



## Northumberland Estates

Planning Inspectorate case team:  
[A1inNorthumberland@planninginspectorate.gov.uk](mailto:A1inNorthumberland@planninginspectorate.gov.uk)

Our Ref: RW/AR/GW/SP683

30<sup>th</sup> October 2020

Dear Sirs

### A1 Morpeth to Ellingham dualling Northumberland Estates Representation

We confirm that this representation is submitted on behalf of Northumberland Estates which is the organisation responsible for land registered in the name of a number of trusts and/or individuals which form part of Northumberland Estates (including but not limited to The Honourable George Dominic Percy, The Most Noble Ralph George Algernon Twelfth Duke of Northumberland, The Most Noble Richard Walter John Tenth Duke of Buccleuch, the Twelfth Duke of Queensberry, Viscount Matthew White Ridley, The Honourable James William Eustace Percy, The Honourable Richard Charles Percy and Percy Farms). We note that the proposed Development Consent Order ("DCO") affects a wide range of land and interests of Northumberland Estates although we are not able at this stage to confirm with certainty the precise extent of interests affected.

Whilst we have engaged with Highways England over the course of the last year, the plans submitted with the DCO application have not previously been shared with the Estate and therefore we need to consider and review these further in order to assess the full impact of the DCO. We are aware at this stage that there are some interests which do not appear to have been acknowledged. In particular, Northumberland Estates own mineral rights south of the A1 near Felton. We require further clarification from Highways England of how the DCO proposes to deal with mineral interests.

On the basis that we have not yet been able to ascertain the full impact of the proposals on the land/interests of Northumberland Estates, we object to the DCO application insofar as it affects the land/interests of Northumberland Estates and in addition to our comments below we expressly incorporate into our objection those outstanding issues in our letter to Highways England dated 2 May 2019.

There are a number of specific concerns which we have shared with Highways England prior to the submission of the DCO application which remain relevant as follows:-

- 1) There is an electricity cable which connects to a wind farm and is currently located within the highways verge. Our position is that the electricity cable should continue to be located in the highways verge (albeit in the new location of the verge) and it is not necessary for further land to be acquired for the re-location of the electricity cable.

We require further clarity from Highways England in relation to their proposals in respect of this.

- 2) In relation to the northern part of the area which is identified as a site compound on Land Plan 19, we made Highways England aware of the intention to develop this land in a number of meetings held earlier this year. Planning permission was granted for the construction of a 1,700 sqm B2/B8 general industrial shed and storage yards on 22 September 2020. We have instructed contractors to commence the development of this land and works will start imminently. Notwithstanding that we have previously suggested to Highways England that an alternative area of land could be made available and used as the site compound, disappointingly such proposals have not been developed by Highways England nor included in the DCO.
- 3) In addition to the point made above in respect of the site compound area, we have also notified Highways England that significant infrastructure (at a cost of £1.2 million) has been constructed in order to facilitate the development identified above. Whilst we expressly reserve our position as regards compensation, we are concerned that the approach envisaged in the DCO will to a greater or lesser extent undo or compromise the infrastructure works, and invariably add costs and delays to and adversely affect our proposed development. Furthermore, the DCO in this respect does not appear to have properly considered alternatives. We require further clarity in respect of this.
- 4) We have been engaging with Highways England in respect of the impact which the proposals will have on public rights of way. In particular, we have agreed (in principle) the routes of a number of diversions. The DCO application documents appear to still identify land/rights being acquired over the routes of existing rights of way that are proposed to be stopped up. We require further clarity in respect of this as we do not consider such acquisition to be necessary.
- 5) We have previously raised concerns with Highways England regarding the impact which the DCO proposals will have on the drainage of the arable fields through which the works will be completed. We consider that a drainage survey should be conducted in advance of the works commencing in order to document the existing drainage arrangements. Following the completion of the survey, a drainage strategy could be developed and agreed to ensure that any impact on the arable fields is mitigated against.
- 6) We require further clarity from Highways England on the proposals regarding the fencing, landscaping and ongoing maintenance (including the management of ragwort/other weeds) of the land acquired by Highways England that will be in close proximity to Northumberland Estates' land.
- 7) We are concerned to ensure that the extent of land take from the agricultural fields is limited to the minimum that is required. We require further engagement by Highways England regarding the proposed field boundary re-alignments and clarification and confirmation that all necessary steps will be taken to ensure that the land retained by Northumberland Estates is of a size/shape which allows for continued beneficial use and accessibility with modern commercial machinery.
- 8) Access arrangements and/or the quality of access routes requires further consideration particularly in relation to the access routes to Broxfield Farm, Rennington Moor and Goldenmoor Farm.
- 9) The extent and location of proposed woodland planting needs to be fully considered in the context of Northumberland Estates' sporting rights.

- 10) We require further clarity on the accessibility of the field parcel on Goldenmoor Farm bordering the A1 in relation to the permanent acquisition of land. As has been highlighted in previous meetings, farm access needs to be maintained to the parcel west of Denwick Burn that borders the A1.
- 11) We are concerned about the loss of access to the telecoms mast for which the Estate receives a rent and are concerned that the tenants will lose access and terminate the agreement. We understand that access will be taken by re-opening the old access from Heiferlaw Bank. This is a farm internal estate road and is not sufficient for other traffic. We are concerned that this new right will cause an impact on the farming of this land and lead to trespass. We are concerned about who will be maintaining this new access. We also understand that this will be used to access a retention pond, leading to further use of this small track. Further details are required to alleviate our concerns.
- 12) We are concerned about the dust, noise and vibrations affecting neighbouring properties and interests.

