

A1 in Northumberland: Morpeth to Ellingham

Scheme Number: TR010059

7.8.5 Compulsory Acquisition Schedule (Tracked)

Rule 8(1)(c)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

May 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]

Compulsory Acquisition Schedule (Tracked)

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

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CONTENTS

1	COMPULSORY ACQUISITION SCHEDULE	1
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1 COMPULSORY ACQUISITION SCHEDULE

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
1	Clark/ Steve Parlett		N/A			Freeholder Category 1	8-10a, 8-11a	Permanent	Yes	Agreed The scheme takes the entirety of the land in this location on a permanent basis. HOTs have been agreed and signed for the acquisition of the land.
2	Ions/ Steve Parlett		N/A			Freeholder Category 1	9-16a, 9-16b, 9-16c, 9-18a, 9-18b	Permanent and Temporary	Yes	Agreed Ring-fenced agricultural land close to Felton. HoTs have been agreed and signed.
3	Brown/ Steve Parlett		N/A			Freeholder Category 1	8-7a, 8-7b, 9- 8a, 9-8b, 9- 8c, 9-14a, 9- 14b, 9-15a, 9-15b, 9-15c, 9-15d, 9-17a, 9-17b, 9-17c, 9-17d, 9-17e, 9-20a	Permanent and Temporary	Yes	Acquisition of temporary and permanent lands agreed. Heads of terms are being prepared for exchange and <u>have been issued for</u> signing. The land comprises agricultural land farmed by tenant farmer. Much of the land is to be used for the junction/roundabout/ detention basins so there is potential for increased impact to the remainder of land post construction of the scheme.
4	Dungait/ Steve Parlett		N/A			Freeholder Category 1	2-8a, 2-8b, 2- 8c, 2-8d, 2- 8e, 2-8f, 2- 8g, 2-11a, 2- 14a, 2-14b, 2-15a, 2-15b, 3-1a, 3-1b, 3- 2a, 3-4a, 3- 6a, 3-6b, 4- 6a, 4-7a, 4- 7b, 4-7c, 4- 7d, 4-7e, 4- 7f, 4-7g, 4- 7h, 4-8a, 4- 8b, 4-8c, 4- 10a, 4-10b, 4-10c, 4-10d, 4-10e, 4-10f, 5-4a, 5-4b, 5- 4c, 5-4d	Permanent and Temporary	Yes	Acquisition of temporary and permanent lands agreed. Heads of terms are being prepared for exchange and <u>have been issued for</u> signing. Additional land to the west of the proposed A1 south of Fenrother Junction which will need to be acquired – a thin sliver of land is left which is of no use to the farmer and access would be problematic. The thin sliver to the east can be incorporated into adjoining fields but will require the accommodation works to be undertaken by the scheme.

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5	Clarehugh/ Steve Parlett		RR-047			Freeholder Category 1	8-8a,8-8b8-8c,8-8d,8-10a,8-12a	Permanent and Temporary	Yes	Acquisition of permanent and temporary lands now agreed. Heads of terms are being prepared for exchange and <u>have been issued for</u> signing, with an agreement to reserve discussions surrounding injurious affection for a later date
6	Robson/ Tim Michie/GFW		RR-033			Freeholder Category 1	1-6a,1-6b,1-6c,1-6d,1-6e,1-6f,2-6a,2-6b	Permanent and Temporary	Yes	Awaiting claim Discussions with the land agent are ongoing - he is preparing a claim to send to the DV. Meeting offered by the DV to discuss values w/c 18 January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days. Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission. Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.
7	Teasdale/ Tim Michie		N/A			Freeholder Category 1	1-7a,1-7b,1-7c,1-7d	Permanent and Temporary	Yes	Awaiting claim Discussions with land agent ongoing - he is preparing a claim to send to the DV. Meeting offered by the DV to discuss values w/c 18 January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days. Meeting held 10/02/2021 to discuss access and accommodation works with landowner. Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission. Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.
8	Hawes/ Tim Michie		RR-045	REP2-034	REP1-082 REP4-080 REP4-081 REP5-052 REP5-052 REP6-055 REP6-056	Freeholder Category 1	1-8a,1-8b	Permanent	Yes	Awaiting claim Ongoing meetings with Mr and Mrs Hawes and the project team to discuss/resolve multiple matters raised. There is no land take from this party. There will be an alteration of rights only - rights will be required over plot 1-8a to enable the alterations/tie in of the existing/new access. Plot 1-8b is to facilitate the new access track. Although the plot is included within the Order limits it is unlikely that any of the treebelt/land will be used. Land agent has suggested that compensation discussions need to wait until after the proposed meeting with the project team. Teams meeting held 13 January 2021 to discuss outstanding design/scheme matters. Information to be provided by land agent surrounding potential alternate access design. Valuation discussions to take place following consideration of proposal. On site meeting held 11/02/2021 to discuss access route and other matters with the Applicant's contractor. Follow up Teams call to be arranged. E-mail sent to Mr Hawes 22/2/2021 and 05/3/2021 requesting availability for Teams meeting. Response received from Mr Hawes 08/3/2021 querying agenda and expectations for the meeting. Response to Mr Hawes in preparation.

