

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

12th April 2023

Mr E R Gard
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Gard

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 your agent, Brian Down, regarding the project, with a view to securing both the land and rights over your land which Network Rail wishes to acquire by private agreement. Accordingly, the following negotiations have taken place with you to date.

On 27th January 2021, a generic letter was sent to you, outlining the objectives and timescales for the Project. On 12th February 2021, a follow up letter was sent to you requesting that you contact Network Rail's agents to arrange a meeting on site. On 2nd March 2022 a meeting was convened on site between yourself, your agent, Brian Down of Bryant Land and Property, and a representative from Network Rail's Project Team. At the meeting, you raised a number of queries regarding both the operation and design of the proposed new level crossing system and practical issues arising therefrom relating to access to and from your property.

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Following the meeting subsequent correspondence from Network Rail to yourself sought to resolve the points raised in the meeting and any concerns that you had in relation to the proposed upgrade works.

Detailed representations were submitted by Brian Down on your behalf to Network Rail on 9th April 2021. Over the following twelve-month period, Network Rail sought to clarify and agree terms with both yourself and your neighbours, to ensure that the width of your access would be maintained post completion of the Project and to ascertain and agree the location of the new OD mast to be located on the platform. Several meetings were held on site and on 27th May 2022, detailed Heads of Terms were circulated to yourself, as well as your neighbours, for review.

On 16th June 2022, another meeting was held on site to undertake an assessment of the current value of your property, with a view to then agreeing the proposed compensation payment arising from the works. Negotiations followed over the summer and autumn period, with a Noise Assessment being commissioned, to act as a 'base' for negotiation purposes.

Heads of Terms were subsequently agreed with your agent on 1st March 2023.

As at the date of this letter, the acquisition of 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.

Yours sincerely,



Alex Rees
Senior Project Manager