

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

**Scheme Number: TR010059**

## **Population and Human Health Additional Assessment**

AFPF Rules 2010 Rule 8(1)(c)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

January 2021

Infrastructure Planning

Planning Act 2008

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

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

Development Consent Order 20[xx]

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**Population and Human Health Additional Assessment**

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<b>Regulation Reference:</b>	APFP Regulation 8(1)(c)
<b>Planning Inspectorate Scheme Reference:</b>	TR010059
<b>Doc Reference:</b>	6.24
<b>Author:</b>	A1 in Northumberland: Morpeth to Ellingham Project Team, Highways England

<b>Version</b>	<b>Date</b>	<b>Status of Version</b>
Rev 0	January 2021	Deadline 2

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# 1 INTRODUCTION

- 1.1.1. As a result of relevant representations (**RR-038** and **RR-043**) submitted in response to the Scheme, it was identified that two properties were not included within the Environmental Statement (ES) assessment of private and commercial property and agricultural land holdings, as found within **Chapter 12: Population and Human Health Part B** of the ES [**APP-055**], which considers the likely significant effects of the Scheme on Population and Human Health.
- 1.1.2. This assessment considers only the likely significant effects of the Scheme on the commercial property at Heckley Cottage (owned by residents of Heckley House and outside of the Order limits) and Rock Lodge (outside of the Order limits) as identified by Relevant Representations 038 and 043, and agricultural land and private property at Rock Lodge (plot numbers 15/21a, 15/21b and 15/21c), as identified by Relevant Representation 043. It should be read in conjunction with **Chapter 12: Population and Human Health Part B** of the ES [**APP-055**]. Although relevant representation 043 highlighted Rock Lodge as an agricultural land holding, this assessment highlights that it is more appropriate to assess land take at Rock Lodge under the category of private property, and further detail is provided below in **Section 1.7**. This assessment supersedes the assessment of Rock Lodge as a private property contained within the ES. Assessment of Rock Lodge as an agricultural land holding has been undertaken as residents at Rock Lodge are known to keep chickens and sell their produce to passing trade.

## 1.2 COMPETENT EXPERT EVIDENCE

- 1.2.1. As detailed in **Table 1-1**, the professionals contributing to the production of this assessment have sufficient expertise to ensure the completeness and quality of this assessment. The table sets out the details of expertise where this is different to those presented in the ES.

**Table 1-1 - Population and Human Health Professional Competence**

Name	Role	Qualifications and Professional Membership	Experience
Sophie Collins	Author	BSc (Hons) Bachelor of Science MSc Master of Science AIEMA Affiliate member of Institute of Environmental	Principal Consultant Seven years' experience as a Socio-economic assessor and project manager, inputting to diverse mixed-use schemes and infrastructure projects across the UK for public and private sector clients. Other recent relevant experience includes:



Name	Role	Qualifications and Professional Membership	Experience
		Management and Assessment	<ul style="list-style-type: none"> <li>– A1 Birtley to Coal House scheme - preparation and review of the People and Communities chapters for Scoping and Preliminary Environmental Information Report.</li> <li>– Preparation of the Population and Human Health Environmental Assessment Report chapters - A27 Arundel Bypass, A27 Worthing and Lancing and A30 Chiverton to Carland Cross.</li> </ul>
Mike Roberts	Review and Quality Assurance	BSc (Hons) Bachelor of Science MSc Master of Science (MIEnvSc) Member of the Institute of Environmental Science CEnv Chartered Environmentalist,	Associate Director Over 14 years' experience in the preparation of EIA with particular experience in the assessment of major infrastructure schemes across the UK, particularly the Highways Sector. Relevant experience includes: <ul style="list-style-type: none"> <li>– A96 Dualling Hardmuir to Fochabers – Environmental Coordinator and discipline lead for the assessment of impacts to People and Communities.</li> <li>– A9 Dualling Northern schemes - Environmental Coordinator and discipline lead for the assessment of impacts to People and Communities (Walkers Cyclists and Horse-riders and Community Severance).</li> </ul>

## 1.3 LEGISLATIVE AND POLICY FRAMEWORK

- 1.3.1. The legislative and policy framework for Population and Human Health has not changed since the publication of the ES. Therefore, the text within **Chapter 12:**

**Population and Human Health Part B, Section 12.3** of the ES [APP-055] remains valid.

## 1.4 ASSESSMENT METHODOLOGY

- 1.4.1. In order to ensure a comparable assessment with the ES, the assessment methodology followed for Population and Human Health has not changed since the publication of the ES. Therefore, the text within **Chapter 12: Population and Human Health Part B, Section 12.4** of the ES [APP-055] and **Appendix 12.1: Agricultural Assessment Part B** of the ES [APP-324] remains unchanged and valid.

## 1.5 ASSESSMENT ASSUMPTIONS AND LIMITATIONS

- 1.5.1. The assessment assumptions and limitations for Population and Human Health have not changed from the ES. Therefore, the text within **Chapter 12: Population and Human Health Part B, Section 12.5** of the ES [APP-055] and **Appendix 12.1: Agricultural Assessment Part B** of the ES [APP-324] remains unchanged and valid.
- 1.5.2. The assessment of the private property and agricultural land at Rock Lodge has been made based on publicly available information, mapping, and information gathered from consultation with the landowner prior to the submission of the DCO application. In the absence of a questionnaire completed by the landowner (as was sent to landowners for the main assessment and included in **Appendix 12.1: Agricultural Assessment Part B** of the ES [APP-324]), information has been obtained from the District Valuer and a worst case has been applied for the assessment of impacts.

## 1.6 STUDY AREA

- 1.6.1. The Study Area parameters for private and commercial property and agricultural land within the Population and Human Health assessment within **Section 12.6** of **Chapter 12: Population and Human Health Part B** of the ES [APP-055] have not changed since the publication of the ES.

## 1.7 BASELINE CONDITIONS

### COMMERCIAL PROPERTY

- 1.7.1. Two additional commercial properties have been identified to those included in the assessment of commercial properties outlined within **Tables 12-26** and **Table 12-27** of **Chapter 12: Population and Human Health Part B** of the ES [APP-055]. These are identified as a holiday cottage (Heckley Cottage) and a cabin offering holiday accommodation at Rock Lodge. These properties are shown on the appended and updated **Figure 12.3: Residential and Commercial Receptors Part B**.
- 1.7.2. Heckley Cottage is located directly south of the Order Limits, adjacent to Byway 110/013, and approximately 460m west of the A1. This property is currently accessed via a private access from the B6341.