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										<p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>14 April 2021 Teams meeting held with Hawes family and the Applicant to discuss outstanding "micro" detailed design matters with the Main Contractor. Several actions taken from the meeting to follow up with written response as appropriate.</p> <p>29 April 2021 Teams meeting held with Hawes family and the Applicant to discuss the "macro" outstanding issues that remain of concern to the Hawes family. Discussions mainly around noise/vibrations/visibility.</p> <p>29 April 2021 Telephone discussion with land agent. Claim is in preparation but will not be sent to DV until further discussions have taken place over the proposed route of the PMA.</p> <p>Follow up Teams meeting scheduled for 13 May 2021 between the Applicant the Hawes family.</p>
9	Carter/ Tim Michie		N/A			Freeholder Category 1	2-9a,2-9b,2-9c,2-9d,2-9e,2-9f,2-9g,2-11a	Permanent and Temporary	Yes	<p>Awaiting claim</p> <p>Discussions with the land agent are ongoing - he is preparing a claim to send to DV. Meeting offered to discuss values w/c 18 January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days. Meeting held 10/02/2021 to discuss route of PMA and other accommodation works matters.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>
10	Dobson/ Tim Michie		N/A			Freeholder Category 1	4-1a,4-5a,4-5b,4-5c,4-5d,4-5e,4-5f,4-5g,4-5h,4-5i,4-5j,4-6a,5-2b,5-2c	Permanent and Temporary	Yes	<p>Awaiting claim</p> <p>Discussions with the land agent are ongoing - he is preparing a claim to send to DV. Meeting offered to discuss values w/c 18 January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days. Meeting held 10/02/2021 to discuss impact of junction/basin with landowner.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
11	Hebron Hill Partnership/ Tim Michie		N/A			Freeholder Category 1	2-12a,2-12b	Permanent	Yes	<p>Awaiting claim</p> <p>Whole of land ownership is to be acquired. Discussions with the land agent are ongoing - he is preparing a claim to send to DV. Meeting offered to discuss values w/c 18 January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>
12	Vernal Agriculture/ Tim Michie		N/A			Freeholder Category 1	8-4a,8-4b,9-1a,9-1b,9-1c,9-1d,9-1e,9-1f,9-1g,9-3a,9-11a,9-11b	Permanent and Temporary	Yes	<p>Awaiting claim</p> <p>Discussions with the land agent are ongoing - he is preparing a claim to send to the DV. Additional discussion over extra land required for River Coquet mitigation measures. Meeting offered to discuss values/claims w/c 18th January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days.</p> <p>Discussion/confirmation over land take areas 26 March 2021.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>
13	Davidson/ James McDonald		N/A			Freeholder Category 1	1-9a,1-9b,2-7a,2-7b,2-7c	Permanent and Temporary	Yes	<p>Introduction call held 08/02/2021</p> <p>Property recently purchased from Mr Stephenson. Limited discussion in recent months. DV to approach Mr Davidson to commence discussions/negotiations. On site meeting with Mr Davidson 20/01/2021 to discuss proposals. Telephone meeting with newly appointed land agent 08/02/2021. Discussions to continue.</p> <p><u>Site meeting held 10 May 2021 to discuss potential options for PMA alteration. Mr Davidson made it clear during the meeting that he did not want the access to Northgate Farm to be over his land-. It is understood that James McDonald, representing Mr Davidson, will now make written representations to the Examination regarding the proposed access. It was agreed for the Applicant to look at what other, if any, options might be available for the access and report back to Mr Davidson when additional information is available.</u></p> <p><u>Valuation matters will follow progression of the access detail.</u></p>

