

# A1 in Northumberland: Morpeth to Ellingham

**Scheme Number: TR010059**

## **7.17.4 Applicant's Written Summary of Oral Submissions at Hearings - Appendix D - Warreners Private Means of Access**

Rule 8(1)(c)

Infrastructure Planning (Examination Procedure) Rules 2010

Planning Act 2008

March 2021

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning  
(Examination Procedure) Rules  
2010**

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

Development Consent Order 20[xx]

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**Appendix D - Warreners Private Means of Access**

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

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Rev 0	March 2021	Deadline 4

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4	BACKGROUND INFO ONLY ON ALTERNATIVE PROPOSAL	ERROR!
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## **FIGURES**

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Figure 2 - Proposed works in blue, Order Limits in red and land ownership boundaries in yellow	Error! Bookmark not defined.

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# 1 INTRODUCTION

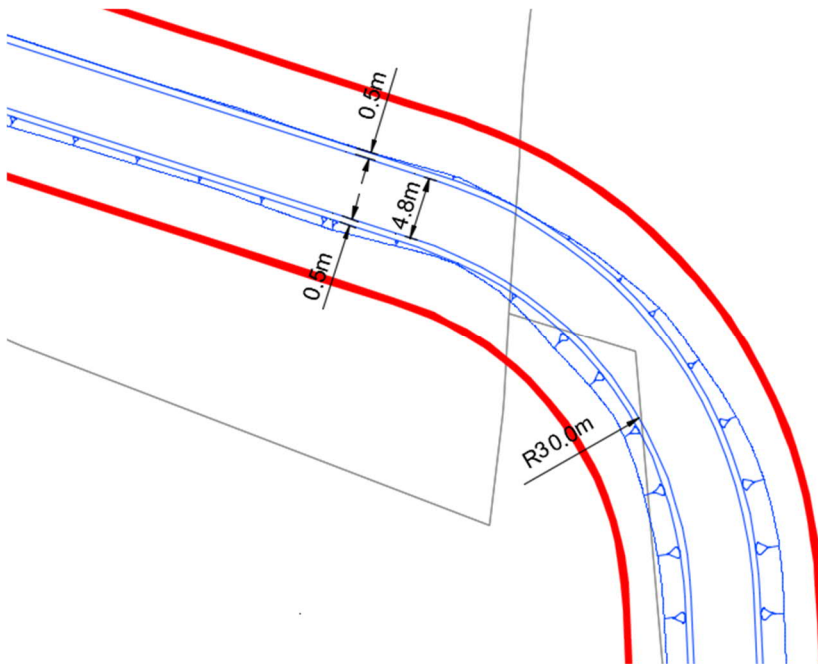
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- 1.1.1. This document is submitted by the Applicant in queries raised by Mr Mark Hawes and the Examining Authority at the Compulsory Acquisition hearing held on 24 February 2021. In particular, it addresses the options considered and reasoning for the access road to plot 1/8b.

