

From: [Potts, Colin](#)
To: [TRANSPORTINFRASTRUCTURE](#)
Cc: duncan.o'connor@pinsentmasons.com
Subject: The Northumberland Line Order: Transport and Works Act 1992: Notice or Application for an Order.
Date: 15 June 2021 13:36:17
Attachments: [Pinsent Mason Letter 26 May 2021.pdf](#)
[Northumberland County Council Letter 27 May 2021.pdf](#)
[Northumberland Line Project potential impacts to statutory undertaker apparatus or equipment .msg](#)
Importance: High

Dear Sirs,

I refer to Pinsent Masons letter (attached) dated 26th May and Northumberland County Council's letter (attached) dated 27th May from Stuart McNaughton their Strategic Transport Manager regarding the above order. As a matter of company procedure I write to formally object to the order to protect my Company's assets and apparatus.

As a statutory utility we are duty bound to maintain electrical supplies and such supplies cannot be compromised or placed in jeopardy. We also have an operational Distribution Substation which we own affected by the order. Therefore until such times as we receive a written guarantee and undertaking from Northumberland County Council or their legal representatives Pinsent Masons that they will be responsible for all and any of our costs should we be effected as a result of the order the formal objection will remain in place.

For clarity I have already objected to the order as per my email separately attached dated 5th May, so I trust this is logged accordingly.

Please let me know if you have any queries.

Your faithfully,

Colin Potts

Senior Operational Property Surveyor

Office: 0191 2294952
Internal: 729 4952
Mobile: 07885 376177
Mobex: 716 2880

colin.potts@northernpowergrid.com
www.northernpowergrid.com

This message classified as **NPg-Internal** on **15 June 2021 13:29:17**

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Northern Powergrid Holdings Company

Lloyds Court
78 Grey Street
Newcastle upon Tyne
NE1 6AF

Registered in England and Wales: Number 3476201

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From: [Potts, Colin](#)
To: russell.mills@slcproperty.co.uk
Cc: peter.eustance@slcproperty.co.uk; [Malik, Qaisar](#)
Subject: Northumberland Line Project potential impacts to statutory undertaker apparatus or equipment
Attachments: [20210424_SU_Consultation_Letter \(Feb 2021\) .docx](#)
[EXTERNALSubstation - Ashington.msg](#)
Importance: High

Afternoon Russell,

I refer to Stuart McNaughton's letter dated 24th February regarding the above project. I also refer to emails from Peter Eustance whom I have copied in of today's date in particular referring to Oakland Terrace Distribution Substation in Ashington.

I have spoken to Peter this afternoon and confirmed that the substation in question is under our freehold ownership and that any discussions in respect of relocation would have to be directed to our Engineers. In this respect I have copied into this exchange Qaisar Malik who oversees such discussions. In direct reply to Peter's questions should a relocation be relevant we would expect the freehold transfer of any new site, of course free of any charges with the legalities would be looked after by our Wayleaves Department who are responsible for our Distribution network portfolio.

Further to this I mentioned as a statutory utility duty bound to maintain electrical supplies our standard procedure when such letters / notices are received from any developer is to object to the proposals mainly to protect our interests but also to initiate discussions with our Company. Therefore in response to the letter attached and your general enquiry which I understand is relative to a CPO I formally object to the proposals. This will stand until such times as we receive confirmation in writing from yourselves or Northumberland County Council that the costs of any diversion or relocation of our plant / equipment / apparatus will be yours / NCC responsibility. Upon receipt of such an undertaking then I will look to formally lifting this objection.

