

A1 in Northumberland: Morpeth to Ellingham

Scheme Number: TR010059

CA.1 Compulsory Acquisition Schedule **WQ CA.1.1**

APFP Regulation Rule 8(1)(b)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009

Infrastructure Planning

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(Applications: Prescribed Forms
and Procedure) Regulations 2009**

**The A1 in Northumberland: Morpeth to
Ellingham**

Development Consent Order 20[xx]

Compulsory Acquisition Schedule WQ CA.1.1

Regulation Reference:	APFP Regulation Rule 8(1)(b)
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1 COMPULSORY ACQUISITION SCHEDULE

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Clark	Steve Parlett	Agreed	Heads of terms issued to landowner/agent for signing.	8-10a, 8-11a	N/A	Land adjacent to layby east of A1 and west of holiday parks.	5.21	0	The scheme takes the entirety of the land in this location on a permanent basis. HOTs have been agreed for the acquisition of the land and await signing.
Ions	Steve Parlett	Agreed	Heads of terms issued to landowner/agent for signing.	9-16a, 9-16b, 9-16c, 9-18a, 9-18b	N/A	Land north of Felton turn junction, east of A1 and south of river Coquet.	4.64	4.52	Ring-fenced agricultural land close to Felton. HOTs have been agreed and issued for signing.
Brown	Steve Parlett	In advanced negotiations	Consider IA and respond to agent revised claim.	8-7a, 8-7b, 9-8a, 9-8b, 9-8c, 9-14a, 9-14b, 9-15a, 9-15b, 9-15c, 9-15d, 9-17a, 9-17b, 9-17c, 9-17d, 9-17e, 9-20a	N/A	Land north and south of the Felton turn off east of the A1.	13.92	18.46	The land comprises agricultural land farmed by tenant farmer. Much of the land is to be used for the junction/roundabout/ detention basins so there is potential for increased impact to the remainder of land post construction of the scheme. Land values have been agreed and discussions continue over injurious affection to various plots.
Dungait	Steve Parlett	In advanced negotiations	Consider revised valuation put forward by land agent and respond to land value/IA rates.	2-8a, 2-8b, 2-8c, 2-8d, 2-8e, 2-8f, 2-8g, 2-11a, 2-14a, 2-14b, 2-15a, 2-15b, 3-1a, 3-1b, 3-2a, 3-4a, 3-6a, 3-6b, 4-6a, 4-7a, 4-7b, 4-7c, 4-7d, 4-7e, 4-7f, 4-7g, 4-7h, 4-8a, 4-8b, 4-8c, 4-10a, 4-10b, 4-10c, 4-10d, 4-	N/A	Various points along the M-F section. The main area being from Espley to Fenrother.	48.29	12.38	Additional land to the west of the proposed A1 south of Fenrother Junction which will need to be acquired – a thin sliver of land is left which is of no use to the farmer and access would be problematic. The thin sliver to the east can be incorporated into adjoining fields but will require the accommodation works to be undertaken by the scheme. Land values are partially agreed with further

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
				10e, 4-10f, 5-4a, 5-4b, 5-4c, 5-4d					discussions underway over one or two higher value parcels.
Clarehugh	Steve Parlett	In Negotiations	Establish market value of land used for burial grounds	8-8a,8-8b8-8c,8-8d,8-10a,8-12a	RR-047	Woodland Burial Ground	5.71	0.34	A revised claim has been issued by the land agent but is still considered excessive by the DV. Further research and discussions required between land agent and DV.
Robson	Tim Michie/GFW	Awaiting claim	Land value discussions required with land agent.	1-6a,1-6b,1-6c,1-6d,1-6e,1-6f,2-6a,2-6b	RR-033	Agricultural land to the east of A1 at start of scheme	3.12	0.07	Discussions with the land agent are ongoing - he is preparing a claim to send to the DV. Meeting offered by the DV to discuss values w/c 18 January 2021.
Teasdale	Tim Michie	Awaiting claim	Land value discussions required with land agent.	1-7a,1-7b,1-7c,1-7d	N/A	Warreners House	0.65	0.09	Discussions with land agent ongoing - he is preparing a claim to send to the DV. Meeting offered by the DV to discuss values w/c 18 January 2021.

