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Our Ref: LMC/CNB/CP/VRN

08 July 2021

The Secretary of State for Transport
c/o Transport Infrastructure Planning Unit
Department of Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

By email to : transportinfrastructure@dft.gov.uk

Dear Sir,

Transport and Works Act 1990 – TWA0 / 157 plot 184
The Northumberland Line Order
Objection on behalf of Malcolm and Kaye Doyle, Arden House, South Newsham Road, NE24 3QJ

Malcolm and Kaye Doyle are the freehold owners of Arden House and land to the south of Arden House. Their total land ownership amounts to circa 6.9 acres of which 0.625 acres comprises their current home and gardens. The remainder comprises both open ground and buildings comprising a mix of uses.

It is understood from the NCC Northumberland line Public Consultation Booklet and indicative plans which have been subsequently provided by NCC's agents SLC, that Arden House and the land up to circa 12 metres to the north of the burn is required for works associated with the construction of Newsham Station including the creation of a car park to the east of the railway line and the creation of a new highway which will be elevated and includes a bridge over the existing railway line.

It is further understood that NCC has no requirements for any land situated up to 12 metres to the north of the Burn nor any of the Doyles land to the south of the Burn.

However the whole of the Doyles ownership identified as Plot 184 is shaded pink on TWA0 Plans sheets 14 and 15 of 24 V2 – 3 and has been included in the TWA0 including the land 12 metres to the north of the burn and all of the Doyles land to the south of the burn as well as the adjacent land owned by Lord Ridley to the east and south of Plot 184.

No reason has been provided as to why this land has been included other than there is uncertainty as to the final design and therefore the land required. As a result, the County Council has at this time included the maximum possible area.

On behalf of Malcolm and Kaye Doyle (the Doyles) we hereby object to the above Northumberland Line Order ("the Order").

No planning application has been submitted for Newsham Station which would include details of the land required for the scheme and no detailed drawings have been shared with the Doyles which illustrate why all of their land is required for the scheme.

It is our opinion that NCC has no compelling case in the public interest why either some or all of the Doyle's land is required.

In the absence of a planning application and detailed design the extent of acquisition proposed is unjustifiable. This is clear evidence that the Order is premature and is being promoted in advance of a reasonable level of certainty as to land-take.

We therefore request that at the very least the Order process be delayed in order that the planning process may catch up, and if necessary proposed modifications be made to the Order in order that all parties know where they stand.

The Order is premature in advance of a planning consent and confirmed design stage proposal.

We would respectfully remind the County Council of its responsibilities to existing Northumberland residents and the need to take their Human Rights Act entitlement to enjoyment of their personal living spaces into account. Judging by the somewhat crude approach to the Order it is difficult to see that has been achieved. Seen from the perspective of promotion of the Line the "maximum extent" approach to land-take may be an attractive one. From the perspective of residents, it is wholly unattractive, generating uncertainty and anxiety.

This does also appear in part to be a product of the diffuse nature of responsibilities for the proposed Line. Whereas SLC has been appointed by NCC to take forward discussions with affected landowners, the principal elements of the scheme namely the rail design requirements rest with Network Rail.

Without prejudice to the above foregoing, we would draw to the promoting authority's attention the potential for development of our client's land which indeed we understand has previously been raised.

Given the above concerns the Doyles reiterate their objection to the Order and asks that the Secretary of State confirms receipt of this objection, a copy of which has been sent to the applicant.

Yours faithfully
For and behalf of Sanderson Weatherall



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CC: Northumberland County Council