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 2 – SCHEDULE OF ENGAGEMENT

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

Statutory objector contact log

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 [Witness Name] and constitutes proof of the negotiations and consultation undertaken by or on behalf of the Acquiring Authority with persons having an interest in land subject to the Order. It should be read alongside the witness statement and, where applicable, statutory notices served. All contacts are recorded in chronological order. Abbreviations used in the 'Method' column: L = Letter; E = Email; T = Telephone; M = Meeting (in person); V = Site Visit; Z = Video/Virtual Meeting.*

Ref	Date	Party / Organisation	Interest in Land	Plot Ref	Method	Summary of Contact / Matters Discussed	Offer Made (£)	Response / Counter-Position	Outstanding Issues / Actions Required	Status
Sequential	*DD/MM/YYYY*	*Full name and organisation / role*	*e.g. Freehold owner; Tenant; Licensee; Mortgagee; Statutory undertaker; Objector*	*As per Land Ref schedule*	*See key below table*	*Include key points, purpose of contact, documents provided or received*	*If applicable — total or breakdown*	*Summarise party's position, any counter-offer or query raised*	*Actions arising, deadlines, cross-references to correspondence*	*OPEN / RESOLVED / REFERRED / NO RESPONSE*
1. 001	28/05/24	Plevinco	Absolute Freehold	7A-001	E	Email issued by Bruton Knowles to arrange a meeting during the week commencing 10/06/2024 to introduce the scheme and discuss potential land requirements.		Plevinco confirmed availability and agreed to a meeting.	Meeting date and time confirmed.	Open
2. 002	31/05/24	Plevinco	Absolute Freehold	7A-001	E	Confirmation of the agreed meeting date and time.				Open
3. 003	10/06/24	Plevinco	Absolute Freehold	7A-001	E	Email correspondence to confirm meeting location and logistical arrangements.		Meeting location agreed.		Open

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4. 004	11/06/24	Plevinco	Absolute Freehold	7A-001	E	Email issued by Bruton Knowles summarising matters discussed at the meeting and identifying actions arising.		Plevinco requested further information.	Bruton Knowles to provide requested information the following week	Open
5. 005	14/06/24	Plevinco	Absolute Freehold	7A-001	E	Request issued from Bruton Knowles, for access to undertake site surveys on 20/06/2024.		Plevinco confirmed that access could be facilitated.	Survey to proceed.	Open
6. 006	08/07/24	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles enquired whether Plevinco would consider disposal of the site.		Plevinco confirmed that they intend to pursue a residential planning application and would consider selling the site if the offer was comparable to the value when planning for residential is achieved.	Network Rail & Bruton Knowles to review position.	Open
7. 007	09/07/24	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles confirmed that it would revert following discussions with Network Rail.		Plevinco noted response.	Further update to follow	Open
8. 008	10/04/25	Plevinco	Absolute Freehold	7A-001	E	Network Rail confirmed its requirement for temporary possession of the Cheshire Street site for use as a construction compound and sought to open discussions with Plevinco regarding a lease arrangement.			Engagement to continue.	Open
9. 009	22/4/2025	Plevinco	Absolute Freehold	7A-001	M	A meeting was held with J. Mortimer and J. Dodd to provide an overview of the scheme, including the need for the Order		Plevinco engaged in discussion regarding the proposed use of the	Following this meeting, an initial set of draft Heads of Terms was	Open

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						and justification for inclusion of the site within the Order limits. The Order process and anticipated programme were explained.		site and the basis for its inclusion in the Order.	issued on 01/05/2025 for consideration.	
10. 010	24/06/25	Plevinco	Absolute Freehold	7A-001	E	Request for further information following site visit.		Plevinco have decided against renting the Chesire street out.		Open
11. 011	01/05/25	Plevinco	Absolute Freehold	7A-001	L/E	Bruton Knowles confirmed that John Mortimer and Justin Dodd were acting on behalf of Plevinco. Initial offer issued in the form of draft Heads of Terms following the meeting of 22/04/2025.		Plevinco indicated that they were not satisfied with the proposed lease arrangement.	Further discussions required regarding structure of occupation.	Open
12. 012	15/05/25	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles requested confirmation of dates to undertake environmental walkover surveys.			Follow-up required.	Open
13. 013	27/05/25	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles provided details for environmental surveys taking place 3rd June; requesting confirmation of access to buildings		Plevinco raised concerns regarding access due to buildings being secured and queried how access would be achieved and how associated costs would be managed.	Bruton Knowles & Network Rail to clarify survey approach.	Open
14. 014	28/05/25	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles confirmed that survey inspections would be limited to external areas.		Plevinco confirmed that landowner would be notified.	Proceed on revised basis.	Open

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15. 015	30/05/25	Plevinco	Absolute Freehold	7A-001	E	Confirmation of survey arrangements, including date, time, and access arrangements (including attendance to unlock gates).				Open
16. 017	12/06/2025	Plevinco	Absolute Freehold	7A-001	E	Land appraisal with site comparable evidence, querying fees	£7.8122M	Bruton Knowles confirmed receipt		Open
17. 016	22/10/25	Plevinco	Absolute Freehold	7A-001	M	Meeting regarding the Order submission process; discussion on fees for objecting and if they were recoverable.			Surveys to proceed.	Open
18. 018	24/6/2025	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles requested further information following the site visit noted above		Plevinco confirmed that they would not proceed with letting the Cheshire Street site.		Open
19. 019	24/07/25	Plevinco	Absolute Freehold	7A-001	E	Plevinco requested an update on progress, including anticipated timescales for agreement and arrangements for submission of professional fees.				Open
20. 020	31/07/25	Plevinco	Absolute Freehold	7A-001	T	Discussion regarding use of the land, access for environmental surveys, compensation expectations, planning position, and option agreement with a housebuilder. Discussion included John Dodd's email of 24/07/2025 and queries relating to professional fees.		Plevinco set out its compensation expectations and planning assumptions and raised concerns regarding inclusion of the site within the Order.		Open

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21. 021	13/08/2025	Plevinco	Absolute Freehold	7A-001	E	Plevinco submitted a formal compensation proposal for temporary possession.by Network Rail.	Annual rent: £450,000 per annum Premium: £1,687,500	Bruton Knowles acknowledged receipt and confirmed the proposal would be reviewed.	Network Rail to consider proposal.	Open
22. 022	14/08/25	Plevinco	Absolute Freehold	7A-001	E	Request from Plevinco agent to arrange a meeting prior to further discussions with their client.		Bruton Knowles acknowledged receipt and confirmed	Meeting to be arranged.	Open
23. 023	15/08/25	Plevinco	Absolute Freehold	7A-001	T	Discussion regarding land use, survey access, compensation expectations, planning position, and option agreement with a housebuilder. Confirmation of receipt of proposal surrounding Vacant Building Credit and that this had been forwarded to Network Rail.		Plevinco reiterated its position on compensation and planning.	Network Rail to review submission.	Open
24. 024	20/08/25	Plevinco	Absolute Freehold	7A-001	E	Plevinco sought clarification on process and timescales for recovery of professional fees.				Open
25. 025	02/09/2025	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. Discussion included Plevinco's counter-offer and when Bruton Knowles would		Plevinco sought clarity on timing for response to its position.	Await instructions from Network Rail.	Open

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						receive instructions from Network Rail.				
26. 026	16/09/25	Plevinco	Absolute Freehold	7A-001	E	Plvein Co's agent requested an update regarding temporary possession. Requested update of the timescales/details for invoicing of the consultancy work undertaken to date.		Ongoing queries regarding fees.	Await instructions from Network Rail.	Open
27. 027	22/10/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. Confirmation of Order application verbally and intention to instruct Solicitors		Plevinco raised queries regarding recoverability of professional fees.	Further clarification to be provided as required.	Open
28. 017	23/10/2025	Plevinco	Absolute Freehold	7A-001	L	Voluntary Agreement letter issued including plans and rights				
29.	31/10/2025	Plevinco	Absolute Freehold	7A-001	L	Draft Order Notification issued				
30. 028	31/10/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning,		Plevinco confirmed formal objection process underway.	Continue engagement via representatives.	Open

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						their option detail with housebuilder and their general views on being included in the Order. Confirmed Squire Patton Boggs acting on their behalf to object general update on submissions.				
31.	7/11/2025	Plevinco	Absolute Freehold	7A-001	L	Rule 15 Notice issued				
32. 029	11/11/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. General update call		Position unchanged.		Open
33. 030	13/11/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. General update call on programme and processes		Position unchanged.		Open
34. 031	8/12/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning,		Position unchanged.		Open

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						their option detail with housebuilder and their general views on being included in the Order. Non specific call re process				
35. 032	9/12/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. General catch up calls.		Position unchanged.		Open
36. 033	18/12/25	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. General catch up call.		Position unchanged.		Open
37. 034	16/01/26	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. General catch up call.		Position unchanged.		Open

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38. 035	22/01/26	Plevinco	Absolute Freehold	7A-001	T	Use of land, arranging access for environmental surveys, compensation discussions from their point of view, providing detail on planning, their option detail with housebuilder and their general views on being included in the Order. General catch up call.		Plevinco engaged in ongoing discussions.		Open
39. 036	27/01/26	Plevinco	Absolute Freehold	7A-001	T	Discussion included proposals for further meetings, the status of the objection, and the potential withdrawal of the objection subject to agreement of Heads of Terms.		Plevinco indicated potential willingness to withdraw objection subject to agreement.	Heads of Terms to be progressed.	Open
40. 037	24/03/26	Plevinco	Absolute Freehold	7A-001	Z	Meeting held with Plevinco agents, attended by Network Rail project team and Bruton Knowles, to discuss justification for use of the land, compensation mechanisms, planning permissions, and proposed terms.		Plevinco engaged in detailed commercial discussions.	Agreement reached that Bruton Knowles would issue revised Heads of Terms following the meeting	Open
41. 038	9/04/2026	Plevinco	Absolute Freehold	7A-001	E	Bruton Knowles reverted to Plevinco agents with detailed Heads of Terms outlining an Agreement combining a base rental level together with retaining your clients ability to make further claims for losses in the future as outlined on the call.	£100,000 pax	Plevinco responded with dissatisfaction with the proposed figure, citing land value upwards of £1.5m and highlighting further considerations for review, such as annual rent increases, VBC and professional fees.	Network Rail & Bruton Knowles to review position	Open

