

**TRANSPORT AND WORKS ACT 1992  
TRANSPORT AND WORKS (INQUIRIES PROCEDURES)  
RULES 2004  
NETWORK RAIL (STALYBRIDGE TO DIGGLE  
(SADDLEWORTH) ENHANCEMENTS) ORDER**

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**Updated Land and Rights Tracker**

**INQ- 17**

**Prepared by Nigel Billingsley (Property)**

|                    |                            |
|--------------------|----------------------------|
| Document Reference | INQ-17                     |
| Author             | Network Rail               |
| Date               | 30 <sup>th</sup> June 2026 |

**The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order**

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## **The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order**

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### **1. GENERAL INTRODUCTION**

#### **1.1 Purpose of the Document**

- 1.1.1 The purpose of this Inquiry Document is to formally present and append an updated version of the Lands and Rights tracker (updated as of 26<sup>th</sup> June 2026), to replace the previous version of the Lands and Rights tracker submitted on 12<sup>th</sup> May 2026 as Appendix 3 to Nigel Billingsley's proof (**NR/PoE/NB/8.3**). The updated Lands and Rights tracker is provided in **Appendix 1** of this document.
- 1.1.2 Key updates within this tracker comprise revised information regarding the progress of negotiations with existing objectors. Additionally, Ms Smith and Mr Clough (OBJ/262) have been included following the submission of a late objection after the application. Subsequent discussions have taken place, resulting in confirmation of these interests.
- 1.1.3 **Appendix 2** of this document includes copies of the relevant correspondence referred to in the updated Lands and Rights tracker set out in Appendix 1.
- 1.1.4 This updated Lands and Rights is submitted in accordance with public inquiry best practice, ensuring transparency and clarity in reporting ongoing negotiations and objector engagement. All information is accurate as of the date stated and is intended to assist the Inquiry in its deliberations.

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Appendix 1 - Updated Lands and Rights as of 26<sup>th</sup> June 2026

| 1. Objector name and reference no.                       | 2. Interest in Land                                                                    | 3. Plot Ref                                                                                                                                                                                                                                          | 4. Rights Required                              | 5. Works Required on Land                                                                                                                                                                                           | 6. Status of Negotiations as at 30 <sup>th</sup> June 2026                                                                                                       | 7. Status of Agreement | 8. Likelihood of Objection Withdrawal |
|----------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
|                                                          |                                                                                        |                                                                                                                                                                                                                                                      |                                                 |                                                                                                                                                                                                                     |                                                                                                                                                                  |                        |                                       |
| Joan Mee (as Executor for Adrian Fielding)<br><br>OBJ/13 | Absolute Freehold                                                                      | 1-249, 1-264, 1-265, 1-266, 1-269, 1-272                                                                                                                                                                                                             | Acquisition and rights                          | Temporary ground stabilisation works                                                                                                                                                                                | An agreement is not required.<br><br>The objection was withdrawn by email to the Transport Infrastructure Planning Unit, dated 13 <sup>th</sup> May 2026.        | N/A                    | OBJECTION WITHDRAWN                   |
| National Grid<br><br>OBJ/34                              | Absolute Freehold                                                                      | 2-022, 2-023, 2-027, 2-029, 2-031A, 2-031B, 2-031C, 2-032B, 2-032C, 2-033, 2-034, 3-003, 3-005, 3-011, 3-016                                                                                                                                         | Acquisition and rights                          | Working site and access for construction and highway improvement works<br><br>Provision of railway infrastructure and railway electrification works<br><br>Provision of maintenance access for the authorised works | An agreement is expected to be reached and is with solicitors to finalise.<br><br>The objection is likely to be withdrawn on the final signing of the agreement. |                        |                                       |
| Nicholas & Linda Hunt<br><br>OBJ/35                      | Absolute Freehold<br><br>As reputed owner<br>Absolute Freehold<br><br>As reputed owner | 10-020, 9-031, 10-022, 10-005B, 10-005A, 10-006, 10-011, 10-015, 10-009, 10-018, 10-002A, 9-027, 10-007, 10-001, 10-003, 10-008, 9-028, 9-030, 10-021, 10-014B, 10-010, 10-016, 10-017, 9-029, 10-002B, 10-012, 10-026, 9-020, 10-004,10-024A, 9-026 | Acquisition and rights, temporary and permanent | Provision of railway maintenance parking area and access<br><br>Provision of maintenance access for the authorised works<br><br>Working site and access for construction                                            | An agreement is being progressed.<br><br>The objection was withdrawn by email to the Transport Infrastructure Planning Unit dated 12 <sup>th</sup> June 2026.    |                        | OBJECTION WITHDRAWN                   |
| The Stonegate Group<br><br>OBJ/76                        | Absolute Freehold                                                                      | 19-029A 19-029B, 19-030A, 19-030B, 19-040C                                                                                                                                                                                                           | Temporary possession                            | Working site and access for construction and temporary utility diversions                                                                                                                                           | An agreement is expected, with the objection likely to be withdrawn once the agreement is signed.                                                                |                        |                                       |
| Plevinco 1 Ltd<br><br>OBJ/156                            | Absolute Freehold                                                                      | 7A-001                                                                                                                                                                                                                                               | Temporary possession                            | Working site and access for construction                                                                                                                                                                            | An agreement is unlikely to be reached and the objection is unlikely to be withdrawn.                                                                            |                        |                                       |