Kind regards,

Colin Potts

Senior Operational Property Surveyor

Office: 0191 2294952
Internal: 729 4952
Mobile: 07885 376177
Mobex: 716 2880

colin.potts@northernpowergrid.com
www.northernpowergrid.com

This message classified as **NPg-Internal** on **05 May 2021 16:49:26**

From: [Peter Eustance](#)
To: [Potts, Colin](#)
Subject: [EXTERNAL]Substation - Ashington
Date: 05 May 2021 15:38:39
Attachments: [image001.png](#)

*****External e-mail: please check that it's what you're expecting*****

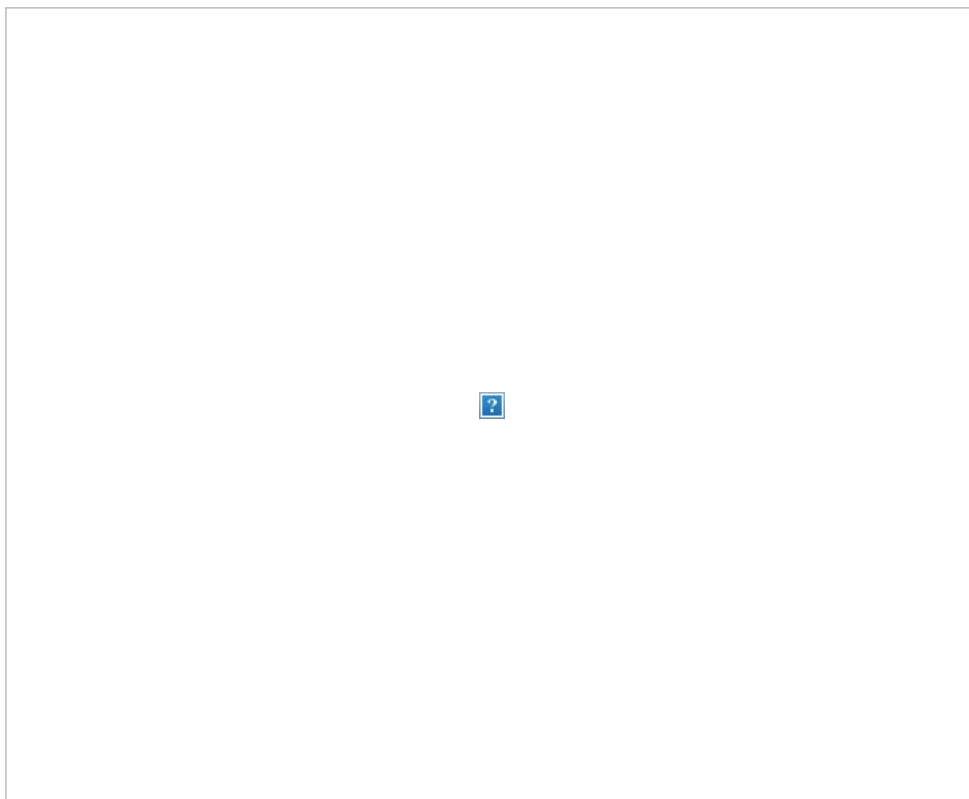
Sender	The sender of this email is peter.eustance@slcproperty.co.uk using a friendly name of "Peter Eustance < peter.eustance@slcproperty.co.uk >"
Attachments	This message contains the file name: image001.png
Links	Does this message contain links? - Always check links before clicking them or removing BLOCKED and "[]" in your browser.

Remember – if in doubt, don't open.

Hi Colin

We understand that the property is held Freehold under Title Plan no ND181829 – Electricity Substation, Kenilworth Road, Ashington

The plan of the property is below:



I trust this will be of assistance.

Kind Regards

Peter

Peter Eustance MRICS
Property & Development Surveyor

☐ [0121 285 2251](tel:01212852251) ☐ [07384 830827](tel:07384830827) ☐ BLOCKEDslcproperty[.]co[.]ukBLOCKED ☐ [SLC Property](#)



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Northumberland County Council

Enquiries to: Russell Mills
Email: russell.mills@slcproperty.co.uk
Tel direct: 07384 832058
Date: 24 February 2021

Dear Sir/Madam

Subject: Northumberland Line Project – potential impacts to statutory undertaker apparatus and/or equipment

Northumberland County Council ("NCC") is writing to inform you of its intention to submit an application to the Secretary of State for Transport for an Order under the Transport and Works Act 1992 ("TWA") in connection with the Northumberland Line Project ("Proposed Scheme") in April 2021.