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14	Renton/ Graeme Bruce		N/A			Freeholder Category 1	2-1a,2-1b,2-1c,2-1d,2-2a,2-2b,2-2c,2-3a,2-3b,2-3c,2-3d	Permanent and Temporary	Yes	Offers issued Discussions with the land agent are ongoing. Land take figures and link to plans confirmed with land agent 7/1/2021. A meeting has been scheduled for 20/1/2021 to commence acquisition negotiations. Telephone meeting held with land agent 20 January 2021. Exchange of land values. Offers e-mailed to land agent 26 th February 2021.
15	Hogg/ Graeme Bruce		N/A			Freeholder Category 1	5-1a,5-1b,5-1c,5-1d,5-1e,5-1f,5-1g,5-1h,5-1i,5-1j,6-1a,6-2a,6-2b,6-2c,6-2d,6-2e,6-2f,6-2g,6-2h,6-2i,6-2j,6-2k,6-2l,6-2m,6-2n,6-2o,6-2p,6-2q,6-2r,6-2s,6-2t,6-4a,6-5a,7-6a,7-6b,7-6c,7-6d,7-6e,7-6f,7-6g,7-6h,7-6i,7-6j,7-6k,7-3a,7-7a,7-7b,7-7c,7-8a,7-8b,7-8c,7-8d,7-8e,7-8f,7-8g,7-8h,7-12a	Permanent and Temporary	Yes	Offers issued Discussions with the land agent are ongoing. An acquisition meeting has been agreed for 20/1/2021. Potentially some additional land may be required on a temporary basis to be used as soil store. Land take figures and link to plans sent to land agent 7/1/2021. Telephone meeting held with land agent 20 January 2021. Offers e-mailed to land agent 26 th February 2021.
16	Hogg (formerly Admiral Taverns)/ Graeme Bruce		N/A			Freeholder Category 1	5-6a,5-6b,5-10a,6-3a,6-3b,6-3c,6-3d,6-3e,6-4a,6-5a	Permanent and Temporary	Yes	In Discussion Discussions with the land agent are ongoing. Land take figures and link to the plans have been confirmed with the land agent on 7/1/2021. A meeting has been scheduled for 20/1/2021 to commence acquisition negotiations. Telephone meeting held with land agent 20 January 2021. Exchange of land values. E-mail with provisional offers sent to

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										land agent 22 January 2021. Discussions to continue over this area of land and its value.
17	Howarth/ Graeme Bruce		N/A			Freeholder Category 1	1-4a,1-4b,1-4c,1-4d,2-4a,2-4b	Permanent and Temporary	Yes	Offers issued Discussions with the land agent are ongoing. Land take figures and link to plans confirmed with land agent 7/1/2021. Meeting scheduled for 20/1/2021 to commence acquisition negotiations. Telephone meeting held with land agent 20 January 2021. Exchange of land values. Offers e-mailed to land agent 26 th February 2021.
18	Bell/ Graeme Bruce		N/A			Freeholder Category 1	3-3a,3-3b,3-3c,3-3d,4-9a	Permanent	Yes	Offers issued Discussions with the land agent are ongoing. Land take figures and link to plans have been confirmed with the land agent on 7/1/2021. Meeting scheduled for 20/1/2021 to commence acquisition negotiations. Telephone meeting held with land agent 20 January 2021. Exchange of land values. Offers e-mailed to land agent 26 th February 2021.
19	Kelcher/ James McDonald		N/A			Freeholder Category 1	2-11a,2-13a,2-13b,2-13c,2-13d,2-13e,2-13f,2-13g,2-13h,3-7a,3-7b,3-7c,3-7d	Permanent and Temporary	Yes	In Discussion Land agent has requested updated plans showing the current land ownership position around the proposed junction/access track. Discussions around value will commence upon receipt of that information. Telephone call with land agent 19 January 2021 to discuss current position. Land agent and landowner require updated plans from project team before acquisition discussions can progress. On site meeting held 9/2/2021 with land agent and land owner. Confirmation to be issued by project team on route of proposed PMA. Drawing showing route of PMA and junction layout issued to land agent 30 March 2021. Additional comments received from land agent 26 April 2021 which are now being considered by the Applicant.
20	Dixon/ Tim Michie		N/A			Freeholder Category 1	4-20a,4-20b	Permanent and Temporary	Yes	Awaiting claim Only acquisition of rights in relation to the watercourse are proposed - Land agent is to send in the proposed claim to the DV. A meeting has been offered w/c 18th January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days. Meeting held 10/02/2021 to discuss Scheme and access arrangements post Scheme. Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission. Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.