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42. 039	23/08/24	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Initial letter issued by Bruton Knowles via email in relation to the proposed land requirements and consultation process.			Await response.	Open
43. 040	16/09/24	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer confirmed that it was acting on behalf of Stonegate in relation to The Diggle Hotel. Gateley Hamer advised that it was reviewing the public consultation materials and would provide feedback. Confirmation was also sought as to whether reasonable professional fees would be reimbursed.		The Diggle Hotel's agent confirmed representation and requested confirmation regarding professional fees.	Bruton Knowles / Network Rail to confirm position on professional fees.	Open
44. 041	25/10/24	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer provided feedback on the public consultation materials and an initial response to Bruton Knowles' earlier correspondence.		The Diggle Hotel raised concerns regarding the proposals and their effect on the property. The Diggle Hotel's position was that loss of the car park was unacceptable and that rights were reserved in relation to business disturbance and loss	Issues raised to be reviewed and responded to by Bruton Knowles.	Open
45. 042	06/11/24	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	L	RFI posted by Bruton Knowles, first class via Docmail			Await return.	Open

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46. 043	21/11/24	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Bruton Knowles followed up regarding the Request for Information and the unregistered site, sent to the Stonegate email address			Await return.	Open
47. 044	19/12/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	L	Letter issued from Bruton Knowles to agent clarifying queries raised by agent.				Open
48. 045	07/01/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Request for Information returned by Gateley Hamer on behalf of The Diggle Hotel.		07/01/2025 Bruton Knowles acknowledged receipt of RFI and requested confirmation of clients name as there are both freeholders and leaseholders on this property.		Open
49. 046	21/01/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer chased for a response in relation to professional fees.		22/01/25 - Bruton Knowles responded to Gateley Hamer's queries regarding agents' fees.		Open
50. 047	02/02/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer raised several questions about the scheme and the manner in which it might affect The Diggle Hotel, noting the property's status within the leased and tenanted pub estate.			Bruton Knowles & Network Rail to provide responses to the matters raised.	Open

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51. 048	03/02/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer raised further queries on professional fees and confirmed that it would respond shortly to the letter dated 19/12/2024.		21/02/25 – Bruton Knowles emailed agent to clarify reasonable agent fees and Network Rail fee policy.		Open
52. 049	02/02/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Email from agent to Bruton Knowles raising several questions on the scheme and how it may affect their client (Diggle Hotel being the property owned by Leased and Tenanted Pubs)				Open
53. 050	03/02/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer raised further queries on professional fees and confirmed that it would respond shortly to the letter dated 19/12/2024.			Bruton Knowles wrote to Gateley Hamer 21/2/2025 to clarify what would be regarded as reasonable professional fees and to explain Network Rail's fee policy.	Open
54. 051	27/02/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer disputed the level of agents' fees proposed by Network Rail and reiterated the level of fees it expected to recover.		The Diggle Hotel's agent maintained a higher expectation on fee recovery. 27/03/2025 Bruton Knowles reiterated the level of fees Network Rail was prepared to agree, based on fee levels agreed elsewhere on the scheme.		Open

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55. 052	20/05/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer reiterated the level of professional fees it expected to be agreed and cited RICS guidance in support of its position.		18/06/25 - Bruton Knowles reiterated the level of agents' fees being applied across the wider TRU scheme and confirmed that the same approach was anticipated for this land interest..		Open
56. 053	30/06/25	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer requested a meeting to discuss agents' fees. Gateley Hamer refused to complete the Request for Information unless payment was made for its completion.			The outstanding Request for Information was completed and returned 21/8/2025	Open
57. 054	7/8/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer emailed Bruton Knowles to discuss issues raised by publican		18/8/2025 – Bruton Knowles responded to the issues raised by Gateley Hamer, with input from the project team.		Open
58. 055	20/8/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Bruton Knowles responded to Gateley Hamer confirming the relevant interest and continuing engagement on the issues raised.				Open
59. 056	23/10/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	L	Letter outlining the Order submission process and invitation for a Voluntary Agreement issued by Bruton Knowles				Open

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60. 057	30/10/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer requested a copy of the plans and correspondence issued to Leased & Tenanted Pubs		30/10/2025 Bruton Knowles issued a response to Gateley Hamer enclosing a copy of the plans that had been sent to The Diggle Hotel.		Open
61. 058	31/10/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	L	Draft Order limits inclusion letter issued by Bruton Knowles				Open
62. 059	3/11/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer requested a meeting with Network Rail and Bruton Knowles. Tenant contacted Bruton Knowles directly.		3/11/2025 – Bruton Knowles responded to the request for a meeting. Bruton Knowles contacted tenant directly and provided response to enquiries 15/12/2025		Open
63. 060	7/11/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C		Statutory notices issued in connection with the Order.				Open
64. 061	7/11/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	Z	Meeting held between Gateley Hamer and Bruton Knowles to discuss the scheme and issues affecting The Diggle Hotel.				Open

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65. 062	15/12/2025	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	L	Written response issued to tenant regarding timeline, construction hours, and compensation, as requested.				Open
66.	09/02/2026	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	L	Network Rail issued a letter in response to the objection.				
67. 063	12/03/26	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer issued a copy of meeting minutes; awaiting HoTs to acquire the land voluntarily. Informed of change in acting agent at Gateley Hamer.				Open
68. 064	19/03/26	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Bruton Knowles contacted acting agent with a view to progressing matters.		20/3/2026 Gateley Hamer confirmed that matters were with Bruton Knowles and provided a list of issues that remained to be addressed.		Open
69. 065	20/03/26	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Bruton Knowles confirmed that the outstanding matters would be progressed with the project team.				Open
70. 066	31/03/26	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A,	E	Bruton Knowles issued a response to the outstanding enquiries, together with supporting information				Open

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				19-030B, 19-040C		addressing the additional matters raised.				
71.	1/4/2026	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Agent responded requesting confirmation on who will be drafting Heads of Terms.			Network Rail/ Bruton Knowles to progress Heads of Terms	
72.	1/4/2026	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer emailed to confirm they have found the PI dates information; confirms they have 2 months to get it resolved.				
73.	1/4/2026	The Diggle Hotel	Absolute Freehold Tenant	19-029B, 19-029A, 19-030A, 19-030B, 19-040C	E	Gateley Hamer following up email regarding Head of Terms.			Network Rail/ Bruton Knowles to progress Heads of Terms	
74. 081	27/11/2024	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Bruton Knowles issued an RFI and subsequent follow up				Open
75. 082	16/1/2025	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Enquiry from Ms Bevan re RFI purpose		16/12/2025- Bruton Knowles issued response to enquiry		Open
76. 083	23/10/25	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Voluntary Agreement letter issued by Bruton Knowles				Open

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77. 084	31/10/25	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Draft Order limits inclusion letter issued by Bruton Knowles				Open
78.	7/11/2025	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Bruton Knowles issued Rule 15 notices				
79. 085	15/11/25	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Statutory notices in connection with the Order issued by Bruton Knowles				Open
80. 086	17/11/25	Jane Bevan	Absolute Freehold	12-050, 12-044	T	Ms Bevan contacted Bruton Knowles to ask about the order		Bruton Knowles called Ms Bevan and established enquiries centred on practical works, location of works and access		Open
81. 087	16/12/2025	Jane Bevan	Absolute Freehold	12-050, 12-044	E/L	Bruton Knowles emailed a written response to Ms Bevans enquiry about the Network Rail (Stalybridge to Diggle (Saddleworth) Enhancements) Order				Open
82. 087	18/12/2025	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Ms Bevan responded to written response and shared objection		18/12/2025- Bruton Knowles responded to explain where the objection should be submitted in order to be recorded		Open

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83.	09/02/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Network Rail issued a letter in repsonse to the objection.				
84. 088	16/2/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Bruton Knowles issued a letter offering Ms Bevan a meeting		17/2/2026 – Ms Bevan responded requesting the meeting		Open
85. 089	17/02/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Bruton Knowles emailed Ms Bevan regarding availability				Open
86. 090	23/02/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Bruton Knowles emailed requesting Ms Bevans availability over the next week or two		01/03/2026 - Ms Bevan suggested further dates for a meeting		Open
87. 091	03/03/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Bruton Knowles emailed requesting Ms Bevans further availability		10/03/2026 - Ms Bevan provided further availability for meeting		Open
88. 092	11/03/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Bruton Knowles emailed to confirm whether Ms Bevan would prefer an on-site or virtual meeting		11/03/2026- Ms Bevan confirmed a preference for an on site meeting		Open
89. 093	13/03/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Bruton Knowles emailed to confirm and will revert with confirmed dates				Open
90. 094	16/03/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	E	Bruton Knowles emailed with a date and time and to confirm address				Open

