

# Our approach to land and landowners



**We are aware that some of the proposals for East West Rail may affect people's homes, businesses and farms. We are committed to building respectful and supportive relationships with communities throughout the Project and will work closely with the owners and occupiers of land potentially affected by the railway. Minimising the possible impact on people's land and property and compensating those directly impacted is an important priority for us.**

Here are some of the ways we will deliver on our commitment:

## **Minimising impacts on people's land and property**

We are aware that our proposals for the development of East West Rail may affect people's homes, businesses and farms. In developing our plans, we aim to minimise the negative impact on people's land and property and mitigate any impacts we cannot avoid.

We are still in the early stages of developing our designs for the railway. The Project will move through further development stages and approvals before our plans are finalised and we can confirm the need to acquire any land. At every stage in the Project's development, we are committed to talking to all those potentially directly affected by our proposals.

## **Acquiring land**

Where land is required for construction or operation of the railway our aim is to acquire land by negotiating agreements with individual landowners. Our preference will always be to enter into voluntary agreements where possible, but where necessary we will seek powers to acquire land compulsorily as part of the process for securing consent to construct and operate the railway.

## **Compensating those who need to sell**

We also know that publishing our plans may affect people wishing to sell their land or property. This is a matter we take seriously. Although it is not a legal requirement at this stage of the Project's development, we have published proposals for a discretionary purchase scheme, the Need to Sell Scheme, which are intended to apply from the announcement of the preferred route alignment for the railway, which is expected to take place later in 2021.

This Need to Sell Scheme will be available for certain residential, business and farm property owners who can show that they have a pressing need to sell but are unable to sell their property at its unaffected market value (the amount the property would sell for in normal circumstances without the existence of the EWR Project). We propose introducing the Need to Sell Scheme at the preferred route alignment stage as a result of lessons we have learned from other infrastructure projects.

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We would like to hear your views on our proposed Need to Sell Scheme. Our Guide to the proposed Need to Sell Scheme sets out how the scheme would work and how you can give us your feedback. The final scheme will be published with the preferred route alignment for the railway following consideration of your feedback.

We are also considering other schemes to support landowners affected by the Project and to bring together the land that we need, and we expect to consult on these proposals during winter 2021/ 2022.

## Further information

We have created some guides to provide further information for people with land or property that is potentially affected by our Project, including:

- Guide to the Proposed Need to Sell Scheme (feedback form is also available on the website)
- Guide to Compulsory Acquisition and Compensation
- Guide to Statutory Blight Notices
- Guide to Part 1 Claims

These can be found on the land and property page of our website:

[www.eastwestrail.co.uk/the-project/land-and-property](http://www.eastwestrail.co.uk/the-project/land-and-property)

## Get in touch

You can email, call or write to us

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