

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

**Scheme Number: TR010059**

## **7.8.5 Compulsory Acquisition Schedule (Clean)**

Rule 8(1)(c)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

June 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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**Compulsory Acquisition Schedule (Clean)**

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<b>Rule Reference:</b>	Rule 8(1)(c)
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## 1 SUMMARY TABLE

Obj No.	Landowner Name	Agent	HOTs Status	Valuation Status	Severance and Injurious Affection Status	RR / WR Status	Comments
1	Clark	Steve Parlett					With solicitors for exchange/completion
2	Ions	Steve Parlett					With solicitors for exchange/completion
3	Brown	Steve Parlett					With solicitors for exchange/completion
4	Dungait	Steve Parlett					With solicitors for exchange/completion
5	Clarehugh	Steve Parlett					With solicitors for exchange/completion
6	Robson	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
7	Teasdale	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
8	Hawes	Tim Michie					Non valuation matters under discussion before values can be agreed
9	Carter	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
10	Dobson	Tim Michie					Valuations agreed. HOTs in preparation for signing.
11	Hebron Hill Partnership	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
12	Vernal Agriculture	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
13	Davidson	James McDonald					Non valuation matters under discussion before values can be agreed
14	Renton	Graeme Bruce					Valuations under discussion with reasonable prospect of agreement.
15	Hogg	Graeme Bruce					Valuations under discussion with reasonable prospect of agreement.
16	Hogg (formerly Admiral Taverns)	Graeme Bruce					Valuations under discussion with reasonable prospect of agreement.
17	Howarth	Graeme Bruce					Valuations under discussion with reasonable prospect of agreement.
18	Bell	Graeme Bruce					Valuations under discussion with reasonable prospect of agreement.
19	Kelcher	James McDonald					Valuations under discussion with reasonable prospect of agreement.
20	Dixon	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
21	Givens	Tim Michie					Valuations agreed. HOTs in preparation for signing.

22	Millhouse Developments	Graeme Bruce					Discussions ongoing. Difference of opinion regarding planning status.
23	Milner	Richard Brown					With solicitors for exchange/completion
24	Henry	Emma Smith					Valuation agreed and HOTs issued for agreement
25	Pattinson	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
26	Henderson	Richard Brown					Valuations under discussion with reasonable prospect of agreement.
27	Scott	Richard Brown					Valuations under discussion with reasonable prospect of agreement.
28	Northumberland Estates	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
29	Rock Estates	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
30	Grahamslaw	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
31	Hester	Louis Fell/Rob Thompson					Valuation agreed and HOTs issued for agreement
32	Beal	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
33	Armstrong	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
34	West End Anglers	Graeme Bruce					Valuations under discussion with reasonable prospect of agreement.
35	University of Newcastle	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
36	Purvis	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
37	Robinson	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
38	Shell	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
39	Thorp	Louis Fell/Rob Thompson					Valuations under discussion with reasonable prospect of agreement.
40	Goodings	Tim Michie					Valuations under discussion with reasonable prospect of agreement.
41	Viscount Ridley	Matthew Williamson					Valuations under discussion with reasonable prospect of agreement.

Table Key:

	Items Agreed	RR or WR withdrawn
	In advanced stages of discussion/negotiation	RR likely to be withdrawn before end of examination
	Discussions are ongoing – unable to advance valuation matters due to outstanding issues	Items still outstanding – RR or WR unlikely to be withdrawn
		No RR or WR

## 2 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	<b>Agreed</b> Heads of Terms (HoTs) have been agreed and signed. All matters are agreed.
2	Ions/ Steve Parlett		N/A			Freeholder Category 1	9-16a, 9-16b, 9-16c, 9-18a, 9-18b	Permanent and Temporary	Yes	<b>Agreed</b> HoTs have been agreed and signed. All matters are agreed.
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	<b>Agreed</b> HoTs have been agreed and signed. All matters are agreed.
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	<b>Agreed</b> HoTs have been agreed and signed. All matters are agreed, with accommodation works to be discussed further at detailed design.
5	Clarehugh/ Steve Parlett		RR-047			Freeholder Category 1	8-8a,8-8b8-8c,8-8d,8-10a,8-12a	Permanent and Temporary	Yes	<b>Agreed</b> HoTs have been agreed and signed. This includes an agreement to reserve discussions surrounding injurious affection for a later date.

