

This representation is regarding Private Means of Access afforded to Northgate Farmhouse and Capri Lodge. I James McDonald, submit this on behalf of Mr John Ellis Davidson of Capri Lodge as his acting agent.

Disputes regarding shared access between the two properties are long-standing and well documented, commencing prior to Mr Davidson's ownership involving the previous Proprietor of Capri Lodge and the ongoing Proprietors of Northgate Farm. The provision of a new Private Means of Access for the Properties, as a result of the A1 Improvement Scheme presents an excellent opportunity for these historic issues to be remedied by removing any requirement for either property to be accessed over land of the other.

A number of proposals have been presented since the inception of the scheme and have one way or another been deemed unacceptable to the parties. Most notably from Mr Davidson's perspective, the current proposal which has been submitted in the DCO for the access for both properties to divide his land and provide access rights to a neighbouring property. Entirely circling Capri Lodge in this manner with third party access rights will severely diminish the privacy and outlook that the property currently enjoys and this is something that we believe can readily be avoided.

There have been numerous attempts to enter into discussions with the Proprietors of Northgate Farm in an attempt to come to a mutually beneficial outcome, however these advances have been rejected. Meetings with Highways England Representatives have been held to understand Mr Davidson's concerns and suitable alternatives, from the perspective of the Design Team, have been produced.

There appears to be a suitable alternative whereby neither property is required to provide access to the other (Option 3 on the draft plan prepared) and Mr Davidson is strongly in favour of this option. Mr Davidson acquired the Property after the commencement of the scheme and feels as though his late involvement has disadvantaged him in defending his Property's future.

We therefore ask that the Inspector looks at this case with the objectivity required.