

Safeguarding

The Secretary of State for Transport has given Safeguarding Directions for East West Rail. The aim of safeguarding is to make sure the land needed to build and operate the railway is protected from new development that may conflict with it.

The Safeguarding Directions mean that local planning authorities must consult us about relevant planning applications for development within the safeguarded area that could conflict with the railway. This allows us to comment on potential conflicts and suggest measures that could be taken to resolve them and allow development to go ahead.

You can view more information on the current Safeguarding Directions, including maps of the safeguarded area, at www.eastwestrail.co.uk/planning/land-and-property

The Safeguarding Directions reflect our proposals published in the You Said, We Did Autumn Update in November 2025. We are currently reviewing the safeguarded area and we will ask the Secretary of State to update the directions where design work has advanced. We expect to ask the Secretary of State to do this in summer 2026.

If your land or property is within the safeguarded area, this means that we may need to acquire or use it so that we can build the new railway. We are committed to engaging with you openly and honestly to explain how you could be impacted by safeguarding, to listen to your views, and to work with you to understand and, where possible reduce, the impact on you.

We will always aim to reach agreement with landowners voluntarily to acquire their land or property. Where this is not possible, East West Rail would seek compulsory acquisition powers under the DCO.

To see how your land or property is affected by the safeguarding directions please visit our website, where you can see maps of the land that has been safeguarded for East West Rail. www.eastwestrail.co.uk/planning/land-and-property

We have previously written to those with an interest in land and property within the safeguarding area to explain what this means. We will write to you if you are affected by future updates to the Safeguarding Directions.

To discuss how you are impacted or ask us any questions, please contact us using the details below. Our team can also explain what support may be available to you.

When might you need to acquire my land or property?

We are preparing to submit an application for a Development Consent Order (DCO) to the Planning Inspectorate. The DCO would provide the legal powers needed to construct and operate the railway and would include powers of compulsory acquisition where land and property is required. We do not anticipate having the DCO for at least another two years, and so we would not be using the powers in the DCO to acquire any land or property before then.

Can East West Rail buy my land, property or home now?

We may reach voluntary agreements with landowners, either through the Need to Sell Property scheme or statutory blight provisions or through other agreements, earlier than when compulsory acquisition powers under the DCO would be exercised. Statutory blight provisions apply in relation to safeguarded land. This means that if you own and occupy a property in the safeguarded area, you may be eligible to serve a blight notice on us, asking us to buy your property before we need it to build the railway.


Our Land and Property team can talk you through the statutory blight process and help you find a suitably qualified Chartered Surveyor to act on your behalf. We can also put fee agreements in place to reimburse the reasonable fees you may incur for this advice. Further information about this, including details on who is eligible to apply and statutory compensation that may be available, can be found in the guides on our website.

Get in touch with our Land and Property team

To find more information on safeguarding and statutory blight, or to speak to us about your land and/or property you can:

 eastwestrail.co.uk/planning/land-and-property

 land@eastwestrail.co.uk

 **0330 838 7583**

 **FREEPOST EAST WEST RAIL LAND**

If you have a specific question about serving a blight notice please email blight@eastwestrail.co.uk

If you have a question about the safeguarding and a planning application, please contact townplanning@eastwestrail.co.uk