As you are a statutory undertaker operating in the area in which the Proposed Scheme is located, you may own or have an interest in apparatus and/or equipment located in land that is proposed to be subject to powers in the TWA. NCC is therefore writing to inform you about the Proposed Scheme and to invite you to provide any comments on the proposals so these can be taken into account before finalising the TWA application.

Background to the Proposed Scheme

The Proposed Scheme is seeking to improve connectivity and accessibility in South East Northumberland by bringing rail passenger trains back into service between Ashington and Newcastle. A booklet explaining the Proposed Scheme can be accessed at www.northumberland.gov.uk/line.

The Proposed Scheme aims to stimulate and support economic growth, regeneration and community development in Northumberland and the surrounding regions.

By improving transport links through the area, the scheme will:

- Improve access from towns such as Ashington and Blyth to employment hubs like Newcastle, as well as opening up new opportunities for education and travel;
- Provide a real incentive for potential employers to relocate to and invest in the area;
- Provide vital infrastructure to help deliver the region's aspirations for population and economic growth;
- Help to attract visitors and improve local tourism;
- Enhance connectivity within and beyond the region;



Northumberland County Council

www.northumberland.gov.uk/line





Northumberland County Council

- Help to reduce congestion and improve air quality on key corridors by moving people away from car travel and onto public transport; and
- Support the delivery of significant growth in sectors such as renewable energy, offshore oil and gas, engineering.

The project will provide six new stations at Ashington, Blyth Bebside, Bedlington, Newsham, Seaton Delaval and Northumberland Park. The station at Northumberland Park will be adjacent to the existing Metro station and the journey time between Ashington and Newcastle on the new line will be around 35 minutes.

The impacts of the Proposed Scheme

NCC considers that you may own or have another legal interest in apparatus and/or equipment located in land that could be affected by the Proposed Scheme and which is proposed to be subject to powers in the TWAO.

In summary, the proposed TWAO will authorise the following matters:

- the construction of minor ancillary works, such as temporary worksites and haul routes, the laying out of public rights of way and parking bays for maintenance vehicles at various level crossings;
- the closure of level crossings;
- the extinguishment and diversion of rights of way;
- the extinguishment of private rights;
- the compulsory acquisition of land and rights; and
- the temporary possession and/or use of land during construction of the Proposed Scheme.

The TWAO will include 'protective provisions' for the benefit of statutory undertakers - the general effect of these will be to ensure:

- the regime under the Town and Country Planning Act 1990 in relation to the extinguishment of rights and/or removal of apparatus of statutory undertakers in compulsorily acquired land applies to the exercise of powers under the TWAO; and
- where a highway is stopped up under the TWAO, a statutory undertaker has the same powers and rights in relation to any apparatus or equipment in that highway (but noting that both NCC and a statutory undertaker can also seek the movement of such apparatus or equipment in certain circumstances).

NCC is seeking to engage with all statutory undertakers potentially affected by the Proposed Scheme prior to the submission of the TWAO application in April 2021, to more fully understand any potential impacts on the assets of those statutory undertakers and to mitigate those impacts as far as



Northumberland

County Council

reasonably practicable. NCC therefore invites you to submit comments in writing on the Proposed Scheme by **22 March 2021** and in addition, or alternatively, would welcome the opportunity to discuss the Proposed Scheme and effects of the TWAO further with you over the coming weeks. Please contact our property advisor Russell Mills on russell.mills@slcproperty.co.uk or 07384 832058 at your convenience to arrange this.

We would like to thank you in advance for your assistance in this matter and look forward to receiving your response as soon as possible.