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
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	<p><b>Awaiting receipt of claim</b></p> <p>Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).</p> <p>The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.</p>
7	Teasdale/ Tim Michie		N/A			Freeholder Category 1	1-7a,1-7b,1-7c,1-7d	Permanent and Temporary	Yes	<p><b>Awaiting receipt of claim</b></p> <p>Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 and subsequent meeting on 28 June 2021 that a claim is being prepared for submission to the District Valuer (DV).</p> <p>During the 28 June 2021 meeting, the relocation of the landowner's garage was discussed. The Applicant agreed to produce a CAD drawing for the relocation works.</p> <p>The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.</p>
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	<p><b>Discussions ongoing and receipt of claim awaited</b></p> <p>Rights are required over plot 1-8a to enable the alterations to the existing access and tie in of the new access, while rights are required over plot 1-8b to facilitate the new access track. Discussions as to the matters raised in submissions to the examination are ongoing between the landowner and the Applicant. The land agent requested that compensation discussions are postponed until those discussions have concluded.</p> <p>Since the commencement of the Examination, the Applicant has held meetings or calls with the landowner or the land agent on the following dates:</p> <ul style="list-style-type: none"> <li>• 13 January 2021</li> <li>• 11 February 2021</li> <li>• 26 March 2021</li> <li>• 14 April 2021</li> </ul>



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
					REP8-033					<ul style="list-style-type: none"> <li>29 April 2021</li> <li>13 May 2021</li> </ul> <p>On 29 April 2021, the land agent confirmed that the claim was in preparation. This was confirmed as remaining the position in a telephone call on 18 June 2021.</p> <p>Discussions over access concerns are ongoing.</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><b>Awaiting receipt of claim</b></p> <p>Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).</p> <p>The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.</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><b>Values agreed</b></p> <p>All valuation matters were agreed on 17 June 2021. HOTs are in the process of being prepared for signing.</p>
11	Hebron Hill Partnership/ Tim Michie		N/A			Freeholder Category 1	2-12a,2-12b	Permanent	Yes	<p><b>Awaiting receipt of claim</b></p> <p>Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).</p> <p>The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.</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
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	<b>Claim received</b>  The claim was received from the land agent on 17 June 2021 and was discussed between the land agent and the DV on the same date. The DV is now in the process of reviewing the claim.
13	Davidson/ James McDonald		N/A		REP7-023	Freeholder Category 1	1-9a,1-9b,2-7a,2-7b,2-7c	Permanent and Temporary	Yes	<b>Discussions ongoing and receipt of claim awaited</b>  Mr Davidson purchased the property from Mr Stephenson. Initial discussions with Mr Davidson and his land agent took place on 20 January 2021 and 8 February 2021.  Subsequently, a site meeting was held on 10 May 2021 to discuss potential options for alterations to the PMA shared with Northgate Farm. Mr Davidson made it clear during the meeting that he did not want the access to Northgate Farm to be routed over his land. The Applicant provided Mr Davidson with further options and corresponding plans on 2 June 2021. A subsequent telephone discussion with the land agent on 16 June 2021 confirmed that Mr Davidson is still of the view that the access for Northgate Farm should not be taken over his land and that the alternate option from the eastern boundary of Northgate Farm should be progressed.  The DV and the land agent have agreed that valuation matters will follow progression of the access detail.
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	<b>Awaiting response to offer</b>  The DV meet most recently with the land agent on 9 June 2021. Negotiation over values was undertaken and updated offers were issued by the DV on 10 June 2021. A response from the land agent is awaited.
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	<b>Awaiting response to offer</b>  The DV meet most recently with the land agent on 9 June 2021. Negotiation over values was undertaken and updated offers were issued by the DV on 10 June 2021. A response from the land agent is awaited.

