



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

11th April 2023

Mr M Mingay
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Mingay

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 discussions with both you and your agent, Alan Faulkner of Messrs Maxey Grounds, regarding the project, with a view to securing both the land and rights that it wishes to acquire by private agreement. Accordingly, the following negotiations have taken place with you to date.

You were initially approached in April 2020. In January 2021, a letter was sent to you, setting out the objectives and timescales of the Cambridge Re-Signalling Project.

You expressed concerns that the proposed upgrade of the level crossing at Dullingham might impact on your proposed development of the former commercial land adjacent to your land for residential development. Your concern centred around the proposed purchase of plot 406 and how this might impact on the visibility splay for the entrance into the development.

A meeting was held on site with you on 1 August 2022 to review the plans and to discuss issues arising as a result of the proposed level crossings upgrade. This meeting was followed by additional CAD information and drawings illustrating the proposed upgrade and demonstrating the location of the infrastructure proposed.

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Heads of Terms were subsequently circulated and, on 13 February 2023, your agent confirmed your approval of the same.

As at the date of this letter, the acquisition of land and/or rights in land remains to be completed. Network Rail has instructed their solicitors to progress this as soon as possible. However, we are waiting for you to appoint your legal representative before this can be progressed.

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