

From: [REDACTED]
To: [A1 in Northumberland: Morpeth to Ellingham](#)
Subject: Planning Inspectorate:
Date: 08 February 2021 11:07:19

Dear Candice,

Planning Inspectorate:

Please accept our submission to the Planning Inspectorate & our sincere apologies for it being so late as we were unaware of the deadlines. We own [REDACTED] & our family has lived & farmed here for 117 years.

HE is proposing to demolish our farmhouse & steading along with taking a third of our land plus our caravan store business & our airfield, our major concern is that within 12 to 18 months we are going to be made homeless. We have been trying to discuss, negotiate & resolve these issues with HE for over 6 years.

We were promised both verbally & in emails from the very start of this process by the then DV, in the presence of HE personnel, our agent & solicitor that HE would provide us with the cost basis of a lift & shift of the farmhouse & steading as they stand at the moment to a new site on our remaining land. They now deny this in its entirety even though they instructed us to get measured drawings & costings done for this exact reason. The fact that we have to stay here to farm the remaining land is why the DV claimed these were exceptional circumstances & why he proposed the lift & shift in the 1st place. After years of meetings & discussions since 2015 we are now faced within the next 12 to 18 months of somehow trying to get planning permission & complete construction before being evicted yet even at this point, HE are still refusing to even pay for a pre-planning application or help in any way, to try & relocate our farmhouse & steading or even allow us to find out where access may potentially be available from the highway. We have asked many times for clarification on what will happen if we do not get planning permission or even if it is granted, we do not have time to get the build complete, this is met with complete silence. The remaining land is now going to be split into 2 separate blocks separated by 8 lanes of traffic as HE is also refusing to reinstate my underpass, this is going to have a huge detrimental effect on the future viability & market value of my farm.

We have also countless times, asked for a comprehensive drainage plan for my remaining farmland after suffering flooding issues from the last time they upgraded the A1, we have asked for information pertaining to new water supplies needed to my remaining fields & access points to my remaining land & we get nowhere. In the DCO they have also stated that they want permanent rights of access over land & airspace on several areas on my remaining farm & despite repeated requests for what this is for we have yet to receive a reply.

We are also concerned that a large portion of the land they are taking from us is for the relocation of the wind farm cable & this is not directly linked to the duelling of the A1. We believe this should be a separate negotiation with the power company. We have tried for many years to discuss this with HE but are again, met with silence or we get told they are not prepared to discuss it!

We note from the DCO that the Lighting Assessment is classed as confidential & as our farm cottage at [REDACTED] is going to be majorly affected by any lights on the flyover or the roundabout, this is of great concern to us. To date we are unable to get clarification on this. This cottage is already going to be severely impacted by the fact HE is removing a large line of well-established trees that currently screen it both visually & from noise pollution from the A1. HE told us in August 2019 that they would come back to us in October of that year to discuss the loss of these trees & how they propose to mitigate this loss. We are still waiting.

HE posted out to the general public a substantial booklet entitled the "Preliminary Environmental Information Report" of April 2020, claiming that all compensations had been agreed with the occupiers of [REDACTED], this is quite clearly a lie as nothing has been agreed. According to the DV we are being "greedy & unreasonable" for not accepting his valuation & were threatened by him if we didn't accept it he would reduce it yet all we want is for HE to stand by what we were promised. Now we are being pressurized in every email & meeting to agree to complete on the DV's valuation on even just the farmhouse before they will even discuss the rest of the issues or heads of claims.

We have tried throughout this process to be as accommodating as possible & work with HE however, given that HE's own solicitors kept referring to us as Network Rail & the Gooch Estate it has been difficult to make progress. We have had countless meetings, emails, phone calls, onsite visits, surveys (some all throughout the night with no notice, which resulted in my elderly parents thinking we were being burgled) trial pits dug all over my land, made to move farm stock & horses, remove fences, remove gates, padlocked gated cut off by A1 workmen, meetings cancelled by HE with no notice, meetings with misinformation presented & had to be rescheduled & untold hours of work in relation to this scheme. We have had so many letters of apology from HE regarding their behaviour, misinformation & downright lies that we could decorate the house with them, yet it just keeps happening. HE & the new DV are refusing even now to pay our own, our agents & our Solicitors full legitimate costs relating to all this work over the last 2 years.

The frustration, worry & stress caused by HE with all their lies & deceit is incomprehensible to anyone who has not been forced to go through this for over 6 years. We are being treated appallingly & fail to comprehend given how much we are losing, the lack of cooperation, understanding & transparency we are being shown from HE & the DV.

Thank you for taking the time to read this & we would appreciate any feedback or help.

M. E. Beal & Sons

Sent from [Mail](#) for Windows 10