

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



1 March 2022

Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence Condition 17 (land disposal): Cambois, Blyth, Northumberland

Decision

1. On 7 January 2022, Network Rail gave notice of its intention to dispose of land at the site of the former railway sidings at Cambois, Blyth, Northumberland (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were received.
4. Network Rail’s proposal was to sell the land for the purposes of bringing the land back into rail use as part of a privately run rail terminal. We note that there is no evidence that other railway operations would be affected adversely and that no other reasonably foreseeable railway use for the land was identified. There were no concerns arising from the freehold nature of the disposal.
5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.
6. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

¹ Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

7. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

A handwritten signature in blue ink, reading 'Les Waters', is positioned below the text.

Les Waters

Duly authorised by the Office of Rail and Road

Property Disposal – Specific Consent

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence.

1. Disposal			
Type of disposal	Freehold Sale		
Rationale for disposal	<p>The sale enables the owners of the adjoining land, British Volt, to invest in the site and create a bespoke rail terminal to serve their Gigafactory which is to be developed on land they own to the west. The terminal will be used for the import of construction materials and for the future transport by rail of batteries to vehicle manufacturers throughout the UK.</p> <p>The development is locally and nationally significant as it will reinstate the industrial tradition of the area at the same time as providing a significant boost to the local economy and establishing the UK's first Gigafactory.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business Clearance Technical Clearance	CR/48186 CR/48186	18/03/2021 12/05/2021
3. Site			
Description of property for disposal	<p>Cambois, Blyth: Former Railway Sidings Site</p> <p>The property is 18 acres of brownfield scrub land that was once an area of sidings serving an adjoining power station. It is a long and narrow site, is generally level and all former sidings have been removed. An overline footbridge crosses the site. The property only has access from the adjoining DB Cargo freehold property between the site and the public highway to the east. It lies in an area of semi derelict and vacant post-industrial sites in a location close to the North Sea coast and just to the north of the Port of Blyth. The freight only railway to the port passes the site's northern boundary.</p>		

Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan No. 8153881-3 attached showing the proposed disposal site by blue colour and Network Rail's retained land by green colour. Photographs showing the site are attached. Location plan and aerial photo of location attached.
Ordnance survey coordinates	430312E 584106N
4. Proposal	
Proposed party taking disposal	Power By BritishVolt Properties Limited or such company as may own the adjoining site to the west of the proposed disposal site.
Proposed use / scheme	Use as a private rail terminal to serve the adjoining land to the west where it is proposed a Gigafactory for the manufacture of electric vehicle batteries will be constructed.
Access arrangements to / from the disposal land	Access to the disposal land will be direct from the proposed purchaser's adjoining site. In addition, the adjoining former rail depot between the site and the highway is owned by DB Cargo. The DB Cargo land is being sold to the purchaser simultaneous to the sale of the NR land. Therefore, upon completion of both land purchases, access will be available directly from the public highway
Replacement rail facilities (if appropriate)	No replacement rail facilities required because of this disposal. No facilities are being displaced.
Anticipated rail benefits	Promotes the use of rail freight in connection with a nationally significant development of the UK's first Gigafactory.
Anticipated non-rail benefits	Locally, the development is a great opportunity to reinstate the industrial tradition of the area and to give the local economy a significant boost. The development contributes towards the UK meeting its sustainability objectives. The land which has been unused for a long time will be returned to an active use which will help to combat the anti-social behaviour in the area.

5. Timescales	
Comments on timescales	If approval is given to the disposal then it is expected to complete in December 2021 or soon after.
6. Railway Related Issues	
History of railway related use	The sidings appear to have been established some time in the 1940s and were used in conjunction with a wharf and power station to the south. The power station was demolished in 2003 and is unused brownfield land. The land and sidings were included in a Yards & Sidings 125 year lease interest at Rail Privatisation in 1994. DB Cargo are the current lessee and they will surrender and extinguish their lease interest on completion of the proposed disposal.
When last used for railway related purposes	It is not known exactly when the site was last used, however it is believed to have been out of rail use from around 2002/2003 and the rail connection to the site was removed in 2006
Any railway proposals affecting the site since that last relative use	There are no railway proposals that affect the site. The proposed re-instatement of passenger services on the Blyth & Tyne line does not affect the site as this line is to the west.
Impact on current railway related proposals	There is no impact on any railway related proposals as confirmed by consultation with Network Rail's System Operator re the Blyth & Tyne line.
Potential for future railway related use	<p>The site has been vacant and unused for nearly two decades and no possible rail use has emerged in that time. This proposal is a great opportunity to bring the land back into rail use as part of a privately run rail terminal. Therefore, it is being disposed of to create the potential for future rail freight use.</p> <p>The future use is supported by Network Rail's Freight Commercial team. The North of England Freight Study 2018 does not make specific reference to the site. The latter document confirms there is spare capacity in the network for additional freight traffic.</p>

