

Land and Property – Your Questions Answered if you are concerned that your property may be indirectly affected by our proposals.

East West Rail is a project of national significance which means that instead of applying for planning permission from the local authority, permission will be sought at a national level from the Secretary of State for Transport, via a Development Consent Order (DCO) pursuant to the Planning Act 2008. Further information on East West Rail is available at East West Rail.

The DCO would authorise the construction and operation of a new railway between Bedford and Cambridge and associated works including works to upgrade and refurbish the existing railway between Oxford and Bedford (the Project).

Further information on East West Rail is available at East West Rail. In this document we try to answer some questions you may have at this stage and explain how you can get involved in the non-statutory consultation commencing in November 2024.

I have received a non-statutory consultation postcard – what does this mean?

We have issued approximately 300,000 information postcards to the local community about the non-statutory consultation.

At this stage we have identified the anticipated boundary for the Project (known as the draft Order Limits). We have sent a letter to landowners within this Project boundary to let them know that we may require their land and property and how they can speak to us directly. Our information postcards have been sent to all properties within 2km of the project boundary so receiving a postcard does not necessarily mean that your property would be affected by our proposals.

Some properties close to the Project boundary may be indirectly affected by our proposals. This means that our proposals do not currently require this property to build or operate the railway but the value of the property may be affected by factors such as noise during the construction or operation of the railway.

If you would like to review and understand how the proposed Project boundary interacts with your property and local area, you will find the full set of plans from Oxford to Cambridge at www.eastwestrail/consultation2024.

Can you tell me how my property is affected?

At this stage in the project, we do not have details of potential impacts of our proposals for specific properties outside the project boundary, for example noise.

We are developing our designs for the railway, which will include considering operational and construction impacts and any potential mitigation that may be needed.

The non-statutory consultation presents our preliminary design concepts for the project, including some areas where we are considering alternative options. Our Environmental Update Report sets out our initial environmental information and mitigation measures based on the studies carried out so far. Following the non-statutory consultation, we will consider all feedback received and, along with the results of further technical assessments and environmental impact assessment we will continue to refine and optimise our design proposals, with a focus on sustainability and mitigation of potential environmental effects. We will present our updated proposals as well as more information on technical detail, potential impacts and proposed mitigation measures at a statutory consultation which is anticipated to be held in 2025.

At the statutory consultation, we will have identified the properties that may be indirectly affected due to their proximity to the draft Order Limits for the project. We will write to you if the proximity of your property means you might be entitled to submit a future claim for compensation, under section 10 of the Compulsory Purchase Act 1965 during construction or under Part 1 of the Land Compensation Act 1973, once the railway is in operation. We have produced a Guide to Part 1 Claims which is available on the Land and Property section of our website: www.eastwestrail.co.uk/land-and-property

Why have I received a Land Interest Questionnaire (LIQ) but I have not received a landowner letter for the non-statutory consultation.

Land Interest Questionnaires (LIQs) are an essential part of the planning process for projects like East West Rail. LIQs went to all those who may have a legal interest in properties or land that may potentially be affected by our Project, either directly or indirectly. Receiving a LIQ does not necessarily mean we will need to acquire or use your land or property for the Project.

As we continue to work on the designs for East West Rail, the list of landowners who may be directly or indirectly affected by the Project is being refined. That's why only some of those we sent LIQs to earlier this year have received a landowner letter to notify them of the non-statutory consultation we are holding. We only sent this letter to landowners whose land we think, at this stage, could be directly affected by the Project because it is within the anticipated boundary for the Project. However, everyone is welcome to take part in the consultation whether they have received this notification letter from us or not - all feedback we receive will be considered.

As the Project continues to progress, the list of landowners whose land could be directly affected by the Project may change further. This means that if you have received a LIQ but you did not receive the letter from us notifying you of the non-statutory consultation this time, your land or property may still be indirectly or directly impacted, and we may be in touch to notify you about consultations in the future.

If you did not receive a letter notifying you about the non-statutory consultation but you believe you have an interest in land within the draft Order Limits of the Project, please contact us using the details below.

- Email us: land@eastwestrail.co.uk
- Message us: www.eastwestrail.co.uk/get-in-touch
- Call us: 0330 8387583 (24/7, but our dedicated Land & Property Team are available Mon - Fri, 9 am - 5 pm)
- Write to us: Freepost EAST WEST RAIL LAND
- Sign up for project updates: www.eastwestrail.co.uk

When/at what stage will you contact me?

