

Safeguarding Directions for development affecting the route and associated works for the East West Railway Project

The Secretary of State for Transport gives the following Directions (“Directions”) to the local planning authorities named in the Schedule in exercise of the powers conferred by articles 18(4), 31(1) and 34(8) of the Town and Country Planning (Development Management Procedure) (England) Order 2015¹ (“the Order”).

Commencement

1. These Directions come into force on 19 November 2025 (“the commencement date”).

Application

2. These Directions apply in respect of any application for planning permission which:-
 - a. has not been finally determined by the commencement date; and
 - b. relates to development within the zone specified in paragraph 3.

Relevant zone

3. The zone referred to in paragraph 2(b) is the zone shown bounded by lines marked “Limits of Land subject to Safeguarding Direction” on the plans annexed to these Directions (being the zone relating to the route of the railway known as East West Rail which is proposed to be constructed between Oxford and Cambridge).

Duties on Local Planning Authorities

4. Before a local planning authority may determine any application for planning permission to which these Directions apply it must consult East West Railway Company Limited (Company No. 11072935).
5. Where a local planning authority is required by paragraph 4 to consult East West Railway Company Limited, they must not grant planning permission otherwise than to give effect to the recommendation of East West Railway Company Limited:-
 - a. unless they have delivered to the Secretary of State for Transport the material specified in paragraph 6; and
 - b. until the expiry of a period of 21 days from the date on which that material was delivered to the Secretary of State for Transport.
6. The material referred to in paragraph 5 is:-
 - a. a copy of the application for planning permission together with a copy of any plans or documents submitted with it;
 - b. a copy of the response of East West Railway Company Limited to the consultation by the local planning authority in pursuance of paragraph 4;
 - c. such information regarding the application as the Secretary of State for Transport may require by direction under article 34(8) of the Order; and

¹ SI 2015/595 made under the Town and Country Planning Act 1990 (c. 8), see in particular section 74

- d. a statement on the provisions of the development plan and other issues involved, including whether the grant of permission would be contrary to the views of another Government Department.
7. These Safeguarding Directions cancel² and replace the Safeguarding Directions for development affecting the route and associated works for the East West Railway Project given to local planning authorities on 14 November 2024 and 23 April 2025.

Signed by authority of the Secretary of State

A handwritten signature in black ink, consisting of a large, stylized capital 'J' followed by a capital 'L' and a capital 'H'.

Jodie Lofthouse
Acting Senior Responsible Owner
East West Railway Project

² SI 2015/595, article 45.

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Schedule

Bedford Borough Council
Buckinghamshire Council
Cambridge City Council
Cambridgeshire County Council
Central Bedfordshire Council
Cherwell District Council
Huntingdonshire District Council
Milton Keynes City Council
Oxford City Council
Oxfordshire County Council
South Cambridgeshire District Council