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
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	<b>Awaiting response to offer</b> The DV meet most recently with the land agent on 9 June 2021. Negotiation over values was undertaken and updated offers were issued by the DV on 10 June 2021. A response from the land agent is awaited.
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	<b>Awaiting response to offer</b> The DV meet most recently with the land agent on 9 June 2021. Negotiation over values was undertaken and updated offers were issued by the DV on 10 June 2021. A response from the land agent is awaited.
18	Bell/ Graeme Bruce		N/A			Freeholder Category 1	3-3a,3-3b,3-3c,3-3d,4-9a	Permanent	Yes	<b>Values agreed</b> Land acquisition matters were agreed on 15 June 2021. HOTs are being prepared for signing.
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	<b>Awaiting response to offer</b> The most recent site meeting between the DV and the land agent was held on 21 June 2021, and included discussion as to valuation matters. Subsequently, the DV issued an offer to the land agent on 22 June 2021. A response is awaited. Previously, the land agent had requested updated plans to show the current land ownership position around the proposed junction/access track. These plans were issued to the land agent on 30 March 2021. The land agent has confirmed that the landowner is content with the proposed layout of the junction and the access.
20	Dixon/ Tim Michie		N/A			Freeholder Category 1	4-20a,4-20b	Permanent and Temporary	Yes	<b>Awaiting receipt of claim</b> Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV). The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.

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
21	Givens/ Tim Michie		N/A			Freeholder Category 1	5-3a,5-3b,5-3c	Permanent and Temporary	Yes	<b>Values agreed</b> All valuation matters were agreed on 17 June 2021. HOTs are being prepared for signing.
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	<b>Discussions ongoing</b>  Discussions continue, although the DV issued an offer to the land agent on 26 February 2021. 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.  The DV met with the land agent on 9 June 2021, with a subsequent telephone call taking place on 15 June 2021. Valuation and injurious affection matters were discussed and a further meeting was proposed.
23	Milner (Isabella Holdings Ltd)/ Richard Brown		N/A			Freeholder Category 1	7-2a,7-3a,8-14a	Permanent	Yes	<b>Agreed</b> HoTs have been agreed and signed. All matters are agreed.
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	<b>Values agreed</b> Land acquisition matters have been agreed. HOTs were issued for signing on 9 June 2021.
25	Pattinson/ Tim Michie		N/A			Freeholder Category 1	10-5a,1-5b,10-5c,10-5d,10-7a	Permanent and Temporary	Yes	<b>Awaiting receipt of claim</b> Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).

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
										The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.
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	<b>Discussions ongoing</b> Discussions were initially focused on the requirement for access for surveys. Acquisition discussions commenced in May 2021, following agreement as to access arrangements. A site meeting was held on 10 May 2021 to discuss the acquisition of agricultural land to the east of the current A1, which is required for environmental mitigation planting. An alternative location was suggested by the land agent, which is being considered by the Applicant. The need for ongoing access during the works for Mr Henderson was also highlighted. Discussions are ongoing.
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,10-1j,10-1k,10-1l,10-1m,10-1n	Permanent and Temporary	Yes	<b>Discussions ongoing</b> Discussions were initially focused on the requirement for access for surveys. Acquisition discussions commenced in May 2021, following agreement as to access arrangements. A site meeting was held on 10 May 2021 to discuss timescales, retention of vegetation, the acquisition of rights over the private access road and the use of temporary land during the works. The Applicant is now considering the level of use of the road and reviewing alternatives for heavy traffic. Discussions are ongoing.