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21	Givens/ Tim Michie		N/A			Freeholder Category 1	5-3a,5-3b,5-3c	Permanent and Temporary	Yes	<p>Awaiting claim</p> <p>Discussions with the land agent are ongoing - land agent is to send in the claim to the DV based on paddock/small holding land. A meeting has been offered w/c 18th January 2021. Telephone discussion with land agent on 21 January 2021. Meeting held 10/02/2021 with landowner to discuss proximity of proposed A1 and potential mitigation matters.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>
22	Millhouse Developments/ Graeme Bruce		N/A		REP2-027 REP5-046	Freeholder Category 1	7-3a, 7-4a,7-4b,7-4c,7-4d,7-4e,7-4f,7-4g,7-7a,7-7b,7-7c,8-9a,8-9b,8-9c	Permanent and Temporary	Yes	<p>Meeting agreed for 20/1/2021</p> <p>DV has confirmed the current land take proposals with the land agent on 7/1/2021. A meeting has been agreed for 20/1/2021 to commence acquisition negotiations. Telephone meeting held with land agent 20 January 2021. Exchange of land values. Offers e-mailed to land agent 26th February 2021.</p> <p>Meeting arranged with land agent for 30 March 2021 to discuss the current position for values and planning.</p> <p>Telephone meeting held with land agent 30 March 2021. Planning position discussed which is relevant to the value of the land. Millhouse Developments have received legal advice which they believe supports their planning position and will submit this information as a response for Deadline 5. Values discussed to identify a level at which an agreement could be reached.</p> <p>Discussions continue. Suggestion from the land agent that the scheme acquire the whole of the land at this location. The contention is that any proposed development may not be viable based on the area of land remaining. The desire is to have all options on the table for discussion allowing a considered decision to be made. The fundamental issue remains the planning status of the site as this will determine the value to be agreed. The Applicant's position in respect of the relevance of the planning status to the Scheme is set out in the Applicant's Comments on Responses to Further Written Questions (document reference 7.25), submitted at Deadline 6.</p>
23	Milner (Isabella Holdings Ltd)/ Richard Brown		N/A			Freeholder Category 1	7-2a,7-3a,8-14a	Permanent	Yes	Agreed – HoTs now signed and agreed and with legal team for completion.

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24	Henry/ GSC Grays		N/A			Freeholder Category 1	8-1a,8-1b,8-1c,8-2a,8-2b,8-2c,8-3a,8-3b,8-3c,8-3d	Permanent and Temporary	Yes	In Negotiations DV e-mailed agent on 8/1/2021 inviting discussions around land take and acquisition. Telephone meeting arranged with land agent for 26 January 2021 to discuss land value and crop contract. Telephone meeting held with land agent 26/01/2021. Initial land values discussed. Telephone meeting held with land agent 22 April 2021 to discuss/agree land values and area to be acquired. General agreement on values reached. Offer sent to land agent 27 April 2021 for discussion with their client.
25	Pattinson/ Tim Michie		N/A			Freeholder Category 1	10-5a,1-5b,10-5c,10-5d,10-7a	Permanent and Temporary	Yes	Awaiting claim Land agent to send in claim details for discussion. Land is to be used for a detention basin. Meeting offered to land agent to discuss values w/c 18th January 2021. Telephone discussion with land agent on 21 January 2021, claim to be submitted within next few days. Meeting held 11/02/2021 to discuss basin location and options with landowner. Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission. Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.
26	Henderson/ Richard Brown		N/A			Freeholder Category 1	9-9a,1-2a,10-2b,10-2c,10-2d,10-2e,10-2f,10-2g,10-2h,10-2i,10-2j,10-6a	Permanent and Temporary	Yes	In Discussion Discussions to date have centred around access for surveys. Acquisition discussions to commence now that those agreements are in place. <u>Site meeting held 10 May 2021 to discuss the reason for the acquisition of agricultural land to the east of the current A1. This is stated to be good land which the farm would prefer to keep if possible. The land is required for environmental mitigation planting. Mr Brown, representing Mr Henderson, queried if alternate land could be used for the tree planting and suggested an extension of the land take to the west of the A1. The Applicant agreed to take away the information and consider if this is possible or not. The need for ongoing access during the works for Mr Henderson was also highlighted. Discussions to continue.</u>
27	Scott/ Richard Brown		N/A			Freeholder Category 1	9-2a,9-2b,9-2c,9-2d,9-2e,9-2f,9-2g,9-2h,9-2i,10-1a,10-1b,10-1c,10-1d,10-1e,10-1f,10-1g,10-1h,10-1i,10-	Permanent and Temporary	Yes	In Discussion Discussions to date have centred around access for surveys. Acquisition discussions to commence now that those agreements are in place. <u>Site meeting 10 May 2021 to discuss the acquisition of rights over the access to the underpass. Mr Brown and his clients wanted to be clear on the rights required and frequency/type of traffic to use the access. It was confirmed that the Scheme is currently exploring strategies for access to underpass during the works and use of the track for heavy traffic would be a last resort given the difficult approach. Timescales for works</u>