<p>Any closure or station change or network change related issues</p>	<p>There are no closure or station change related issues arising because of this disposal.</p> <p>The rail connection to the site was temporarily removed from the Network by way of a Short Term Network Change. It is proposed that a connection will be reinstated in the vicinity of the previous one to create a rail connection again. No Network Change is required to document this but the Purchaser will complete a Connection Agreement to enable use of the rail connection into their site.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>The disposal does not impact any railway related access needs.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Network Rail will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>

Safety issues identified	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>In addition, the Technical clearance referenced in Part 2 above includes a requirement to fence the railway boundary and the need to protect the safety of the railway by specifying that any additional development on the site will require approval from Network Rail's Asset Protection Programme Manager.</p>
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	No existing planning permissions exist in respect of the site. The site is not allocated for any specific use within the Local Plan.
Contamination / Environmental Issues (if applicable)	There are no known contamination or environmental issues.
8. Internal Consultation	
Internal consultation	<p>Business and technical clearance have been obtained in respect of this disposal without any objections or comments. There were no material comments that would affect the proposed disposal.</p> <p>The site does not feature specifically in any System Operator Strategic advice documents. The only scheme the System Operators have identified in the area in consultation about the site is the proposed Blyth & Tyne line re-opening to passenger traffic but this line is remote from the proposed disposal site being 2 miles to the west. However the North of England Freight Study 2018 outlines that rail freight traffic on the Northumberland lines is expected to remain stable over the next 30 years and there is spare freight capacity if growth were to occur. The proposed scheme is being developed in conjunction with Network Rail's Freight</p>
9. Local Authorities	
Names & Email Addresses:	Northumberland County Council –
Local Transport Authorities:	Northumberland County Council

Other Relevant Local Authorities:	No other relevant local authority.
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	<p>26 responses of no comment or no objection. 3 consultees failed to respond but as they were Train Operating Companies who do not run services in the vicinity of the site the lack of response is not considered to be material (Grand Central, Transpennine and LNER).</p> <p>A summary of the emails sent and received as part of the consultation can be found within the consultation summary report.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	No objections were received during the consultation.
12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Surveyor

Signed.....	Date.....09/12/21.....
Authorised by (name):	Authoriser's job title: Principal Development Manager, Eastern
Signed.....	Date.....22/12/21.....

