

ExQ2: 20 March 2023

Q2.5.7

Question to:

The Applicant
Mr and Mrs Lindsay

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A similar position exists with Mr and Mrs Lindsay. They spoke at the CAH1 [REP3-045]. The ExA visited their property during the ASI and it is hoped that the negotiations can progress speedily once Mr and Mrs Lindsay have instructed a surveyor. At the present time, is this objection still outstanding?

Response

We are grateful to the ExA for making time in its busy schedule to visit [REDACTED] on 2nd March enabling us to demonstrate the severe impact on our lives that the construction works will have as well as the widened A12, both in the house and garden. The care and attention to detail that the panel members demonstrated was very much appreciated.

On 15th March we had a site meeting at [REDACTED] with representatives of National Highways including Andy Goodwin and Tom Scott from the engineering team, Clare Fleming the Stakeholder & Communications Manager and Ange Shields, Senior Property Advisor. We showed them the impact of the construction works and the widened A12, both in the house and around our boundary.

We urged the engineers to take all steps to mitigate the extreme and adverse effects that we will experience.

We also discussed with Ange Shields the possibility of applying for discretionary purchase and it is apparent that this is not a straightforward option. We have specific requirements in that we have a collection of classic cars that we currently house securely in our many garages. On the basis of a recent valuation, we have looked in the surrounding areas for properties that match what we have here and, having viewed several, it is quite clear that there is nothing comparable on the market.

Furthermore, we are daunted by the procedures and likely costs that we would incur, with no guarantee that we would be successful. Discretionary Purchase actually raises the prospect of yet more uncertainty and lengthy negotiations. Having been threatened by this scheme for many years, its re-emergence in 2017 has been a constant source of anxiety, significantly affecting our quality of life and health, and we have no wish to further exacerbate the stress.

On balance therefore, we believe that it will probably be preferable for us to stay put and endure the construction works and resulting road intrusion. We therefore urge the ExA to insist that National Highways put significant mitigation measures in place. These should include relocating the proposed haul road much further away from our boundary, moving and screening the lay-down area immediately opposite our cottage and providing triple glazing for our windows.