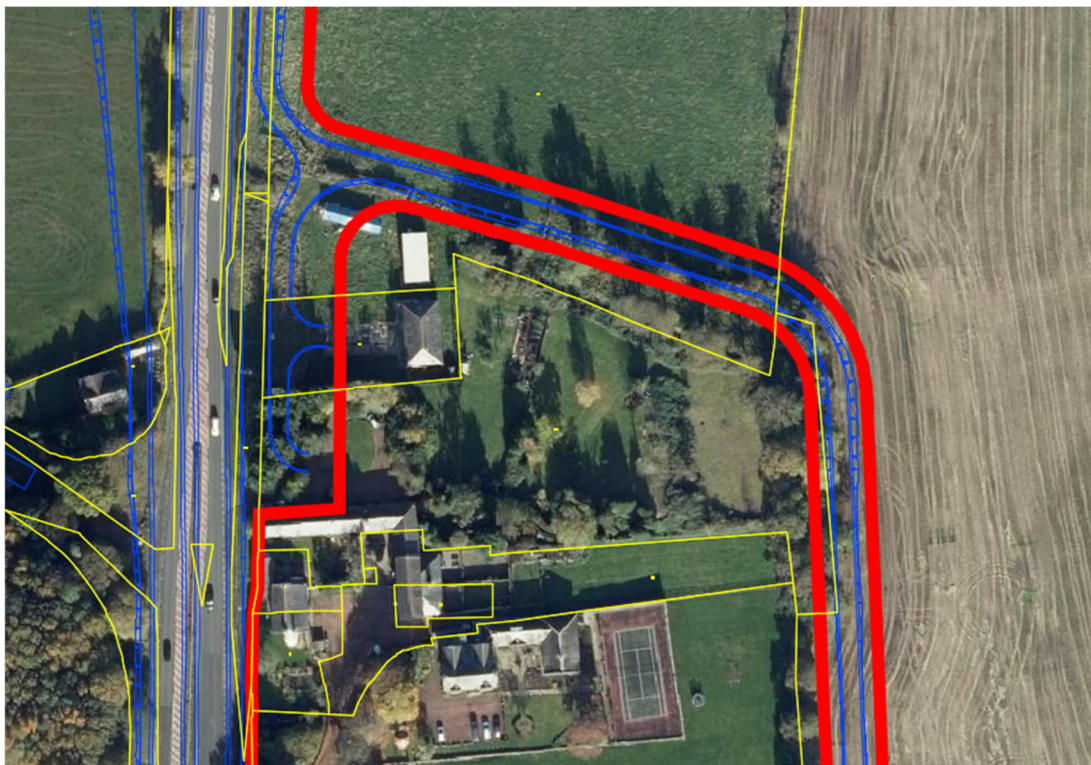
## 2 CURRENT PROPOSAL

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- 2.1.1. The Applicant proposes to close the two existing direct accesses to Warreners House on safety grounds following completion of the Scheme. A private means of access will be required to gain access to all properties at Warreners House. An access via West View presents an improvement over the existing “left in / left out” arrangement with a safer access and enhanced amenity.
- 2.1.2. The current proposal for the Warreners Private Means of Access (PMA) situates Works No. 5B of the PMA within plots 1/6a (0.81ha), 1/9b (0.34ha), 1/8b (0.03ha), 1/9a (0.05ha) and 1/8a (0.06ha). All are categorised as acquisition of rights. Of these plots 1/8a and 1/8b are within the ownership of Mr Hawes. The Works to be carried out within Mr Hawes’ plots are as follows:
- Plot 1/8b: The plot will primarily be used to install the new boundary hedgerow by agreement and planting of individual trees. The PMA will predominantly be constructed in the adjacent agricultural field (plot 1/6a) but at the location of the 30m radius horizontal bend in the PMA, the PMA itself will encroach slightly into Plot 1/8a.
  - Plot 1/8a: Construction of the tie-in of the new PMA approach with the existing access to Northgate Farm.
- 2.1.3. The PMA has a proposed width of 4.8m with 0.5m verges and a turning radius of 30m, as shown in Figure 1. The vertical alignment of the PMA closely follows the existing terrain to avoid large earthworks. The PMA can accommodate a combined harvester and trailer. Further, the design complies with the *Residential roads and footpaths in Northumberland* manual.
- 2.1.4. The existing proposal includes the planting of a hedge along the boundary of plot 1/8b to provide privacy as shown on the Landscape Mitigation Masterplan Part A, to be re-submitted at Deadline 4.
- 2.1.5. An alternative proposal to avoid the disruption of tie-in to the Northgate Farm access on plot 1/8a (and 1/9a) is being discussed with the agent.



