

Date: 07/06/2023
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The Planning Inspectorate
National Infrastructure Planning
Temple Quay House
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Dear Sir or Madam

**PLANNING ACT 2008 – RESPONSE TO EXAMINING AUTHORITY QUESTIONS (EXQ3) (DEADLINE 6)
RE: A12 WIDENING SCHEME BETWEEN JUNCTIONS 19 (BOREHAM INTERCHANGE) AND 25 (MARKS
TEY INTERCHANGE).**

We act on behalf of Countryside Zest (Beaulieu Park) LLP 'CZ', a joint venture made up of Countryside Partnerships and L&Q, who are the landowner and developer of the Beaulieu Outline Planning Permission (OPP), which was granted in 2014 for 3,600 homes, new roads, schools, neighbourhood centre and business park (ref. 09/01314/EIA).

We note that question Q3.5.14 submitted as part of the Examining Authority Questions (ExQ3) has been included for CZ to address and provide a response. This question states:

“This objection is being maintained whilst the drafting of a legal agreement is awaited [REP4-082]. At CAH2, it was stated in the CAH2 that agreement has been reached on 26 April. Please provide confirmation of this.”

CZs written submission submitted at REP2-046-001 noted that *“While a number of these matters discussed in previous responses to the application have been agreed, there remain a number of areas of disagreement between both parties, CZ and National Highways. Discussions are ongoing in order to come to an agreement on these matters, particularly in regard the Landowner Option Agreement.”*

In response to the above, National Highways responded as part of Document 9.24 ‘Applicant’s comments at written representations’ at Deadline 3 (March 2023) that the *“Applicant notes the information provided by Countryside Zest. Applicant is committed to ongoing discussions with Countryside Zest regarding their concerns and is progressing an agreement to ensure both projects can be delivered as efficiently and effectively as practical”*.

Following the response from National Highways, it is confirmed that discussions between the two parties are ongoing, and in principle agreements have been reached on land transfers; however, in the absence of any legal agreement, CZ’s objection to the drawings as submitted is maintained.

CZ do acknowledge that National Highways informed CZ on the 24th May that they have instructed a legal party (WBD), who will draft and implement the anticipated Landowner Option Agreement that will be taken into consideration as part of the DCO.

Conclusion

In summary, CZ continue to support the principle of the Proposed Development which includes the widening, where necessary, of the A12 between Chelmsford and the A120 from two lanes to three in each direction, as well as ancillary improvements to a number of junctions.

While discussions are still continuing between both CZ and National Highways regarding the matters outlined above, CZ maintain an objection until the Landowner Option Agreement has been finalised and formally processed.

Yours faithfully,



Barry Murphy
Partner
DWD