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91. 095	17/3/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	M	Meeting took place in-person with Bruton Knowles and Network Rail colleagues				Open
92. 096	27/3/2026	Jane Bevan	Absolute Freehold	12-050, 12-044	L	Follow up letter issued				Open
93. 097	23/08/24	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Initial RFI letter sent by Bruton Knowles				Open
94. 098	27/08/24	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Email from Joan Mee to confirm receipt of letter and that she is contact for Executor of Adrian Fielding				Open
95. 099	06/11/24	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	RFI posted first class by Bruton Knowles				Open
96. 100	27/11/24	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Bruton Knowles issued follow up for RFI		27/11/24 – Ms Mee responded confirming she had received letter & had sent returned form via post yesterday		Open
97. 101	12/12/24	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Bruton Knowles received a telephone call from Ms Mee of Glen House. Ms Mee advised that the unregistered road was unadopted, used to provide access to neighbouring			Record ownership information accordingly and verify if required.	Open

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Ref	Date	Party / Organisation	Interest in Land	Plot Ref	Method	Summary of Contact / Matters Discussed	Offer Made (£)	Response / Counter-Position	Outstanding Issues / Actions Required	Status
						properties, and may historically have been in quarry ownership.				
98. 102	12/12/24	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Ms Mee confirmed that her husband had passed away two years previously and that she was now the sole owner.			Update ownership records as necessary.	Open
99. 103	14/01/25	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Further Request for Information chaser issued by first-class post via Docmail.				Open
100.104	17/01/25	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Ms Mee telephoned to advise that the Request for Information had already been returned and requested that no further chasing correspondence be issued.				Open
101.105	20/01/25	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Telephone call made to Ms Mee regarding the Request for Information. An email was also sent asking whether ownership could be confirmed electronically.				Open
102.106	05/02/25	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Further chasing email issued to Ms Mee.				Open
103.107	10/02/25	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	V	Bruton Knowles collected the completed Request for Information in person from Ms Mee.				Open

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104.108	23/10/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Letter outlining the Order submission process and invitation for a Voluntary Agreement issued by Bruton Knowles				Open
105.109	31/10/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Draft Order limits inclusion letter issued by Bruton Knowles				Open
106.110	1/11/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Ms Mee contacted Bruton Knowles regarding the letters she had received. Ms Mee confirmed by email that she was now the owner of Adrian's estate. Proprietor information was amended accordingly.				Open
107.	07/11/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Statutory notices relating to the Order issued by Bruton Knowles				Open
108.	20/11/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Bruton Knowles held a call with Ms Mee regarding the contents of the letters				Open
109.	25/11/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Bruton Knowles wrote to Ms Mee explaining the works				Open
110.	01/12/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Call with Bruton Knowles to discuss further enquiries relating to impact on the property and potential impact on property value and sale– wanted more				Open

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Ref	Date	Party / Organisation	Interest in Land	Plot Ref	Method	Summary of Contact / Matters Discussed	Offer Made (£)	Response / Counter-Position	Outstanding Issues / Actions Required	Status
						explanation and something to show estate agents and potential buyers				
111.	09/12/2025	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E/L	Response issued by Bruton Knowles regarding potential impact on property value and sale, offer to meet with agents/ estate agents				Open
112.	08/01/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Phone call with Ms Mee, asked to amend letter reflecting property position next to tunnel, not on top of		09/01/2026- Bruton Knowles issued amended letter		Open
113.	09/02/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	L	Network Rail issued a letter in response to the objection.				
114.	17/02/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Bruton Knowles emailed to offer a meeting to discuss the matters raised in the objection				Open
115.	10/03/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Email received by Bruton Knowles from Aspin & Co confirming one of their clients is Joan Mee, wanting an update on progress regarding approval for the voluntary agreements. Discussion of professional fees.		Bruton Knowles confirmed it would like to open a discussion regarding Ms Mee and her objection		Open
116.	24/03/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Email from Aspin & Co welcoming a discussion about Ms Mee as well as other clients. Requesting a teams call.		30/03/2026- Bruton Knowles suggests date for a teams call (02/04/2026).		Open

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117.	01/04/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Aspin & Co unable to do date suggested, suggesting following week		01/04/2026- Bruton Knowles unable to do week suggested. Aspin & Co acknowledged email and asked to be kept posted.		Open
118.	08/04/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	T	Telephone call held with Aspin & Co to discuss Ms Mee's objection and if is anything Bruton Knowles can provide to assist with her withdrawing her objection.				
119.	08/04/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Email from Bruton Knowles to confirm everything that was discussed during the phone call.		10/04/2026 Aspin & Co agreed with points in email, requested a copy of Ms Mee's objection	Buton Knowles to send Ms Mee's objection.	
120.	10/04/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Bruton Knowles sends over Ms Mee's objection.				
121.	10/04/2026	Joan Mee	Absolute Freehold	1-249, 1-264, 1-265, 1-266, 1-269, 1-272	E	Aspin & Co emailed to confirm Ms Mee will rescind her objection to the order if the points set out in the email can be confirmed.				
122.	08/04/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones expressed interest in the surrounding land in relation to the scheme, following observation of an unregistered site notice.		On 10/04/2025, Bruton Knowles confirmed the position regarding the right of way. Mr Jones confirmed		Open

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								that neither he nor Network Rail owned the accessway.		
123.	10/04/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones confirming neither himself or NR own the accessway				Open
124.	10/07/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones confirmed that he no longer resided at the address to which correspondence had been sent. He advised that he was unable to return the Request for Information due to the absence of a prepaid envelope but was willing to complete it electronically.		11/07/2025- Bruton Knowles emailed copy of RFI to Mr Jones.		Open
125.	23/10/2025	Christopher Jones	Good Leasehold	12-029	L	Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				Open
126.	30/10/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones confirmed his willingness to pursue a voluntary agreement with Network Rail. He clarified the extent of his land ownership and noted that one interest was held under a sublease, for which he would act as representative.		03/11/2026- Bruton Knowles acknowledge response to letter and will await instruction from Network Rail regarding voluntary agreements		Open
127.	31/10/2025	Christopher Jones	Good Leasehold	12-029	L	Notification letter confirming land/ interests include within the Draft Order Limits				Open

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128.	7/11/2025	Christopher Jones	Good Leasehold	12-029	L	Statutory notices in relation to the Order issued by Bruton Knowles				Open
129.	08/12/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones requested further information to enable him to determine his position ahead of the objection deadline.		09/12/2025- Bruton Knowles answered Mr Jones' queries and suggested a teams meeting to discuss further and understand concerns.		Open
130.	16/12/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones requested further clarification on several matters and confirmed he would be willing to discuss them via telephone.		16/12/2025 - Bruton Knowles provided details relating to compensation and confirmed that outstanding technical queries would be referred to the project team for response.		Open
131.	18/12/2025	Christopher Jones	Good Leasehold	12-029	E	Bruton Knowles still awaiting further details of proposed impacts of the works to Mr Jones property. Suggested a teams meeting or phone call.		Mr Jones confirmed that he had received advice from a RICS surveyor (from a list provided by Bruton Knowles) and indicated that he felt more reassured following that discussion. He also provided a contact number for further communication.		Open

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132.	19/12/2025	Christopher Jones	Good Leasehold	12-029	E	Bruton Knowles confirmed that a telephone call would take place later that day and acknowledged Mr Jones' position.				Open
133.	19/12/2025	Christopher Jones	Good Leasehold	12-029	E/L	Mr Jones submitted a statutory objection, noting that it was submitted reluctantly.				Open
134.	23/12/2025	Christopher Jones	Good Leasehold	12-029	E	Mr Jones introduced his appointed representative, James Quilliam of Roger Hannah.		08/01/2026 - Bruton Knowles acknowledged the objection and confirmed that further detail and information would be provided.		Open
135.	09/01/2026	Christopher Jones	Good Leasehold	12-029	E	Roger Hannah confirmed that it was acting on behalf of Mr Jones, requested to remain copied into correspondence, and confirmed that Mr Jones remained open to discussions regarding a voluntary agreement. Clarification was also sought regarding recovery of professional fees.		On 09/01/2026, Bruton Knowles confirmed the approach to professional fees and indicated that Heads of Terms would be issued shortly, following instruction from Network Rail		Open
136.	09/01/2026	Christopher Jones	Good Leasehold	10-029	E	Roger Hannah confirmed agreement with the proposed approach to professional fees and indicated that it looked forward to reviewing Heads of Terms.				Open

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137.	09/02/2026	Christopher Jones	Good Leasehold	10-029	L	Network Rail issued a letter in response to the objection.				
138.	25/02/2026	Christopher Jones	Good Leasehold	12-029	E	Roger Hannah confirmed receipt of Network Rail's core documents and requested a copy of the Heads of Terms together with plans of the proposed works.				Open
139.	30/03/2026	Christopher Jones	Good Leasehold	12-029	E	Correspondence issued by Network Rail following response to Objection and suggested a meeting.			Network Rail to arrange meeting with C Jones	Open
140.	02/04/2026	Christopher Jones	Good Leasehold	12-029	Z	Meeting held between Christopher Jones and Network Rail – practical detail and concerns were addressed			Network Rail to issue follow up letter to Mr Jones	
141.	17/09/24	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	T	Bruton Knowles contacted Deanna Jackson, who advised that the yard is owned by her grandchildren. She provided a contact number for the associated shop.				Open
142.	17/09/24	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	T	Bruton Knowles contacted the shop directly. It was indicated that access to the railway from their land was unlikely; however, no objection was raised to site visits. It was requested that Bruton Knowles check in with the landowner via the shop on the day of any visit.		Further discussion with the shop confirmed that they were content for surveys to proceed. It was agreed that Bruton Knowles should attend the shop on arrival, at which point access		Open

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								would be facilitated and gates unlocked.		
143.	23/10/2025	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	L	Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				Open
144.	31/10/2025	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	L	Notification letter confirming land/ interests include within the Draft Order Limits				Open
145.	7/11/2025	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	L	Statutory notices relating to the Order issued				Open
146.	3/12/2025	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	T	Contacted Bruton Knowles by phone to query the contents of the letters received, practical details of the proposed works		Bruton Knowles returned the call and followed up with a written response to enquires on 3/12/2025		Open
147.	09/02/2026	Andrea Dooley & Alec Jackson	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	L	Network Rail issued a letter in response to the objection.				

