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28<sup>th</sup> January 2021

The Planning Inspectorate  
Major Applications and Plans  
Temple Quay House  
Temple Quay  
Bristol  
BS1 6PN

Dear Sir/Madam

**Millhouse Developments  
Land Adjacent to A1 north of Longdike Burn near Burgham  
Registration identification number: 20026914.**

We are writing on behalf of our client 'Millhouse Developments', with regards their land interests at Burgham as cited in the evidence submitted a part of the Examination including page 9 CA.1 Compulsory Acquisition Schedule WQCA.1.1 submitted by the Highways Agency in response to Deadline 1 for the Examination Written Questions (EXQ1) issued on 19<sup>th</sup> November.

Our client is aware that EXQ1 CA.1.1 to CA.1.18 related directly to the Compulsory Acquisition/Temporary Possession procedures in respect of the A1 in Northumberland - Morpeth to Ellingham. Whilst we understand that it is not possible to submit representations specific to the any Compulsory Acquisition case with regards a piece of land or building it is appropriate to raise matters of process. In this regard ExQ1 CA.1.1 requested that the applicant complete the annexed Compulsory Acquisition Objections Schedule (Annex A) to make entries it believes to be appropriate.

The Highways Agency has now completed this schedule and submitted in advance of Deadline 1 as referenced above. The reference to our client 'Milhouse Developments' land interest as noted in this schedule at page 9 confirmed that a meeting has been arranged with the agent of the 20<sup>th</sup> January 2021 and land take figures were issued on the 7<sup>th</sup> January 2021. The comments note that this is to be the commencement of land take negotiations.

Our client has sought to negotiate with the Highways Agency's representatives on this issue for a number of months but has not had the opportunity to do so until now. Given the advanced stage of the application process, with the Examination process now commenced, this approach to ourselves as our client's agents to be somewhat delayed.

It should also be highlighted that the initial proposals put forward by the Highways Agency made no access provisions for any purpose to the land that is owned by our client but not required for the dualling works to the A1. A contrived access arrangement is now proposed through neighbouring land which is to be restricted for agricultural use only. This is inadequate for our clients purposes, particularly in view of the currently unrestricted access to their site from the A1 and the historic planning consent for 'Roadside service incorporating petrol filling station and shop' (reference CM/00/D/337 and CM/04/D.550)

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We request that the Inspector gives due consideration to the very early nature of the discussions with regards our clients land holdings in view of the advanced stage of the design development.

Yours sincerely,



**Helen Marks MRTPI**  
For YoungsRPS

Cc . Mike Clark- Milhouse Developments Ltd