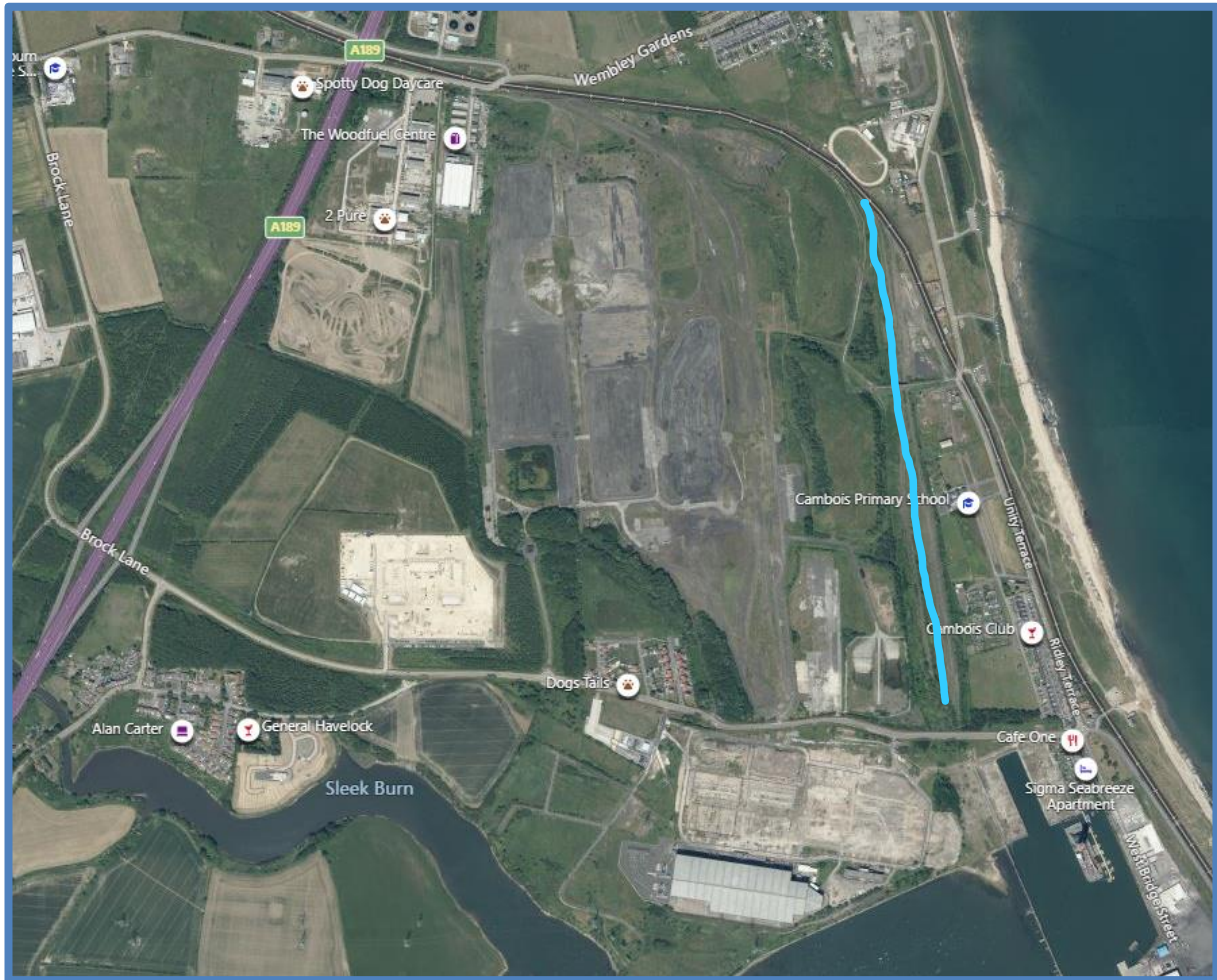
Cambois, Blyth: Former Railway Sidings Site - Location map