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Ref	Date	Party / Organisation	Interest in Land	Plot Ref	Method	Summary of Contact / Matters Discussed	Offer Made (£)	Response / Counter-Position	Outstanding Issues / Actions Required	Status
148.	24/3/2026	Absolute Freehold	7-011a, 7-011b, 7-008a, 7-008b, 7-007	T	Andrea Dooley & Alec Jackson	Bruton Knowles contacted the Jacksons to arrange an on-site meeting to discuss their objection and any outstanding queries		A positive site meeting was held on 8th April. Landowner satisfied with explanation and proposed works	Network Rail to issue written follow up and establish grounds for withdrawing objection	Open
149.	23/10/2025	John Lees Billington & Diane Elizabeth Mellor	Category 2	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		Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				Open

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Ref	Date	Party / Organisation	Interest in Land	Plot Ref	Method	Summary of Contact / Matters Discussed	Offer Made (£)	Response / Counter-Position	Outstanding Issues / Actions Required	Status
150.	31/10/2025	John Lees Billington & Diane Elizabeth Mellor	Category 2	As above	:	Notification letter confirming land/ interests include within the Draft Order Limits				Open
151.	7/11/2025	John Lees Billington & Diane Elizabeth Mellor	Category 2	As above	L	Rule 15 notices issued				Open
152.	05/03/2026	John Lees Billington & Diane Elizabeth Mellor	Category 2	As above	L	Network Rail issued a letter in response to the objection.				
153.	17/03/2026	John Lees Billington & Diane Elizabeth Mellor	Category 2	As above		BK following up NR's correspondence regarding the objection and suggesting meeting to discuss matters raised. Alternatively, would they be willing to withdraw their objection.				Open
154.	23/03/2026	John Lees Billington & Diane Elizabeth Mellor	Category 2	As above		BK following up on previous email on whether they would like a call to further discuss matters raised in objection.				Open

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155.	09/04/2026	John Lees Billington & Diane Elizabeth Mellor	Category 2	As above	T	Bruton Knowles had a call with Billingtons, they confirmed they aren't willing to withdraw their objection.				
156.	23/08/2024	Canal and River Trust	Absolute Freehold Category 2	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	Z	Introductory meeting held to provide an overview of the scheme.		Canal and River Trust engaged in the initial introduction to the scheme.	Continue engagement and provide follow-up information as required.	Open

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				20-010B						
157.	04/09//2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles notified Canal and River Trust of proposed ground investigation works on land close to its ownership and confirmed the intended dates.		On 05/09/2024, Canal and River Trust requested confirmation of the grid reference, noting that the land appeared to fall within its ownership and that its code of practice would therefore apply. It also indicated that the dates would need to be pushed back to allow the necessary actions to be completed before works commenced.	Network Rail/ Bruton Knowles to confirm grid reference and revise programme for ground investigation works as necessary.	Open
158.	02/10/2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles, acting on behalf of Network Rail, requested dates for a meeting to discuss the scheme.			Meeting to be arranged.	Open
159.	18/10/2024	Canal and River Trust	Absolute Freehold Category 2	As above	Z	Meeting held to introduce the scheme in more detail.		Canal and River Trust participated in the scheme introduction.		Open

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160.	18/10/2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Follow-up email issued after the meeting, enclosing the presentation used and a breakdown of the affected titles.		On 20/10/2024, Canal and River Trust issued a follow-up confirming that the matter had entered its internal pre-planning consultation process.		Open
161.	21/11/2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a chasing email in relation to the Request for Information, seeking confirmation of ownership of unregistered plots and, if not owned by Canal and River Trust, whether it knew who did own them.		On 22/11/2024, Canal and River Trust advised that it had not received the Request for Information, did not own the plots referred to in the email, and did not know who owned them.		Open
162.	25/11/2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles requested confirmation of Canal and River Trust's ownership of certain unregistered plots.				Open
163.	26/11/2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles reattached the Request for Information and acknowledged that Canal and River Trust had confirmed it did not own the plots previously identified.		19/12/2024 C&RT returned RFI via email with plots attached.	Follow up as required.	Open
164.	24/12/2024	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles requested confirmation as to whether Canal and River Trust owned two further unregistered plots, or		On 19/12/2024, Canal and River Trust returned the Request for		Open

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						alternatively whether it knew who owned them.		Information by email with plots attached.		
165.	25/02/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a further chaser in relation to the Request for Information.		Canal and River Trust confirmed that a detailed spreadsheet had been passed to a colleague and that the outstanding queries would also be referred on.		Open
166.	25/02/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles acknowledged Canal and River Trust's response and confirmed that the information would be noted on its system.		Canal and River Trust thanked Bruton Knowles.		Open
167.	17/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a chaser email regarding the letter and questionnaire previously sent to Canal and River Trust.		16/06/2026 C&RT letter passed onto colleague to complete.		Open
168.	17/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles confirmed that the correct document had been attached and that this was the form requiring completion.		Canal and River Trust advised that the letter had been passed to a colleague for completion.		Open
169.	24/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust telephoned Bruton Knowles with a query and left a message, subsequently following up by email to ask whether a previous		Bruton Knowles confirmed that the previous format could be used, or alternatively the		Open

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						response format would suffice on this occasion.		attached form could be completed. It also sent the list of affected titles.		
170.	25/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles advised that Canal and River Trust should complete the form as far as possible and that any additional information could be provided separately.		Canal and River Trust requested that the previous example referred to be attached.		Open
171.	25/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust confirmed that the form had been completed using the red-edged plan because the titles related to separate areas..		On 26/06/2025, Bruton Knowles requested that a similar plan be provided for the other title, noting that multiple Requests for Information had been issued because the boundary had changed.		Open
172.	26/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust requested a contact number for Bruton Knowles and also requested a previously completed form to assist with completing the current one.		Bruton Knowles sent through the previously completed example requested.		Open
173.	27/06/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles agreed to a call and confirmed that it was content for information to be provided in the same way as before.		Canal and River Trust sent a response and plan and indicated that it would call shortly. It also left a message.		Open

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174.	1/07/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a chaser regarding the Request for Information for additional land brought into the scheme.		On 02/07/2025, Canal and River Trust attached a response for the Land Registry title area. On 08/07/2025, it attached its response relating to Boat Lane and Harrop Court Road.		Open
175.	08/07/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles thanked Canal and River Trust for the response provided.		Response acknowledged.		Open
176.	23/10/2025	Canal and River Trust	Absolute Freehold Category 2	As above	L	Voluntary Agreement letter issued, including plot plans and details of the powers and rights sought in the Order.		Awaiting response.		Open
177.	25/10/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Minutes issued from the meeting held on 18/10/2024.		Awaiting any comments on the minutes.		Open
178.	31/10/2025	Canal and River Trust	Absolute Freehold Category 2	As above	L	Notification letter issued confirming that the relevant land and interests were included within the draft Order limits.		None recorded at this stage.		Open

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179.	7/11/2025	Canal and River Trust	Absolute Freehold Category 2	As above	L	Rule 15 notices issued				Open
180.	19/12/2025	Canal and River Trust	Absolute Freehold Category 2	As above	E	Invitation issued to a meeting to discuss the scheme and Canal and River Trust's interests.		Awaiting confirmation of attendance.		Open
181.	16/01/2026	Canal and River Trust	Absolute Freehold Category 2	As above	Z	Meeting held to discuss the scheme between Bruton Knowles, AtkinsRealis, Canal and River Trust and Network rail.		Canal and River Trust engaged in the discussion and raised a number of matters for follow-up.		Open
182.	23/01/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust requested that the spreadsheet be sent over and queried progress and timescales for providing the solicitors' undertaking in respect of Canal and River Trust's costs in negotiating protective provisions.		On 30/01/2026, AtkinsRéalis confirmed that final amendments were being made to the spreadsheet and that it would be sent shortly. It also advised that the legal teams were working through the detail and expected to provide an update the following week.		Open
183.	27/01/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Atkins Realis (AR) Minutes from meeting that took place 16.01.2026 and actions taken away, as well as minutes from		03/02/2026- C&RT emailed back the minutes with some amendments,		Open

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						previous correspondence and C&RT summary of position letter.		requesting spreadsheet be sent over and encouraging lawyer engagement.		
184.	02/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust confirmed that it would look out for the spreadsheet and noted that a swift response from Network Rail's legal advisers to its own solicitors would assist both parties.		Canal and River Trust emphasised the need for prompt legal engagement.		Open
185.	05/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	AtkinsRéalis advised that the meeting minutes had been amended, the spreadsheet was being finalised and would be sent shortly, the following week was the deadline for outstanding actions, and the crane path query had been answered.		On 06/02/2026, Canal and River Trust provided a drawing explaining the crane pad query and set a deadline for provision of the spreadsheet.		Open
186.	09/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	AtkinsRéalis issued the spreadsheet, offered a meeting, confirmed that it would revert on the crane pad over the tunnel query, and advised that lawyers had acknowledged the request for an undertaking and that this was being progressed.		Canal and River Trust acknowledged receipt of the spreadsheet, confirmed that it was reviewing it, and indicated that it would revert regarding a meeting.		Open
187.	12/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles requested further information regarding certain land areas and titles that appeared to be misaligned, offering a call if easier.		On 13/02/2026, a Canal and River Trust engineer identified an anomaly in a TWAO		Open