Throughout the pre-application process, we will seek to discuss our proposals with all those potentially directly affected and will look for opportunities to mitigate any negative impacts.

It is important that you have the opportunity to tell us what you think about the proposals for East West Rail. Responding to the non-statutory consultation is a way for you to provide feedback on, and influence, the design of our proposals. We will also engage and consult with other statutory consultees (such as the local authorities and the Environment Agency) and the local community.

We will continue to check and update the information we hold about the people and organisations with legal interests in land that may be affected by our proposals. We check this information regularly so we know who owns, occupies and uses the land to keep them fully informed about our consultations and, later down the line, involvement in the DCO process.

If the DCO application is accepted for examination by the Secretary of State, we will notify those landowners whose home or property may be directly or indirectly affected by the Project and provide details on how they can make representations on the application and the deadline for doing so.

Should the Secretary of State decide to grant the DCO then EWR Co will write to formally notify those whose home or property may be directly or indirectly affected by our proposals.

Following that, during the construction stage we will contact you to discuss how we intend to mitigate the potential impact on you and your property.

You can find out more about the Planning Act 2008 process and Development Consent Orders on the Planning Inspectorate's National Infrastructure Planning website: national-infrastructure-consenting.planninginspectorate.gov.uk.

Our factsheet - The Development Consent Order (DCO) Process – also provides further information on the DCO process and is available at eastwestrail.co.uk/consultation2024.

Safeguarding the land needed for our proposals

The Secretary of State for Transport has given a Safeguarding Direction for our proposals. The aim of safeguarding is to make sure that the land needed to build and operate the new railway is protected from new development that may conflict with it. The Safeguarding Direction, given in November 2024, requires local planning authorities to consult EWR Co on relevant planning applications for development within the boundaries shown on the safeguarding plans before deciding whether to grant planning permission. This process enables us to consider ways to resolve any conflicts so that development can be approved. More information on safeguarding, including the Safeguarding Direction and plans of the safeguarded area, is available at eastwestrail.co.uk/safeguarding.

We have written separately to those with an interest in land and property within the safeguarding area to explain what this means.

Who can I contact to discuss the proposals and how they will impact my land and property?

We are hosting a number of in-person consultation events where you can see maps, plans and other consultation materials and speak to our engagement team and other specialists. We will also be holding three online events. More information on these, including the dates, is available here: eastwestrail.co.uk/consultation2024.

You can also contact us to discuss our proposals, to share your views and any questions you may have. You can:

Call us on 0330 134 0067 or

Email us on contact@eastwestrail.co.uk or

Write to us at: Freepost EAST WEST RAIL

What compensation or support may be available to me?

We understand that publishing our proposals may affect people who want to sell their property. We introduced our discretionary Need to Sell (NTS) Property Scheme at the route update announcement in 2023. This provides early support for eligible property owners who have a compelling reason to sell their property but are unable to do so, other than at a substantially reduced value, because they are affected by our proposals. This scheme is available for eligible property owners regardless of whether their property is inside or outside the Project Boundary. Information on the NTS Property scheme is available at www.eastwestrail.co.uk/needtosell.

Properties which are outside the project boundary may still be entitled to compensation in certain circumstances. The basis for compensation in those circumstances is as follows (in summary).

During construction, owners of properties that suffer a permanent loss in value due to the works may be able to make a section 10 claim under the Compulsory Purchase Act 1965. A section 10 claim can only be brought where there is a loss in value to the claimant's land due to the temporary or permanent works. A claim cannot be brought for general inconvenience or disruption that may arise from construction, although all works will be undertaken responsibly and in accordance with the Code of Construction Practice submitted with the DCO application.

During operation of the railway, owners of properties in the vicinity of the railway, where no land is taken as part of the project, may be entitled to compensation under Part 1 of the Land Compensation Act 1973 where there is a devaluation of property due to physical effects, such as noise.

Information on Part 1 claims and other compensation is available on the Land and Property section of our website: www.eastwestrail.co.uk/land-and-property

Where can I get more information on land and property matters?

We have also produced a range of guides which can be found in the Land and Property section of our website: eastwestrail.co.uk/land-and-property

Information on the Need to Sell (NTS) Property Scheme is available at eastwestrail.co.uk/needtosell

Please sign up to the East West Rail newsletter to stay informed with updates. You can do this here: eastwestrail.co.uk/get-in-touch