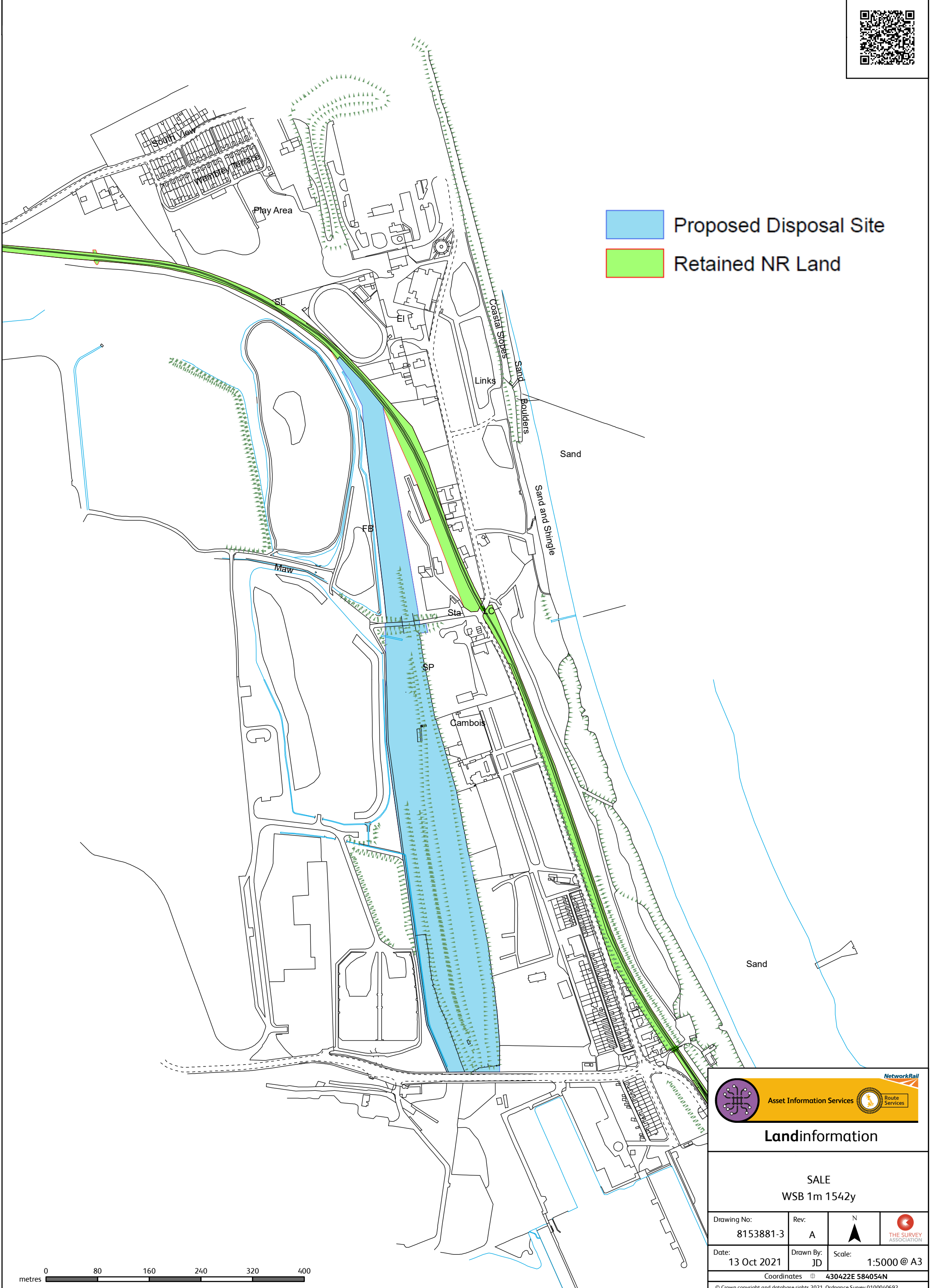
Site location shown by blue colour within area circled in red

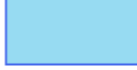
British Volt site location shown by orange verge. Blyth & Tyne line highlighted in yellow.

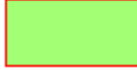
Aerial photo of location




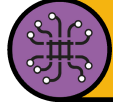

Blue line shows centre line through site
British Volt site is large area of unused land to left of blue line
Former power station site and wharf below road



 Proposed Disposal Site




 Retained NR Land

 Network Rail

 Asset Information Services  Route Services

Landinformation

SALE
WSB 1m 1542y

Drawing No: 8153881-3	Rev: A	N 	
Date: 13 Oct 2021	Drawn By: JD	Scale: 1:5000 @ A3	
Coordinates  430422E 584054N			

© Crown copyright and database rights 2021. Ordnance Survey 0100040692

Cambois, Blyth, Photographs

1. View of the site from the footbridge looking north.



2. View of the site from the footbridge looking south.



3. View of land to the west from the footbridge



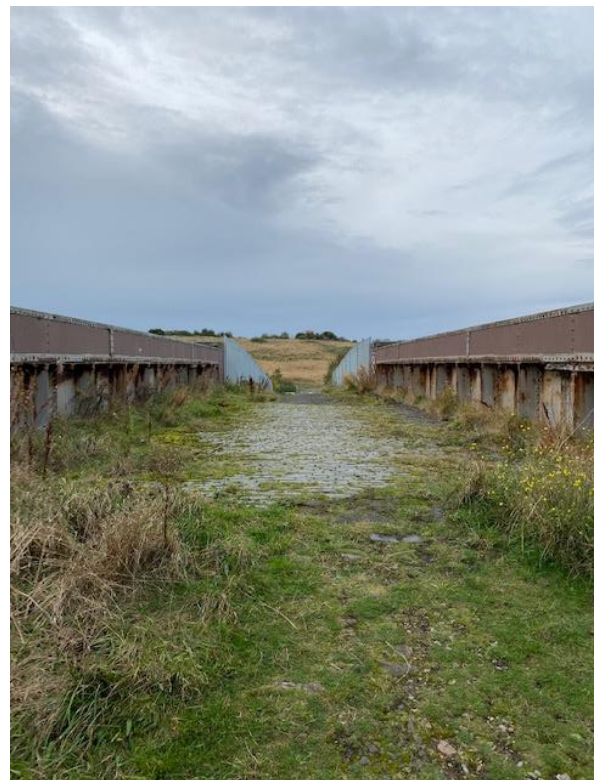
4. View of land to the east of the footbridge