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								drawing relating to the crane pad over the tunnel and suggested that a colleague should take the matter forward. On 25/02/2026, Canal and River Trust advised that another colleague had taken this up and would seek further detail from the engineer before reverting.		
188.	13/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	AtkinsRéalis provided an update on outstanding actions, confirmed that it was content to commit to a CAT III check instead of a CAT II check, indicated that Bruton Knowles had been in contact regarding the crane path query, and sought availability for a meeting.		Canal and River Trust confirmed that it was content to proceed on the basis of CAT III checks, acknowledged Bruton Knowles' direct contact, provided meeting dates, and asked for any update from lawyers.		Open
189.	17/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles requested that a replacement PDF of Sheet 19 be sent because the existing version was corrupted, in connection with the title anomaly issue.		Canal and River Trust suggested that the document be downloaded from the website due to file size, and invited Bruton		Open

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								Knowles to revert if difficulties remained.		
190.	17/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles confirmed that the document had been downloaded and passed to GIS and that Canal and River Trust would be updated once a response had been received.		Canal and River Trust thanked Bruton Knowles.		Open
191.	18/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	AtkinsRéalis confirmed that it would seek an update from lawyers on their position and provided details regarding the position at Bridge 75.		Canal and River Trust acknowledged the details provided and advised that someone would be in touch to progress matters.		Open
192.	24/02/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust sent a list of available dates and times for a meeting.		On 02/03/2026, AtkinsRéalis confirmed the date and time for the meeting, asked whether there were any specific agenda requests, and indicated that the crane pad over the tunnel query would be discussed.		Open
193.	09/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles issued the land and rights schedule, as discussed on the call.		Noted.		Open

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194.	11/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	L	Network Rail issued a letter in response to the objection.				
195.	13/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust requested an update on Heads of Terms, raised queries regarding the schedule and certain plots, and suggested a further meeting to discuss the issues.		Bruton Knowles responded that it understood there were specific Heads of Terms for the property on W3 and therefore considered that separate Heads of Terms were not required. It agreed to a call.		Open
196.	17/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust stated that this was not its understanding, believed that the rights would otherwise need to be acquired through the compulsory purchase process, advised that the matter had been escalated internally, and confirmed its preference to proceed on the basis that Network Rail continued to seek to acquire rights and interests by agreement. Canal and River Trust requested that Heads of Terms be issued as soon as possible and confirmed that legal and professional fees should be met by Network Rail.		On 19/03/2026, Bruton Knowles advised that a draft set of terms had been prepared and was with the client for review and would be sent once finalised.		Open

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197.	18/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Bruton Knowles set out its understanding regarding W3, Heads of Terms, and the Canal and River Trust code, and suggested a property-related call.		On 26/03/2026, Canal and River Trust confirmed that its preference remained to enter into voluntary agreements, provided a list of queries requiring response, and requested clarification on professional and legal fees.		Open
198.	20/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	AtkinsRéalis issued meeting minutes and a list of actions to be completed.		On 25/03/2026, Canal and River Trust returned comments and amendments to the minutes, requested clarification on several queries, and confirmed that a response to the objection letter would be issued shortly and that a side agreement was being drafted.		Open
199.	26/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust sent drawings to explain the crane pad over the tunnel query and imposed a deadline for provision of the spreadsheet.		Canal and River Trust pressed for timely provision of the outstanding spreadsheet material.		Open

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200.	27/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust acknowledged the previous correspondence and sought confirmation of the appropriate point of contact, given that it had been dealing with two members of the team and wished to avoid duplicated communications.		Bruton Knowles confirmed that the team was working closely together but that, while Nigel Billingsley was on leave, Chris Renshaw should be contacted with Nigel copied into correspondence.		Open
201.	31/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	AtkinsRéalis confirmed that a small number of final amendments had been made to the minutes, clarified details in the original presentation regarding Standedge Canal Tunnel, and enclosed minutes and presentation material from February 2024 relating to Bywash Underbridge.		Additional explanatory information provided.		Open
202.	31/03/2026	Canal and River Trust	Absolute Freehold Category 2	As above	E	Canal and River Trust requested confirmation as to when Heads of Terms should be expected and requested an updated schedule including a 'TRU works description' column for missing plots.		Canal and River Trust continued to press for updated documentation and clarity on timing.		Open
203.	23/08/2024	Electricity Northwest Limited	Absolute Freehold Category 2	1-001 1-002 1-003A 1-004 1-005 1-007 1-012 1-013	E	Initial contact made by Bruton Knowles in relation to Electricity North West Limited's interests affected by the scheme.				Open

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				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					

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204.	05/09/2024	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles contacted the wayleaves team with details of the proposed survey works and requested access.		Awaiting response regarding access arrangements.		Open
205.	12/09/2024	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles chased for confirmation of access for the survey works.		12/09/2024 Tameside gov no objection to the undertaking of non-intrusive inspections.		Open
206.	17/09/2024	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles requested confirmation of any specific access instructions relating to the proposed survey works.				Open
207.	13/06/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a chaser email in relation to the Request for Information.		On 16/06/2025, Electricity North West Limited advised that it had returned the Request for Information and asked Bruton Knowles to check whether it had been received, or otherwise to request it by reply-all if not.		Open
208.	11/09/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Cumberland Council forwarded a chain of emails containing information from Electricity North West Limited. Bruton Knowles then requested further		11/09/2025 Bruton Knowles requesting further information in terms of plans that show the actual		Open

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						information, including plans showing the land sterilised by the easement / wayleave or confirmation of Electricity North West Limited's standard easement widths. Bruton Knowles also indicated that it would be willing to liaise directly with Electricity North West Limited to obtain shapefiles for overlay with the project Order limits.		land sterilised as a result of the easement/wayleave or indication from ENWL as to what their standard easement widths are. Happy to liaise with ENWL directly to request shapefiles to overlay with the project order limits.		
209.	12/09/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Cumberland Council confirmed that it had met with Electricity North West Limited and agreed to provide shapefiles of the project boundaries. It also requested that Electricity North West Limited send the information sought in the previous email and offered to arrange a call.		12/09/2025 ENWL provided standard easement width for an underground cable.		Open
210.	06/10/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	WSP issued a shapefile showing the extent of Cumberland Council title land ownership expected to be retained during detailed design.		Technical information provided for review.		Open
211.	23/10/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	L	Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				Open

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212.	31/10/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	L	Notification letter confirming land/ interests include within the Draft Order Limits				Open
213.	7/11/2025	Electricity Northwest Limited	Absolute Freehold Category 2	As above	L	Rule 15 notices issued.				Open
214.	19/03/2026	Electricity Northwest Limited	Absolute Freehold Category 2	As above	Z	Meeting held to discuss Electricity North West Limited's interests and the implications of the Order.		Matters were discussed and follow-up actions identified.		Open
215.	19/03/2026	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Electricity North West Limited issued a follow-up email enclosing the meeting minutes and a list of follow-up tasks. It confirmed that it would provide the information requested and attached information from Asset Protection in relation to the overhead lines.		Electricity North West Limited provided minutes and identified follow-up items, together with asset protection information.		Open
216.	19/03/2026	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a follow-up email after the meeting, attaching confirmation of the matters discussed and the position agreed at that stage.		Bruton Knowles recorded the agreed position following the meeting.		Open
217.	30/03/2026	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles followed up on the previous correspondence to check whether Electricity North West Limited had reviewed the documents sent through and		30/03/2026 Electricity North West Limited confirmed that it had no objection to		Open

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						asked whether it was in a position to withdraw its representation to the Order.		the project in principle. Its only remaining concern related to Plot 1-235 and the underground cable serving the substation, and it requested confirmation that the cable entering and leaving the substation would remain protected.		
218.	31/03/2026	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles confirmed that Plot 1-235 was required for monitoring purposes only and that the Order powers would not enable interaction with the cable.		Electricity North West Limited confirmed that it would refer the matter to its manager to make a final decision on whether to withdraw the objection.		Open
219.	14/04/2026	Electricity Northwest Limited	Absolute Freehold Category 2	As above	E	Bruton Knowles followed up to see if there was anything else Electricity Northwest Limited needed regarding withdrawing their objection.		14/04/2026 Electricity Northwest Limited Confirm they have no further queries.		
220.						FOLLOW UPS				Open

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221.	23/10/2024	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Mr Fleming forwarded a chain of emails to Bruton Knowles regarding the temporary acquisition of his land.		Initial concerns and correspondence regarding temporary acquisition were raised.	Review correspondence and continue engagement.	Open
222.	27/05/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles advised that Network Rail had marked out boundaries for fencing in line with the previous licence and confirmed the intention to pursue permanent acquisition. A call was offered to progress discussions.		Roger Hannah confirmed willingness to discuss and suggested dates.	Arrange call to progress acquisition discussions.	Open
223.	02/06/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Roger Hannah raised a query regarding reimbursement of professional fees in advance of a meeting.		Bruton Knowles clarified applicable fee rates (04/06/2025).	Continue discussions on clarified fee basis.	Open
224.	04/06/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Roger Hannah raised further queries on professional fees and requested an update on the Transport and Works Act Order status.		Bruton Knowles sought clarification on specific fee queries.	Clarify outstanding fee queries and provide scheme update.	Open
225.	04/06/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Roger Hannah provided a WSP contact to assist with resolving technical queries.		Contact details provided.	Follow up with WSP as required.	Open
226.	10/06/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles circulated email, letter, and licence documentation received from Mr Fleming.		Roger Hannah confirmed updated terms were being finalised and queried whether professional fees would include VAT (11/06/2025).	Confirm VAT position and await revised terms.	Open

