

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 a local authority, permission will be sought at a national level from the Secretary of State for Transport, via a Development Consent Order (DCO). 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. Further information about East West Rail can be found on our website: www.eastwestrail.co.uk

This document answers some questions you may have at this stage and explain how you can get involved in our consultation commencing in April 2026.

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

We have issued approximately 400,000 information postcards to the local community about the consultation.

At this stage we have identified the area of land we may need to build, operate and maintain the project, known as the draft Order Limits. We have sent a letter to those who may have a legal interest in land within the draft Order Limits 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 a consultation zone that extends beyond the draft Order Limits so receiving a postcard does not necessarily mean that your property would be affected by our proposals.

Some properties close to the draft Order Limits while not required to build the project, may be indirectly affected by our proposals, such as during construction works or when the new railway is open for public use.

If you would like to review and understand the draft Order Limits in more detail and how close it is to your property or local area, you will find the full set of consultation plans from Oxford to Cambridge at www.eastwestrail/consultation2026

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 draft Order Limits.

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 consultation presents our updated proposals, which includes elements that are new or have changed significantly as well as further design refinements since our previous consultation. We've updated the proposals to take account of further design work, ongoing engagement, environmental assessments, traffic and transport analysis and feedback from our previous consultation. The Consultation Brochure sets out our approach to environment including mitigation of noise and vibration and community impacts.

Following the consultation, we will consider all feedback received and, along with the results of further technical assessments and environmental impact assessment we'll finalise our proposals, with a focus on sustainability and mitigation of potential environmental effects. We will present our proposals as well as more information on technical detail, potential impacts and proposed mitigation measures in our DCO application. This will include an Environment Statement which will present the full results of the environmental impact assessment and mitigation for our proposals.

If our DCO application is accepted for examination, we will write to you if the proximity of your property means you might be entitled to submit a future claim for compensation. This is in accordance with 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 consultation

Land Interest Questionnaires (LIQs) are an essential part of the planning process for projects like East West Rail. LIQs are sent 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. We have only sent letters to those who may have a legal interest in land within the draft Order Limit at this stage of 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 draft Order Limits may change in the future to respond to consultation and engagement feedback and further design development. We will continue to engage with any affected parties as we refine our proposals.

If you did not receive a letter notifying you about the 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 DCO 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 tell us what you think about the proposals for East West Rail. Responding to the 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, either directly or indirectly. 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 we believe you have a legal interest in land that may be impacted directly or indirectly by the Project, you will be sent a Land Interest Questionnaire and a member of our Land Referencing team may be in touch.

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

Following examination of the DCO application by the Planning Inspectorate they will make a recommendation to the Secretary of State as to whether the Project should be granted consent. Should the Secretary of State decide to grant the DCO then EWR Co will write to formally notify land and property owners who may be directly or indirectly affected by the Project.

If we are granted DCO consent, we will keep you informed of our programme and how we plan to build the project.

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

Our factsheet - The Development Consent Order (DCO) Process – also provides further information on the DCO process and is available at **www.eastwestrail.co.uk/consultation2026**

Safeguarding the land needed for our proposals

The Secretary of State for Transport has issued Safeguarding Directions which protect the land required for our proposals from conflicting development. This land is known as the Safeguarded Area. The Safeguarding Directions require 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.

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.

More information on safeguarding, including the Safeguarding Directions and plans of the Safeguarded Area, is available at **www.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. We will also write to those affected by future updates to the Safeguarding Directions.

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 dates, is available here: www.eastwestrail.co.uk/consultation2026

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 Order Limits or Safeguarded Area 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.

Compensation is a complex area of law and surveying practice. You are advised to appoint a suitably qualified Royal Institution of Chartered Surveyors (RICS) chartered surveyor to negotiate any claim.

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: www.eastwestrail.co.uk/land-and-property

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

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

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