

**This document forms part of Deadline 6 submission in providing a written summary to the hearings held week commencing 19<sup>th</sup> April 2021.**

### **Wednesday, 21st April 2021 – Issue Specific Hearing 3**

In the Issue Specific hearing 2 [REDACTED] responded to the possibility of an unaccompanied site visit to Northgate Farm. Although I understand that [REDACTED], on behalf of the Applicant, did not have any objections to the visit, he did caveat it, by suggesting that Northgate Farm was the only property from the Warreners group that had raised concerns with the PMA access road.

From our understanding this statement is not accurate. There are only three properties from the Warreners group which are impacted by the PMA access road leading to Northgate Farm. They include Warreners House, Capri Lodge and Northgate Farm. All three properties have expressed concerns relating to this specific road in the past, albeit, not through the Examination process. As highlighted in the Compulsory Acquisition Hearing 2 the Applicant has a meeting planned with the owners of Capri Lodge to directly address concerns with the access road. The current owners have communicated directly to us that they will not accept any shared use of the access road over their property. Unfortunately, this stance is a serious concern and one that threatens the viability of the PMA.

### **Thursday, 22<sup>nd</sup> April 2021 – Issue Specific Hearing 3**

#### **Agenda: Landscape and Visual Impacts**

As part of Landscape and Visual Impacts agenda item [REDACTED] highlighted a concern relating to the visual effect of the planned noise barrier. It would appear that other properties which look out onto a noise barrier have been assigned a significant visual effects rating but this has not been recognised for Northgate Farm. The Applicant was asked to explain if this was the case and why. I do not believe that an answer was provided in the hearing. I would very much welcome a written answer, from the Applicant, to this question.

#### **Combined and Cumulative Effects**

As part of Landscape and Visual Impacts agenda item it was acknowledged by the Applicant that the combined effect had been documented on a resident group basis (see table 15.4 of Chapter 15 of the EA [APP-060]) rather than on an individual property basis. An action was taken to provide further detail on individual properties. On a similar theme we would welcome further details on how the Applicant has measured the Cumulative effects as there does not appear to be any detail on the cumulative impact of the Morpeth Northern bypass scheme.

In addition, [REDACTED] highlighted his ongoing frustration that the wide-reaching impact of the scheme on Northgate Farm had not been recognised by the Applicant and speculated that the group approach to measuring Combined effect was partially to explain for this. He then went on to highlight that if he was playing Combined effect bingo, he would be doing very well with all squares ticked off.

In response [REDACTED] acknowledged the full house position but suggested that this was offset by mitigation provided.

At this stage the only mitigation that has been confirmed for Northgate Farm is the construction of a Noise Barrier which provides only partial protection to the house. The barrier does not provide any mitigation to the rest of the combined effects, and will adversely impact the visual effect further. As

a result, we look forward, with extra interest, to view the outcome of the action assigned to the Applicant here.