- 1.7.3. The holiday accommodation at Rock Lodge is located approximately 40m west of the A1. The property is accessed directly from the B6341.
- 1.7.4. The sensitivity of these commercial properties is considered to be high as these are receptors with limited capacity to absorb changes, according to the sensitivity criteria in **Table 12-10** of the ES.

### **AGRICULTURAL LAND HOLDINGS**

- 1.7.5. Rock Lodge comprises of a residential property, commercial holiday accommodation (impacts on which are assessed separately), an area of woodland planting and an area of grass pasture / field (of approximately 0.37 ha). The whole land parcel is approximately 1.23 ha in size, and its location is shown on Figure 16 appended to this assessment. It is considered that Rock Lodge is of high sensitivity, in accordance with the sensitivity criteria in **Table 12-11** of the ES.
- 1.7.6. The land holding is accessed directly from the B6341.
- 1.7.7. Chickens are kept at the property (housed outside of the Order limits), with produce (including eggs) being sold at the roadside from the property's gate.
- 1.7.8. It is understood by the Applicant that the grass field is not used for grazing purposes or keeping livestock, and therefore it is more appropriate that this land be considered as garden or amenity land for the residential property.

### **PRIVATE PROPERTY**

- 1.7.9. Rock Lodge comprises of a residential property, commercial holiday accommodation (impacts on which are assessed separately), an area of woodland planting and an area of grass pasture / field (of approximately 0.37 ha). The grass field is considered in this assessment as garden or amenity land for the residential property.
- 1.7.10. The land holding is accessed directly from the B6341.
- 1.7.11. The property is considered to be of high sensitivity, according to the sensitivity criteria in **Table 12-10** of the ES.

## **1.8 POTENTIAL IMPACTS**

### **COMMERCIAL PROPERTY**

#### **Construction**

- 1.8.1. Both additional commercial properties lie outside, but directly adjacent to the Order Limits. No direct impact is anticipated to either of the properties during the construction of the Scheme.
- 1.8.2. Direct access to both properties would be unaffected during construction. However, both properties rely on access from the B6341, and therefore users could experience some disruption if travelling to and from the north and west on the B6347 while works on Charlton Mires Junction are being undertaken. There is an alternative route for westward travel via Hinding Lane and the B6346. If

joining the A1 to travel northbound, users would need to use a temporary alternative access provided in the Charlton Mires Junction area.

- 1.8.3. There may be some temporary reduction in the amenity of users of the holiday accommodation properties during the construction period due to the presence of construction plant and construction works (for example from reduced air quality, visual intrusion and increased noise and vibration levels).

### Operation

- 1.8.4. The B6341 would be fully accessible during operation, therefore it is not considered that there would be any impediment on access once the Scheme is completed. Users would be required to access the A1 approximately 400 m to the north of the existing junction, at Charlton Mires Junction, and therefore there would be a marginal increase in journey length if travelling southbound from Rock Lodge. It is assumed that guests at Heckley Cottage would travel west via Hinding Lane or would join the A1 for southbound travel at Denwick so would not experience any journey increases.
- 1.8.5. There may be some reduction in amenity to users of the properties due to the presence of the Scheme and likely increased volumes of traffic using the Scheme where it provides increased capacity. However, the existing A1 already provides a reduced amenity for both properties, and therefore it is not anticipated that the impact would be substantial enough as to be detrimental to the businesses once the Scheme is operational. No significant adverse effects during operation are predicted in **Chapter 5: Air Quality Part B [APP-041]** or **Chapter 6: Noise and Vibration Part B [APP-043]**.
- 1.8.6. The Applicant would have permanent right over Byway 110/013 north of Heckley Cottage for maintenance purposes. Therefore, there may be intermittent use of this track by a small number of maintenance vehicles for routine maintenance requirements of the A1. However, as use for maintenance will be infrequent, this is not anticipated to cause disruption that would be detrimental to its use as a holiday cottage or accommodation let.

## AGRICULTURAL LAND HOLDINGS

### Construction

- 1.8.7. During construction, it is anticipated that the Scheme would result in the loss of the use of the grass field to the north of the property at Rock Lodge and a small section of woodland. As this land is considered to be garden and amenity land for the residential property, this land take is not considered under the assessment of Rock Lodge as an agricultural holding.
- 1.8.8. Direct access to the land holding would be unaffected during construction. However, the property relies on access from the B6341, and therefore residents could experience some disruption if travelling to and from the north and west on the B6347 while works on Charlton Mires Junction are being undertaken. Also, whilst works are ongoing at Charlton Mires Junction (a period of approximately

17 months) through traffic would be disrupted and may impact on the level of passing trade Rock Lodge receives selling produce at the holding access. No impacts on severance or infrastructure at the holding are anticipated.

- 1.8.9. These impacts are summarised in **Table 1-2** and when considered in combination are likely to result in a reduction in profitability for the agricultural land holding during construction.

**Table 1-2 - Impacts During Construction on Rock Lodge (Without Mitigation)**

Land Take	Severance	Infrastructure	Nuisance	Farm Business
Land take is considered under private property and not factored into the agricultural holding assessment.	Access to property and woodland would remain. Therefore, no severance is anticipated.	No loss of dwelling, building or structure anticipated.	Potential nuisance impacts are considered under private property for land take.	During periods of works on Charlton Mires Junction, it is likely that there would be a temporary reduction in the viability of the enterprise due to the disruption of access (on the B6341 to the north) to the farmgate for through traffic. (low impact)  No permanent reduction in the viability of the holding is anticipated.

### Operation

- 1.8.10. No further operational impact is anticipated. The B6341 would be fully accessible during operation, therefore it is not considered that there would be any impediment on access for owners of Rock Lodge, or passing trade, once the Scheme is completed.

## PRIVATE PROPERTY

### Construction

- 1.8.11. During construction, it is anticipated that the Scheme would result in the loss of the use of the grass field to the north of the property at Rock Lodge and a small section of woodland. A section of the field and existing woodland (totalling 0.12 ha) would be used during the construction of Charlton Mires Junction and permanently acquired for woodland planting adjacent to the A1 and the embankment adjacent to the B6341. The temporary acquisition of the remainder of the grass field for the construction of the Charlton Mires Junction (totalling 0.25ha) would also be required. Land take from the property is shown in **Figure 16: Rock Lodge**, appended to this report.
- 1.8.12. Direct access to the property would be unaffected during construction. However, the property relies on access from the B6341, and therefore residents could experience some disruption (from traffic management and minor localised diversions) if travelling to and from the north and west on the B6347 while works on Charlton Mires Junction are being undertaken (for a period of approximately 17 months). No impacts on severance or infrastructure at the property are anticipated as all buildings lie outside of the Order limits, but some compaction of soils and impact to land drainage on temporarily acquired land could occur during construction.
- 1.8.13. There may be some temporary reduction in the amenity for residents during the construction period due to the presence of construction plant and construction works (for example from reduced air quality, visual intrusion and increased noise and vibration levels).