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order

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| 1. Objector name and reference no.                 | 2. Interest in Land        | 3. Plot Ref                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4. Rights Required                              | 5. Works Required on Land                                                                                                                                                | 6. Status of Negotiations as at 30 <sup>th</sup> June 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7. Status of Agreement | 8. Likelihood of Objection Withdrawal |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
| Andrea Dooley & Alec Jackson<br><br>OBJ/157        | Absolute Freehold          | 7-011a/b, 7-008a/b, 7-007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Permanent and temporary rights                  | Provision of maintenance<br><br>Access for railway protection works<br><br>Working site and access for construction and permanent railway protection works               | <b>The objection was withdrawn by email to the Transport Infrastructure Planning Unit dated 12<sup>th</sup> June 2026.</b><br><br>No agreement is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                    | OBJECTION WITHDRAWN                   |
| John Lees Billington & Diane Mellor<br><br>OBJ/171 | Category 2 Rights Interest | As Hunt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acquisition and rights, temporary and permanent | Provision of railway maintenance parking area and access<br><br>Provision of maintenance access for the authorised works<br><br>Working site and access for construction | There will be no Statement of Common Ground or agreement. A final 'wrap-up' letter confirming the matters discussed was issued by Network Rail on 14 <sup>th</sup> May 2026. A copy of this letter is attached at Appendix 2.<br><br>The objection is unlikely to be withdrawn.                                                                                                                                                                                                                                                                                                                                                    | N/A                    |                                       |
| Zenobe Ltd<br><br>OBJ/179                          | Category 2 Rights Interest | 2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rights                                          | Provision of maintenance access for drainage works<br><br>Working site and access for construction                                                                       | An agreement is expected to be reached and is with solicitors to finalise.<br><br>The objection is likely to be withdrawn on the final signing of the agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                       |
| Jane Bevan<br><br>OBJ/184                          | Absolute Freehold          | 12-050, 12-044                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rights                                          | Survey works                                                                                                                                                             | There will be no Statement of Common Ground or agreement. A final 'wrap-up' letter confirming the matters discussed was issued by Network Rail on 8 <sup>th</sup> June 2026. A copy of this letter is attached at Appendix 2.<br><br>The objection is unlikely to be withdrawn.                                                                                                                                                                                                                                                                                                                                                    | N/A                    |                                       |
| Oldham Council<br><br>OBJ/185                      | Absolute Freehold          | 11-014, 11-017A, 11-017B, 11-018, 11-019A, 11-019B, 12-003, 12-004, 12-005, 12-006, 12-007, 12-011, 12-014, 12-018, 12-020A, 12-020B, 12-021, 12-026, 12-033, 12-034, 13-002, 13-005, 13-006, 13-007, 13-008, 13-009, 13-010, 13-014, 13-017, 13-020, 13-023, 13-024, 13-025, 13-026, 13-027, 13-029, 14-002, 15-004, 15-006A, 15-010B, 16-001, 16-004, 16-006, 16-007A, 16-007B, 16-009, 16-010, 16-011A, 16-011B, 16-012A, 16-012B, 16-012C, 16-012D, 16-022A, 16-022B, 16-024A, 16-024B, 16-025, 16-026A, 16-026B, 16-030, 16-031A, 16-031C, 16-034, 16-036, 16-037, 16-040A, 16-040B, | Land and rights                                 | Range see Appendix NB01                                                                                                                                                  | A Statement of Common Ground dated 2 June 2026 has been agreed and submitted to the Inquiry as <b>NR/SOCG/OBJ/185</b> . A further updated Statement of Common Ground is being discussed by the parties and is expected to be agreed.<br><br>The parties are also in the process of finalising and completing the following agreements:- <ul style="list-style-type: none"><li>Highways Agreement;</li><li>Saddleworth Major Events Agreement; and</li><li>Lands Commitments Agreement.</li></ul> It is anticipated that upon completion of the updated Statement of Common Ground and the agreements referred to above the matters |                        |                                       |

