requires the temporary and permanent acquisition of a number of plots of land which fall into two series in the Book of Reference: Plot 7 series (plots 7/17a-d); Plot 8 series (plots 8/3a, 8/6b, 8/6d-m, 8/25d)
- 2.2 A number of the plots required are classed as open space, and those in the Plot 8 series form part of a linear country park including public rights of way. National Highways is proposing to offer Replacement Land to maintain the level of open space and connectivity between retained land areas, but detail is not finally agreed by the Council.
- 2.3 Whilst the Council recognises the need for land to be taken for the Project, it wishes to reserve its ability to make further representations if the detailed proposals cannot be agreed

3. The Council as local Highway Authority

- 3.1 Although much of the Council's interest as the local Highway Authority is being dealt with through other hearings and engagement with National Highways, two strands of that engagement also potentially impact on the Council's land and property interests
- 3.2 Firstly, where existing highway is proposed to be de-trunked, responsibility for the highway and any associated land and property interests will pass to the Council. At present, the conditions under which National Highways propose to return the land are not clear, and the Council's future management of both the highway, and depending on the proposed future use, the Council's ability to maintain associated property interests, are yet to be resolved

- 3.3 Secondly, there are some areas where former highway is proposed to be stopped up, and it is not clear whether land and property interests may be passed or returned to the Council
- 3.4 The Council has made representations in respect of the highway issues arising out of the proposed de-trunking, and wishes to reserve its ability to make further representations once the detail of the property and land implications can be assessed

4. **Conclusion**

- 4.1 The Council seeks to protect its property interests and the future impact on its assets, but at present has had limited engagement with National Highways on these matters, so wishes to reserve its ability to make further representations once more detail is available, or where issues cannot be resolved or agreed

Roger Moore BSc BA (Hons) MRICS

Lambert Smith Hampton

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01 March 2023