### Operation

- 1.8.14. No further operational impact is anticipated due to the additional permanent land take reported above. The B6341 would be fully accessible during operation, therefore it is not considered that there would be any impediment on access for residents of Rock Lodge once the Scheme is completed.
- 1.8.15. There may be some reduction in amenity to residents of the property due to the presence of the Scheme and likely increased volumes of traffic using the Scheme where it provides increased capacity. However, the existing A1 already provides a reduced amenity for the property. No significant adverse effects during operation are predicted in **Chapter 5: Air Quality Part B [APP-041]** or **Chapter 6: Noise and Vibration Part B [APP-043]**.

## 1.9 DESIGN, MITIGATION AND ENHANCEMENT MEASURES

- 1.9.1. The mitigation requirements for Population and Human Health have not changed since the publication of the ES. Therefore, the text within **Chapter 12: Population and Human Health Part B, Section 12.9** of the ES [APP-055] and **Appendix 12.1: Agricultural Assessment Part B** of the ES [APP-324] remains valid.



## DESIGN MEASURES

- 1.9.2. Best practice construction control measures to be implemented are detailed within the **Outline CEMP [REP1-023 and 024]**.

## COMMERCIAL PROPERTY

### Construction

- 1.9.3. Traffic management systems and, potentially, diversion routes would be put in place to maintain access to the identified businesses/commercial facilities and private land holdings. As detailed within the **Construction Traffic Management Plan (CTMP) [REP1-025 and 026]**, in **Tables 4 and 6**, existing accesses onto the A1 would only be stopped up once an alternative is in place. Advance warning to residents would be provided at Rock Lodge to minimise disruption to their daily routine and ongoing dialogue regarding their operations and understand measures needed to mitigate such disruption. Rock Lodge would be included in a Communications Plan to be produced by the main contractor as part of the **Outline Construction Environmental Management Plan (CEMP) [REP1-023 and 024]**. Particular measures are outlined within the **CTMP [REP1-025 and 026]** to ensure that access is maintained for emergency services.
- 1.9.4. As detailed in **Chapter 6: Noise and Vibration Part B [APP-043]**, paragraph **6.10.2**, acoustic screening may provide some reduction in noise levels from construction works at Charlton Mires Junction. A detailed assessment will be undertaken by the main contractor and temporary acoustic screening would be provided if found to be beneficial to residents and guests at holiday accommodation at Rock Lodge.
- 1.9.5. As detailed in **Chapter 6: Noise and Vibration Part B [APP-043]**, paragraph **6.10.3**, should noise levels above the significant observed adverse effect levels (SOAEL) and duration of exposures result in significant adverse effects, further noise mitigation may be required. For such receptors, to reduce potential effects such that they are not significant, it is necessary that Level 2 mitigation as described in **Appendix 6.9: Construction Noise and Vibration Mitigation Clauses, Volume 8** of the ES **[APP-284]**, is implemented in its entirety. This would include, limiting the duration of relevant activities to no more than 10 days/nights in any 15 consecutive days/nights and no more than 40 days/nights in any consecutive six months and the offer of temporary rehousing where these durations need to be exceeded.
- 1.9.6. Pursuant to the Compensation Code, if the business was temporarily unable to operate due to any localised construction works, compensation could be sought by the relevant parties. It may be possible to let the property during the works to those engaged in delivering the Scheme, which would offset the impacts of the works themselves on letting. **Figure 7.10: Landscape Mitigation Plan Part B [APP-144]** of the ES identifies the landscape mitigation to be implemented as part of the Scheme. It shows that the land to be temporarily acquired from Rock Lodge would be replanted with species rich grassland following construction,

and the land to be permanently acquired which borders the A1 would be planted with woodland species, which would provide screening of the Scheme.

## OPERATION

- 1.9.7. **Chapter 7 Landscape and Visual Part B [APP-045]** identifies landscape mitigation to be implemented for the Scheme. No further mitigation measures are proposed during the operational phase.

## AGRICULTURAL LAND HOLDINGS

### Construction

- 1.9.8. Traffic management systems and, potentially, diversion routes would be put in place to maintain access to the identified businesses/commercial facilities and private land holdings. As detailed within the **CTMP [REP1-025 and 026]**, in **Tables 4 and 6**, existing accesses onto the A1 would only be stopped up once an alternative is in place. Advance warning to residents would be provided at Rock Lodge to minimise disruption to their daily routine and ongoing dialogue regarding their operations and understand measures needed to mitigate such disruption. Rock Lodge would be included in a Communications Plan to be produced by the main contractor as part of the **Outline CEMP [REP1-023 and 024]**. Particular measures are outlined within the **CTMP [REP1-025 and 026]** to ensure that access is maintained for emergency services.

### Operation

- 1.9.9. No further mitigation measures are proposed during the operational phase.

## PRIVATE PROPERTY

### Construction

- 1.9.10. Traffic management systems and, potentially, diversion routes would be put in place to maintain access to the identified businesses/commercial facilities and private land holdings. As detailed within the **CTMP [REP1-025 and 026]**, in **Tables 4 and 6**, existing accesses onto the A1 would only be stopped up once an alternative is in place. Advance warning to residents would be provided at Rock Lodge to minimise disruption to their daily routine and ongoing dialogue regarding their operations and understand measures needed to mitigate such disruption. Rock Lodge would be included in a Communications Plan to be produced by the main contractor as part of the **Outline CEMP [REP1-023 and 024]**. Particular measures are outlined within the **CTMP [REP1-025 and 026]** to ensure that access is maintained for emergency services.
- 1.9.11. Any temporarily required land would be reinstated to its original condition following the completion of construction. The assessment has been made on the assumption that restoration would be carried out to a high standard. Measures to the correct specification as to soil stripping, storage and replacement would be outlined within a CEMP (to be developed by the main contractor from the **Outline CEMP [REP1-023 and 024]**). Land and surface drainage affected by the construction works would be reinstated and land



restored to a functional state. Any damage to the land or surface drains would be made good.