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| 1. Objector name and reference no.      | 2. Interest in Land                                   | 3. Plot Ref                                                                                                                                                                                                                                                                                                                                           | 4. Rights Required   | 5. Works Required on Land                                                                          | 6. Status of Negotiations as at 30 <sup>th</sup> June 2026                                                                                                                                                                                                                                                                                                                                                                                                                    | 7. Status of Agreement | 8. Likelihood of Objection Withdrawal |
|-----------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
|                                         |                                                       | 16-042, 16-043, 16-049, 16-052, 16-068A, 17-002, 17-003, 18-001, 18-003, 18-004B, 18-005, 18-006, 18-007, 18-008, 18-009, 18-010B, 18-012, 18-013, 18-017, 18-018, 18-019, 18-020, 18-021A, 18-021B, 18-022, 19-002, 19-003A, 19-003B, 19-006, 19-007, 19-008, 19-009, 19-010, 19-013, 19-014, 19-015, 19-019, 19-020, 19-021, 19-022, 19-024, 19-026 |                      |                                                                                                    | raised in the objection will be agreed and withdrawn apart from the matters raised in the objection, in respect of the proposed closure of the Moorgate Halt Level Crossing.                                                                                                                                                                                                                                                                                                  |                        |                                       |
| Guy Betts<br>OBJ/191                    | Christ Church Friezland PCC<br><br>(as reputed owner) | 12-008                                                                                                                                                                                                                                                                                                                                                | Temporary possession | Working site and access for construction                                                           | Draft terms for a unilateral undertaking from Network Rail have been provided to the objector for comment before the unilateral undertaking is finalised and formally issued by Network Rail.<br><br>It is anticipated that the objection can be withdrawn on completion of the unilateral undertaking                                                                                                                                                                        |                        |                                       |
| Canal & River Trust<br><br>OBJ/211      | Absolute Freehold                                     | 7-003, 16-011D, 16-013A, 16-013B, 16-013E, 16-013F, 16-014A, 16-014B, 16-014D, 16-014E, 16-016A, 16-016B, 16-016C, 16-017, 16-018A, 16-018B, 16-067B, 16-068A, 17-004A, 17-004B, 18-001, 19-001, 19-003A, 19-003B, 19-004, 19-017, 19-025, 19-026, 19-038, 19-043, 20-010A, 20-010B                                                                   | Land and rights      | Various see Appendix NB01                                                                          | A final position statement has been submitted to the Inquiry as <b>NR/SOCG/211.1</b> confirming that the substantive terms of an interface agreement have now been agreed by the parties and that this agreement is intended to be executed shortly by both parties.<br><br>As a result of the terms of that agreement the final position statement confirms that Canal & River Trust intends to withdraw its objection to the Order once the agreement is formally executed. |                        |                                       |
| Smurfit Westrock Limited<br><br>OBJ/214 | Absolute Freehold                                     | 2-042A, 2-043, 2-044                                                                                                                                                                                                                                                                                                                                  | Rights               | Provision of maintenance access for drainage works<br><br>Working site and access for construction | A Statement of Common Ground has been agreed and submitted to the Inquiry as <b>NR/SOCG/OBJ/214..</b><br><br>As confirmed in the Statement of Common Ground, upon Network Rail submitting to the Inquiry the Order amendments agreed in the Statement of Common of Ground the objection will be withdrawn.<br><br>.                                                                                                                                                           |                        |                                       |

