

TRANSPORT AND WORKS ACT 1992
TRANSPORT AND WORKS (INQUIRIES PROCEDURES)
RULES 2004

NETWORK RAIL (STALYBRIDGE TO DIGGLE
(SADDLEWORTH) ENHANCEMENTS) ORDER

Property

PROOF OF EVIDENCE APPENDICES

APPENDIX 3 – LANDS AND RIGHTS TRACKER

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 2026

Land & Rights Tracker

Scheme: TRU: The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order ("the Order")

Acquiring Authority: Network Rail

Witness: Nigel Billingsley BSc MRICS MCIWM Pg Dip

Log Prepared by: Bruton Knowles

Purpose: This log forms part of the Proof of Evidence of Nigel Billingsley and constitutes a summary of the status of negotiations with landowner objectors

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 12 th May 2026	7. Status Agreement of
Joan Mee (as Executor for Adrian Fielding) OBJ 13	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	Acquisition & Rights	Temporary ground stabilisation works	No agreement required	
National Grid 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-	Acquisition & Rights	Working site and access for construction and highway improvement works Provision of railway infrastructure and railway	Negotiations ongoing: Voluntary Agreement being progressed through Solicitors Agreement expected to be completed.	

1

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

12 May 2026

NR/PoE/NB/8.3

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 12 th May 2026	7. Status Agreement of
		005, 3-011, 3-016		electrification works Provision of maintenance access for the authorised works		
Nicholas & Linda Hunt OBJ 35	Absolute Freehold As reputed owner Absolute Freehold 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 & permanent	Provision of railway maintenance parking area and access Provision of maintenance access for the authorised works Working site and access for construction	Negotiations ongoing: Heads of Terms issued to agent, awaiting response regarding survey access and practical construction issues. Agreement expected to be completed.	
The Stonegate Group	Absolute Freehold	19-029A 19-029B, 19-			Negotiations ongoing: Commitments letter issued to agent, awaiting response.	

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order **12 May 2026**
NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
OBJ 76		030A 19-030B 19-040C			Agreement expected to be completed.	
Plevinco 1 Ltd OBJ 156	Absolute Freehold	7A-001	Temporary Possession	Working site and access for construction	Negotiations ongoing: detailed Heads of Terms outlining an Agreement combining a base rental level has been shared- and rejected by – agents for Plevinco 1 Ltd. Agreement unlikely to be reached.	
Andrea Dooley & Alec Jackson OBJ 157		7-011a/b, 7-008a/b, 7-007	Permanent and temporary rights	Provision of maintenance access for railway protection works Working site and access for construction and permanent railway protection works	No agreement required: supplementary information provided to the landowner, discussions ongoing regarding objection withdrawal.	
John Lees Billington & Diane Mellor OBJ 171		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-	As Hunt	As Hunt	No agreement required: landowner wishes to maintain objection based on proposals for Wrights Mill overbridge and Moorgate Halt.	

3

NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order **12 May 2026**
NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
		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				
Zenobe Ltd OBJ 179		2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	Rights	Provision of maintenance access for drainage works Working site and access for construction	Negotiations ongoing: Draft unilateral undertaking providing commitments on the exercise of temporary possession powers has been issued and is being finalised by Solicitors. Agreement expected to be completed.	
Jane Bevan OBJ 184	Absolute Freehold	12-050, 12-044	Rights	Survey works	Discussions ongoing: clarity provided regarding wider project and compensation parameters. Awaiting response. Agreement not required.	
Oldham Council	Absolute Freehold	11-014 11-017A	Land and Rights	Range see Appendix NB01	Negotiations and discussions ongoing: Statement of Common Ground to be agreed and issued.	

4

NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order **12 May 2026**
NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
OBJ 185		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			Agreement expected to be completed.	

5

NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 2026

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
		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 16-042 16-043 16-049 16-052 16-068A 17-002				

6

NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order **12 May 2026**
NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
		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				

7

NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order **12 May 2026**
NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
Canal & Rivers Trust 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	Negotiations ongoing; Solicitors instructed to deal with Voluntary Agreement and overarching Terms. Agreement expected to be completed.	
Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	Rights	Provision of maintenance	Agreement expected to be completed.	

8

NR/PoE/NB/8.3

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

12 May 2026

NR/PoE/NB/8.3

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 12 th May 2026	7. Status Agreement of
OBJ 214				access for drainage works Working site and access for construction		
Christopher Jones OBJ 226	Good Leasehold	12-029	Temporary possession	Working site and access for construction	Negotiations and discussions are ongoing; supplementary information has been provided, and discussions regarding objection withdrawal and compensation parameters continue. No agreement required.	
Casey Group 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 Working site and access for construction Working site and access for construction and provision of permanent maintenance access	Negotiations ongoing; Commitments letter issued, response awaited. Statement of Common Ground drafted – agreement expected to be completed.	
Susan Fleming REP 08	Absolute Freehold	12-022, 12-032A 12-032B	Permanent acquisition	Worksite and access for the construction and maintenance compound Environmental mitigation works	Heads of Terms agreed and Solicitors instructed on a Voluntary Agreement.	

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order **12 May 2026**
NR/PoE/NB/8.3

The Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order
NR/PoE/NB/8.3

12 May 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 12 th May 2026	7. Status Agreement of
Electricity North West Limited 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	Land and Rights	Various see NB01	No agreement required as it is expected that ENWL will withdraw the objection following discussions and provision of clarification	

10

NR/PoE/NB/8.3

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

12 May 2026

NR/PoE/NB/8.3

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 12 th May 2026	7. Status Agreement of
		18-020 18-021A 18-021B 18-022 19-002 19-006 19-020				