- 1.9.12. Pursuant to the Compensation Code, it would be possible to make an application for compensation, which could be referred to the Upper Tribunal Lands Chamber if not agreed.
- 1.9.13. Any field boundaries such as hedgerows, fences and walls affected during construction would be reinstated to maintain the boundary and restore landscape and ecology features. Boundaries should generally be reinstated like for like. Field boundaries such as hedgerows and walls would be re-built or replanted and be in keeping with the existing boundary (e.g. hedgerow species) wherever possible.
- 1.9.14. **Figure 7.10: Landscape Mitigation Plan Part B [APP-144]** of the ES shows that the land to be temporarily acquired from Rock Lodge would be replanted with species rich grassland following construction, and the land to be permanently acquired which borders the A1 would be planted with woodland species, which would provide screening of the Scheme.

#### Operation

- 1.9.15. No further mitigation measures are proposed during the operational phase.

## 1.10 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

### COMMERCIAL PROPERTY

#### Construction

- 1.10.1. The construction of Charlton Mires Junction is anticipated to last for approximately 17 months. During this time there would be disruption to the B6341 and the B6347 (to the north of Rock Lodge), and when travelling to the west, or northbound on the A1 (the existing junction to join the A1 in this location would be stopped up and replaced by Charlton Mires Junction), guests at the holiday accommodation at Rock Lodge would be required to use short diversion routes. However, the direct access to the property would not be affected. Therefore, the impact on access disruption for guests at Rock Lodge is anticipated to be negligible adverse during construction.
- 1.10.2. There would also be reduced amenity as a result of the construction works. **Chapter 7 Landscape and Visual Part B [APP-045]** reports (in **Table 7-22**) that visual residual effects during construction on Rock Lodge would be large adverse, however the holiday accommodation is located within the existing woodland on the property which is to be retained, and therefore the construction of the Scheme would be screened. No significant effects are anticipated for reduced air quality for guests at Rock Lodge, following the implementation of measures as detailed within the **Outline CEMP [REP1-023 and 024]**. It is considered that with implementation of noise mitigation, impacts would range from minor to moderate adverse across this period, where moderate impact would result in the property not being able to be used. However, in the case

where the property is not able to be rented out to regular guests or construction workers, compensation could be sought, and if successful reduce any losses the business would incur as a result of construction works. Therefore, assuming a minor level of impact (and considering the negligible impact on access), it is considered that the effect on Rock Lodge as a commercial property would be temporary **slight adverse** (not significant) during the construction period.

- 1.10.3. With mitigation in place, it is not anticipated that there would be significant disruption to the business at Heckley Cottage. Access via the B6341 would remain open during the construction period, but when travelling northbound on the A1 guests at the holiday accommodation will be required to use a short diversion. Significant effects are not anticipated from construction noise or a reduction in air quality. Therefore, it is considered that impact on Heckley Cottage would be temporary negligible adverse, and the effect will be temporary **slight adverse** (not significant).

### Operation

- 1.10.4. Existing accesses to the identified additional commercial properties would be maintained so there would not be an impact on the operation of these businesses during operation of Part B.
- 1.10.5. There may be some reduced amenity at Rock Lodge and Heckley Cottage during operation due to the presence of the Scheme, but it is not anticipated that this would be detrimental to the businesses in the long term. No significant effects are anticipated on these properties from the noise and vibration or air quality assessment during operation.
- 1.10.6. **Chapter 7 Landscape and Visual Part B [APP-045]** reports that with mitigation, visual residual effects during operation on Rock Lodge and Heckley Cottage (based on representative viewpoints 4 and 7) would be large adverse in the short term and moderate adverse in the long term. However, the holiday accommodation at Rock Lodge is located within the existing woodland on the property, which is to be retained, and therefore would be screened from the Scheme. Additionally, landscape planting for screening is to be provided as detailed in **paragraph 1.9.7** to minimise the impact on Rock Lodge. Heckley Cottage is approximately 460 m from the A1 and is bordered by woodland planting to the north and east, which provides screening for users of the holiday accommodation. It is not anticipated that these visual effects would be detrimental to the businesses during operation, as the holiday accommodations are currently viable in their existing state, in proximity to the A1.
- 1.10.7. As such, it is predicted that there would be a negligible adverse impact, and a **slight adverse** (not significant) effect on commercial properties with mitigation during operation of Part B.

## AGRICULTURAL LAND HOLDINGS

### Construction

- 1.10.8. **Table 1-3** outlines the temporary impacts anticipated for Rock Lodge as a result of the Scheme during construction, with mitigation (as detailed in **paragraphs 1.9.9**) in place. The amount of temporary and permanent land take has been combined to assess the temporary effect from land take during the construction of Part B. In combination, the temporary impacts in **Table 1-3** are anticipated to result in a low impact on Rock Lodge during construction.
- 1.10.9. Rock Lodge is considered to be of high sensitivity. With consideration of the magnitude of impact (low, in accordance with **Table 12-15** of **Chapter 12: Population and Human Health [APP-055]**), it is anticipated that there would be a temporary **slight adverse** effect (not significant) for Rock Lodge during the construction of Charlton Mires Junction. However, as stated in **paragraph 1.9.6**, compensation could be sought for any losses which occur as a result of the Scheme.

**Table 1-3 - Temporary Impacts on Rock Lodge (With Mitigation)**

Land Take	Severance	Infrastructure	Nuisance	Farm Business
Land take is considered under private property and not factored into the agricultural holding assessment.	Access to property and woodland would remain. Therefore, no severance is anticipated.	No loss of dwelling, building or structure anticipated.	Potential nuisance impacts are considered under private property for land take.	During periods of works on Charlton Mires Junction, it is likely that there would be a temporary reduction in the viability of the enterprise due to the disruption of access (on the B6341 to the north) to the farmgate for through traffic. (low impact)

- 1.10.10. Permanent impacts on Rock Lodge as an agricultural holding are outlined in **Table 1-4**. Considering the impacts as outlined in **Table 1-4**, it is considered appropriate that the level of permanent impact from the Scheme (also considering the absence of impacts on severance, infrastructure and nuisance) on the land holding will be negligible. It is considered that permanent effects on Rock Lodge as an agricultural land holding would be of **no change** (not significant).

**Table 1-4 - Permanent Impacts on Rock Lodge (With Mitigation)**

Land Take	Severance	Infrastructure	Nuisance	Farm Business
Land take is considered under private property and not factored into the agricultural holding assessment.	No severance is anticipated.	No loss of dwelling, building or structure anticipated.	None anticipated.	No permanent reduction in the viability of the holding is anticipated

### Operation

- 1.10.11. No further impact over and above those predicted to occur during construction is anticipated from the operation of the Scheme. **Table 1-4** outlines the permanent impacts anticipated for Rock Lodge as a result of the Scheme, with mitigation in place.

