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Our Ref: WOL608333/DRP/KS

Your Ref: A1 Birtley to Coal House

Date: 4<sup>th</sup> February 2020

SENT BY EMAIL ONLY

Dear Sirs

## A1 BIRTLEY TO COAL HOUSE ROAD IMPROVEMENT SCHEME

I refer to the above and write further to the Relevant Representations submitted on behalf of my Clients B, C, & G Askew to confirm my Client's concerns and objections in relation to the proposed scheme.

1. The Land Referencing carried out by the Acquiring Authority is inaccurate and incomplete due to the refusal of the Acquiring Authority to compensate my Clients for the reasonable cost of legal advice required in order to provide clarification. My Clients are unclear as to their status in regard to this matter because they could not instruct Solicitors without incurring costs.

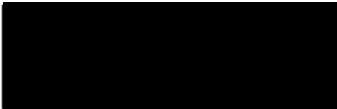
Furthermore, this failure means that the Applicant cannot demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the Order by agreement.

I would also respectfully suggest that the Applicant cannot satisfy the guidance in regard to demonstrating the availability of the necessary funding set out within the publication "Planning Act 2008: procedures for the compulsory acquisition of land" if they have not properly established the basis upon which any land would need to be acquired and the compensation that would flow from that.

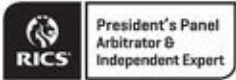
2. There has not been sufficient justification of the need, or extent of the need in respect of the proposed acquisition areas.
3. There has not been provided sufficient detail in regard to drainage and accommodation works, nor any detail as to the impact on my Client's retained land.

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Yours faithfully



Robyn Peat FRICS  
Managing Partner



For and on behalf of George F White LLP