



Our Ref: qA1398982  
Date: 23 April 2021

Dear

### **THE A55 TRUNK ROAD (JUNCTIONS 16 AND 16A IMPROVEMENTS) SCHEME**

Thank you for your letter of 31 March 2021 enquiring about purchase of your property and compensation.

As regards the possible purchase of your property, then I would advise that if you consider the enjoyment of your home is or will be seriously affected by the proposals, then you may request the Welsh Ministers consider buying it even though it is not needed for the proposed scheme. I would advise that each application for discretionary purchase is considered on its own merits.

The Welsh Ministers would require to be satisfied that you have hardship reasons for wishing to sell immediately which are unconnected to the proposed scheme; that you have been unable to do so as a consequence of the protected route and are satisfied with your reasons as to why you consider the enjoyment of the property would be seriously affected.

I enclose the relevant Discretionary Purchase Application Form G1 together with its associated Guidance Notes for Discretionary Purchase.

As regards compensation, as your property is outside of the CPO, you **may** be eligible to claim Part 1 Compensation.

Compensation for injurious affection under Part 1 of the Land Compensation Act 1973, may be payable where the value of a property has depreciated as a result of public development, and where no part of the property has been taken for the development (no land acquired). The claim for depreciation has to be for more than £50, caused by noise or other physical factors such as dust fumes, emissions and artificial lighting arising from the use of the development. Personal inconveniences, a loss of view or physical factors arising during construction of the road, are **not** included under part 1 compensation.

To satisfy the eligibility criteria for Part 1 the claimant must:

i. Have acquired the property before the relevant date. The relevant date will be the date the road opened to traffic;

ii. Must own/live at the property which is the subject of the claim, as their place of residence on the date they make the claim. A claim can be made one year after the road has been opened to the public, this provides time for the claimant to fully quantify their claim.

Should your claim be successful, Welsh Government would pay your fair and reasonable agents fees, which would be a matter for discussion with Welsh Government's agent.

I hope the above will be of help to you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G N Jones', with a stylized, cursive flourish at the end.

**G N JONES**  
Orders Branch  
Transport