### PRIVATE PROPERTY

#### Construction

- 1.10.12. During construction, it is anticipated that the Scheme would result in the loss of the use of the grass field / amenity land to the north of the property at Rock Lodge and a small section of woodland. A section of the field and existing woodland (totalling 0.12 ha) would be used during the construction of Charlton Mires Junction and permanently acquired for woodland planting adjacent to the A1 and the embankment adjacent to the B6341. The temporary acquisition of the remainder of the grass field for the construction of the Charlton Mires Junction (totalling 0.25 ha) would also be required.
- 1.10.13. The construction of Charlton Mires Junction is anticipated to last for approximately 17 months. During this time there would be disruption to the B6341 and the B6347 (to the north of Rock Lodge), and when travelling to the west, or northbound on the A1 (the existing junction to join the A1 in this location would be stopped up and replaced by Charlton Mires Junction), residents at Rock Lodge would be required to use short diversion routes. However, the direct access to the property would not be affected. Therefore, the impact on access disruption for residents of Rock Lodge is anticipated to be negligible adverse during construction.
- 1.10.14. There would also be reduced amenity as a result of the construction works. **Chapter 7 Landscape and Visual Part B [APP-045]** reports (in **Table 7-22**) that visual residual effects during construction on Rock Lodge would be large adverse, however the property is located within the existing woodland which is

to be retained, and therefore the construction of the Scheme would be screened. No significant effects are anticipated for reduced air quality at Rock Lodge, following the implementation of measures as detailed within the **Outline CEMP [REP1-023 and 024]**. It is considered that with implementation of noise mitigation, impacts would range from minor to moderate adverse across this period, where moderate impact would result in the property not being able to be used.

- 1.10.15. Following the implementation of mitigation, as detailed within **paragraphs 1.9.11 to 1.9.15**, these impacts are anticipated to be of moderate magnitude. Therefore, it is considered that the effect on Rock Lodge as a private property would be temporary **moderate adverse** (significant) during the construction period.

### Operation

- 1.10.16. Existing accesses to the identified additional commercial properties would be maintained so there would not be an impact on access to Rock Lodge during operation of Part B.
- 1.10.17. There may be some reduced amenity at Rock Lodge during operation due to the presence of the Scheme. No significant effects are anticipated on these properties from the noise and vibration or air quality assessment during operation.
- 1.10.18. **Chapter 7 Landscape and Visual Part B [APP-045]** reports that with mitigation, visual residual effects during operation on Rock Lodge (based on representative viewpoint 4) would be large adverse in the short term and moderate adverse in the long term. However, the property at Rock Lodge is located within the existing woodland on the property, which is to be retained, and therefore would be screened from the Scheme. Additionally, landscape planting is to be provided for screening as detailed in **paragraph 1.9.7** to minimise the impact on Rock Lodge. As such, it is predicted that there would be a minor adverse impact, and a **slight adverse** (not significant) effect on Rock Lodge with mitigation during operation of Part B.
- 1.10.19. However, as stated in **paragraph 1.9.6**, compensation could be sought for any losses which occur as a result of the Scheme.

## 1.11 MONITORING

- 1.11.1. The monitoring requirements for Population and Human Health have not changed. Therefore, the text within **Chapter 12: Population and Human Health Part B, Section 12.11** of the ES [APP-055] remains unchanged and valid.

## 1.12 UPDATED DMRB GUIDANCE

- 1.12.1. Since the assessments in the ES were completed, the DMRB methodology was superseded and replaced with updated guidance as detailed in **Chapter 12: Population and Human Health Part B, Section 12.4** of the ES [APP-055].

## COMMERCIAL PROPERTY

- 1.12.2. As stated in **Appendix 4.5: DMRB Sensitivity Test, Table 2** of the ES [APP-197], the sensitivity and magnitude of impact criteria used for the assessment of commercial property is considered to be similar to the updated DMRB guidance. It is considered that the assessment undertaken is robust and with the application of the updated guidance the conclusions of the assessment would remain unchanged.
- 1.12.3. Under the updated guidance commercial property which falls below 1 ha in size would likely be categorised as medium sensitivity at a worst case, rather than high sensitivity. The overall effect upon commercial receptors would remain as not significant.

