



MetroWest+

Portishead Branch Line (MetroWest Phase 1)

TR040011

Applicant: North Somerset District Council

9.15 ExA.CAH1.D3.V1 – Appendix 5 to Applicant's Oral Case and response to Representations at the Compulsory Acquisition Hearing 1 (CAH1)

Author: Womble Bond Dickinson (UK) LLP

Version: 1

Date: December 2020



[REDACTED]

From: Tristan Williams <[REDACTED]>
Sent: 16 December 2020 11:24
To: Frances Everett
Subject: RE: MetroWest Phase 1 DCO Application - Crown Interests [WBDUK-AC.FID26403138] [BURGES-WORK.FID8659927]

Follow Up Flag: Follow up
Flag Status: Completed

Dear Frances,

Your email has been forwarded to me.

On that basis that The Crown Estate has the benefit of a restrictive covenant, I can confirm that The Crown Estate has no issue in the Property being included in the land to which the DCO will apply.

I trust this is of assistance.

Kind regards

Tristan Williams
Associate, Chartered Legal Executive
[Burgess Salmon LLP](#)

T: [REDACTED]
M: [REDACTED]

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From: Frances Everett <[REDACTED]>
Sent: 14 December 2020 17:37
To: Richard Owen <[REDACTED]>
Cc: Richard Guyatt <[REDACTED]>
Subject: FW: MetroWest Phase 1 DCO Application - Crown Interests [WBDUK-AC.FID26403138]

EXTERNAL EMAIL

Dear Richard,

Please see the email below to Abi Longman. Are you, or a member of your team, able to assist with the query below in Abi's absence?

Kind regards

Frances

Frances Everett

Solicitor
Womble Bond Dickinson (UK) LLP

d: [REDACTED]
m: + [REDACTED]
t: + [REDACTED]
e: [REDACTED]

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From: Frances Everett
Sent: 14 December 2020 17:29
To: [REDACTED] <[REDACTED]>
Cc: Richard Guyatt ([REDACTED]) <[REDACTED]>
Subject: MetroWest Phase 1 DCO Application - Crown Interests [WBDUK-AC.FID26403138]

Dear Abi,

The Portishead Branch Line - MetroWest Phase 1 DCO scheme (**Scheme**) is currently in Examination and is being considered by the Planning Inspectorate.

When you acted for the Crown on the transfer of the former Pill goods yard a transfer dated 9 April 2018 (shown as Plot 06/240 on the attached plan) the restrictive covenant contained in the Transfer (at clause 4), means the Crown and Crown Estate Commissioners retain an interest in plot 06/240. Plot 06/240 is contained in the Book of Reference for the Scheme – a link to the BoR is [here](#).

You wrote to the Planning Inspectorate confirming that the land was no longer subject to escheat (a copy of the correspondence is attached for ease). The Panel examining the application has asked for confirmation that the Crown and the Commissioners do not object to plot 06/240 being in the DCO.

The DCO does not impact on any of the rights of the Crown or Crown Estate Commissioners in relation to this plot – if the DCO is made your client's covenant would be unaffected. My client still intends to use the land for rail related purposes.

I would be grateful if you could please confirm to the Planning Inspectorate that the Crown and the Commissioners are content for plot 06/240 to be included in the land to which the DCO will apply.

If you require any further information in order to provide the requested confirmation, please do let me know.

Kind regards

Frances

Please consider the environment! Do you need to print this email?