



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

8 July 2021

Dear Sir

TRANSPORT AND WORKS ACT 1992

**THE TRANSPORT AND WORKS (APPLICATIONS AND OBJECTIONS PROCEDURE)
(ENGLAND AND WALES) RULES 2006 – RULE 15(1)**

THE NORTHUMBERLAND LINE ORDER

I wish to make representations on behalf of McLagan Investments Limited to the above mentioned order. McLagan Investments Limited are the company that holds the freehold investments of ASDA.

The Northumberland Line Order impacts the ASDA store at Blyth. The trading ASDA store is c 90,000 sq. ft and employs over 300 colleagues and has a petrol filling station and a drive thru coffee shop is currently being built on site.

In principle we are supportive of the Northumberland Line and the benefits it will bring to the area. However, given the property that will be impacted is a large trading foodstore, we need to ensure that our colleague and customers are not affected by the works to be carried out on and adjoining the ASDA store.

The order identifies 3 areas within our ownership. I will reference the areas using the numbers on the attached Land and Works Plan.

Area 256

This is an area of grass verge/embankment on the edge of the ASDA service yard road. It is to be acquired to facilitate a new bridge and cycleway.

We have no objection 'in principle' to the sale of this land and will enter negotiations to agree terms. However, the land adjoins the ASDA service yard which is the only route our delivery vehicles can use. Any disruption on this road will have a material impact on the store as we will not be able to deliver goods for subsequent sale.

Discussions will be needed to agree how the works are carried out on the area to minimise disruption.

Registered in England
No.464777

Registered Office:
Asda House,
Southbank,
Great Wilson Street,
Leeds LS11 5AD

Area 257

This is the only customer and service yard access road into the scheme. The order seeks temporary rights of access over this area.

As the only route for customers to the store, petrol filling station and drive thru coffee shop any disruption will materially impact the performance of the overall asset. Discussions will be needed to agree ways and hours of working to ensure the store performance and customers shopping experience is not affected.

Area 257a

This area is required as a worksite for the construction of a cycleway and bridge. The site was previously an area of grass and a drive thru coffee shop is currently under construction.

We believe the site was identified as suitable for a worksite without the knowledge that planning permission for a drive thru coffee shop was in place. The use of the area as a worksite will require the closure and potential demolition of the now under construction drive thru coffee shop.

We object to the temporary use of this area as the disruption to the operation of the drive thru coffee shop will be significant and other more suitable alternatives, including elsewhere on the ASDA site are available.

The above representations and objections are made by John C D Mutton BSc (hons) MRICS on behalf of McLagan Investments Limited.

I can be contacted at john.mutton@asda.co.uk or at

ASDA House
Southbank
Leeds
LS11 5AD

Yours Sincerely

JCD Mutton

John C D Mutton BSc (hons) MRICS
Senior Asset Manager – North England, Scotland and Northern Ireland
Property – Acquisitions & Estates

Transport and Works Act 1992
The Northumberland Line Order
County of Northumberland



Key:

ORDER LIMITS

LAND TO BE ACQUIRED PERMANENTLY

LAND WHERE PERMANENT RIGHTS ONLY ARE TO BE ACQUIRED

LAND SUBJECT TO POWER OF TEMPORARY POSSESSION

LAND SUBJECT TO POWERS OF TEMPORARY ACCESS

Number on Plan
241, 242, 243, 244, 247, 248, 249, 251, 254, 255, 256

LAND WHERE PERMANENT RIGHTS ONLY ARE TO BE ACQUIRED

Number on Plan
241a, 242a, 243a, 246, 250

LAND SUBJECT TO POWER OF TEMPORARY POSSESSION

Number on Plan
248, 252, 253, 253a, 257a

LAND SUBJECT TO POWERS OF TEMPORARY ACCESS

Number on Plan
257

A

NEW OR ALTERED MEANS OF ACCESS

PARKING BAY FOR MAINTENANCE VEHICLES

Number on Plan
245, 246

Version No.
V2.3 - DRAFT

Where applicable the plot boundaries show the general boundary of the registered land; it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.

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Scale 1:1250 at A1