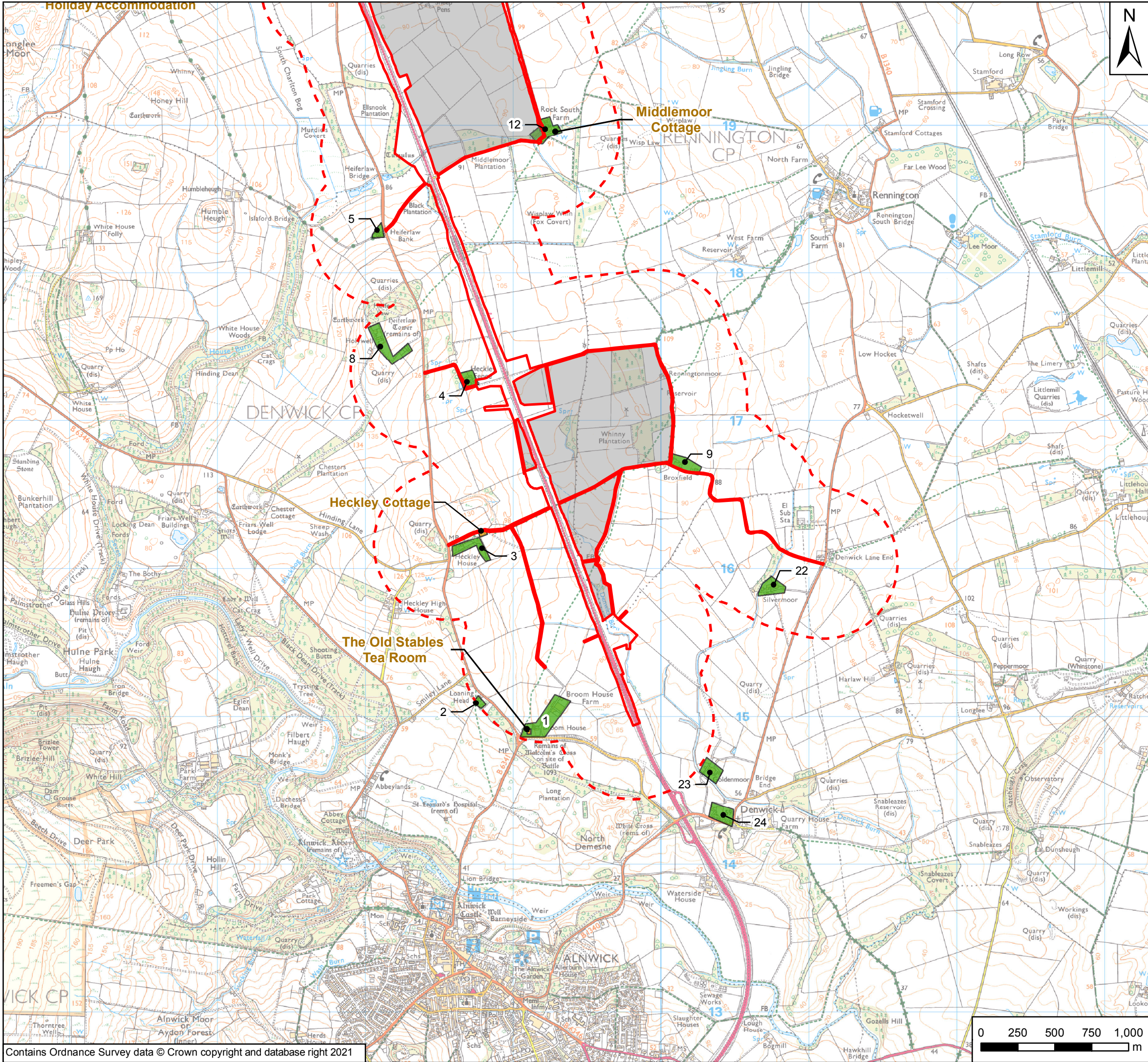
## AGRICULTURAL LAND HOLDINGS

- 1.12.4. As stated in **Appendix 4.5: DMRB Sensitivity Test, Table 2** of the ES [APP-197], the categorisation of agricultural land holding sensitivity assessment is currently based on size and type of holding and the updated DMRB guidance bases sensitivity on the frequency of use of land and access.
- 1.12.5. The criteria used for assessment of agricultural land holdings in the assessment above is based on industry best practice and is more detailed than that required under the updated DMRB guidance. Although there are differences, they both give an indication as to the importance of the land, access and the viability of the land holding. Hence, the sensitivity of Rock Lodge remains unchanged and the assessment undertaken is considered to be robust.

## PRIVATE PROPERTY

- 1.12.6. The sensitivity and magnitude of impact criteria used for the assessment of private property is considered to be similar to the updated DMRB guidance. It is considered that the assessment undertaken is robust and with the application of the updated guidance the conclusions of the assessment would remain unchanged.
- 1.12.7. Under the updated guidance, private property which falls below 1 ha in size would likely be categorised as medium sensitivity, rather than high sensitivity. For Rock Lodge, it is considered that the temporary moderate adverse effect would remain with the application of the updated guidance.





**Key**

- Order Limits of Part B
- Areas Excluded from Order Limits of Part B
- Main Compound
- 500m Study Area
- Commercial Receptors
- Residential Receptors

P04	08/01/21	Additional receptors added	RM	SC	KS
P03	June 2020	Third Issue	GH	VW	KS
P02	10/12/19	Second Issue	GH	VW	KS
P01	31/07/09	First Issue	RM	VW	KS
Rev	Date	Description	By	Chk'd	App'd

Client

Project Title

A1 in Northumberland: Morpeth to Ellingham

Drawing Title

Figure 12.3 Residential and Commercial Receptors - Part B  
Page 1 of 4

Scale	1:25,000	Drawn	RM	Checked	VW	Approved	KS	Authorised	NR
Original Size	A3	Date	31/07/09	Date	31/07/09	Date	31/07/09	Date	31/07/09

