

Community Relations
Network Rail
One Stratford Place
Montfichet Road
London E20 1EJ

11th April 2023

Mr and Mrs P Woodley

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[REDACTED]
[REDACTED]

Dear Mr and Mrs Woodley

The Network Rail (Cambridge Re-Signalling) Order

The Order

As you are aware, Network Rail Infrastructure Limited (**Network Rail**) has applied to the Secretary of State for Transport under sections 1 and 5 of the Transport and Works Act 1992 for the above-mentioned Order.

The draft Order provides for the compulsory purchase of the land and/or rights and extinguishment of the rights in land described in the Schedules to the draft Order, in which you have an interest.

The Secretary of State for Transport has considered the application for the Order and decided to hold a Public Inquiry into the application. The Public Inquiry will commence on 12 April 2023 and will then sit on the 13th, 14th, 18th and 19th April 2023.

Current Position on Acquisition of Land/Rights

As you will be aware, Network Rail has, through their agents, had extensive discussions with both you and, subsequently, your agent, Jeremy Graham, regarding the project, with a view to securing both the land and rights over your retained land that it wishes to acquire by private agreement. Accordingly, the following negotiations have taken place with you to date:

On 27th January 2021, a letter was sent to you, outlining the objectives and timescales for the Project. On 10th February 2021, a meeting was convened on site between yourselves and representatives from the Project Team. At the meeting, you raised a number of queries including about the operation and design of the proposed new level crossing system and the practical issues arising therefrom, relating to access and parking arrangements.

Over the following fifteen-month period, a number of meetings were held on site as the Project sought to clarify and agree terms with both you and your neighbour to mitigate the impact of the proposed works on you and your neighbour. Our aim was to ensure that two parking spaces would be maintained on your property, to ensure that the width of your neighbours' access to their property would be maintained after completion of the Project and to ascertain and agree the location of new fencing.

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An initial draft of the Heads of Terms, excluding financial information, was circulated on 27 May 2022 for review. Correspondence, discussions and meetings continued during the summer and autumn, with updated Terms being circulated to ensure that they satisfactorily dealt with your concerns.

In September 2022, Jeremy Graham was appointed to act as your agent to help oversee the practical points that needed to be covered within the Heads of Terms, notably relating to the compensation clauses in respect of the Noise Assessment and provision for you to be re-housed during the works, which are likely to be undertaken over a Christmas or Easter Period.

Following further meetings on site and a Teams meeting with the Noise Consultants, the Heads of Terms were revised. They were finalised (v12) and agreed on 10th February 2023.

As at the date of this letter, the acquisition of land and/or rights in the land remains to be completed. However, the heads of terms have been agreed and solicitors instructed to complete as soon as possible.

We trust that the above correctly describes the current position. We will be providing a copy of this letter to the Inspector appointed by the Secretary of State to hold the public inquiry into the application for the Order. Please do let us know by return if you disagree with summary of the status of our negotiations set out in this letter.

As such, we trust that any concerns raised in your objection to the Order have been satisfactorily addressed. We would very much appreciate it if you were able to withdraw your objection to the application for the Order.

Yours sincerely,



Alex Rees
Senior Project Manager