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| 1. Objector name and reference no.          | 2. Interest in Land | 3. Plot Ref                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4. Rights Required                                | 5. Works Required on Land                                                                                                                     | 6. Status of Negotiations as at 30 <sup>th</sup> June 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7. Status of Agreement | 8. Likelihood of Objection Withdrawal |
|---------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
| Christopher Jones<br><br>OBJ/226            | Good Leasehold      | 12-029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Temporary possession                              | Working site and access for construction                                                                                                      | There will be no Statement of Common Ground or agreement. A final 'wrap-up' letter confirming the matters discussed was issued by Network Rail on 22 <sup>nd</sup> April 2026. A copy of this letter is attached at Appendix 2. The objection is unlikely to be withdrawn.                                                                                                                                                                                                                                                                                                                                             | N/A                    |                                       |
| Michelle Smith & Mark Clough<br><br>OBJ/262 | Occupiers           | 14-006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Temporary possession                              | Working site and access for construction<br><br>Railway infrastructure works, ancillary railway works and railway fencing works               | Discussions are ongoing and the objection is unlikely to be withdrawn.<br><br>Following a late objection submitted after the application, discussions have taken place and the relevant interests have been confirmed. A response to the tenants' concerns is being prepared with technical input. Discussion topics include: <ul style="list-style-type: none"><li>Tenant investment in land and infrastructure.</li><li>Details of the practical works required.</li><li>Existing access constraints.</li><li>Grazing requirements and associated impacts.</li><li>Potential third-party tenant interests.</li></ul> |                        |                                       |
| Tameside Council<br><br>REP/05              |                     | 1-001, 1-002, 1-003A, 1-004, 1-005, 1-006, 1-007, 1-010, 1-011, 1-012, 1-013, 1-014, 1-015, 1-017, 1-019, 1-020, 1-021, 1-022, 1-023, 1-024, 1-025, 1-028, 1-029, 1-030, 1-031, 1-032, 1-033, 1-034, 1-035, 1-036, 1-037, 1-038, 1-039, 1-040, 1-041, 1-042, 1-043, 1-044, 1-045, 1-046, 1-047, 1-048, 1-049, 1-050, 1-051, 1-052, 1-053, 1-054, 1-055, 1-057, 1-058, 1-066, 1-067, 1-068, 1-069, 1-070, 1-071, 1-072, 1-073, 1-074, 1-075, 1-076, 1-077, 1-078, 1-079, 1-087, 1-092, 1-103, 1-104, 1-106, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-158, 1-159, 1-160, 1-161, 1-163, 1-164, 1-165, 1-166, 1-167, 1-168, 1-169, 1-170, 1-171, 1-172, 1-173, 1-174, 1-175, 1-176, 1-177, 1-178, 1-179, 1-080, 1-181, 1-182, 1-183, 1-186, 1-187, 1-188, 1-189, 1-190, 1-191, | Temporary possession<br><br>Permanent acquisition | Working site and access for construction<br><br>Utility diversions<br><br>Access for construction<br><br>Temporary ground stabilisation works | A Statement of Common Ground dated 2 June 2026 has been agreed and submitted to the Inquiry as <b>NR/SOCG/REP/05</b> .<br><br>Once this Statement of Common Ground is formally signed by the Council (which is expected following the close of the Inquiry) the representation could be withdrawn by the Council                                                                                                                                                                                                                                                                                                       |                        |                                       |

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| 1. Objector name and reference no. | 2. Interest in Land | 3. Plot Ref                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4. Rights Required    | 5. Works Required on Land                                                                                                                                                                              | 6. Status of Negotiations as at 30 <sup>th</sup> June 2026                                                                                                       | 7. Status of Agreement | 8. Likelihood of Objection Withdrawal |
|------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
|                                    |                     | 1-192, 1-193, 1-194, 1-195, 1-196, 1-197, 1-198, 1-103, 1-104, 1-106, 1-110, 1-113, 1-138, 1-139, 1-140, 1-145, 1-149, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-157, 1-158, 1-159, 1-160, 1-161, 1-162, 1-163, 1-164, 1-165, 1-166, 1-167, 1-168, 1-169, 1-170, 1-171, 1-172, 1-173, 1-174, 1-175, 1-176, 1-177, 1-178, 1-179, 1-180, 1-181, 1-182, 1-183, 1-184, 1-185, 1-186, 1-187, 1-188, 1-189, 1-190, 1-191, 1-192, 1-193, 1-194, 1-195, 1-196, 1-197, 1-198, 1-199, 1-200A, 1-200B, 1-201, 1-202, 1-203, 1-204, 1-205, 1-206, 1-207, 1-208, 1-209, 1-212, 1-216A, 1-216B, 1-218, 1-260, 1-275, 1-279, 1-280, 2-001, 2-005, 2-014, 2-019, 2-023, 2-034, 2-024, 2-025, 2-032C, 3-022, 3-037, 4-002A, 4-002B,4-007A, 4-007B, 4-007C, 4-018B, 4-021B, 4-022C, 5-017B, 6-027, 6-028, 6-029, 6-063A, 6-063B, 6-065, 7-003, 7-004, 7-013, 7-041, 7-042, 7-065, 7-066, 7-067, 7-068 ,7-069, 7-071, 7-073, 7-074, 7-075, 7A-004, 7A-005, 8-023, 8-024, 8-026A, 8-027, 8-028, 8-029, 8-034, 9-002A, 9-002B, 9-002C, 10-003, |                       |                                                                                                                                                                                                        |                                                                                                                                                                  |                        |                                       |
| Casey Group<br><br>REP/07          | Absolute Freehold   | 2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Land and rights       | Provision of maintenance access for the authorised works<br><br>Working site and access for construction<br><br>Working site and access for construction and provision of permanent maintenance access | A Statement of Common Ground is expected to be agreed.<br><br>The objection is likely to be withdrawn on the final signing of the agreement.                     |                        |                                       |
| Susan Fleming<br><br>REP/08        | Absolute Freehold   | 12-022, 12-032A 12-032B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Permanent acquisition | Worksite and access for the construction and maintenance compound<br><br>Environmental mitigation works                                                                                                | An agreement is expected to be reached and is with solicitors to finalise.<br><br>The objection is likely to be withdrawn on the final signing of the agreement. |                        |                                       |