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Hawes	Tim Michie	Awaiting claim	Compensation discussions to commence following meeting between landowner and the HE project team.	1-8a,1-8b	RR-045	Northgate Farm	0.23	0	Proposed meeting with Mr & Mrs Hawes and the project team to discuss/resolve multiple matters raised. There is no land take from this party. There will be an alteration of rights only - rights will be required over plot 1-8a to enable the alterations/tie in of the existing/new access. Plot 1-8b is to facilitate the new access track. Although the plot is included within the Red Line it is unlikely that any of the treebelt/land will be used. Land agent has suggested that compensation discussions need to wait until after the proposed meeting with the project team.
Carter	Tim Michie	Awaiting claim	Land value discussions required with land agent.	2-9a,2-9b,2-9c,2-9d,2-9e,2-9f,2-9g,2-11a	N/A	House and associated land/access south of Highlaws Junction	1.94	0.4	Discussions with the land agent are ongoing - he is preparing a claim to send to DV. Meeting offered to discuss values w/c 18 January 2021.
Dobson	Tim Michie	Awaiting claim	Land value discussions required with land agent.	4-1a,4-5a,4-5b,4-5c,4-5d,4-5e,4-5f,4-5g,4-5h,4-5i,4-5j,4-6a,5-2a,5-2b,5-2c	N/A	Agricultural land surrounding proposed Fenrother Junction	22.56	5.84	Discussions with the land agent are ongoing - he is preparing a claim to send to DV. Meeting offered to discuss values w/c 18 January 2021.
Hebron Hill Partnership	Tim Michie	Awaiting claim	Land value discussions required with land agent.	2-12a,2-12b	N/A	Land east of A1 and north of Hebron junction. Land is a strip between A1 and Kelcher holding.	0.45	0	Whole of land ownership is to be acquired. Discussions with the land agent are ongoing - he is preparing a claim to send to DV. Meeting offered to discuss values w/c 18 January 2021.

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Vernal Agriculture	Tim Michie	Awaiting claim	Land value discussions required with land agent.	8-4a,8-4b,9-1a,9-1b,9-1c,9-1d,9-1e,9-1f,9-1g,9-3a,9-11a,9-11b	N/A	Land north west of Felmoor Junction stretching up to River Coquet.	33.95	10.78	Discussions with the land agent are ongoing - he is preparing a claim to send to the DV. Additional discussion over extra land required for River Coquet mitigation measures. Meeting offered to discuss values/claims w/c 18th January 2021.
Davidson	N/A	Awaiting claim	Land value discussions required.	1-9a,1-9b,2-7a,2-7b,2-7c	N/A	Garden/small holding land surrounding Capri Lodge (Residential)	1.09	0.08	Property recently purchased from Mr Stephenson. Limited discussion in recent months. DV to approach Mr Davidson to commence discussions/negotiations.
Renton	Graeme Bruce	Meeting agreed for 20/1/2021	Land take figures sent to agent 7/1/2021	2-1a,2-1b,2-1c,2-1d,2-2a,2-2b,2-2c,2-3a,2-3b,2-3c,2-3d	N/A	Agricultural land west of A1, north and south of Highlaws Junction	23.07	2.13	Discussions with the land agent are ongoing. Land take figures and link to plans confirmed with land agent 7/1/2021. A meeting has been scheduled for 20/1/2021 to commence acquisition negotiations.
Hogg	Graeme Bruce	Meeting agreed for 20/1/2021	Land take figures sent to land agent 7/1/2021	5-1a,5-1b,5-1c,5-1d,5-1e,5-1f,5-1g,5-1h,5-1i,5-1j,6-1a,6-2a,6-2b,6-2c,6-2d,6-2e,6-2f,6-2g,6-2h,6-2i,6-2j,6-2k,6-2l,6-2m,6-2n,6-2o,6-2p,6-2q,6-2r,6-2s,6-2t,6-4a,6-5a,7-6a,7-6b,7-6c,7-6d,7-6e,7-6f,7-6g,7-6h,7-6i,7-6j,7-6k,7-3a,7-7a,7-7b,7-7c,7-8a,7-8b,7-8c,7-8d,7-8e,7-	N/A	Large area of agricultural land located to the west of Causey Park.	107.35	49.44	Discussions with the land agent are ongoing. An acquisition meeting has been agreed for 20/1/2021. Potentially some additional land may be required on a temporary basis to be used as soil store. Land take figures and link to plans sent to land agent 7/1/2021.