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
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,13-1m,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	Permanent and Temporary	Yes	<b>Awaiting receipt of claim</b>  The DV and the land agent met most recently on 21 June 2021. Valuation matters were discussed and figures exchanged. The land agent is in the process of preparing the claim.  A summary of the previous engagement between the DV and the land agent is set out below: <ul style="list-style-type: none"> <li>14 January 2021 telephone call – discussion as to land values.</li> <li>17 February 2021 Teams meeting – discussion as to land values and general agreement regarding a framework of values for Part B.</li> <li>8/9 March 2021 site meetings – discussion regarding the Scheme's impacts on landowners.</li> <li>22 March 2021 telephone call – discussion of claims.</li> <li>28 April 2021 telephone call - 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 to be obtained for the power company. It was agreed that discussions would continue as to valuation.</li> </ul> 8 June 2021 telephone call – discussion as to crop loss figures and injurious affection.
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,14-4l,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-	Permanent and Temporary	Yes	<b>Awaiting receipt of claim</b>  The DV and the land agent met most recently on 21 June 2021. Valuation matters were discussed and figures exchanged. The land agent is in the process of preparing the claim.

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
							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>A summary of the previous engagement between the DV and the land agent is set out below:</p> <ul style="list-style-type: none"> <li>14 January 2021 telephone call – discussion as to land values.</li> <li>17 February 2021 Teams meeting – discussion as to land values and general agreement regarding a framework of values for Part B.</li> <li>8/9 March 2021 site meetings – discussion regarding the Scheme's impacts on landowners.</li> <li>22 March 2021 telephone call – discussion of claims.</li> <li>28 April 2021 telephone call - confirmation that Rock Estate are in support of the windfarm cable being within the Applicant's land ownership rather than requiring rights over third party land to be obtained for the power company. It was agreed that discussions would continue as to valuation.</li> <li>8 June 2021 telephone call – discussion as to crop loss figures and injurious affection.</li> </ul> <p>The land agent has confirmed that a submission will be made to the Examination to confirm that all non-valuation matters raised in the landowner's relevant representation [RR-047] have been resolved and any objection is withdrawn.</p>
30	Grahamslaw/ Louis Fell					Freeholder Category 1	16-8a,16-11a,16-11b,16-11c	Permanent and Temporary	Yes	<p><b>Awaiting receipt of claim</b></p> <p>The DV and the land agent met most recently on 21 June 2021. Valuation matters were discussed and figures exchanged. The land agent is in the process of preparing the claim.</p> <p>A summary of the previous engagement between the DV and the land agent is set out below:</p> <ul style="list-style-type: none"> <li>14 January 2021 telephone call – discussion as to land values.</li> <li>17 February 2021 Teams meeting – discussion as to land values and general agreement regarding a framework of values for Part B.</li> </ul>

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
										<ul style="list-style-type: none"> <li>8/9 March 2021 site meetings – discussion regarding the Scheme's impacts on landowners.</li> <li>22 March 2021 telephone call – discussion of claims.</li> <li>28 April 2021 telephone call - confirmation that Messrs Grahamslaw are in support of the windfarm cable being within the Applicant's land ownership rather than requiring rights over third party land to be obtained for the power company. It was agreed that discussions would continue as to valuation.</li> </ul> <p>Note: Land agent changed from Tim Michie to Louis Fell/Rob Thompson</p>
31	Hester/ Louis Fell/Rob Thompson		RR-029			Freeholder Category 1	15-12a,15-16a,15-17a	Permanent and Temporary	Yes	<p><b>Values agreed</b></p> <p>All valuation matters have been agreed. HOTs were issued for signing on 23 April 2021.</p> <p>The land agent has confirmed that a submission will be made to the Examination to confirm that all non-valuation matters raised in the landowner's relevant representation [RR-047] have been resolved and any objection is withdrawn.</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><b>Discussions ongoing</b></p> <p>At the request of the Examining Authority, the Applicant has provided a detailed update as to the ongoing discussions with this landowner.</p> <p><b>June 2021 Update:</b></p> <p>A telephone discussion took place between the DV and the land agent on 8 June 2021. Discussions focussed on disturbance and injurious affection, as well as the planning requirements for the proposed new property.</p> <p>A further telephone meeting was held on 18 June 2021. The breakdown of valuation was discussed, with some items being agreed although further discussion was required on other elements of the claim.</p>