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							1j,10-1k,10-1l,10-1m,10-1n			discussed and the use of the temporary land was considered. Mr Brown is to provide dimensions for the vehicles that he would like to be able to use the underpass so they can be considered in the construction plan/programme. Further information on dates to be provided when the construction plan is in place. Mr and Mrs Scott are keen to retain as many of their trees as possible to protect their commercial interests. Discussions to continue.
28	Northumberland Estates Louis Fell		RR-011			Freeholder Category 1	11-1a,11-1b,11-1c,11-1d,11-1e,11-1f,11-1g,11-1h,11-1i,11-1j,11-1k,11-1l,11-1n,12-1a,12-3a,12-3aa,12-3b,12-3bb,12-3c,12-3cc,12-3d,12-3dd,12-3e,12-3ee,12-3f,12-3ff,12-3g,12-3gg,12-3h,12-3hh,12-3i,12-3ii,12-3j,12-3k,12-3l,12-3m,12-3n,12-3o,12-3p,12-3q,12-3r,12-3s,12-3t,12-3u,12-3v,12-3w,12-3x,12-3y,12-3z,13-1a,13-1b,13-1c,13-1d,13-1e,13-1f,13-1g,13-1h,13-1i,13-1j,13-1k,13-1l,13-	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>Dispute over amount of land for wind farm cable - Telephone discussion with Project team and NE/Louis Fell. Land take discussed and use etc - agreed that land agent and DV will begin discussion over land value. Meeting offered w/c 18th January 2021 to attempt and agree land take other than that required for the cable. Telephone discussion with land agent 14 January 2021. DV explained current position regarding land values and invited exchange of transactional evidence to aid progression of acquisition discussions. Teams meeting held with Louis Fell 17th February 2021 to discuss land values. General agreement on a framework of values for Part B. Breakdown of land take for each tenant provided to Louis Fell 3rd March 2021. Discussions to continue. On site meeting held 8th and 9th March 2021 to discuss access and accommodation works.</p> <p>Site meetings held 8/9 March 2021 with land agent and landowners to discuss scheme/impact on landowners.</p> <p>Telephone meeting held with land agent 22 March 2021 to further discuss claims and tenants. Claims are being prepared by Northumberland Estates Agent and will be submitted as soon as possible.</p> <p>Telephone update with land agent 28 April 2021. Claims are almost complete and will be submitted to the DV as soon as possible. Confirmation that Northumberland Estates are in support of the windfarm cable being within the Applicant's land ownership rather than requiring rights over third party land for the power company. Discussions will continue over the value of the land to be acquired between DV and the land agent.</p>