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
				8f,7-8g,7-8h,7-12a					
Hogg (formerly Admiral Taverns)	Graeme Bruce	Meeting agreed for 20/1/2021	Land take figures sent to land agent 7/1/2021	5-6a,5-6b,5-10a,6-3a,6-3b,6-3c,6-3d,6-3e,6-4a,6-5a	N/A	Land to the rear of former Oak Inn public house.	4.23	2.28	Discussions with the land agent are ongoing. Land take figures and link to the plans have been confirmed with the land agent on 7/1/2021. A meeting has been scheduled for 20/1/2021 to commence acquisition negotiations.
Howarth	Graeme Bruce	Meeting agreed for 20/1/2021	Land take figures sent to land agent 7/1/2021	1-4a,1-4b,1-4c,1-4d,2-4a,2-4b	N/A	Agricultural land west of A1 at beginning of scheme. Understood to be farmed by Renton.	5.67	2.27	Discussions with the land agent are ongoing. Land take figures and link to plans confirmed with land agent 7/1/2021. Meeting scheduled for 20/1/2021 to commence acquisition negotiations.
Bell	Graeme Bruce	Meeting agreed for 20/1/2021	Land take figures sent to land agent 7/1/2021	3-3a,3-3b,3-3c,3-3d,4-9a	N/A	Agricultural land north of Low Espley and west of existing A1.	9.38	0	Discussions with the land agent are ongoing. Land take figures and link to plans have been confirmed with the land agent on 7/1/2021. Meeting scheduled for 20/1/2021 to commence acquisition negotiations.
Kelcher	James McDonald	In Discussion	DV to send confirmation of land take as currently shown within DCO application	2-11a,2-13a,2-13b,2-13c,2-13d,2-13e,2-13f,2-13g,2-13h,3-7a,3-7b,3-7c,3-7d	N/A	Land east of A1 and north of Highlaws Junction	16.11	0.8	Land agent has requested updated plans showing the current land ownership position around the proposed junction/access track. Discussions around value will

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
									commence upon receipt of that information.
Dixon	Tim Michie	Awaiting claim	Land value discussions required with land agent.	4-20a,4-20b	N/A	Residential property and land east of existing A1.	0.04	0.05	Only acquisition of rights in relation to the watercourse are proposed - Land agent is to send in the proposed claim to the DV. A meeting has been offered w/c 18th January 2021
Givens	Tim Michie	Awaiting claim	Land value discussions required with land agent.	5-3a,5-3b,5-3c	N/A	Tindal Hill - residential property and small holding/paddock land.	3.02	0.28	Discussions with the land agent are ongoing - land agent is to send in the claim to the DV based on paddock/small holding land. A meeting has been offered w/c 18th January 2021
Millhouse Developments	Graeme Bruce	Meeting agreed for 20/1/2021	Land take figures sent to land agent 7/1/2021	7-3a, 7-4a,7-4b,7-4c,7-4d,7-4e,7-4f,7-4g,7-7a,7-7b,7-7c,8-9a,8-9b,8-9c	N/A	Agricultural land located to the west of existing A1 with extant planning consent for proposed service station/site.	7.29	0.24	The proposed acquisition includes land with extant planning for the service station - DV has confirmed the current land take proposals with the land agent on 7/1/2021. A meeting has been agreed for 20/1/2021 to commence acquisition negotiations.
Milner (Isabella Holdings Ltd	Richard Brown	Sale Agreed In Negotiations	Discussion required over value.	7-2a,7-3a,8-14a	N/A	Land located west of A1 used for growing Christmas Trees.	25.02	0	A deal to acquire the land was originally agreed negotiated between Mr Milner and Richard Sowerby (DV) to acquire the whole of the holding. Given the time that has now passed the landowner wants to renegotiate the terms of the deal. Richard Sowerby in discussions with Richard Brown (agent).