Drawing Status

For Information

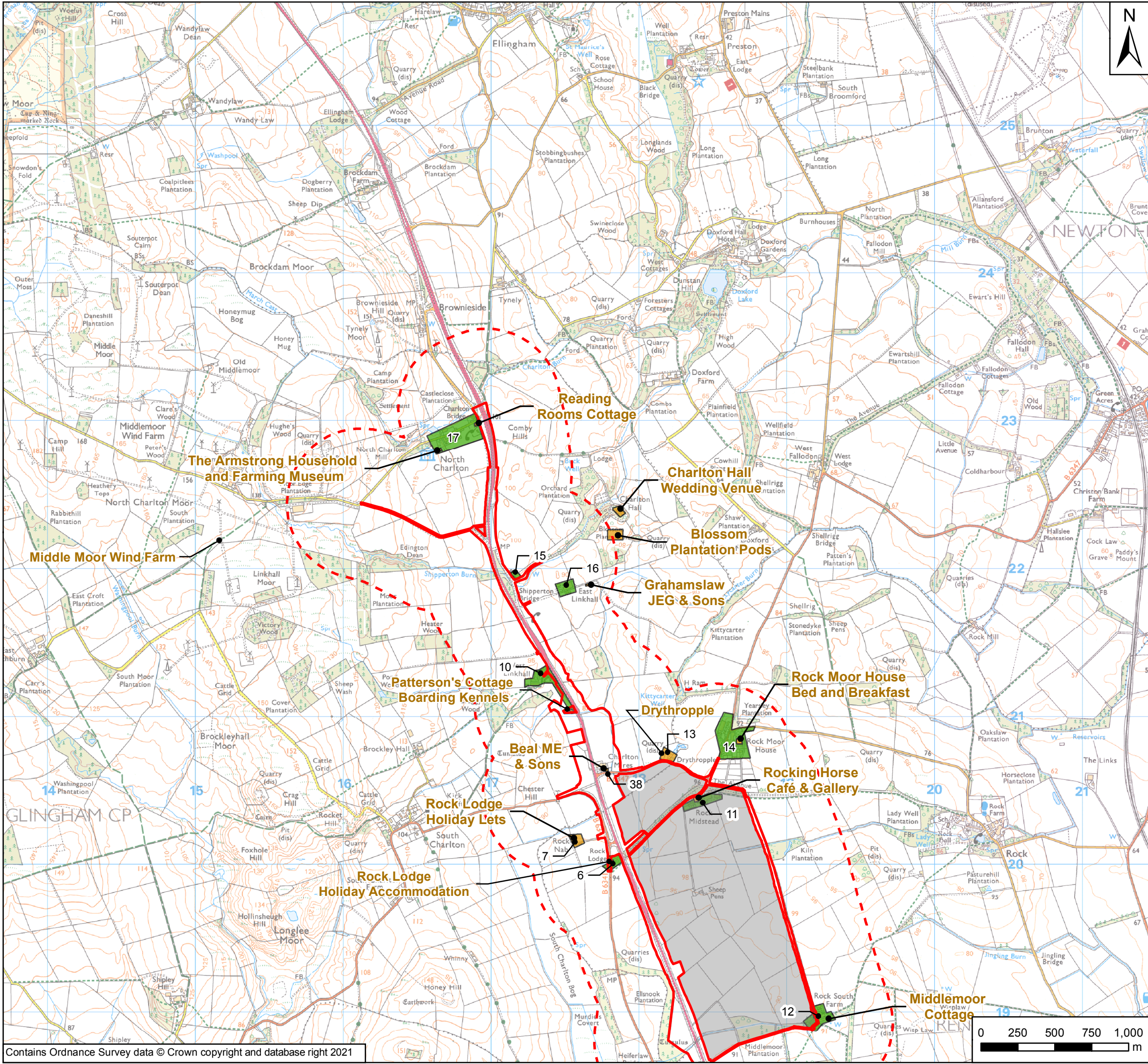
Suitability

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Location	A2E	Type	RP	Role	LE	Revision	P03
				Number	2130		

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Key

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- Areas Excluded from Order Limits of Part B
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- 500m Study Area
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Rev	Date	Description	By	Chk'd	App'd

Client

Project Title

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Drawing Title

Figure 12.3 Residential and Commercial Receptors - Part B  
Page 2 of 4

Scale	1:25,000	Drawn	RM	Checked	VW	Approved	KS	Authorised	NR
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Drawing Status

For Information

Suitability

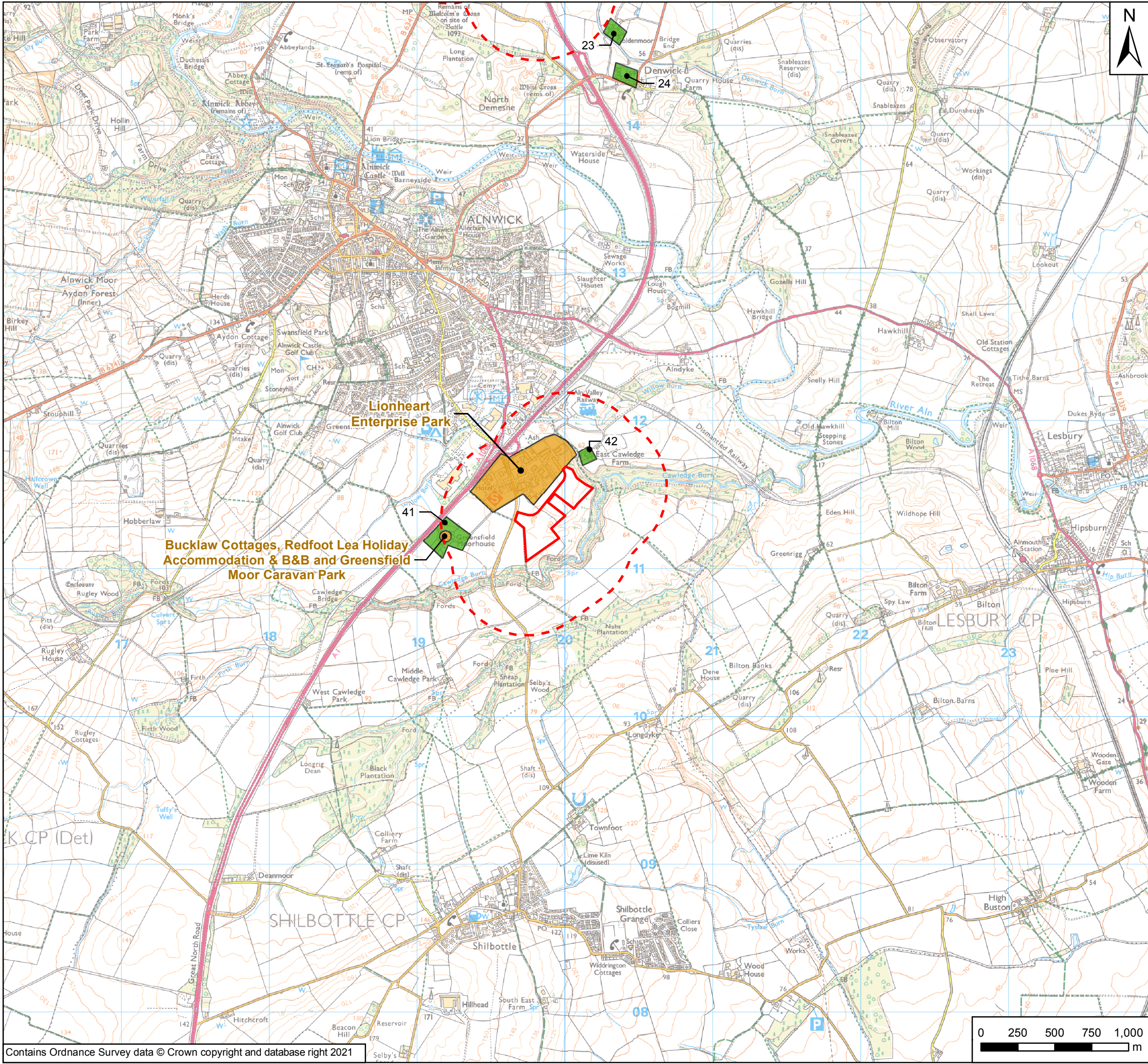
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**Key**

- Order Limits of Part B
- Areas Excluded from Order Limits of Part B
- Main Compound
- 500m Study Area
- Commercial Receptors
- Residential Receptors

P04	08/01/21	Additional receptors added	RM	SC	KS
P03	June 2020	Third Issue	GH	VW	KS
P02	10/12/19	Second Issue	GH	VW	KS
P01	31/07/09	First Issue	RM	VW	KS
Rev	Date	Description	By	Chk'd	App'd

Client

Project Title

A1 in Northumberland: Morpeth to Ellingham

Drawing Title

Figure 12.3 Residential and Commercial Receptors - Part B  
Page 3 of 4

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Original Size	A3	Date	31/07/09	Date	31/07/09	Date	31/07/09	Date	31/07/09