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										<p>A meeting was held on 21 June 2021 between the DV and the land agent. Discussions focussed on a consideration of the valuations and methods. Injurious affection was also discussed and negotiated with some progress achieved. Disturbance items which can and cannot be included within the claim were discussed. A telephone meeting was held between the DV and the land agent on 24 June 2021. Disturbance items were discussed and a proposal received from Louis Fell. The DV agreed to consider the content and discuss with the Applicant with a view to responding by 02 July 2021.</p> <p><b>May 2021 Update:</b></p> <p>E-mail received from land agent 19 May 2021. The Beal family are discussing and considering the offer put forward by the DV for the acquisition of lands included within the Blight Counter Notice. Land agent hopes to be able to submit information relating to injurious affection and disturbance w/c 24 May 2021 with a view to agreeing headings for future disturbance items. DV e-mail to land agent 19 May 2021 asking for formal confirmation of the acceptance of the offer following which HoTs and a memorandum of sale will be produced.</p> <p><b>April 2021 Update:</b></p> <p><i>Background</i> – 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 more</p>

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										<p>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. Louis Fell has now been appointed as the land agent. An on site meeting was held on 8 March 2021 to consider the access options for the proposed new dwelling. Discussions also took place around valuation and payment processes. Signed Copy of Terms of Business were received from the land agent on 23 March 2021, and a breakdown of land areas was provided to the land agent on 24 March 2021.</p> <p><i>April 2021 Position</i> – 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><b>Claim Received</b></p> <p>The claim was received from the land agent on 28 May 2021. The claim includes an element of accommodation works which are being considered by the Applicant.</p>

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34	West End Anglers/ Graeme Bruce					Freeholder Category 1	9-12a	Permanent	Yes	<p><b>In Negotiations</b></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> <p>Telephone meeting 9 June 2021. General discussion over impact during the works and post completion. Short and long term access to be discussed. Site meeting proposed to discuss requirements during and after the works following which valuation matters can be progressed.</p> <p>Site meeting agreed for 28 June 2021.</p> <p>28 June 2021 – Site meeting held with WEA to discuss access during and post construction. It was agreed that access to the north banks along Park Road will be maintained throughout the construction period, so far as is practical. Where any short-term closures of the underpass are required these will be communicated in advance to WEA. A segregated walkway will be provided along the western boundary of the works leading from the existing steps down to the river enabling access to WEA fishing grounds.</p>
35	University of Newcastle Upon Tyne/ Tim Michie					Freeholder Category 1	3-11a,3-11b	Permanent and Temporary	Yes	<p><b>Awaiting receipt of claim</b></p> <p>Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).</p> <p>The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.</p>
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><b>Awaiting receipt of claim</b></p> <p>The DV and the land agent met most recently on 21 June 2021. Valuation matters were discussed and figures exchanged. The land agent is in the process of preparing the claim.</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>A summary of the previous engagement between the DV and the land agent is set out below:</p> <ul style="list-style-type: none"> <li>14 January 2021 telephone call – discussion as to land values.</li> <li>17 February 2021 Teams meeting – discussion as to land values and general agreement regarding a framework of values for Part B.</li> <li>8/9 March 2021 site meetings – discussion regarding the Scheme's impacts on landowners. 22 March 2021 telephone call – discussion of claims.</li> </ul> <p>8 June 2021 telephone call – discussion as to crop loss figures and injurious affection</p> <p>The land agent has confirmed that a submission will be made to the Examination to confirm that all non-valuation matters raised in the landowner's relevant representation [RR-047] have been resolved and any objection is withdrawn.</p>
37	Robinson/ Rob Thompson/Louis Fell		RR-043			Freeholder Category 1	14-2a,15-19a,15-19b,15-20a,15-21a,15-21, b15-21c	Permanent and Temporary	Yes	<p><b>Awaiting receipt of claim</b></p> <p>The DV and the land agent met most recently on 21 June 2021. Valuation matters were discussed and figures exchanged. The land agent is in the process of preparing the claim.</p> <p>A summary of the previous engagement between the DV and the land agent is set out below:</p> <ul style="list-style-type: none"> <li>14 January 2021 telephone call – discussion as to land values.</li> <li>17 February 2021 Teams meeting – discussion as to land values and general agreement regarding a framework of values for Part B.</li> <li>8/9 March 2021 site meetings – discussion regarding the Scheme's impacts on landowners. 22 March 2021 telephone call – discussion of claims.</li> </ul> <p>8 June 2021 telephone call – discussion as to crop loss figures and injurious affection</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
										The land agent has confirmed that a submission will be made to the Examination to confirm that all non-valuation matters raised in the landowner's relevant representation [RR-047] have been resolved and any objection is withdrawn.
38	Shell/ Tim Michie					Freeholder Category 1	16-10a,16-10b	Permanent and Temporary	Yes	<b>Awaiting receipt of claim</b>  Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).  The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.
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	<b>Awaiting receipt of claim</b>  The DV and the land agent met most recently on 21 June 2021. Valuation matters were discussed and figures exchanged. The land agent is in the process of preparing the claim.  A summary of the previous engagement between the DV and the land agent is set out below: <ul style="list-style-type: none"> <li>• 14 January 2021 telephone call – discussion as to land values.</li> <li>• 17 February 2021 Teams meeting – discussion as to land values and general agreement regarding a framework of values for Part B.</li> <li>• 8/9 March 2021 site meetings – discussion regarding the Scheme's impacts on landowners.</li> <li>• 22 March 2021 telephone call – discussion of claims.</li> </ul> 28 April 2021 telephone call - 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 to be obtained for the power company. It was agreed that discussions would continue as to valuation.