5. The footbridge



6. The footbridge



CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Consultation on proposed Land Disposal – Cambois, Blyth

We have consulted in relation to this evaluation, and summarise the results of this as follows:

Summary of position regarding responses: 26 responses of no comment or no objection. 3 consultees failed to respond but as they were Train Operating Companies who do not run services in the vicinity of the site the lack of response is not considered to be material (Grand Central, Transpennine and LNER).

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department For Transport		Y	28/10/2021	No Comment	
2	Transport For North		Y	14/01/2022	No Comment.	Emails: 25/10/2021 08/11/2021 16/11/2021 22/11/2021 29/11/2021 Phone: 01/12/2021 11:20am Voicemail left
3	Arriva Trains Cross Country		Y	26/10/2021	No objection	
4	Caledonian Sleeper		Y	28/10/2021	No objection.	
5	C2C Rail Limited		Y	25/10/2021	No objection	
6	Chiltern Railway Company Limited		Y	25/10/2021	No objection	

7	Eurostar International Limited		Y	25/10/2021	No objection	
8	Great Western Railway		Y	27/10/2021	No objection	
9	Grand Central Railway Company Limited		N		No response	Emails: 25/10/2021 08/11/2021 16/11/2021 22/11/2021 29/11/2021 Phone: 01/12/2021 11:18am Voicemail left
10	London & South Eastern Railway Limited (Southeastern)		Y	25/10/2021	No comments	
11	Mersey Rail Electrics 2002 Limited		Y	25/10/2021	No comments	
12	Northern Rail Limited		Y	22/11/2021	No objection	
13	Transpennine Express		N		No response	Emails: 25/10/2021 08/11/2021 16/11/2021 22/11/2021 29/11/2021 Phone: 01/12/2021 11:26am Voicemail left.
14	LNER (London North Eastern Railway) (Virgin Trains East Coast)		N		Left LNER – passed onto a colleague XX XX 29/11/2021– No response.	Emails: 25/10/2021 08/11/2021 16/11/2021

						22/11/2021 29/11/2021
15	Avantie Trains		Y	27/10/2021	No objections.	
16	Colas Rail		Y	29/11/2021	No Comment.	
17	Nuclear Transport Solutions		Y	16/11/2021	No comments.	
18	Logistics UK		Y	02/12/2021	Support proposal.	
19	Freightliner Limited		Y	06/12/21	No objection provided connection reinstated as before and with a CA.	
20	GB Rail Freight Limited		Y	26/10/2021	No issues.	
21	Rail Freight Group		Y	31/10/2021	Ok with RFG	
22	West Coast Rail Company		Y	22/11/2021	No comment.	
23	W. H. Malcolm		Y	26/10/2021	No objection	
24	Association of Community Rail Partnerships		Y	08/11/2021	No Comment.	
25	British Transport Police		Y	27/10/2021	No Objection	
26	Transport Focus		Y	11/11/2021	No comment.	
27	Northumberland County Council		Y	25/11/2021	No objection.	
28	DB Cargo		Y	24/01/2022	No objection.	
29	North Tyne Combined Authority		Y	15/02/2022	No objection.	

Copies of responses are given in the annexes to this report, as indicated above.

A copy of the consultation request (before customisation for any individuals) is given in Annex 1.

1 DEPARTMENT FOR TRANSPORT**From:****Sent:** 28 October 2021 13:39**To:****Cc:****Subject:** RE: CAM/PB/1 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH-

Hi All

Thank you all, I am content if everyone is aware that there is no impact, no new signalling required etc.