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order

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| 1. Objector name and reference no.           | 2. Interest in Land | 3. Plot Ref                                                                                                                                                                                                                                                                                                                          | 4. Rights Required | 5. Works Required on Land | 6. Status of Negotiations as at 30 <sup>th</sup> June 2026                                                                                                                               | 7. Status of Agreement | 8. Likelihood of Objection Withdrawal |
|----------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
| Electricity North West Limited<br><br>REP/14 | Absolute Freehold   | 1-001, 1-002, 1-003A, 1-004, 1-005, 1-007, 1-012, 1-013, 1-014, 1-015, 1-017, 1-025, 2-001, 3-015, 4-010, 4-015A, 4-015B, 7-037, 7-039, 7-041, 7-042, 7-043, 7-044, 7-057, 7-058, 11-010, 13-001B, 16-026F, 17-002, 17-003, 18-005, 18-012, 18-013, 18-017, 18-018, 18-019, 18-020, 18-021A, 18-021B, 18-022, 19-002, 19-006, 19-020 | Land and rights    | Various see NB01          | No agreement is required and the representation is likely to be withdrawn.<br><br>This was further confirmed on a call held on 18 <sup>th</sup> June 2026 with the ENWL management team. | N/A                    |                                       |

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order

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**Appendix 2 – Relevant correspondence**

Copies of Correspondence with OBJ/171, OBJ/184 and OBJ/226 as referred to in the Updated Lands and Rights Tracker.



Network Rail  
Ground floor  
4 Travis Street  
Manchester  
M1 2NY

Dear Mr Billington,

**Re: The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements Order**

**Mr John Lees Billington – OBJ 171**

**Plot(s): 9-027, 9-028, 9-029, 9-030, 9-031, 10-001, 10-002A, 10-003, 10-004, 10-005, 10-006, 10-007, 10-008, 10-009, 10-010, 10-011, 10-012, 10-013, 10-014, 10-015, 10-016, 10-017, 10-018, 10-019, 10-020, 10-021, 10-022, 10-023, 10-02B, 10-025, 10-026**

Thank you for speaking with my colleague Alice Burgess on 9<sup>th</sup> April 2026 to discuss the matters raised in your objection to the above Order. The following sets out what was discussed during your call.

**1. Land ownership and legal rights**

You confirmed that you were content with our previous explanation as to how the ownership was recorded under the previous owners, including any legal interests previously held by Richard and Jane O'Connell in adjoining land and rights.

As confirmed in our previous response, your details have been updated in our records.

**2. Construction traffic on Midge Hill**

You confirmed that you were happy with Network Rail's explanation regarding the scheme's use of Midge Hill. To reiterate, the main access route to this area is via Heron Lane and therefore access along Midge Hill is unlikely to be used given the topography. In the event ad hoc access is required, this will either be on foot or with a small van / pickup vehicle only.

This route will not be used by any large construction vehicles and access along here will only be sought as a last resort to avoid disruption to local residents.

### 3. Design for the reconstruction of Wrights Mill overbridge

You stated that you will be maintaining your objection to the scheme on the basis of the proposed design for the reconstruction of Wrights Mill overbridge (MVL320). We are available to discuss the proposals for Wrights Mill overbridge in more detail should you feel this would be helpful.

If you would like a meeting to discuss the Scheme further, please contact Bruton Knowles at [transpenninerouteupgrade@brutonknowles.co.uk](mailto:transpenninerouteupgrade@brutonknowles.co.uk), or call Nigel Billingsley on 07919015721.