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							1m,13-1n,13-1o,13-1p,13-1q,14-5a,18-1a,19-1a,12-2a,13-5a,13-5b,13-5c,13-5d,11-4a,11-4b,11-4c,11-4d,11-4e,11-4f,18-2a,18-2b,18-3a,18-3b			
29	Rock Estate/ Louis Fell		RR-042			Freeholder Category 1	13-2a,13-2b,13-2c,14-1a,14-1b,14-1c,14-1d,14-1e,14-1f,14-1g,14-1h,14-2a,14-4a,14-4b,14-4c,14-4d,14-4e,14-4f,14-4g,14-4h,14-4i,14-4j,14-4k,14-	Permanent and Temporary	Yes	In Negotiations Dispute over amount of land for wind farm cable now resolved - Telephone discussion with Project team and NE/Louis Fell. Land take discussed and use etc - agreed that land agent and DV will begin discussion over land value. Meeting offered w/c 18th January 2021 to attempt and agree land take other than that required for the cable. Telephone discussion with land agent 14 January 2021. DV explained current position regarding land values and invited exchange of transactional evidence to aid progression of acquisition discussions. Teams meeting held with Louis Fell 17 th February 2021 to discuss land values for all land areas. General agreement on a framework of values for Part B. On site meeting held 8 th and 9 th March 2021 to discuss access and accommodation works.

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
							4l,14-4m,14-4n,14-6a,14-6b,14-6c,14-6d,15-18a,15-18b,15-18c,15-18d,15-18e,15-18f,15-18g,15-18h,15-18i,15-18k,15-18j,15-20a,15-24a,15-24b,15-24c,15-24d,15-24e,15-24f,15-26a,15-26b,15-26c,15-26d,15-26e,15-26f,15-26g,15-26h,15-27a,15-27b			<p>Site meetings held 8/9 March 2021 with land agent and landowners to discuss scheme/impact on landowners.</p> <p>Telephone meeting 22 March 2021 with land agent to discuss claims and tenants. Claims are being prepared and will be submitted as soon as possible.</p> <p>Telephone update with land agent 28 April 2021. Claims are almost complete and will be submitted to the DV as soon as possible. Compensation and access routes for surveys discussed.</p>
30	Grahamslaw/ Louis Fell					Freeholder Category 1	16-8a,16-11a,16-11b,16-11c	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>Agent changed from Tim Michie to Louis Fell - Land agent and DV to discuss land values. Meeting offered w/c 18th January 2021. Telephone discussion with land agent 14 January 2021. DV explained current position regarding land values and invited exchange of transactional evidence to aid progression of acquisition discussions. Teams meeting held with Louis Fell 17th February 2021 to discuss land values. General agreement on a framework of values for Part B. On site meeting held 8th and 9th March 2021 to discuss access and accommodation works.</p> <p>Site meetings held 8/9 March 2021 with land agent and landowners to discuss scheme/impact on landowners.</p>

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
										<p>Telephone meeting 22 March 2021 with land agent to discuss claims. Claims are being prepared and will be submitted as soon as possible.</p> <p>Telephone update with land agent 28 April 2021. Claims are almost complete and will be submitted to the DV as soon as possible</p>
31	Hester/ Louis Fell/Rob Thompson		RR-029			Freeholder Category 1	15-12a,15-16a,15-17a	Permanent and Temporary	Yes	<p>Agreed</p> <p>Main blight claim agreed - awaiting details of claimants time for house viewing to sign off the final part of disturbance claim. An e-mail was sent to the land agent on 7/1/2021. Telephone discussion with land agent 14 January 2021. Land agent is awaiting disturbance information to be submitted by his client following which the claim can be agreed.</p> <p>All items of claim now agreed and HOTs have been issued for signing.</p>
32	Beal/ Louis Fell		RR-020		REP4-078 REP3-033 AS-022	Freeholder Category 1	15-1a,15-1b,15-1c,15-1d,15-1h,15-1j,15-1k,15-2a,15-2b,15-3c,15-2d,15-2e,15-2f,15-5a,15-6a,15-6b,15-6c,15-6d,15-6e,15-6f,15-6g,15-8a,15-8b,15-8c,15-22a,15-22b,15-23a,15-23b,15-23d,15-25a	Permanent and Temporary	Yes	<p>Blight Claim</p> <p>Discussions have been ongoing for some time. Parties are still some way apart on various matters. Further discussions are required.</p> <p>Louis Fell now appointed as land agent by Mr Beal. Teams call with Louis Fell to explain current offer/valuation. Agreed to send breakdown of valuation on a field by field basis with further valuation discussions to continue after review. On site meeting held 8th March 2021 with Mr & Mrs Beal to consider access options for proposed new dwelling. Discussions around valuation and payment process.</p> <p>Site meeting 8 March 2021 with landowners and land agent to discuss outstanding matters including potential access location for alternate property.</p> <p>23 March 2021 signed Copy of Terms of Business received from land agent.</p> <p>Breakdown of land areas provided to land agent 24 March 2021.</p> <p>April 2021 Update:</p> <p>Background – Following early discussion/meetings around the Scheme a blight notice was served by the Beal Family upon the Applicant in 2019. The Applicant served a counter notice in July 2019 such that it should only be required to purchase the part of the property required for the proposed design of the Scheme at that time. The Beal family accepted the counter notice in September 2019, resulting in the Applicant agreeing to acquire the main farmhouse, outbuildings and some 42 acres of agricultural land. There have been numerous meetings over the last few years with both the Beal family and their representatives. It is understood that the intention of the Beal family is to construct a replacement residential property and associated farm buildings on retained land to the west of the A1. Valuation discussions have been ongoing although, until</p>