Thank you all for answering my basic question.

Regards

**Rail Programme Client Manager,, Rail Infrastructure North, Department for Transport, Department for Transport
2nd floor**

Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

2 TRANSPORT FOR NORTH**From:****Sent:** 14 January 2022 17:38**To:****Subject:** RE: Cambois Siding Consultation

Apologies for the delay.

I can confirm that TfN have no objection to this land disposal.

We would be interested to know if there has been any evaluation of the site as to its suitability as a private freight terminal.

Regards,

Head of Rail Specification & Delivery



Ground Floor, West Gate, 6 Grace Street, Leeds, LS1 2RP
www.transportfornorth.com

3 ARRIVA TRAINS CROSS COUNTRY

From:

Sent: 26 October 2021 09:32

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

Mobile:

Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS



4 CALEDONIAN SLEEPER

From:

Sent: 28 October 2021 09:28

To: Phil

Subject: Re: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Serco Business

Caledonian Sleeper have no objection to this proposal.

Regards,

Project Manager for
Caledonian Sleeper

5 C2C RAIL LIMITED

From:

Sent: 25 October 2021 14:53

To:

Subject: Re: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Good afternoon

No objection from c2c for this proposal.

Regards

Facilities Management Manager

6 CHILTERN RAILWAYS

From:

Sent: 25 October 2021 15:33

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Dear

Chiltern has no objection to this proposal.

Regards

7 EUROSTAR

From:

Sent: 25 October 2021 14:51

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

No comment from EIL,

Thanks

PA to Chairman, Strategy Director & People Director

Eurostar International Limited

6th Floor, Kings Place, 90 York Way, London N1 9AG

eurostar.com



8 GREAT WESTERN RAILWAY

From:

Sent: 27 October 2021 10:27

To: Subject: Re: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Hello

we have no objection thank you.

Network Access Manager | Great Western Railway
1 Milford Street | Swindon | SN1 1HL

First Greater Western Limited | Registered in England and Wales number 05113733
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

9 GRAND CENTRAL – No Response

10 LONDON AND SOUTHEASTERN RAILWAY LIMITED

From:

Sent: 25 October 2021 15:08

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Hi

Thanks for sending this consultation through – no comments from Southeastern.

Kind regards,

Major Contracts Commercial Manager

southeasternrailway.co.uk

southeastern
4 More London Riverside

London
SE1 2AU

11 MERSEY RAIL ELECTRICS 2002 LTD

From:

Sent: 25 October 2021 14:52

To: Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

We have no objections

Thanks

Legal & Contract Assistant

12 NORTHERN

From:

Sent: 22 November 2021 07:55

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Good morning,

I can confirm Northern has no objection to the below proposal.

Kind regards,

13 TRANSPENINE EXPRESS – No Response.

14 LNER – No Response.

15 AVANTIE TRAINS

From:

Sent: 27 October 2021 15:42

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Good afternoon

We have no objections to this proposed land disposal as this is off route. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks,
XXX

AVANTI
WEST COAST



Fleet Supplier Manager | Avanti West Coast
Victoria Square House, Victoria Square, Birmingham, B2 4DN

16 COLAS RAIL

From:

Sent: 29 November 2021 13:40

To: XXXX

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH

I – no comments.

KR,

17 NTS

From:

Sent: 16 November 2021 09:44

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Hi

DRS have no comments.

Best Regards,



Procurement Assistant
Nuclear Transport Solutions

www.directrailservices.com

Part of  NTS

18 LOGISTICS UK

From:

Sent: 02 December 2021 12:11

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH

Hi

We support this. Looks like a fantastic project.

Thank you for calling me to follow up and apols as always for slow response

**Deputy Director- Public Policy
Logistics UK**

www.logistics.org.uk

LOGISTICS UK

19 FREIGHTLINER

From:

Sent: 06 December 2021 15:36

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH

Hi

Freightliner has no objections to this disposal provided that Network Rail resituate the connection as described and have a direct connection with the transferee.

Kind regards

20 GB RAILFREIGHT LIMITED

From:

Sent: 26 October 2021 08:54

To: Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

No issues from GB Railfreight.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

GB Railfreight

21 RAIL FREIGHT GROUP

From:

Sent: 31 October 2021 18:37

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Ok with RFG

Director General

Please note I do not work on Fridays.