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Henry	GSC Grays	Meeting Offered	DV to send confirmation of land take as currently shown within DCO application	8-1a,8-1b,8-1c,8-2a,8-2b,8-2c,8-3a,8-3b,8-3c,8-3d	N/A	Agricultural land located to the west of the current A1.	4	2.15	Limited contact in recent months for this landowner/agent. DV e-mail to agent on 8/1/2021 inviting discussions around land take and acquisition.
Pattinson	Tim Michie	Awaiting claim	Land value discussions required with land agent.	10-5a,1-5b,10-5c,10-5d,10-7a	N/A	Agricultural land located at the northern end of the Morpeth to Felton section and east of the A1.	4.51	2.79	Land agent to send in claim details for discussion. Land is to be used for a detention basin. Meeting offered to land agent to discuss values w/c 18th January 2021.
Henderson	Richard Brown		DV to issue current land take figures to agent for discussion	9-9a,1-2a,10-2b,10-2c,10-2d,10-2e,10-2f,10-2g,10-2h,10-2i,10-2j,10-6a	N/A	Agricultural land located north of River Coquet, east and west of the A1.	4.88	0.99	Discussions to date have centred around access for surveys. Acquisition discussions to commence now that those agreements are in place.
Scott	Richard Brown		DV to issue current land take figures to agent for discussion	9-2a,9-2b,9-2c,9-2d,9-2e,9-2f,9-2g,9-2h,9-2i,10-1a,10-1b,10-1c,10-1d,10-1e,10-1f,10-1g,10-1h,10-1i,10-1j,10-1k,10-1l,10-1m,10-1n	N/A	Agricultural/woodland located north of River Coquet, east and west of existing A1	4.14	1.85	Discussions to date have centred around access for surveys. Acquisition discussions to commence now that those agreements are in place.

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Northumberland Estates	Louis Fell	Meeting Offered		11-1a,11-1b,11-1c,11-1d,11-1e,11-1f,11-1g,11-1h,11-1i,11-1j,11-1k,11-1l,11-1n,12-1a,12-3a,12-3aa,12-3b,12-3bb,12-3c,12-3cc,12-3d,12-3dd,12-3e,12-3ee,12-3f,12-3ff,12-3g,12-3gg,12-3h,12-3hh,12-3i,12-3ii,12-3j,12-3k,12-3l,12-3m,12-3n,12-3o,12-3p,12-3q,12-3r,12-3s,12-3t,12-3u,12-3v,12-3w,12-3x,12-3y,12-3z,13-1a,13-1b,13-1c,13-1d,13-1e,13-1f,13-1g,13-1h,13-1i,13-1j,13-1k,13-1l,13-1m,13-1n,13-1o,13-1p,13-1q,14-5a,18-1a,19-1a,12-2a,13-5a,13-5b,13-5c,13-5d,11-4a,11-4b,11-4c,11-4d,11-4e,11-4f,18-2a,18-2b,18-3a,18-3b	RR-011	Agricultural land located east and west of the current A1 between Alnwick and Ellingham	67.84	36.92	Dispute over amount of land for wind farm cable - Telephone discussion with Project team and NE/Louis Fell. Land take discussed and use etc - agreed that land agent and DV will begin discussion over land value. Meeting offered w/c 18th January 2021 to attempt and agree land take other than that required for the cable.

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Rock Estate	Louis Fell	Awaiting discussions	DV to commence discussions with land agent	13-2a,13-2b,13-2c,14-1a,14-1b,14-1c,14-1d,14-1e,14-1f,14-1g,14-1h,14-2a,14-4a,14-4b,14-4c,14-4d,14-4e,14-4f,14-4g,14-4h,14-4i,14-4j,14-4k,14-4l,14-4m,14-4n,14-6a,14-6b,14-6c,14-6d,15-18a,15-18b,15-18c,15-18d,15-18e,15-18f,15-18g,15-18h,15-18i,15-18k,15-18j,15-20a,15-24a,15-24b,15-24c,15-24d,15-24e,15-24f,15-26a,15-26b,15-26c,15-26d,15-26e,15-26f,15-26g,15-26h,15-27a,15-27b	RR-042	Agricultural land located east and west of existing A1 south of Charlton Mires.	42.63	2.79	Dispute over amount of land for wind farm cable - Telephone discussion with Project team and NE/Louis Fell. Land take discussed and use etc - agreed that land agent and DV will begin discussion over land value. Meeting offered w/c 18th January 2021 to attempt and agree land take other than that required for the cable.
Grahamslaw	Louis Fell	Awaiting discussions	DV to commence discussions with land agent	16-8a,16-11a,16-11b,16-11c	RR-031	Agricultural land sitting to the east of the existing A1 north of proposed Charlton Mires.	3.55	0.13	Agent changed from Tim Michie to Louis Fell - Land agent and DV to discuss land values. Meeting offered w/c 18th January 2021
Hester	Louis Fell/Rob Thompson	Partially Agreed Blight Claim	Confirm Disturbance details with land agent.	15-12a,15-16a,15-17a	RR-029	Residential property known as East Cottage and associated equestrian land and buildings	6	0	Main blight claim agreed after much discussion - awaiting details of claimant's time for house viewing to sign off the final part of disturbance claim. An e-mail was sent to the land agent on 7/1/2021