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
										<p>more recently, little progress had been made in reaching a position agreeable to all parties. In order to try and ease the impact and assist the Beal family to progress the new dwelling the Applicant has agreed to advance an enhanced deposit upon agreement and signing of a contract of sale. It has been agreed that this agreement can be for all or part of the total acquisition requirements whichever can be agreed.</p> <p>Current Position – The Applicant has agreed to assist with planning and architect fees and has arranged for early discussions with NCC planning department. With the recent appointment of an alternative land agent a valuation has been received by the DV for all the land and buildings included within the counter notice. This has been considered in detail by the DV and, following a telephone meeting with the land agent on 28 April 2021, a counter offer has been submitted. It is understood that the land agent will now discuss this offer with the Beal family. Once these matters have been agreed discussions can then move to developing a list of further claim items for review by the DV.</p>
33	Armstrong/ Tim Michie					Freeholder Category 1	16-4a,16-4b,16-4c,16-4d,16-4e,16-6a,16-6b,16-6c,17-1a,17-6a,17-6b,17-6c,17-6d,17-6e,17-6f,17-6g,17-6h,16-1a,16-1b,16-1c,17-5a,17-5b	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>Telephone meeting held with landowner and land agent 15 January 2021. Land take and rights discussed Meeting held with Mr Armstrong 11/2/2021 to discuss impact of the Scheme on the farm and its operation. Discussion over land take and confirmation of rights to be acquired.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>
34	West End Anglers/ Graeme Bruce					Freeholder Category 1	9-12a	Permanent	Yes	<p>In Negotiations</p> <p>Acquisition of rights only over the river bed and banks of the River Coquet. Telephone meeting held with land agent 20 January 2021. Exchange of land values. E-mail with provisional offers sent to land agent 22 January 2021. Discussions continue about the impact on the fishing rights and access during the Works programme.</p>
35	University of Newcastle Upon Tyne/ Tim Michie					Freeholder Category 1	3-11a,3-11b	Permanent and Temporary	Yes	<p>Meeting Offered</p> <p>Telephone discussion with land agent on 21 January 2021, claim to be submitted.</p> <p>On site meeting with landowner and agent 26 March 2021 to discuss proposed scheme and impact on farm.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p>

