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| --- | --- |
| [Name of Head of Planning]  ​​Head of Planning​  [Address of Local Planning Authority]    [LPA email address] | The Quadrant  Elder Gate  Milton Keynes  MK9 1EN    14 November 2024 |

Dear [Insert Name of Head of Planning]

**East West Rail – Safeguarding Directions**

East West Rail (EWR) is a project of national significance aiming to deliver new and enhanced rail infrastructure to provide frequent, fast, and reliable rail links for communities between Oxford, Milton Keynes, Bedford, and Cambridge.

To protect the planned route of the railway from conflicting development, the Secretary of State for Transport has safeguarded land required for the EWR project using Safeguarding Directions. The Safeguarding Directions were issued by the Secretary of State for Transport to the relevant local planning authorities (LPAs) along the proposed route of the EWR project, including [Authority Name], on 14th November 2024.

The Safeguarding Directions came into force on 14th November 2024 and apply to any application for planning permission not finally determined by that date, where the planning application land falls within the safeguarded area. As a result, relevant LPAs, including [Authority Name], must consult EWR Co on any planning applications covered by the Safeguarding Directions before determining those applications. It should be noted that as the Safeguarding Directions apply to undetermined planning applications, as well as new planning applications, your authority must therefore review all pending applications to determine whether the development proposed is a development to which the Safeguarding Directions apply.

If EWR Co objects to a planning application and your authority is minded to approve it, you must first notify the Secretary of State for Transport. The Secretary of State then has 21 days to either notify your authority that they have no objections to planning permission being granted, or take further action, such as issuing a direction restricting the granting of planning permission for that application.

Applications for planning permission on which EWR Co must be consulted, in accordance with the Safeguarding Directions, should be sent either by email to: [townplanning@eastwestrail.co.uk](mailto:townplanning@eastwestrail.co.uk)

Or by first class post to:

EWR Town Planning Manager

c/o Adams Hendry Consulting Ltd.

Sheridan House

40-43 Jewry Street

Winchester

Hampshire

SO23 8RY

GIS shapefiles showing the safeguarded area have been provided with this letter and are also available on request from the EWR Town Planning Manager at [townplanning@eastwestrail.co.uk](mailto:townplanning@eastwestrail.co.uk). The shapefiles can enable planning validation systems to trigger consultation with EWR Co where any relevant new or undetermined planning applications intersect.

Copies of the Safeguarding Directions, guidance, and maps showing the safeguarded area, can be found at the EWR website: www.eastwestrail.co.uk/safeguarding. Guidance notes are also attached to this letter setting out further context and information regarding the Safeguarding Directions. We would be grateful if you could circulate this information as needed within your authority and to any developers contacting the LPA regarding proposals within the safeguarded area.

If you require any further information or have any queries regarding the EWR Safeguarding Directions, please do not hesitate to contact me.

Yours sincerely,

[Insert signature]

**Carolyn Francis**

DCO Strategy

East West Rail Company