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Beal	George F White	Blight Claim	Further discussions required	15-1a,15-1b,15-1c,15-1d,15-1h,15-1j,15-1k,15-2a,15-2b,15-3c,15-2d,15-2e,15-2f,15-5a,15-6a,15-6b,15-6c,15-6d,15-6e,15-6f,15-6g,15-8a,15-8b,15-8c,15-22a,15-22b,15-23a,15-23b,15-23d,15-25a	RR-020	Agricultural land and farmhouse together with associated buildings. Various interests included air strip and caravan storage.	23.4	11.49	Discussions have been ongoing for some time. Parties are still some way apart on various matters. Further discussions are required.
Armstrong	Tim Michie	Meeting Offered	Need to confirm land take position	16-4a,16-4b,16-4c,16-4d,16-4e,16-6a,16-6b,16-6c,17-1a,17-6a,17-6b,17-6c,17-6d,17-6e,17-6f,17-6g,17-6h,16-1a,16-1b,16-1c,16-2b,17-5a,17-5b	N/A	Agricultural land sited east and west of the existing A1 and the northern end of the scheme.	7.18	2.97	Information to be clarified regarding rights and land take required from the claimant. The project team are reviewing the information. Discussions regarding acquisition can commence when that information is provided/confirmed. A meeting has been offered to the land agent w/c 18/1/2021
West End Anglers	Graeme Bruce	Meeting agreed for 20/1/2021	Land take details sent to land agent 7/1/2021	9-12a	N/A	Northern bed and banks of the river Coquet in the area of the proposed new bridge crossing	0.04	0	Acquisition of rights only over the river bed and banks of the River Coquet. A meeting has been agreed with the land agent to discuss value on 20/1/2021.
University of Newcastle Upon Tyne	Tim Michie	Meeting Offered	In discussions	3-11a,3-11b	N/A	Agricultural/woodland land located east of the A1 south of Priestbridge.	0.71	3.63	The land agent was only recently appointed to act for this landowner. A meeting has been offered to commence acquisition discussion for w/c 18/1/2021.

Landowner Name	Land Agent	Current Status	Actions	Plot Reference	Relevant Rep Reference	Location/Description	Perm LT/Rights acres	Temporary LT acres	Comments
Purvis	Louis Fell	Meeting Offered	In discussions	15-9a,15-9b,15-10a,15-10b,15-10c,15-10d,15-10e,15-11a,15-11b,15-13a,15-13b,15-14a,15-15a,15-19a,15-19b	RR-044	Agricultural land and haulage firm located west of the A1 south of Charlton Mires Junction.	2.59	0.84	Land take figures were sent to the land agent on 23/10.2020. Information around land values sent to the agent on 16/12/2020. An update was sent to the land agent on 4/1/2021 offering a meeting to discuss values w/c 18/1/2021.
Robinson	Rob Thompson	Meeting Offered	In discussions	14-2a,15-19a,15-19b,15-20a,15-21a,15-21,b15-21c	RR-043	Residential property and holiday cottage west of A1 south of Charlton Mires Junction.	0.53	0.82	Land take figures were sent to the land agent on 23/10.2020. Information around land values was sent to the agent on 16/12/2020. An update was sent to the land agent on 4/1/2021 offering a meeting to discuss values w/c 18/1/2021.
Shell	Tim Michie	Meeting Offered	In discussions	16-10a,16-10b	N/A	Access road to Charlton Hall	0.01	0.22	Discussions ongoing with the land agent. An invitation to meet to discuss the acquisition has been sent to the land agent for w/c 18/1/2021
Thorp	Louis Fell	Meeting Offered	In discussions	16-9a,16-9b,16-9c,16-9d,16-9e	RR-022, RR-039	Woodland adjoining access road to Charlton Hall	0.07	0.74	Acquisition is required for the relocation of bat boxes. Some discussions have taken place with land agent regarding the land ownership. An invitation to discuss acquisition sent to the land agent for the w/c 18/1/2021

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