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
										Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.
36	Purvis/ Louis Fell		RR-044			Freeholder Category 1	15-9a,15-9b,15-10a,15-10b,15-10c,15-10d,15-10e,15-11a,15-11b,15-13a,15-13b,15-14a,15-15a,15-19a,15-19b	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>Land take figures were sent to the land agent on 23/10.2020. Information around land values sent to the agent on 16/12/2020. An update was sent to the land agent on 4/1/2021 offering a meeting to discuss values w/c 18/1/2021. Telephone discussion with land agent 14 January 2021. DV explained current position regarding land values and invited exchange of transactional evidence to aid progression of acquisition discussions. Teams meeting held with Louis Fell 17th February 2021 to discuss land values. General agreement on a framework of values for Part B. On site meeting held 8th and 9th March 2021 to discuss access and accommodation works.</p> <p>Site meetings held 8/9 March 2021 with land agent and landowners to discuss scheme/impact on landowners.</p> <p>Telephone meeting with land agent to claims and tenants. Claims are being prepared and will be submitted as soon as possible.</p> <p>Telephone update with land agent 28 April 2021. Claims are almost complete and will be submitted to the DV as soon as possible.</p>
37	Robinson/ Rob Thompson/Louis Fell		RR-043			Freeholder Category 1	14-2a,15-19a,15-19b,15-20a,15-21a,15-21b,15-21c	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>Land take figures were sent to the land agent on 23/10.2020. Information around land values was sent to the agent on 16/12/2020. An update was sent to the land agent on 4/1/2021 offering a meeting to discuss values w/c 18/1/2021. Telephone discussion with land agent 14 January 2021. DV explained current position regarding land values and invited exchange of transactional evidence to aid progression of acquisition discussions. Telephone discussion with land agent 04/02/2021. Investigations required over septic tank location within area identified for soil store. Teams meeting held with Louis Fell/Rob Thompson 17th February 2021 to discuss land values. General agreement on a framework of values for Part B. On site meeting held 8th and 9th March 2021 to discuss access and accommodation works.</p> <p>Site meetings held 8/9 March 2021 with land agent and landowners to discuss scheme/impact on landowners.</p> <p>Telephone meeting with land agent to claims and tenants. Claims are being prepared and will be submitted as soon as possible.</p> <p>Telephone update with land agent 28 April 2021. Claims are almost complete and will be submitted to the DV as soon as possible.</p>

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
38	Shell/ Tim Michie					Freeholder Category 1	16-10a,16-10b	Permanent and Temporary	Yes	<p>Meeting Offered</p> <p>Discussions ongoing with the land agent. Telephone discussion with land agent on 21 January 2021, claim to be submitted.</p> <p>Telephone call with land agent 26 March 2021 - claims almost finalised and ready for submission.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>
39	Thorp/ Louis Fell		RR-022 RR-039			Freeholder Category 1	16-9a,16-9b,16-9c,16-9d,16-9e	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>Acquisition is required for the relocation of bat boxes. Some discussions have taken place with land agent regarding the land ownership. An invitation to discuss acquisition sent to the land agent for the w/c 18/1/2021. Telephone discussion with land agent 14 January 2021. DV explained current position regarding land values and invited exchange of transactional evidence to aid progression of acquisition discussions. Discussion with land agent 03/02/2021. Access required for tree surveys to identify suitable locations for bat boxes. Agreed access. Discussion over compensation to take place following confirmation of tree locations. Teams meeting held with Louis Fell 17th February 2021 to discuss land values. General agreement on a framework of values for Part B. On site meeting held 8th and 9th March 2021 to discuss access and accommodation works.</p> <p>Site meetings held 8/9 March 2021 with land agent and landowners to discuss scheme/impact on landowners.</p> <p>Telephone meeting with land agent to claims and tenants. Claims are being prepared and will be submitted as soon as possible.</p> <p>Telephone update with land agent 28 April 2021. Claims are almost complete and will be submitted to the DV as soon as possible.</p>
40	Goodings / Tim Michie					Freeholder Category 1	9-7a, 9-7b	Permanent and Temporary	Yes	<p>In Negotiations</p> <p>New owners of property known as West Moor House.</p> <p>Introductory site meeting held with owners and land agent 26 March 2021 to discuss proposed scheme and impact on garden/woodland.</p> <p>Land take confirmed to land agent by e-mail 26 March 2021. Claim to follow shortly.</p> <p>Telephone call with land agent 28 April 2021 – Claims are prepared and now awaiting check/sign off prior to issue to the DV for consideration.</p>

Obj No.	Landowner Name/ Agent	IP/AP No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Plot (s)	Permanent /Temporary	CA?	Status of Objection/Comments
41	Viscount Ridley/ Matthew Williamson					Freeholder Category 1	9-13a, 9-13b, 9-13c, 9-13d, 9-13e, 9-13f, 9-13g, 9-13h, 9-13hh, 9- 13i, 9-13ii, 9- 13j, 9-13jj, 9- 13k	Permanent and Temporary	Yes	In Negotiations Acquisition is required of land consisting of river bed and adjoining woodland/footpath areas in relation to the new bridge crossing. Meeting held with land agent November 23 rd to discuss proposed land take. Content with acquisition in principle. Discussions to continue around valuation matters. 9 April 2021 Exchange with land agent over change to land take and rights requirements. Explanation of the changes provided. Confirmation received from land agent that the changes are acceptable 9 April 2021. Valuation discussions will continue.

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