

# **TR010060 – A12 Chelmsford to A120 widening scheme**

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**Unique reference nos.: A12C-AFP653 and A12C-AFP654 Columbyne Cottage, Kelvedon Road, Inworth. CO5 9SH Title number EX525948**

**A transcript of our presentation to the ExA at CAH2 on 27<sup>th</sup> April 2023 and supplemental to our previous submissions.**

All of the comments in our response to Q2.5.7 still apply. However, we wish to emphasise that we remain extremely concerned and anxious about the effects of the scheme on our quality of life and our physical and mental health.

Columbyne cottage is one of the most adversely affected residential properties. We are to be completely surrounded by National Highways' activities as the Examining Authority will have observed for themselves on their site inspection.

We would like confirmation that our long established and maintained hedge along the B1023 will not be affected by the scheme.

A recent trip along the A12 past the construction works for the new Margaretting Bypass made us realise the immense scale of the earthworks, the haul roads, the "laying down" areas and the huge machines that are involved in the scheme. We returned home feeling completely overwhelmed by the prospect.

It seems that we are caught between two equally unwelcome and daunting prospects.

Either, we wait to see if it is possible for us to tolerate the immense disruption and, if it proves too much, try to sell our house in the middle of a major road scheme.

Or, we try to find a property now that equates to what we currently have and then navigate our way through the complicated and uncertain process of Discretionary Purchase. However, until we know what National Highways considers a fair value for Columbyne Cottage, we will not know what we can afford. Our meeting with National Highways' Senior Property Advisor was helpful in that it highlighted the various issues that need to be addressed but left us feeling that National Highways hold all the trump cards when it comes to negotiation unless we are prepared to engage, and pay for, agents to negotiate on our behalf. Discretionary Purchase therefore raises the prospect of yet more uncertainty, lengthy negotiations and also expense.

Clearly, there is no straightforward solution to our problem but we ask that the Examining Authority reiterates our unfortunate position to National Highways and requires it to mitigate as much as possible the effects of the works and also to consider concessions with regard to the procedures governing discretionary purchase should the need arise.

On a more general note, as I said yesterday, I seriously question the reasons for building a completely new stretch of road parallel to the existing A12 between J24 (Kelvedon) and J25 (Marks Tey). The current A12 could be widened and improved within the footprint of the existing road thus saving a great deal of public money.

Thank you for giving me the opportunity to raise our concerns.