

From: [Ron Elliston](#)
To: [A12chelmsfordA120](#)
Subject: Proposed A12 Chelmsford to A120 Widening Scheme - Hatfield Peverel Feoffees
Date: 29 October 2023 21:01:58
Attachments: [Letter to Pins 1st July 2023.docx](#)

Dear Sirs,

Thank you for your letter of 27th October, requesting information from Interested Parties.

Hatfield Peverel Feoffees is a small, very local charity (Reg. No. 240818) and the Trustees wrote to The Planning Inspectorate on 1st July 2023 (copy attached) to express concern at a proposed Compulsory Purchase Order (CPO) affecting a parcel of land in the ownership of the charity.

This land is surrounded by roadways on all sides and is consequently referred to as the 'Island' site. To clarify, in principle the Trustees raise no objection to a CPO *per se* but rather to the detail of the proposal as it currently stands.

If the current proposal of National Highways (NH) is granted, this will leave the charity with a mere remnant (designated plot 6/14b) of its existing land which, as explained in our letter of 1st July, is quite unusable by the charity for any practical purposes.

We have therefore requested the entire 'Island' site is absorbed by NH which may well be of advantage as a possible storage/maintenance area, for example, particularly given its close proximity to the proposed large new junction 21 at Witham South.

The charity has been in discussion with the Valuation Office Agency regarding acquisition of the land by agreement and our understanding is that adoption of the entire 'Island' site is under consideration by NH.

However at present the outcome remains uncertain and, given that plot 6/14b will be of more potential use to NH, compared to the disadvantages to the charity, we respectfully request the Secretary of State issues a Statutory Notice compelling NH to acquire the 'Island' site in its entirety, in the event the proposed widening scheme is granted.

This would free the Trustees from the onerous and worrying responsibility for a small piece of land, completely surrounded by NH assets, that renders it of no commercial value to the charity.

Yours sincerely,

Ron Elliston

Secretary - Hatfield Peverel Feoffees

HATFIELD PEVEREL FEOFFEES

The Hatfield Charities otherwise the Charities of Sir Edward Alleyne and others

**St Andrew's Vicarage
Church Road, Hatfield Peverel, Chelmsford, Essex CM3 2LE**

The Planning Inspectorate
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol BS1 6PN

1st July 2023

Dear Sirs,

A12 Chelmsford to A120 Widening Scheme - Compulsory Purchase Orders

The charity owns two parcels of land listed under Land Registry reference EX841314, located close to junction 20b at Hatfield Peverel, and the Trustees are extremely concerned at the current CPO proposals relating to the larger of these (the Island site) being situated between the northbound on-slip and the A12, on which a telecommunications mast is situated.

National Highways (NH) has applied three plot references to the Island site, namely 6/14a, 6/14b & 6/14d. Their proposal is for permanent acquisition of 6/14a & 6/14d, with temporary possession and permanent rights over 6/14b. This will basically eliminate any further development potential there might have been on the Island site as it currently exists and, most worryingly, leave the charity with a much diminished, irregular-shaped plot entirely isolated within NH property, on which the restriction of an easement will additionally apply.

The Trustees have previously made contact with the Valuation Office Agency, with a view to acquisition of land by agreement, and have also requested NH permanently acquire the whole Island site, on which a highways maintenance and/or storage facility might be established. For the reasons given above the Trustees believe it unreasonable to be left with a remnant plot (6/14b) that will be practically unusable and consequently lacking in any actual value but are encouraged by discussions to date as it would certainly provide much relief to the charity if NH is finally able to agree to acquisition of the entire Island site.

Yours sincerely,
Trustees of Hatfield Peverel Feoffees:

Rev S.R. Northfield
Mrs D. Wallace
Mr I. Twinley
Mrs M. Elliston
Mr R. Elliston