From: [redacted]
To: TRANSPORTINFRASTRUCTURE
Subject: Network Rail Stalybridge to Diggle TWA Order
Date: 16 December 2025 19:10:42

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To Whom It May Concern,

I am writing as a resident of [redacted], Mossley, to formally object to the proposal under the Transpennine Route Upgrade (TWAO) to relocate Mossley Train Station to land immediately adjacent to my home.

It is clear from the TWAO documentation that the proposed relocation prioritises operational convenience, cost, and efficiency over the health, safety, and quality of life of local residents. I strongly object on the following grounds:

1. Health and wellbeing risks

[redacted]

I draw attention to the Public Sector Equality Duty under the Equality Act 2010, which requires decision-makers to have due regard to the impacts of their decisions on people with protected characteristics, including disability. [redacted] (gov.uk – Public Sector Equality Duty Guidance).

Furthermore, planning guidance emphasises that health and wellbeing must be considered in the planning process, and where significant effects on vulnerable groups are likely, a Health Impact Assessment (HIA) should be undertaken to inform decision-making. The current proposal does not demonstrate adequate consideration of these impacts or any mitigation measures for [redacted] residents (gov.uk – Health and Wellbeing in Planning Guidance).

[redacted] and it would be good to understand how you plan to mitigate the above risks.

2. Safety and traffic concerns

Mill Lane is already narrow, with restricted parking and difficult access for residents, emergency vehicles, and deliveries. The proposed station will dramatically increase traffic from buses, taxis, and private vehicles, creating serious safety risks for residents and children attending the local school. Insufficient attention appears to have been given to pedestrian and road safety in the planning documents.

3. School and child safety

A school is located on Mill Lane. The increased traffic, heavy construction vehicles, and

commuter activity present a direct and ongoing hazard to children and other pedestrians. The current access is already inadequate; this proposal would exacerbate the risk significantly.

4. Property values and financial impact

The relocation of the station will significantly reduce the attractiveness of homes on/around Mill Lane. Potential buyers will be deterred by the noise, traffic, and proximity to a busy station and construction zone, effectively trapping residents in a highly disruptive environment. This reduction in property value may leave residents financially disadvantaged, with limited options to relocate or sell, particularly given the scale and duration of construction.

5. Compensation considerations

Under the Transport and Works Act and associated TWAO powers, Network Rail may have statutory obligations to compensate landowners and residents where property is adversely affected by proposed works or operations. This includes both direct property acquisition and the loss of amenity or depreciation in value resulting from construction and operational impacts.

I request that the planning authority ensures full consideration of:

- Depreciation of property value caused by proximity to a relocated station and associated infrastructure;
- Disturbance during construction, including noise, dust, vibrations, and restricted access;
- Health impacts or relocation costs if living next to the station becomes untenable due to ongoing noise, traffic, and environmental disruption.

Guidance from the Department for Transport confirms that TWAO authorities must consider the interests of affected residents and mitigate adverse effects where reasonably possible. It is therefore essential that these consequences are considered and adequately addressed.

6. Environmental and community impact

The TWAO documentation itself highlights significant construction activity, land use changes, and operational activity. The proposed station will:

- Negatively affect local wildlife and green spaces
- Increase noise and visual intrusion
- Contribute to long-term disruption of community life

The cumulative impact of construction plus ongoing station activity, electrification, and increased train frequency will be severe for local residents and wildlife.

7. Unsuitable location and lack of alternatives

While Network Rail has articulated operational reasons for the relocation (e.g., accessibility and capacity improvements), there is insufficient evidence that other possible alternatives have been reasonably explored or assessed against the proposal to relocate the station so close to homes.

Examples of alternatives that could achieve the scheme's operational objectives while reducing impact on residents include:

- Upgrading the existing station footprint with platform extensions, lifts, and accessibility improvements
- Relocating in a direction that keeps residential areas at a safe distance
- Phased or modified construction to reduce immediate impact on homes

The current choice of location appears unnecessarily harmful and disproportionate given the lack of transparent, robust evaluation of alternatives that could achieve the scheme's transport objectives without jeopardising the wellbeing, safety, and financial security of Mill Lane residents. Planning policy, including the National Planning Policy Framework (NPPF), expects less harmful alternatives to be properly assessed and that significant adverse effects on local communities be avoided where reasonably possible.

8. Planning principles and precedent

Infrastructure of this scale is usually sited to minimise harm to residential communities. This proposal deviates from good planning practice by placing a large transport hub immediately adjacent to homes, prioritising operational convenience over residents' wellbeing.

This proposal exemplifies a plan that prioritises operational efficiency and cost over the safety, health, and quality of life of local residents. It poses serious risks to vulnerable residents, children, traffic safety, and property values, while failing to demonstrate adequate mitigation.

[redacted]

I urge the planning authority to reject this application and require Network Rail to consider alternative locations that do not endanger the wellbeing, safety, or financial security of Mill Lane residents.

Yours faithfully,
Grace Avery
[redacted]