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227.	18/06/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles requested a temporary licence for a one-day walkover survey.		Roger Hannah advised they were no longer instructed in relation to the licence agreement.	Clarify representation status and continue engagement directly if required.	Open
228.	07/07/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles left a voicemail seeking availability to discuss the Oaklands Road site.		Awaiting response.	Continue follow-up.	Open
229.	21/07/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles issued a licence for a non-intrusive survey.		Mr Fleming requested amendment to a clause prior to signing.	Review requested amendment.	Open
230.	21/07/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles confirmed the clause amendment had been referred to the project team.		Awaiting instruction.	Revert once confirmed.	Open
231.	24/07/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles agreed to remove the clause, issued amended licence, and confirmed survey arrangements.		Mr Fleming signed and returned agreement and bank details.	Proceed with survey.	Open
232.	24/07/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Mr Fleming confirmed paperwork would be returned and confirmed survey logistics.		Arrangements confirmed.	Proceed with access.	Open
233.	23/10/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	L	Voluntary Agreement letter issued including plans and details of powers sought.		Awaiting response.	Continue engagement.	Open

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234.	28/10/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles confirmed submission of the Order, issued invitation to treat, noted resolution of historic issues, and offered further discussions (including fencing).		Roger Hannah confirmed engagement with client and raised further queries on fees and VAT.	Respond to fee/VAT queries and progress negotiations.	Open
235.	31/10/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	L	Notification letter confirming inclusion within draft Order limits issued.		None recorded.	Continue engagement.	Open
236.	03/11/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles confirmed permanent acquisition intent and advised that a quantum offer would be issued via Heads of Terms.		Roger Hannah confirmed they awaited the offer and Heads of Terms.	Prepare and issue Heads of Terms.	Open
237.	7/11/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	L	Rule 15 Notice issued.		None recorded.	Continue statutory process.	Open
238.	02/12/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Roger Hannah chased for quantum offer and Heads of Terms.		Awaiting response.	Issue Heads of Terms.	Open
239.	11/12/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Further chase issued by Roger Hannah regarding Heads of Terms.		Awaiting response.	Issue Heads of Terms.	Open
240.	08/01/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Further chase issued.		Bruton Knowles confirmed Heads of Terms drafted and awaiting approval.	Finalise and issue Heads of Terms.	Open

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241.	08/01/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Roger Hannah acknowledged update.		Noted.	Await issuance of Heads of Terms.	Open
242.	19/01/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Further chase regarding Heads of Terms.		Bruton Knowles offered meeting (26/01/2026).	Arrange meeting.	Open
243.	02/02/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles followed up to arrange meeting.		Roger Hannah confirmed availability (09/02/2026).	Confirm meeting arrangements.	Open
244.	10/02/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	E	Bruton Knowles proposed meeting date and time.		Roger Hannah confirmed (11/02/2026).	Proceed with meeting.	Open
245.	16/02/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032B	Z	Meeting held to discuss permanent acquisition and project requirements.		Matters discussed.	Continue negotiations.	Open
246.	19/02/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Roger Hannah requested details of alternative sites considered and reasons for rejection.		Justification requested.	Provide alternative site assessment.	Open
247.	03/03/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	L	Network Rail issued a letter in response to the objection.				
248.	24/03/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Heads of Terms issued by Bruton Knowles.		Roger Hannah to review with client.	Await response.	Open

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249.	01/04/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Bruton Knowles chased for feedback.		Awaiting response.	Continue follow-up.	Open
250.	01/04/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Roger Hannah submitted client's proposed settlement figure and conditions, including update on fees.	£55,000	Bruton Knowles confirmed proposal under review with Network Rail.	Review and respond to proposal.	Open
251.	08/04/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Bruton Knowles confirmed Network Rail agreement in principle, updated Heads of Terms (including overage clause and covenant release), and requested solicitor details.		Roger Hannah acknowledged and provided comments on draft, sum, and fees.	Review comments and finalise Heads of Terms.	Open
252.	09/04/2025	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Roger Hannah advised client requested a 50-year overage period and sought confirmation.		Amendment requested to overage term.	Confirm acceptability of 50-year overage period.	Open
253.										
254.	15/04/2026	Mr & Mrs Flemming	Absolute Freehold	12-022, 12-032A, 12-032A 032B	E	Bruton Knowles confirm these have been amended and need contact details for Eversheds; requests confirmation of these and will then be sent to the solicitors.				
255.						FOLLOW UPS				Open

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256.	01/04/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Bruton Knowles issued a chaser email in respect of the outstanding Request for Information.		No response recorded at this stage.	Continue to pursue RFI response.	Open
257.	23/10/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	L	Voluntary Agreement letter issued, including plot plans and details of the powers and rights sought in the Order.		Awaiting response.	Continue engagement.	Open
258.	31/10/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	L	Notification letter issued confirming that the relevant land and interests were included within the draft Order limits.		None recorded.	Continue engagement.	Open
259.	7/11/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	L	Rule 15 Notice issued.		None recorded.	Continue statutory process.	Open
260.	12/11/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited requested a drawing file showing areas impacting Zenobē Stalybridge Limited, together with details of intended use and programme. It confirmed that it has planning consent for a battery energy storage scheme on the land and requires further detail to assess impacts and		Information request made to assess impact on its development proposals.	Provide detailed plans, programme, and impact information.	Open

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						determine whether an objection should be lodged.				
261.	24/11/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited issued a follow-up request for the drawing file and further details.		On 25/11/2025, Bruton Knowles offered a meeting to introduce the project, discuss potential impacts, and explore mitigation. Bruton Knowles also requested confirmation of any option agreement and issued PDF plans.	Arrange meeting and confirm land interests (option agreements).	Open
262.	26/11/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited agreed to an initial meeting, requested availability, and asked for shapefiles.		On 27/11/2025, Bruton Knowles provided shapefiles and proposed a meeting date and time.	Confirm meeting arrangements.	Open
263.	27/11/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited proposed alternative meeting dates.		Awaiting agreement on final meeting date.	Confirm meeting date.	Open
264.	01/12/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-	Z	Initial meeting held to introduce the scheme and discuss potential impacts on Zenobē Energy Limited's battery energy storage project.		Initial positions discussed.	Continue engagement following meeting.	Open

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				039A, 2-039B						
265.	01/12/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited provided its site layout (with planning consent) and application details. It requested updates on whether Plot 2-039A could be excluded from the Order.		On 18/12/2025, Bruton Knowles confirmed that Network Rail would not serve notice on the plot but it would remain within the Order limits. If the land is not developed at the relevant time, Network Rail would reserve the right to re-engage.	Monitor development status and maintain dialogue on Plot 2-039A.	Open
266.	16/12/2025	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Bruton Knowles requested a further meeting to discuss proposed solutions to mitigate impacts of the scheme on the battery energy storage site.		Zenobē Energy Limited confirmed availability for a meeting.	Arrange follow-up meeting.	Open
267.	21/01/2026	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited advised that its legal advisors recommend entering into a formal legal agreement in addition to inclusion within the commitments register.		On 22/01/2026, Bruton Knowles confirmed it would liaise with Network Rail's legal and project teams to consider the appropriate mechanism.	Determine appropriate legal mechanism and revert.	Open

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268.	26/01/2026	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Bruton Knowles issued a commitment letter and advised that inclusion in the commitments register would provide a legally binding position upon consent of the Order, which it considered stronger than a private agreement.		On 09/02/2026, Zenobē Energy Limited's legal advisors raised concerns regarding enforceability and indicated a preference for a separate legal agreement. They also queried whether Network Rail would cover associated legal costs.	Consider requirement for separate agreement and confirm position on legal fees.	Open
269.	27/02/2026	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Zenobē Energy Limited noted the Inquiry timetable and queried whether further consideration had been given to direct engagement with Network Rail.		On 05/03/2026, Bruton Knowles confirmed it had followed up internally and would revert with further detail.	Provide update on direct engagement and next steps.	Open
270.	10/03/2026	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	L	Network Rail issued a letter in response to the objection.				
271.	30/03/2026	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Bruton Knowles advised that a key contact had left and confirmed that a formal response had been issued to Zenobē Energy Limited's solicitors (Foot Anstey), including a Unilateral		On 01/04/2026, Zenobē Energy Limited confirmed receipt and that it was reviewing the undertaking with its solicitors.	Await formal response on the Unilateral Undertaking.	Open

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						Undertaking relating to the affected plots.				
272.	01/04/2026	Zenobe Energy Limited	Category 2	2-036A, 2-036B, 2-036C, 2-038, 2-039A, 2-039B	E	Bruton Knowles acknowledged Zenobē Energy Limited's update and confirmed it would await further response.		Awaiting substantive response from Zenobē Energy Limited.	Continue engagement pending legal review.	Open
273.	09/08/2024	Mr & Mrs Hunt	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-	E	Bruton Knowles advised that Network Rail sought access to Mr and Mrs Hunt's land on 16/08/2024 for a non-intrusive visual walkover survey and requested confirmation that the survey team could proceed, together with any specific access requirements.		On 09/08/2024, the agent requested confirmation as to whether an access payment or agent's fees would be offered.	Respond to the query on access payments / fees and confirm whether access can proceed.	Open