Yours faithfully,

Stuart McNaughton
Strategic Transport Manager



Pinsent Masons

BY COURIER

Northern Powergrid (Northeast) Limited
Lloyds Court, 78 Grey Street
Newcastle Upon Tyne
NE1 6AF

Your Ref:
Our Ref: 123843458.1\NO0965.07001

DDI +442074906995

E duncan.o'connor@pinsentmasons.com

26 May 2021

TRANSPORT AND WORKS ACT 1992

**THE TRANSPORT AND WORKS (APPLICATIONS AND OBJECTIONS PROCEDURE)
(ENGLAND AND WALES) RULES 2006 (THE 2006 RULES)**

THE NORTHUMBERLAND LINE ORDER

NOTICE OF APPLICATION FOR AN ORDER

Dear Sir/Madam

For and on behalf of Northumberland County Council of County Hall, Morpeth, Northumberland there is HEREBY SERVED on Northern Powergrid (Northeast) Limited a copy of an application to the Secretary of State for Transport for an order under section 1 of the Transport and Works Act 1992 made on 26 May 2021 together with a copy of the other documents listed in the attached Schedule.

Northern Powergrid (Northeast) Limited is being served these documents under the 2006 Rules because authority is sought for the works or other matters specified in category 12 in column (1) of Schedule 5 to the 2006 Rules.

The draft order makes provision for, amongst other things, the compulsory acquisition of land and rights, the temporary possession and use of land, the closure of level crossings, the extinguishment and diversion of rights of way, the extinguishment of private rights and the carrying out of certain ancillary works, all within the County of Northumberland and the Metropolitan Borough of North Tyneside in connection with the proposed Northumberland Line project, which would reintroduce passenger trains between Ashington and Newcastle.

The Secretary of State has determined that the application is not to be made subject to an environmental impact assessment.

The application contains a statement that a direction for deemed planning permission is being applied for.

Pinsent Masons LLP

30 Crown Place Earl Street London EC2A 4ES

T +44 (0) 20 7418 7000 F +44 (0) 20 7418 7050 DX 157620 Broadgate

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Any objections to, or other representations about, the proposals in the application should be sent to the Secretary of State for Transport c/o Transport Infrastructure Planning Unit, Department for Transport, Great Minster House, 33 Horseferry Road, London, SW1P 4DR (e-mail: transportinfrastructure@dft.gov.uk).

An objection or other representation MUST (i) be received by the Secretary of State on or before 8 July 2021, (ii) be made in writing (whether sent by post or e-mail), (iii) state the grounds of the objection or other representation, (iv) indicate who is making the objection or other representation, and (v) give an address to which correspondence relating to the objection or other representation may be sent. (If you are sending your objection or other representation by e-mail, please provide a postal address.)

The Secretary of State may make complete copies of the objections and other representations public, including any personal information contained in them, and will copy them to the applicant for the order.

Signed:

Pinsent Masons LLP

Pinsent Masons LLP

*Solicitors and Parliamentary Agents acting on behalf of Northumberland County Council
30 Crown Place, Earl Street, London EC2A 4ES*

Date: 26 May 2021



Northumberland

County Council

The Secretary
Northern Powergrid (Northeast) plc
Lloyds Court
78 Grey Street
Newcastle upon Tyne
NE1 6AF

Enquiries to: Russell Mills
Email: russell.mills@slcproperty.co.uk
Tel direct: 07384 832058
Date: 27 May 2021
Ref No: TWAO/163

Dear Sir or Madam

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

NOTICE OF APPLICATION

I am writing to you concerning the fact that Northumberland County Council (the Council) has applied to the Secretary of State for Transport under the Transport and Works Act 1992 for the above-mentioned Order.

The proposed Order (if made) would authorise, amongst other things, the compulsory acquisition of land and rights, the temporary possession and use of land, the closure of level crossings, the extinguishment and diversion of rights of way, the extinguishment of private rights and the carrying out of certain ancillary works, all within the County of Northumberland and the Metropolitan Borough of North Tyneside in connection with the proposed Northumberland Line project (the Proposed Scheme), which would reintroduce passenger trains between Ashington and Newcastle.

