

From: [Duncan O'Connor](#)
To:
Cc: [Ruth Taylor \(Planning & Environment and Energy & Infrastructure\)](#)
Subject: Northumberland Line - Application for Transport and Works Act Order
Date: 18 October 2021 15:51:57

Dear Mr Harding

I act for Northumberland County Council (NCC) in connection with the application for the above Order.

I know that officers from NCC have contacted you in connection with your objection to the application and, in particular, your concern regarding access to your hedge from the public footpath. We have been seeking additional information from the project designers on this issue, so thank you for your patience.

The project designers have confirmed that they will incorporate access to your hedge as part of the design of the underpass. This will ensure you will continue to be able to access the hedge to cut and prune it from the railway side. The Council will get in touch as the design progresses to confirm the details of this access.

I understand you have also asked about your entitlement to compensation as a result of the works. We would not expect the underpass to affect the value of your property. However, if that did occur, there is an established statutory framework under Part 1 of the Land Compensation Act 1973 which provides an entitlement for affected owners to claim compensation where the value of property is depreciated by certain factors arising from the use of certain 'public works' such as a railway.

If you think this may apply to you, or would like to find out more about the statutory provisions, we recommend that you seek specialist advice to help determine your eligibility for such compensation. The following site can help you to identify a suitable specialist: <https://www.ricsfirms.com/>.

As you may be aware, the Council has recently submitted a planning application for the underpass. The documents associated with the application are available here and provide an opportunity to comment on the proposals.

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=QZW7DGQSJGA00&activeTab=summary>

Kind regards

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