Alternatively, if you would consider withdrawing your objection to the Order, please email TIPU at [transportinfrastructure@dft.gov.uk](mailto:transportinfrastructure@dft.gov.uk) advising them of this.

Yours sincerely,



Penny Carter  
Head of Consents and Environmental Planning  
Network Rail



Network Rail  
Ground floor  
4 Travis Street  
Manchester  
M1 2NY

3rd June 2026

**Dear Mr Billington,**

**Re: The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements Order ("the Order"))**

**Mr John Lees Billington – OBJ 171**

**Plot(s): 9-027, 9-028, 9-029, 9-030, 9-031, 10-001, 10-002A, 10-003, 10-004, 10-005, 10-006, 10-007, 10-008, 10-009, 10-010, 10-011, 10-012, 10-013, 10-014, 10-015, 10-016, 10-017, 10-018, 10-019, 10-020, 10-021, 10-022, 10-023, 10-02B, 10-025, 10-026**

Thank you for speaking with my colleague Alice Burgess on 9<sup>th</sup> April 2026 to discuss the matters raised in your objection to the above Order.

We wrote to you on 14th May following the meeting to summarise the matters discussed. We are writing to you in this instance to enquire as to whether you would be willing to withdraw your objections in relation to the land and property elements you raised, as you have confirmed that you were satisfied with our responses in this regard. We note that you wish to maintain your objection regarding the proposals for Wright's Mill overbridge.

If you are happy to withdraw your objection, please email the Transport Infrastructure Planning Unit (TIPU) at [transportinfrastructure@dft.gov.uk](mailto:transportinfrastructure@dft.gov.uk) advising them of this.

If you would like a further meeting to discuss the scheme in more detail, please contact either myself or Bruton Knowles at [transpenninerouteupgrade@brutonknowles.co.uk](mailto:transpenninerouteupgrade@brutonknowles.co.uk).

Yours «Sign\_Off»

Penny Carter  
**Network Rail**



Network Rail  
Ground floor  
4 Travis Street  
Manchester  
M1 2NY

Dear Ms Bevan,

**Re: The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements Order  
OBJ 184 Jane Bevan**

Dear Ms Bevan,

We are writing to summarise our recent discussions and Network Rail's position with regards to your objection to the above Order.

**Impact on local businesses and property value**

We noted your concerns regarding the potential impact of the works on local businesses, the character of the area, and potential implications for property value and saleability.

As discussed at our meeting, and in our follow up email on 8<sup>th</sup> May, it is unlikely that local businesses would be entitled to compensation where no land or rights are being acquired from them.

In relation to your own position, the Transport and Works Act includes provisions which allow those from whom land or rights are taken, including on a temporary basis, to recover loss or damage arising from the exercise of those powers. If the scheme is implemented and powers are exercised on your land, for example in connection with the installation of a monitoring point, you would be entitled to make a claim for any loss or damage resulting from Network Rail's use of those powers.

At that stage, you would be able to appoint a suitably qualified land agent to act on your behalf. Their reasonable professional fees would be met by Network Rail. The agent would assess the extent of any loss or damage and submit a claim accordingly. In the event that agreement cannot be reached, there is provision for the matter to be referred to the Upper Tribunal (Lands Chamber) for determination.

## Early engagement and access to the property

You also raised a concern that your earlier queries regarding the requirement for access to your property were not fully answered.

We have reviewed the communications log and set out below a summary of our engagement to date. This reflects the exchanges and attempts to respond to enquiries as the scheme has progressed:

- 27<sup>th</sup> November 2024: initial correspondence issued, a reminder to return the Land Interest Questionnaire
- 16<sup>th</sup> January 2025: enquiry received from you regarding the purpose of the Land Interest Questionnaire
- 23<sup>rd</sup> October 2025: Voluntary Agreement letter issued
- 31<sup>st</sup> October 2025: Draft Order limits inclusion letter issued
- 7<sup>th</sup> November 2025: Rule 15 Notice issued
- 11<sup>th</sup> and 12<sup>th</sup> November 2025: telephone discussions held with Kirsty
- 16<sup>th</sup> December 2025: follow up written response issued to your earlier enquiry
- 18<sup>th</sup> December 2025: you shared your objection with us by email, and we responded to confirm the appropriate route for submission
- 16<sup>th</sup> February 2026: we wrote to offer a meeting
- 17<sup>th</sup> February 2026: you confirmed that you would like to proceed with a meeting
- 16<sup>th</sup> March: meeting arranged
- 17<sup>th</sup> March: meeting held
- 8<sup>th</sup> May: email response to your outstanding points.