The Council is required to serve you with notice of the application as you have an interest or rights in land that is affected by the proposed Order. This notice explains how details of the application can be accessed and how to make any objections or representations in respect of this application.



Northumberland

County Council

Should you have any queries in relation to the information provided in this letter or the notice, or any other questions regarding the Proposed Scheme, please contact our property advisor Russell Mills on russell.mills@slcproperty.co.uk or 07384 832058 at your convenience to arrange this.

Yours sincerely,

Stuart McNaughton
Strategic Transport Manager

Enclosures: As above

TRANSPORT AND WORKS ACT 1992

**THE TRANSPORT AND WORKS (APPLICATIONS AND OBJECTIONS PROCEDURE)
(ENGLAND AND WALES) RULES 2006**

THE NORTHUMBERLAND LINE ORDER

NOTICE OF APPLICATION TO USE LAND TEMPORARILY

To:
The Secretary
Northern Powergrid (Northeast) plc
Lloyds Court
78 Grey Street
Newcastle upon Tyne
NE1 6AF

Ref No: TWAO/163

Northumberland County Council of County Hall, Morpeth, Northumberland has applied to the Secretary of State for Transport under section 6 of the Transport and Works Act 1992 for the above-mentioned order.

The proposed order (if made) would authorise amongst other things, the compulsory acquisition of land and rights, the temporary possession and use of land, the closure of level crossings, the extinguishment and diversion of rights of way, the extinguishment of private rights and the carrying out of certain ancillary works, all within the County of Northumberland and the Metropolitan Borough of North Tyneside in connection with the proposed Northumberland Line project, which would reintroduce passenger trains between Ashington and Newcastle.

The draft order provides for the right to use temporarily the land, described in the Schedule below, in which it is believed you have an interest.

The Secretary of State has determined that the application is not to be made subject to an environmental impact assessment.

The application contains a statement that a direction for deemed planning permission is being applied for.

A copy of the application, and of all plans and other documents submitted with it, may be inspected free of charge at the following project website:

[https://www.northumberland.gov.uk/Highways/
Transport-policy/northumberland-line.aspx](https://www.northumberland.gov.uk/Highways/Transport-policy/northumberland-line.aspx)

Copies of that information may be obtained from the Strategic Transport and Employability Team, Northumberland County Council, County Hall, Morpeth, NE61 2EF. A charge may be payable.

Any objections to, or other representations about, the proposals in the application should be sent to the Secretary of State for Transport c/o Transport Infrastructure Planning Unit, Department for Transport, Great Minster House, 33 Horseferry Road, London, SW1P 4DR (e-mail: transportinfrastructure@dft.gov.uk).

An objection or other representation MUST (i) be received by the Secretary of State on or before 8 July 2021, (ii) be made in writing (whether sent by post or e-mail), (iii) state the grounds of the objection or other representation, (iv) indicate who is making the objection or other representation, and (v) give an address to which correspondence relating to the objection or other representation may be sent. (If you are sending your objection or other representation by e-mail, please provide a postal address.)

Where an objection is made (and not withdrawn) by a person who is an owner, lessee, tenant or occupier of any land which is subject to compulsory purchase in the draft order, and that person

so requests in writing, the Secretary of State must hold a public local inquiry or otherwise give that person an opportunity to be heard. However, this rule will not apply where the objection appears to the Secretary of State to be frivolous or trivial, or to relate to matters which fall to be determined by a tribunal concerned with the assessment of compensation.

The Secretary of State may make complete copies of the objections and other representations public, including any personal information contained in them, and will copy them to the applicant for the order.

Signed:

Pinsent Masons LLP

*Pinsent Masons LLP
Solicitors and Parliamentary Agents acting on behalf of Northumberland County Council
30 Crown Place, Earl Street, London EC2A 4ES*

Date: Date: 27 May 2021

Schedule

Description of lands and/or buildings affected by the proposed compulsory powers.

