



East West Rail and safeguarding – what this means for landowners



Safeguarding is a statutory process used by the Department for Transport to protect the land that is required to build and operate East West Rail from conflicts with other possible developments.

It's important to 'safeguard' this land so we can continue to develop our designs with a clear understanding of what else is planned along the route. Safeguarding the land doesn't necessarily mean that other development cannot go ahead.

If your land or property is within the safeguarded area, this means that we may need to acquire 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.

How is my land or property affected by the Safeguarding Directions?

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/safeguarding

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 three years, and so we would not be using the powers in the DCO to acquire any land or property before then.



What happens if you need to acquire my land or property?

While the DCO would give us the powers of compulsory acquisition, we will always aim to reach agreement with landowners to acquire their land or property voluntarily.

You may wish to consider selling your land or property to us before it is required for the railway. The Safeguarding Directions mean that statutory blight provisions are available, which 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. 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.

Find out more

Visit our website for more information on safeguarding and statutory blight:



**[www.eastwestrail.co.uk/
planning/land-and-property/
safeguarding](http://www.eastwestrail.co.uk/planning/land-and-property/safeguarding)**



land@eastwestrail.co.uk



0330 838 7583

Monday to Friday 9am-5.30pm
(except Bank Holidays)



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