We hope the above helps to address the matters raised in your objection. If, following further consideration, you feel able to withdraw your objection, this can be done by emailing [transportinfrastructure@dft.gov.uk](mailto:transportinfrastructure@dft.gov.uk). However, please be assured that we remain available to discuss any aspect further should you wish.

Yours sincerely,



Penny Carter  
Head of Consents and Environmental Planning



Network Rail  
Ground floor  
4 Travis Street  
Manchester  
M1 2NY

Date: 22nd April 2026

Dear Mr Jones,

**Re: The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements Order**

**Mr Christopher Jones – OBJ 226**

**Plot(s): 12-029 – 123.09 square meters: private car park, private accessway, hardstanding, building, and grass verge to the south of Oaklands Road, Saddleworth, Grasscroft, Oldham, OL4 4EQ**

Thank you for meeting with me by Teams on 2 April 2026. This letter summarises the matters discussed at that meeting and provides responses to your additional queries..

**Practical works**

We discussed the proposal for how the Royal George Bridge will be constructed and I advised that the primary methodology for construction is to place a 750-ton crane on the side of the bridge next to the Friezland Church cemetery. I explained we have to place the crane on this side due to road topography and bridge constraints. In doing so we would block access for approx. 4-6 weeks to plot 12-009 running alongside the church hall and that it will not possible to provide safe pedestrian or vehicle access during these works.

**Access and security**

You stated that there is no vehicle access to plot 12-029 along the ginnel off Shaw Hall Bank Road, but that pedestrian access is available via this route. I advised that our primary mitigation for occupiers during the Network Rail temporary possession of plot 12-009 was for them to park on Shaw Hall Bank Road during the works. You advised your key concern here was in respect of your current tenant who has a commercial van with valuable tools and work equipment.

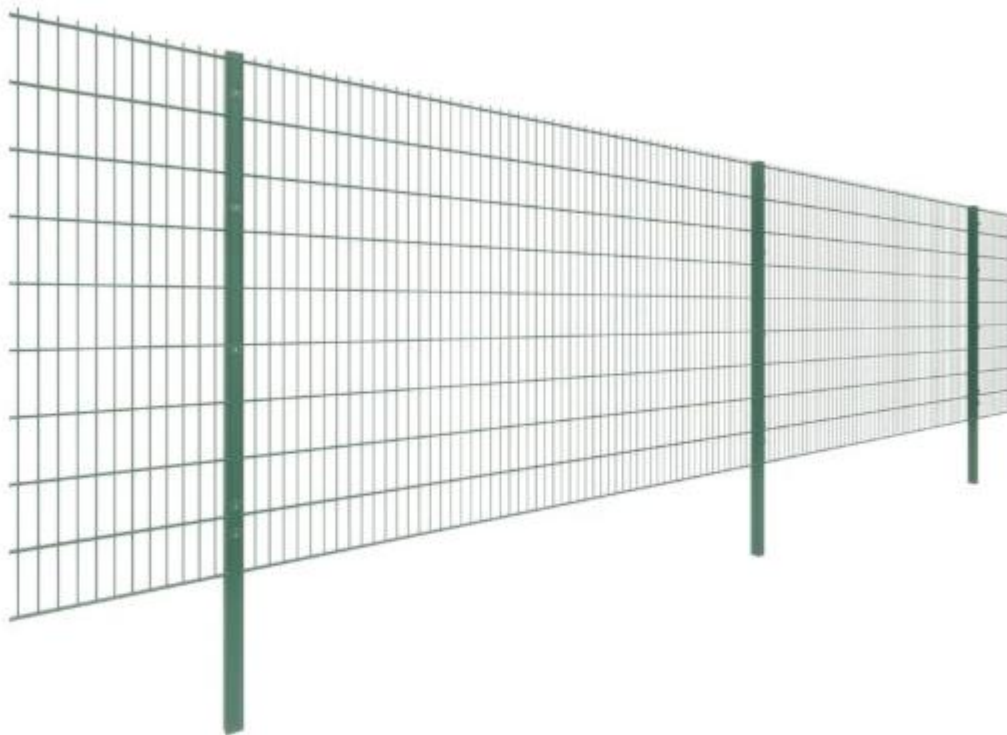
To clarify, when Network Rail take temporary possession of property under Order powers Network Rail will serve formal notice on both the owners and occupiers of the plot in question (the occupier in this scenario would be your tenant at that time) and will discuss mitigation measures prior to issuing such notices. Should any loss or damage be suffered from an occupier (your tenant) then that would be a matter between Network Rail and your tenant to resolve. Any existing contract you have would remain unaffected.