Notwithstanding the guidance on the scope of representations, we reserve Northumberland Estates' position in respect of any further points that may need to be identified following further consultation of the documentation/plans now available. It is not readily apparent what the various impacts of the proposed DCO will be as it would appear to contradict some of the assurances that Highways England have given throughout our discussions (for example, in relation to the public rights of way proposals and the site compound).

Yours sincerely

A black rectangular redaction box covering the signature of R. C. St. J. Wilson.

R. C. St. J. Wilson



## Northumberland Estates

A1 in Northumberland Project Team  
Third Floor South  
Highways England  
Lateral 8 City Walk  
Leeds  
LS11 9AT

Our Ref: AR/GW/SP683

2<sup>nd</sup> May 2019

Dear Sirs

### Northumberland Estates (NE)

#### A1 in Northumberland, Alnwick to Ellingham Scheme – Public Consultation

The below is without prejudice to any ongoing discussions but we wish to formally make the following comments/objections to the scheme:

#### **GENERAL**

1. In principle, NE do not have any objections to the overall improvement to the A1 scheme from Alnwick to Ellingham. However, we have concerns about specific details which need to be resolved for our full cooperation and support.
2. NE are concerned over the impact on the residual Estate, impact on the agricultural land, residential properties and the general amenity of the Estate as a result of the land take.
3. NE are not happy with the proposals for the wind farm cable relocation and it is clear that there are significant uncertainties as to the location of where the wind farm cable is to be located. Any location of the cable needs to be within the acquired land and needs to be a significant distance away from any activities the Estate may carry out on their retained property. The Estate is also not willing to allow any further access to any utility company wanting to access the cable for any future repairs or maintenance.
4. The amount of land taken as part of the scheme should be kept to a bare minimum. NE will not support the scheme if there is land taken that cannot be proven as being absolutely necessary for the scheme.
5. NE would like to facilitate a compound site and wish to enter in to commercial terms for such occupation.
6. NE would like to facilitate a borrow pit site and wish to enter in to commercial terms for such occupation.

## AGRICULTURAL LAND

7. The widening of the A1 will cause a loss of agricultural land and amenity woodland. This is going to impact on the profitability of the in-hand farming business and that of the Estates agricultural tenants.
8. We note that there are proposed balancing ponds upon NE land. We are concerned about the location and size of these ponds and the access arrangement that HE will require for future maintenance. Further discussion is required to obtain NE's support to these otherwise further objections will be made. NE are also concerned over the siting of underground pipes and manhole covers on NE land and the impact these may have on the natural drainage of the land.
9. NE are extremely concerned about field drainage. NE request HE to instruct a specialist drainage contractor early in the consultation period to understand the current systems and a new scheme to pick up all damaged drainage and to ensure that the land left either side of the A1 is not impacted by water retention.
10. NE request details of fencing/hedge planting and future maintenance of these boundaries alongside the new carriageway. Much of the adjacent land is part of a mixed rotation and therefore needs to be stock proof and appropriate consultation and agreement should be carried out with HE and tenants.
11. NE are concerned about the restoration of the new highway verge and ensuring that there is not a build up of injurious weeds including ragwort and thistles. It is likely that disturbance of the ground will cause germination of weed seeds which could then impact on the land adjacent. NE need to be reassured that HE's proposals mitigate and manage of such injurious weeds during the works and going forward.
12. NE are concerned about field size adjustments and being left with impractical field sizes/corners. Consultation is required to understand any field boundary realignment outside the working area as part of the scheme works to ensure land is not lost because of small sized fields/inaccessible areas with modern commercial machinery.

## RESIDENTIAL

13. NE has concerns over the diminution in value as a result of the scheme to the following residential properties. The list is not exhaustive but indicative at this stage.
  - a. Residential properties at Broxfield Farm – Farmhouse, Cottages 1&2 and Rennington Moor
  - b. Heckley Fence Farmhouse
  - c. Holywell Residential Property
  - d. Heiferlaw Bank Residential Property
  - e. Broomhouse Residential Properties
  - f. Goldenmoor Farm Residential Properties
  - g. Denwick Village Residential Properties
14. NE would like to understand what mitigation is proposed to reduce the impact of the scheme on these residential properties

## SPORTING

15. NE are concerned with the impact of proposed footpath and access diversion on the sporting interests on the land adjacent. The footpaths could cause conflict with the management of the land for sporting purposes.
16. NE are concerned with mitigation planting of trees and hedges and the impact of that on sporting. In particular the location of the planting may cause issues with driven game being located near the highway or being disturbed by the highway. The proposed planting either side of the highway needs consideration and agreement alongside the sporting interests.

## ACCESS

17. NE are only willing to support the scheme if the northern bridge location at Heckley Fence is agreed. Without this bridge, there is significant impact to the farm at Broxfield/Heckley Fence, which will impact on the rental level, commercial viability and capital value of the farms.
18. There are significant concerns over the condition of access routes leading to Heckley Fence and this would need to be upgraded as part of the scheme
19. Further to the above, the access routes to Broxfield Farm, Rennington Moor and Goldenmoor Farm are substandard and to date have been used heavily as part of the survey works. These routes would need to be upgraded as part of the scheme.
20. NE require improvements to the Denwick junction and junction south of Alnwick. (Further details to be provided)
21. NE still request further discussions and consideration of a bypass around the village of Denwick as part of the overall scheme.
22. NE note that HE are proposing to re-open the access way from Heiferlaw bank to the A1 in order to create an access to the retention ponds on Rock Estate. There has been no considered discussions about the access arrangements over this private road and it is understood that HE are proposing that Rock Estate be granted access. NE object to this without agreement.

We look forward to continual discussions on the above matters in order to find resolution and we wait for further communication.

Yours sincerely

  
  
A. J. Robson