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										<p>8 June 2021 telephone call – discussion as to crop loss figures and injurious affection</p> <p>23 June 2021 DV offer submitted to Louis Fell for the rights required within woodland area.</p> <p>24 June 2021 Telephone discussion with Louis Fell. There are no objections to the change in classification for the woodland area to accommodate the bat boxes. Louis will confirm this in writing. Further discussion required over potential injurious affection to cottage. Discussions to continue.</p> <p>29 June 2021 E-mail exchange with Louis Fell – Again confirmed no objection to the change in classification of the woodland area in relation to the bat boxes. Louis to issue letter confirming this position today.</p> <p>The land agent has confirmed that a submission will be made to the Examination to confirm that all non-valuation matters raised in the landowner's relevant representation [RR-047] have been resolved and any objection is withdrawn.</p>
40	Goodings / Tim Michie					Freeholder Category 1	9-7a, 9-7b	Permanent and Temporary	Yes	<p><b>Awaiting receipt of claim</b></p> <p>Positive discussions with the land agent are ongoing. The Applicant understands from a telephone call with the land agent on 18 June 2021 that a claim is being prepared for submission to the District Valuer (DV).</p> <p>The DV and the land agent have previously spoken via telephone on 21 January 2021, 26 March 2021, 28 April 2021 and 20 May 2021.</p>
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	<p><b>Discussions ongoing</b></p> <p>The initial meeting with the land agent was held on 23 November 2020, to discuss the proposed land take. During that meeting, it was confirmed that the landowner was content with the principle of acquisition. On 9 April 2021, there was a further exchange between the DV and the land agent in relation to the change to land take as a result of the Change Request. The land agent confirmed that the changes were acceptable and that valuation</p>

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										<p>discussions would continue. Since 9 April 2021, the following engagement has taken place:</p> <ul style="list-style-type: none"><li>• 24 May 2021 Email exchange between the DV and the land agent, regarding fees and valuation levels.</li><li>• 29 June 2021 E-mail from DV to land agent with invitation to meet and advance acquisition discussions.</li></ul> <p>Discussions are ongoing.</p>

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