No. on attached plan	Description of land
331c, 75, 106, 106a, 106b, 106c, 106d, 107	27 square metres of access to land and commercial premises known as Wansbeck Square, situated south of Station Road, Northumberland 1150 square metres of land situated to the east of cycle route known as Waggonways, Shiremoor, North Tyneside 322 square metres of wooded area situated to the west of West Field Farm, East Holywell, Newcastle upon Tyne 2302 square metres of wooded area situated to the west of West Field Farm, East Holywell, Newcastle upon Tyne 2713 square metres of wooded area situated to the west of West Field Farm, East Holywell, Newcastle upon Tyne 173 square metres of wooded area situated to the west of West Field Farm, East Holywell, Newcastle upon Tyne 122 square metres of wooded area situated to the west of West Field Farm, East Holywell, Newcastle upon Tyne 3961 square metres of grassland, works area and access road situated to the south of Avenue Road (A190), Seghill, Northumberland

TRANSPORT AND WORKS ACT 1992

THE TRANSPORT AND WORKS (APPLICATIONS AND OBJECTIONS PROCEDURE) (ENGLAND AND WALES) RULES 2006

THE NORTHUMBERLAND LINE ORDER

NOTICE OF APPLICATION TO ACQUIRE LAND OR RIGHTS IN LAND COMPULSORILY, TO EXTINGUISH RIGHTS OVER LAND AND TO USE LAND TEMPORARILY

To:

The Secretary
Northern Powergrid (Northeast) plc
Lloyds Court
78 Grey Street
Newcastle upon Tyne
NE1 6AF

Ref No: TWAO/163

Northumberland County Council of County Hall, Morpeth, Northumberland has applied to the Secretary of State for Transport under section 6 of the Transport and Works Act 1992 for the above-mentioned order.

The proposed order (if made) would authorise amongst other things, the compulsory acquisition of land and rights, the temporary possession and use of land, the closure of level crossings, the extinguishment and diversion of rights of way, the extinguishment of private rights and the carrying out of certain ancillary works, all within the County of Northumberland and the Metropolitan Borough of North Tyneside in connection with the proposed Northumberland Line project, which would reintroduce passenger trains between Ashington and Newcastle.

The draft order provides for the compulsory purchase of land or rights in land, the right to use land, and the extinguishment of rights over the land described in the Schedule below, in which it is believed you have an interest.

The Secretary of State has determined that the application is not to be made subject to an environmental impact assessment.

The application contains a statement that a direction for deemed planning permission is being applied for.

A copy of the application, and of all plans and other documents submitted with it, may be inspected free of charge at the following project website: <https://www.northumberland.gov.uk/Highways/Transport-policy/northumberland-line.aspx>

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Where an objection is made (and not withdrawn) by a person who is an owner, lessee, tenant or occupier of any land which is subject to compulsory purchase in the draft order, and that person so requests in writing, the Secretary of State must hold a public local inquiry or otherwise give that person an opportunity to be heard. However, this rule will not apply where the objection appears to

the Secretary of State to be frivolous or trivial, or to relate to matters which fall to be determined by a tribunal concerned with the assessment of compensation.

The Secretary of State may make complete copies of the objections and other representations public, including any personal information contained in them, and will copy them to the applicant for the order.

Signed:

Pinsent Masons LLP

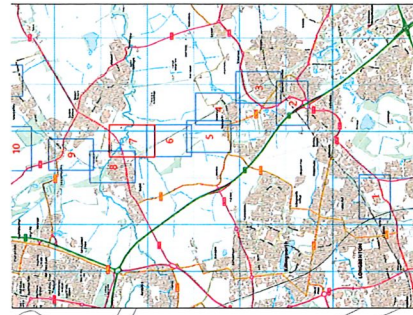
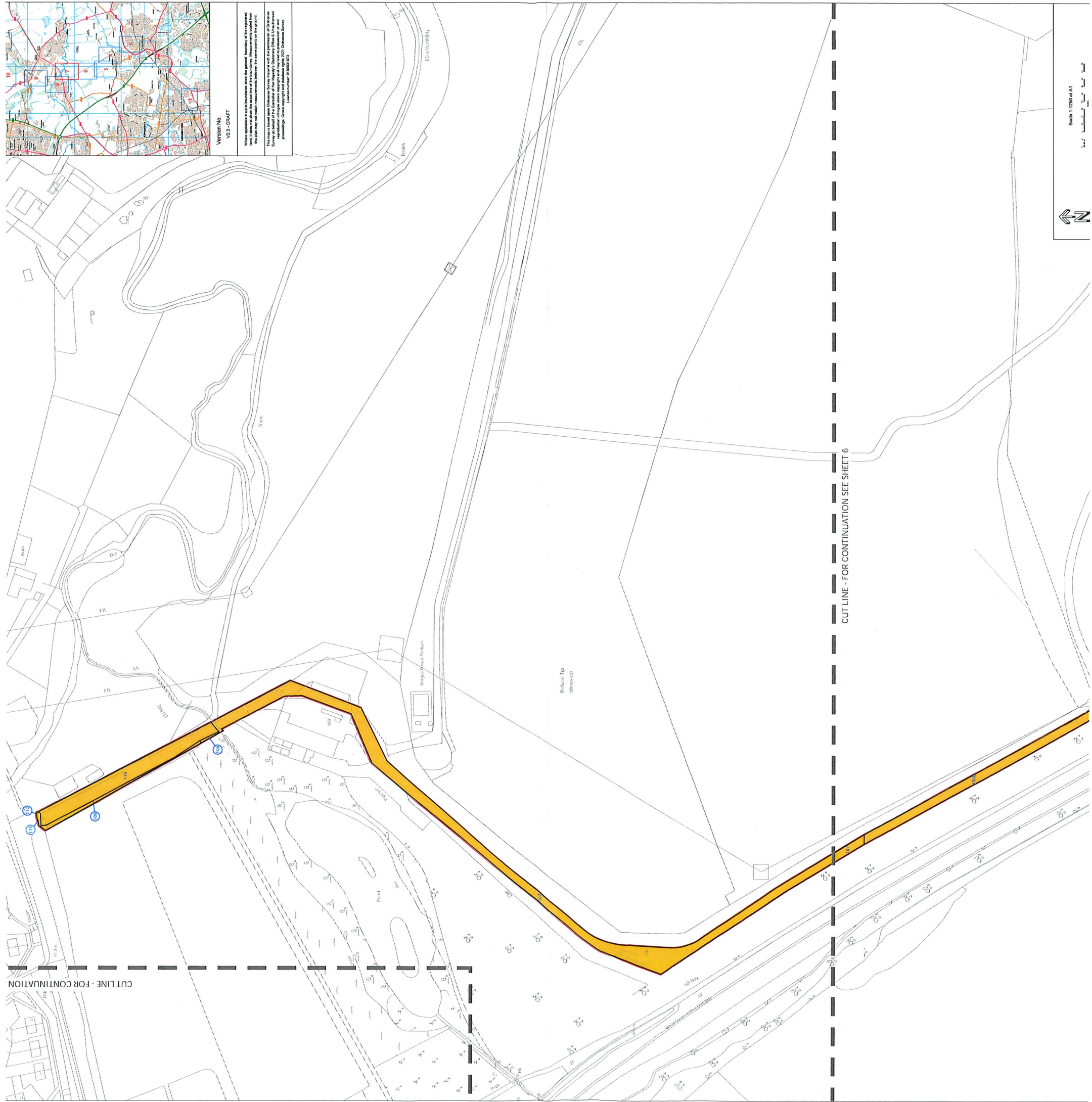
Pinsent Masons LLP
Solicitors and Parliamentary Agents acting on behalf of Northumberland County Council
30 Crown Place, Earl Street, London EC2A 4ES

Date: 27 May 2021

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Version No.
V23 - DRAFT

Where applicable the red boundaries show the proposed boundary of the registered land. The plan may not match measurements between the same points on the ground.

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Scale 1:1250 at A1

