



Tyne and Wear Passenger Transport Authority

New Tyne Crossing

**Property, Acquisitions & Interests
Summary**

Paul Fenwick B.Sc., C.Eng., MICE

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1. Introduction

- 1.1 My name is Paul Fenwick, I am a chartered civil engineer and I am the Assistant Engineer to the Tyne Tunnels. I have held this position since 1998 and have particular responsibility for the New Tyne Crossing (NTC). My evidence addresses the requirement for compulsory purchase powers and should be read in conjunction with the evidence of Mr Thurlow who defines the land requirements for the scheme. I outline the land held by the Tyne & Wear Passenger Transport Authority (TWPTA), land it has acquired since the Royal Assent was given to the Tyne Tunnels Act 1998 and the establishment of safeguarded areas for development control purposes in 1998. I describe the development of the discretionary purchase scheme approved by the TWPTA in 2002. I describe the land interests held by the riparian authorities – North and South Tyneside – in the vicinity and the requirements of the NTC on these. I go on to address the land interests identified in the Book of Reference and outline how the statutory and non-statutory objectors to the scheme have been dealt with by the TWPTA.

2. Need for CPO Powers

- 2.1 There are 285 plots of land identified in the Book of Reference for the scheme. There are large numbers of land owners and interested parties as a result. It is necessary to secure powers to obtain control over all these plots to ensure that the NTC may be constructed.

3. TWPTA and Local Authority Interests

- 3.1 The TWPTA owns various plots of land which it inherited from the former Tyne & Wear County Council. Some of this land is occupied by the TWPTA itself – in relation to the operation of the existing Tyne Tunnels – but much of it is occupied by others (eg the Highways Agency) and is required for the construction of the NTC. The TWPTA consider it necessary that compulsory powers are obtained over all its land to ensure that all parties with any claimed interest in this land will surrender it.
- 3.2 North and South Tyneside Metropolitan Borough Councils own extensive areas of land which are required for the NTC. These Authorities are supportive of the scheme, however, it is necessary to negotiate with them for their land. This process is not complete at this time making it necessary for the TWPTA to secure compulsory powers over this land also.
- 3.3 Discussions have been held with the Director of Education and the Director of Housing of South Tyneside MBC in relation to the former St Peter's School, Jarrow and council housing and council tenants affected

by the NTC respectively. In both cases, matters with the Authority are agreed in principle but compulsory powers are still considered necessary by the TWPTA. Relocation of the Council's tenants will be undertaken by South Tyneside MBC who require approximately 6 months after any confirmation of the River Tyne (Tunnels) Order (the "Order") to rehouse residents so as to furnish the TWPTA with vacant possession.

4. Other Land Interests

- 4.1 Land is required to construct the NTC and the revised approach roads – some of which will be retained by the TWPTA on completion of the works and some that can be released after construction (e.g. Dunn Street School playing field). Some land is required temporarily during construction for miscellaneous activities such as compound areas and material storage. Other land is identified in the Order for survey purposes prior to and after the works with powers for the TWPTA also to effect any repairs made necessary as a result of the construction of the NTC. The approach of the TWPTA to all the affected owners, occupiers and other interested parties has been tailored to the land requirement. Where land is needed to construct the tunnel, the TWPTA has sought to negotiate an agreement with the parties involved. Negotiations are continuing and at various stages with many parties. However, the TWPTA are of the opinion that a substantial and significant number may be concluded between now and the Inquiry. This would of course trigger a withdrawal of their objections to the Order.

5. Other Interested Parties and Objectors

- 5.1 Objections to the Order have been received from a number of organisations, agencies and individuals, both statutory and non-statutory.
- 5.2 In the case of the statutory objectors, the TWPTA has begun communications at an early stage in the scheme development in order to take account, as far as possible at the time, comments from them in the preparation of the Order documentation. Despite this it has not been possible to conclude agreements on all the issues. The TWPTA have continued to communicate with these organisations to address their concerns and now believes that constructive progress is being made, which will hopefully allow many of these objections to be removed.
- 5.3 The non-statutory objectors are wide ranging in interests. The TWPTA has sought to communicate with all in this group with varying success. The majority have not responded (approx 500 'standard' objections), some have responded but considered that attempts to resolve their issues would not be fruitful given the nature of their objection. Others have responded

and had the scheme implications on their particular concerns explained and are further considering their position.

6. Conclusion

- 1.1 The TWPTA requires the compulsory powers sought in the Order to secure the land and authority required to construct the NTC. It is also seeking powers to protect the interests of adjacent property owners and occupiers through surveys and repairs to any damage caused by the NTC. The TWPTA has throughout the process been committed to communicating with the affected communities through a variety of media. In all this process it has been prepared to investigate the concerns of those affected and wherever possible and practicable to integrate solutions into the scheme. The TWPTA has also introduced a discretionary purchase scheme, to address particular cases of hardship for those needing to move from housing that is adjacent to the NTC (but not required for its construction). For those directly affected by the NTC, the TWPTA has indicated its willingness to acquire properties in advance when requested to do so by those affected.

In all these actions the TWPTA has followed a policy of openness and fairness to try to achieve a solution it believes is a balance of general community benefit against local community impact.