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				024A, 9-026						
274.	12/08/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that, given the non-intrusive and short-duration nature of the proposed survey, Network Rail was not prepared to offer a payment. Confirmation was sought as to whether access could nevertheless proceed.		On 13/08/2024, the agent confirmed that the survey could proceed and requested that Mr Hunt be notified of the survey team's arrival time.	Ensure the survey team contacts Mr Hunt in advance of arrival.	Open
275.	13/08/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles thanked the agent for confirming access and requested that the survey team notify Mr Hunt of its anticipated arrival time.		Access arrangements confirmed.	Proceed with survey access as agreed.	Open
276.	20/08/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that the heritage team required access for a further non-intrusive walkover survey including photographs, and requested confirmation that this survey could proceed. It also confirmed that the team would notify Mr Hunt of its arrival time.		On 22/08/2024, the agent confirmed that access could proceed but maintained the view that an access payment or modest agent's fee ought to be paid.	Confirm whether any payment position will change for future access requests.	Open
277.	22/08/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles thanked the agent for confirming access and advised that it would raise the issue of access payments / modest agent's fees with Network Rail for any future requests.		Noted.	Continue engagement on any future survey access and fee issues.	Open

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278.	24/09/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent requested a call with Bruton Knowles to discuss Network Rail's proposal to divert a pathway across Mr and Mrs Hunt's land.		On 24/09/2024, Bruton Knowles left a voicemail and confirmed availability throughout the afternoon for a call.	Arrange discussion regarding the proposed footpath diversion.	Open
279.	26/09/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles sent a link to the project website containing further information, provided an update on the intended timing of the TWAO submission and anticipated construction period, and clarified the position on fees.		On 26/09/2024, the agent requested a plan showing Bruton Knowles' understanding of Mr and Mrs Hunt's ownership and sought confirmation as to how its clients could comment on the proposed footpath diversion.	Provide ownership plan and confirm consultation / comment procedure for the footpath diversion.	Open
280.	26/09/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent advised that, having spoken to his client, Mr Hunt strongly objected to any of the proposals at Midge Hill Farm. The agent stated that once more was known about the scheme and compensation could be offered, Bruton Knowles should make further contact.		Strong objection registered to the proposals affecting Midge Hill Farm.	Continue engagement and provide further detail and compensation information when available.	Open
281.	03/10/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles issued a link to the online consultation room so that Mr Hunt could submit feedback. It also sent the list of titles believed to be in Mr Hunt's ownership and noted that colleagues had previously sought survey access, which had		No substantive response recorded in this entry.	Continue efforts to engage positively and clarify land ownership and survey requirements.	Open

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						been refused. Bruton Knowles confirmed that it wished to engage positively and open a dialogue with the agent and his client.				
282.	19/11/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that Network Rail's contractors would be on site the following week to undertake ground investigation works. It confirmed that access would be via the main road shown on the attached plan for transport of the rig and provided details of the drilling works, which were anticipated to take place over five days.		On 21/11/2024, the agent confirmed that he would notify his clients. The agent also asked whether Network Rail anticipated any damage to the property or business losses and whether there would be a photographic record of condition before access was taken.	Respond to queries regarding potential damage, business loss, and pre-entry photographic record	Open
283.	21/11/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that the ground investigation works had been paused as no response had been received from the agent and that it would explore whether the works could be rescheduled for the following week. Bruton Knowles also confirmed that no damage to the client's land was anticipated, as access was only required to reach Network Rail's own land, and that it would confirm whether contractors would undertake pre- and post-works condition photographs.		Clarification provided on likely impacts and record of condition.	Confirm whether the works can be rescheduled and whether pre- and post-works photographs will be undertaken.	Open

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284.	22/11/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed revised dates for the works, which would now be completed over two days. It also confirmed that a photographic record of condition would be undertaken and that the site manager's details would be provided nearer the time.		Revised arrangements noted.	Provide site manager details nearer the time and proceed with revised programme.	Open
285.	28/11/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed the dates for Network Rail's access, that a record of condition would be undertaken prior to entry, and that it would advise when that would take place.		Noted.	Confirm timing of the record of condition and site attendance.	Open
286.	29/11/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above		Mrs Hunt attached plan of land in their ownership which was requested by a poster. Any further assistance required contact SB.		SB acknowledged email.		Open
287.	02/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Mrs Hunt attached a plan of land in their ownership which had been requested in response to a poster. She advised that any further assistance should be directed through the agent.		The agent acknowledged receipt.	Record ownership information and continue correspondence through the agent.	Open
288.	02/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that Mr and Mrs Hunt had responded regarding an unregistered plot of land and indicated that a colleague at Bruton Knowles should be contacted for a copy of the Request for Information for completion in relation to that land.		On 02/12/2024, the agent confirmed that he would be content to assist if Network Rail covered the associated fees.	Clarify whether fees will be covered for work relating to the unregistered plot.	Open

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289.	04/12/2024	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent requested deeds showing that Network Rail had a right to cross Midge Hill Farm with vehicles.		On 03/12/2024, Bruton Knowles sent the necessary information.	Continue to address title / access-right queries as required.	Open
290.	09/12/2024	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent informed Bruton Knowles that his clients owned the land shown on the attached poster.		Bruton Knowles thanked the agent and advised that the discrepancy appeared to be a minor anomaly between GIS and HM Land Registry data, which was the reason for the ownership exercise. It also confirmed that the project would be on site the following week.	Record ownership clarification and proceed with the site visit.	Open
291.	09/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles attached the deposited plan and Book of Reference showing the occupation road in question, together with the deed of purchase for the land. It confirmed again that Network Rail intended to take access on the Wednesday.		The agent relayed that Mr Hunt requested that vehicular access only be taken if Network Rail was fully satisfied that it held the legal right to do so.	Consider and confirm confidence in the legal basis for vehicular access.	Open
292.	10/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles clarified Network Rail's rights as landowner in relation to vehicular access.		Clarification provided.	Continue engagement if further title or access concerns are raised.	Open

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293.	10/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles shared the pre-works record of condition with the agent.		Record of condition issued.	Retain for file and proceed with works as required.	Open
294.	16/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that it understood Mr Hunt had referred to an outstanding balance of £200. It noted that there had been no earlier correspondence on that issue, but that Network Rail's fees policy had been set out in September. Bruton Knowles stated that if the issue related to access, no fees would be payable because Network Rail had exercised its own right of access. A voicemail was also left requesting a return call.		Position set out that no fees were outstanding in relation to access where Network Rail was exercising its own rights.	Discuss any remaining fee queries by telephone.	Open
295.	16/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	T	Telephone discussion held regarding the alleged outstanding fees.		Fees position discussed.	Confirm the position in writing.	Open
296.	16/12/2024	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles followed up the telephone call in writing and confirmed that there were no outstanding fees between the agent / Mr Hunt and Network Rail in relation to the matter discussed.		Position confirmed in writing.	No further action unless further fee queries are raised.	Open
297.	17/12/2024	Mr & Mrs Hunt	Absolute Freehold	As above	E	Bruton Knowles requested a date on which a post-works schedule / record of condition could be completed.		On 17/12/2024, the agent requested that Bruton Knowles contact Mr and Mrs	Liaise directly with Mr and Mrs Hunt regarding the post-	Open

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			As reputed owner					Hunt directly, as Network Rail was not paying for his time in dealing with that matter.	works condition survey.	
298.	23/01/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that ecology surveyors would require walkover access along the Public Right of Way at Heron Lane. It noted that the survey had been postponed but that a further date would be confirmed in due course.		The agent raised professional fee and licence fee issues, stating that these were being discussed between Bruton Knowles and Mr Hunt.	Confirm future ecology survey dates and continue engagement on fees.	Open
299.	23/01/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles requested a timesheet of activity and confirmed that the matter would be raised with the project team. It also confirmed that no licence fee was payable because Network Rail had exercised its own reserved right to access its land.		On 30/01/2025, the agent sent a timesheet.	Review timesheet with the project team.	Open
300.	30/01/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above		Bruton Knowles confirmed that the timesheet would be passed to Network Rail Infrastructure Limited and that a response would be issued in due course.		On 02/02/2025, the agent thanked Bruton Knowles.	Revert once Network Rail Infrastructure Limited has considered the timesheet.	Open
301.	21/02/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent requested confirmation as to where an invoice should be sent.		On 26/02/2025, Bruton Knowles provided the billing address, asked that the invoice be sent to Bruton Knowles for onward	Await invoice and bank details.	Open

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								arrangement with Network Rail, and requested completion of the bank payment form.		
302.	26/02/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent returned the requested forms.		Bruton Knowles confirmed that it would seek Network Rail's approval and request that payment be processed as soon as possible.	Progress approval and payment.	Open
303.	26/02/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent thanked Bruton Knowles. In subsequent correspondence dated 20/03/2025, the agent requested confirmation that the payment had been processed.		Bruton Knowles advised that it understood payment was being processed and that it would check progress and update the agent.	Confirm payment status.	Open
304.	30/03/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent asked whether there was any update on processing of the invoice. In further correspondence dated 08/04/2025, the agent requested that the invoice be settled as soon as possible, asked that Network Rail Infrastructure Limited's accounts team contact him directly, and sought an update on the wider scheme programme.		On 09/04/2025, Bruton Knowles advised that TRU's commercial team believed payment had already been made but was investigating, and provided a broad overview of the scheme timescales.	Confirm payment status and continue to update on programme as required.	Open