**Figure 1 - Proposed Works**



**Figure 2 - Proposed works in blue, Order Limits in red and land ownership boundaries in yellow**

### 3 RETENTION OF VEGETATION

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- 3.1.1. Vegetation clearance in relation to the Warreners PMA is indicated on sheet 2 of Figure 7.9 Vegetation Clearance Plans Part A [APP-096] to be updated at Deadline 4, which show the assumed vegetation clearance for the purpose of assessing the impacts on vegetation, biodiversity, landscape and visual features. The vegetation clearance shown reflects a reasonable worst case scenario, and is the basis on which the assessment set out within the relevant chapters of the ES has been conducted.
- 3.1.2. In practice, the Applicant is committed to retaining as much vegetation as practicable, and this is evidenced in S-L2 and S-L5 of Table 3-1: Register of Environmental Actions and Commitments: The Scheme within the Outline Construction and Environmental Management Plan (Outline CEMP) [REP3-013 and 014] (and as updated at Deadline 4). This requires the avoidance of vegetation removal, and retention of mature vegetation, in order to reduce impacts on landscape and visual receptors. This is further reinforced through item S-L8(f) of the same Table 3-1: Register of Environmental Actions and Commitments: The Scheme within the Outline CEMP [REP3-013 and 014] (and as updated at Deadline 4). This requires vegetation that is to be retained to be done so in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations, and would ensure that any vegetation retained within the Order limits would be robustly protected.
- 3.1.3. Item S-L8(a) within the Outline CEMP [REP3-013 and 014] (and as updated at Deadline 4) requires that vegetation within 15m of the Order limits is identified, and measures are put in place to protect the root systems (defined as the root protection area (RPA) and measured by multiplying the diameter of the tree at breast height in metres by 12, capped as an area with a radius of 15m) from damage. Protection measures include the erection of protective fencing in accordance with paragraph 6.2.2 of the BS5837:2012 with the area behind the line of fencing to form a “construction exclusion zone”, hand digging only within the protected root areas of the vegetation under the supervision of an Environmental Clerk of Work, pruning in accordance with BS3998:2010 Tree Work. Recommendations, to mitigate damage during trees works, with “tree-friendly” no-dig construction considered at detailed design.
- 3.1.4. With regard to which vegetation is to be removed and which is to be retained and protected, item S-B10 within the Outline CEMP [REP3-013 and 014] (and as updated at Deadline 4) establishes that the clearance of vegetation would be identified on site by the Environmental Clerk of Work, in consultation with the Main Contractor.
- 3.1.5. Where vegetation is to be removed, the landscape mitigation plans, provided in Figure 7.8: Landscape Mitigation Masterplan Part A [REP3-008] (and as updated at Deadline 4) and Figure 7.10: Landscape Mitigation Plan Part B [APP-144], set out how the vegetation would be replaced. The delivery of the landscape and ecological mitigation is secured through item S-L2(c) of the Outline CEMP [REP3-013 and 014] (and as updated at Deadline 4). Should additional hedgerows require removal over and above that identified in the Figure

7.9 Vegetation Clearance Plans Part A [APP-096] and Figure 7.11 Vegetation Clearance Part B [APP-145], item S-L2(e) secures replacement species rich hedgerows similar to the existing.

- 3.1.6. In addition to the protection described above, the Applicant has set out below how a five stage approach to the alignment of the Warreners PMA could be applied, to complement the items already secured through item S-B10 in Table 3.1 Register of Environmental Actions and Commitments: The Scheme in the Outline CEMP [REP3-013 and 014 ]. Discussions with Mr Hawes as to these measures are ongoing:
- a. Avoid and protect** – The Applicant would initially confirm within the current design, as shown above, which trees would be impacted, either directly as a result of removal or potentially adversely as a result of impacts to the canopy or root zone. The Main contractor would undertake a detailed topographical survey of the area, locating trees and respective canopies, and appoint an arboricultural expert to advise on the potential damage to the trees and whether the PMA could be constructed without adversely impacting the trees.
  - b. Move alignment to east and north within Order Limits** – Should potential damage to the canopy or root zone of any trees be identified, the alignment of the PMA would be reviewed within the Order limits to determine whether impacts could be avoided or reduced, to the degree to which the impacts are acceptable to the Applicant and in consultation with the adjacent landowner. This would focus on the turn in the PMA at the north east of the adjacent landowner's property.
  - c. Alternative construction techniques** – As part of the detailed design, the Applicant would also consider alternatives to raise the track on embankment to reduce or avoid the need to dig below the existing surface and therefore avoid disturbing the existing root zones. This could be achievable using a 3-D geocell to spread the load of the PMA and associated traffic, and avoid compaction of the ground below. The geocell would be backfilled with sharp stone that would lock the surface together and create a stable road base, whilst the use of porous asphalt would ensure that water and gases are able to be exchanged with the roots below.
  - d. Additional agricultural land (by agreement) to align outside Order Limits** – Should the above measures not be deliverable; the Applicant is willing to explore the opportunity of purchasing additional land from the adjacent landowner through agreement. This would enable the PMA to be located outside of the root zones of the existing trees and avoid the removal of the majority, if not all the existing trees.
  - e. Replanting** – The Applicant is also willing to provide some additional tree stock (standard or feathered form), for planting early in the construction programme, within the garden space to reinforce the remaining block of trees. Should the landowner wish to have these provided to them, the details of such tree provisions to be agreed with the landowner. The Applicant would expect the landowner to take responsibility for the future establishment and maintenance of these additional trees.



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