22 WEST COAST RAIL COMPANY

From:

Sent: 22 November 2021 17:09

To:

Subject: Re: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH

no comments

WCR

23 W. H. MALCOLM

From:

Sent: 26 October 2021 09:17

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, Lanarkshire ML1 5RY

Web: www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

24 ASSOCIATION OF COMMUNITY RAIL PROJECTS

From:

Sent: 08 November 2021 16:06

To:

Subject: RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

No comment

Head of support & development, and deputy chief executive



Web: communityrail.org.uk

The Old Water Tower, St Georges Square, Huddersfield, HD1 1JF

25 BRITISH TRANSPORT POLICE

From:

Sent: 27 October 2021 19:51

To: Subject: Land disposal. Cambois, Blyth. CAM/PB/1

OFFICIAL

I write to you in line with my role as a British Transport Police (BTP) Designing out Crime Officer (DOCO) and in connection with the proposed disposal of an area of 18 acres of brownfield scrub land at Cambois, Blyth. The Freehold sale will enable the development of a Giga Factory producing vehicle batteries and will attract employment to the area.

I note that as part of the disposal Network Rail intend to install a short section of lineside boundary fencing along the site boundary where required to prevent trespass. Other areas of the site adjacent to the railway already have such a boundary definition in place.

Having reviewed the documentation - Business Clearance CR/48186 dated 18.03.2021 - I have no further comments to offer and support the disposal of this area of land.

My reference is DOCO-2021-1575.

Regards

DOCO 7448
British Transport Police.
C Div. Pennine Sector.
1st Floor. West Gate House.
Grace Street.
Leeds

26 TRANSPORT FOCUS

From:

Sent: 11 November 2021 13:00

To:

Subject: Re: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Hi

Thanks for this information about the land disposal of the former sidings near Blyth, to form part of the new Gigafactory development.

Transport Focus doesn't propose to comment further on this consultation.

Best regards

Rail technical advisor
Transport Focus

27 NORTHUMBERLAND COUNTY COUNCIL



Network Rail Property Eastern Region

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order
2015

Proposal Proposed freehold disposal of land

Location Land West Of Cambois Primary School And Allotment Gardens Cambois
Northumberland

Applicant

I would confirm that Development Management have **No Objection** to the above consultation.

Yours Faithfully

Planning Officer

28 DB CARGO**From:****Sent:** 24 January 2022 14:57**To:****Cc:****Subject:** RE: CAM/PB/1 - RESPONSE REQUIRED BY 22/11/21 - CONSULTATION ON PROPOSED LAND DISPOSAL: CAMBOIS, BLYTH,

Hi

I can confirm that DB Cargo has no objection to the proposed land disposal as described. I assume that the "Morpeth" title of the site plan of the sale area is labelled to describe it as part of a more generalised area, as the plan appears to be correct for the Cambois site.

Yours,

Rail Network Advisor**Legal & Regulatory Affairs**

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Manor Lane
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(
(w): www.uk.dbcargo.com



29 NORTH OF TYNE COMBINED AUTHORITY**From:****Sent:** 15 February 2022 10:43**To:****Cc: Sub****ject:** FW: Network Rail Proposed Disposal of Land at Cambois Blyth

Good morning

Firstly, apologies for the delay in responding to your request.

Thank you for providing the information and giving us the opportunity to comment. The proposal makes good sense from both an economic and environmental perspective and will provide BV with a beneficial logistics solution for both import and export of goods as well as opening up opportunities for other suppliers on the site.

It will support a reduction in traffic congestion on the local roads and bring derelict space back into use providing economic and environmental benefits.

Thanks

Annex 2

Dear Consultee,

Please quote our reference: CAM/PB/1 in all responses.

We seek to consult you as regards to your views please, on our proposed freehold disposal of Land which is located in Cambois, Blyth east of Bedlington Junction at WSB 1 miles 1267 yards.

We attach a draft application form to the Office of Rail and Road which, with the related plans, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

We request your comments, please, by 5pm on Monday 22nd November (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by Monday 22nd November, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR for General Consent on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,