You also stated that you park your caravan on the plot 12-029. and that you would need to be given plenty of notice to find alternative accommodation for the caravan. I advised we could give you several months' notice if this was required

To reiterate, in the event that Network Rail exercises powers of temporary possession granted by the order over any plot the Order is clear that Network Rail is responsible for reimbursing any loss and damage to owners and occupiers. However, to be clear it is important that any such losses are reasonable, appropriately mitigated, and not too remote.

### **Fencing proposals**

- I explained to you the requirement for fencing and how Network Rail assesses its security risk to guide us on the need for and type of fencing on our infrastructure.
- I advised that the fencing was not being consented under the Transport and Works Act Order application ("Order application") as Network Rail has Permitted development rights for fencing. However, the Order application will secure powers to access your land (and other third party land) to support the installation of the fencing, for example, to be able to drive down plot 12-009 into 12-029 to unload material and turn around or to temporarily lay down a panel whilst installing the fencing. I advised that this should not cause disruption to the everyday use of your land and that we would work with you and your tenant to work around you during these works. If possible, we will attempt to deliver the materials for the fencing at the same time as bridge 25 is installed, although we could not commit to this at this stage in the programme.
- I showed an indicative visual of what the fencing would look like and have included below.



You asked if the fencing could be installed slightly back from the Network Rail boundary line and whether it would be possible for Network Rail to remove the tree on the boundary of the access point and Network Rail land. I have spoken to our engineering teams who have confirmed that as a general principle we do set fencing back slight from the NR boundary, but this is subject to specific site constraints. The removal of the tree has not been identified in NR09 Environmental Report which was submitted with the Order application. If at a later date we deem it a requirement to remove the tree because, for example, it is a requirement in order to install the fencing, the agreement to do this will be subject to approval under the Local Environment Management Plan with the Local Authority.

We can confirm that site clearance of plot 12-031 would be undertaken by Network Rail to facilitate the bridge and fencing installation.

**Property value**

You raised concerns that the electrification of the railway may impact the value of your property. I advised that you should seek independent advice on this matter as the installation of overhead line equipment is sought under Network Rail's Permitted Development rights and so compensation could not be sought under the compensation scheme.

There is a potential for owners of residential property to make a claim for compensation under Part 1 of the Land Compensation Act 1973. Such claim would need to be made one year after the new or altered railway works have first come into public use (in this case estimated to be c.2031/2032) and only if as a result of those works, there is a reduction in the value of your property due to physical factors that are limited specifically to increased noise, vibration, smell, fumes, smoke, artificial lighting, and discharge of substances onto the land. However, at this time, given the likely impact of the railway project, we do not consider that such a claim would be valid though we would always recommend seeking independent advice on this matter.

### **Withdrawing an objection**

You enquired as to why it is important for Network Rail to have objections to the Order withdrawn.

As discussed during our meeting, it is important for Network Rail to seek to resolve objections wherever possible. As the acquiring authority it is incumbent on us to take all reasonable measures to engage with affected parties and try to address concerns before public inquiry begins and before a decision on the Order is made by the Secretary of State. We are looking to understand the basis of any concerns and to explore whether there are practical solutions or appropriate mitigation that could help address them.

### **Additional matters**

- You advised that the gentleman who operates the church hall was not aware of the scheme, and I said I would check our engagement to date. I can confirm we have written to the registered owner of the church hall on numerous occasions and the relevant notices were served on the registered owner when the Order application was submitted to the Secretary of State.
- I explained Bruton Knowles role on the project as Property Experts acting on behalf of Network Rail as part of the Order application process.

### **Fees and compensation**

As discussed, Network Rail does not cover professional fees or costs associated with maintaining an objection to the Order.

However, where we are engaging to reach an agreement, or in relation to the preparation and agreement of compensation claims, we will cover reasonable and properly incurred professional fees, to ensure that you are not at a loss as a result of the project exercising rights or powers as detailed in the Order.

We hope that the information provided will enable you to withdraw your objection. If you would like a further meeting to discuss the scheme further, please contact either myself or Bruton Knowles at [transpenninerouteupgrade@brutonknowles.co.uk](mailto:transpenninerouteupgrade@brutonknowles.co.uk).

Yours sincerely

Samantha Morris  
**Network Rail**