Drawing Status

For Information

Drawing Number

HE551459

Project

A2E

Location

RP

Originator

WSP

Volume

6.6

Role

LE

Number

2130

Suitability

S1

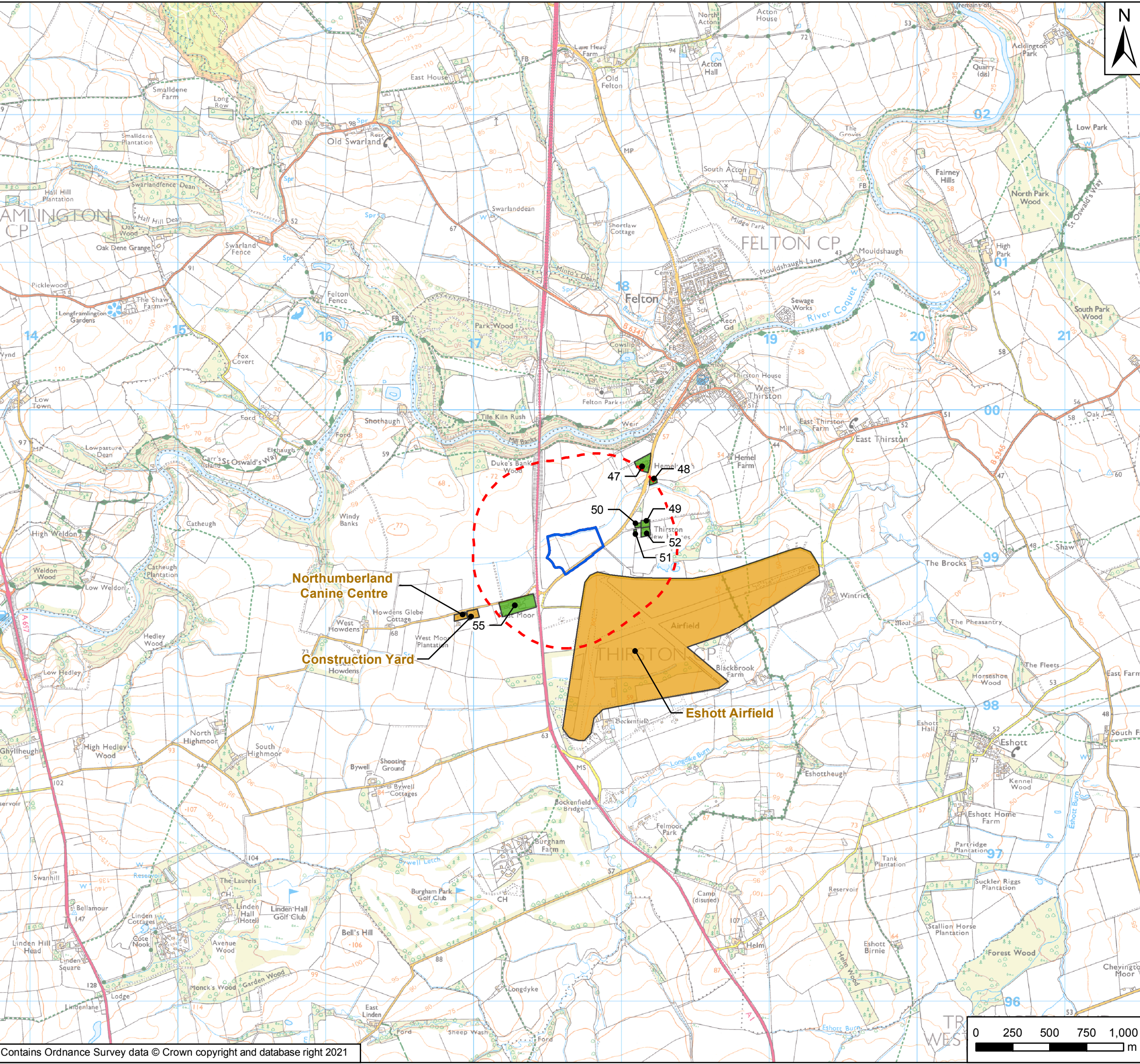
Project Ref. No.

70044137

Revision

P03





Order Limits of Part B

Areas Excluded from Order Limits of Part B

Main Compound

500m Study Area

Commercial Receptors

Residential Receptors

P04	08/01/21	Additional receptors added	RM	SC	KS
P03	June 2020	Third Issue	GH	VW	KS
P02	10/12/19	Second Issue	GH	VW	KS
P01	31/07/09	First Issue	RM	VW	KS
Rev	Date	Description	By	Chk'd	App'd

Client

Project Title

A1 in Northumberland: Morpeth to Ellingham

Drawing Title

Figure 12.3 Residential and Commercial Receptors - Part B  
Page 4 of 4

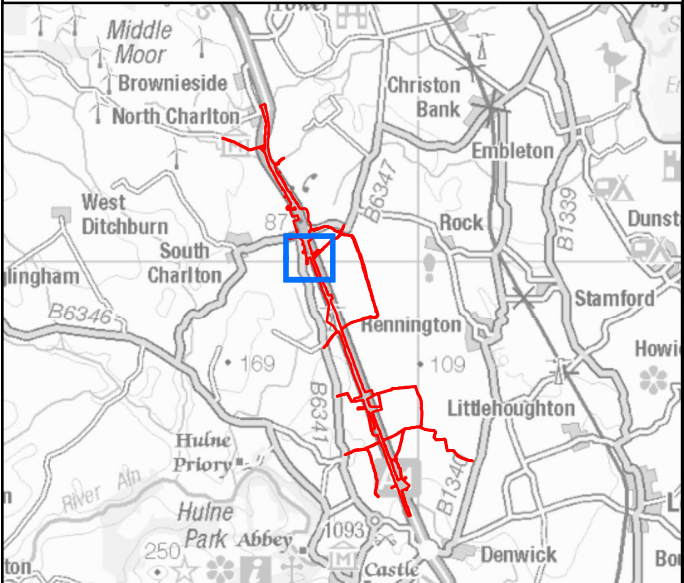
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Drawing Number	HE551459		Originator	WSP		Volume	6.6		Project Ref. No. 70044137
Location	A2E		Type	RP	Role	LE	2130	Revision	P03

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- Key
- Order Limits
  - Permanent land take
  - Temporary land take
  - Rock Lodge land outside the Order Limits



P01	19/01/21	First Issue	RM	LM	KS
Rev	Date	Description	By	Chk'd	App'd

Client

Project Title  
A1 in Northumberland: Alnwick to Ellingham

Drawing Title  
Figure 16 - Rock Lodge

Scale 1:3,000	Drawn RM	Checked LM	Approved KS	Authorised NR
Original Size A3	Date 19/01/21	Date 19/01/21	Date 19/01/21	Date 19/01/21
Drawing Status For Information				Suitability S1
Drawing Number Project HE551459		Originator WSP	Volume EGN	Project Ref. No. 70044137
A2E Location		RP Type	LE Role	2130 Number
				Revision P01



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