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305.	28/05/2025	Mr & Mrs Hunt	Absolute Freehold As reputed owner	As above		Bruton Knowles advised the agent of proposed non-intrusive ecological walkover surveys and requested confirmation that the surveys could take place.		On 02/06/2025, the agent advised that if Network Rail had access rights then the surveys could proceed, but if not, an access licence would be required.	Confirm the legal basis for access before proceeding.	Open
306.	09/06/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that colleagues would be on site on Wednesday to access the bridleway and view the Network Rail boundary. It also advised that a formal note detailing Network Rail's proposals would be delivered and that the proposals could be discussed further.		None recorded at this stage.	Proceed with site attendance and issue the formal note.	Open
307.	07/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles issued an update on the proposed Network Rail Transport and Works Act Order and suggested a meeting with the agent and his client to discuss matters further.		On 11/07/2025, the agent confirmed that Mr Hunt accepted that a meeting was required, but maintained that he did not wish to grant Network Rail any permanent rights of access or dispose of any freehold land. The agent indicated that his client would work with Network Rail in relation to areas needed temporarily.	Arrange meeting and continue discussions on temporary versus permanent requirements and fee arrangements.	Open

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								The agent also confirmed his hourly rate and intention to submit timesheets every two to three months.		
308.	11/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that a meeting had been arranged with the client to discuss the affected interest in more detail and to understand whether the impact of the project could be limited. It also confirmed that comments would be reiterated to the project team and that it would respond once there was clarity, including on the basis on which fees would be paid.		The agent thanked Bruton Knowles and confirmed that he looked forward to hearing further.	Continue internal review and revert on impact mitigation and fees.	Open
309.	23/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles proposed an on-site meeting at Mr Hunt's property. It confirmed that it was progressing matters in the background with Network Rail and hoped to be able to offer a voluntary agreement, including an allowance for professional fees. It also indicated that it had hoped to provide a first draft of Heads of Terms in advance of the meeting.		The agent provided availability for a meeting.	Confirm meeting date and continue preparing Heads of Terms.	Open
310.	23/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed a proposed date and asked the agent to agree the time with his client so that diary invitations could be issued.		The agent advised that he would do nothing further until fees had been agreed.	Resolve fee position before progressing further meeting arrangements through the agent.	Open

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311.	24/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles clarified Network Rail's position on professional fees and confirmed that this would also be reflected in the Heads of Terms.		On 25/07/2025, the agent thanked Bruton Knowles for the clarification and requested certainty that the hourly rates and the frequency of invoices were agreed.	Confirm fee arrangements in more detail.	Open
312.	25/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles referred to the fee policy set out in the previous email and asked what professional advice the agent anticipated giving outside the scope already discussed.		The agent responded that the work required would depend on the content of the Heads of Terms and maintained that his hourly rates should be approved.	Continue dialogue on fee scope and rates.	Open
313.	25/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that the hourly rate was acceptable but that payment of fees would be in accordance with the position already set out and consistent with the RICS professional statement. It again requested confirmation of the meeting.		The agent advised that he could not agree to Network Rail's policy if fees were only payable on completion of an agreement, as his client would not pay for his time and he could not risk acting without guaranteed payment. The agent insisted on regular payments rather than payment at the end.	Consider whether any interim fee arrangement can be agreed.	Open

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314.	25/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles stated that the majority of agency work would usually be paid on completion of a transaction, but acknowledged the rationale for the agent's position. It confirmed that it would report the response back to the project team and noted that, although Network Rail was motivated to engage with Mr Hunt, it would not wish to expose itself unnecessarily to professional fees. Bruton Knowles understood that the agent would not continue acting for Mr Hunt and that the matter would therefore be progressed directly with the client.		On 28/07/2025, Bruton Knowles confirmed that it was still seeking formal instructions from its client following the previous discussions.	Obtain formal instructions on the fee position and representation arrangements.	Open
315.	30/07/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles followed up on earlier emails from a colleague regarding a meeting with Mr Hunt about the TRU scheme and sought an update on the current position.		On 31/07/2025, the agent confirmed that he was not prepared to spend further time on the matter unless an agreement could be reached on remuneration, as his client would not pay for his time. The agent stated that a colleague had intended to send draft Heads of Terms and seek approval from Network Rail for a budget for his time	Consider budget approval for professional fees to enable further discussions.	Open

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								to review the draft and attend a meeting if required.		
316.	01/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that approval had been obtained from Network Rail to pay £1,000 for a meeting to discuss a possible agreement on site and requested confirmation of a meeting date.		The agent accepted the proposed fee arrangement for the discussion and suggested a meeting date.	Confirm meeting arrangements and project team availability.	Open
317.	01/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that it would check the availability of the project designers.		On 03/08/2025, the agent thanked Bruton Knowles.	Confirm designers' availability.	Open
318.	06/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed a date for the meeting and requested confirmation of a time.		On 22/08/2025, the agent advised that he would arrange the time and location with Mr Hunt and revert in due course.	Await confirmation of time and location.	Open
319.	26/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles requested confirmation of the agreed date and time for the on-site meeting with Mr Hunt.		On 26/08/2025, the agent confirmed that a date and time had been decided.	Confirm final details.	Open
320.	26/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that it looked forward to receiving the final meeting details.		The agent requested that draft Heads of Terms be sent before the meeting. On 27/08/2025, the agent confirmed the	Consider whether Heads of Terms can be issued before the meeting.	Open

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								meeting time and place and repeated the request for Heads of Terms in advance.		
321.	28/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that a colleague would send over Heads of Terms.		The agent requested that an Outlook invitation be issued for the meeting.	Issue calendar invitation and confirm status of Heads of Terms.	Open
322.	28/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that Network Rail was not yet in a position to provide Heads of Terms and anticipated being able to do so within the next couple of weeks, subject to Network Rail approval.		The agent confirmed that he was content for the meeting still to proceed without Heads of Terms if Bruton Knowles considered it useful. He also advised that an invoice for time and expenses incurred to date would be sent that day.	Proceed with meeting and await invoice.	Open
323.	28/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that the meeting would still be useful in order to discuss the client's concerns and how the impacts could best be mitigated.		The agent confirmed that he looked forward to the meeting and advised that his hourly rate would be reduced while travelling in order to remain within the £1,000 cap. On 29/08/2025, the	Hold the meeting and process the invoice.	Open

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								agent attached the August invoice.		
324.	29/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	M	On-site meeting held to discuss practical impacts, including permanent land acquisition, re-routing of the Public Right of Way, and how the project might mitigate those impacts.		Issues and potential mitigation measures were discussed in detail on site.	Consider issues raised and revert with a detailed response.	Open
325.	30/08/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent requested confirmation that the August invoice was acceptable and had been passed on for payment. The agent also indicated that a possible solution to the footpath issue may have been identified, which would be explained further, and requested a note regarding Network Rail's discussions with Tameside Council.		Bruton Knowles advised that it would check the fee position with the colleague dealing with that aspect. It also confirmed that a further internal meeting was taking place the following day, after which it would report back to Network Rail for approval.	Confirm status of invoice and continue considering proposed solution to the footpath issue.	Open
326.	03/09/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles emailed Network Rail recommending payment of the invoice.		On 24/09/2025, the agent requested an update regarding the invoice.	Continue to pursue invoice approval.	Open
327.	10/09/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent asked whether anything other than fees had been discussed following the on-site meeting held in previous weeks.		On 18/09/2025, Bruton Knowles confirmed that the issues raised at the meeting had been discussed with the	Finalise and issue the comprehensive response letter.	Open

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								wider project team and that a comprehensive response letter was being prepared.		
328.	24/09/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that it was preparing a detailed response to all of the points raised. It also advised that it had not yet received confirmation on the invoice and had followed this up internally with Network Rail.		On 24/09/2025, the agent noted that he hoped the invoice had already been approved, as the due date was only four days away. On 26/09/2025, the agent requested a further update, noting that four weeks had passed since the on-site meeting.	Continue to chase invoice approval and issue the detailed response letter.	Open
329.	26/09/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles confirmed that the invoice had been passed to Network Rail but that it did not yet have a timescale for approval. It also advised that the draft response letter had been discussed at various internal meetings and was being finalised.		The agent indicated that he hoped to hear more the following week. On 08/10/2025, the agent again requested an update.	Continue to press for payment and finalise the response letter.	Open
330.	08/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that both the invoice and the response letter remained with the client for review and that it would seek an update.		The agent requested confirmation as to whether the invoice had been approved.	Confirm invoice approval status.	Open

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331.	08/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles advised that it understood the invoice had been approved by Network Rail and recommended for payment by finance. It confirmed that it would provide a further update once it had spoken with the client.		The agent thanked Bruton Knowles for the update.	Confirm when payment has been made.	Open
332.	19/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent thanked Bruton Knowles for its letter and indicated that he would discuss it with his clients. He also expanded on certain matters raised in the letter, particularly in relation to schedule of contact requests. The agent stated that he understood the project had been discussing the footpath issue with Tameside Council before Mr and Mrs Hunt became the freeholders and requested confirmation of when those discussions had begun. He also asked when the outstanding invoice would be settled.		Bruton Knowles confirmed that the project team had been discussing the impacts with Tameside Council, as former owner, until July 2024. It also confirmed the transfer date, the point at which Tameside Council had advised of the ownership change, and the dates on which the agent and Mr Hunt had been contacted by Bruton Knowles / the project team regarding proposals and land access. Bruton Knowles also confirmed the date on which it understood the fee payment had been made and asked the agent to confirm receipt.	Confirm receipt of payment and continue addressing historic engagement queries.	Open

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333.	20/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent confirmed that the invoice had not yet been paid. He also reiterated that Bruton Knowles had previously been in discussions with Tameside Council regarding the footpath and sought an approximate date as to when those discussions had begun.		On 22/10/2025, Bruton Knowles advised that Network Rail had engaged with the Council on the matter in 2021, that the TRU project was subsequently paused, and that engagement recommenced in 2024. It also advised that payment of the fee had been slightly delayed due to an internal VAT query, which had now been resolved, and confirmed that payment would be made no later than 27/10/2025.	Confirm payment is received and continue engagement on historic discussions as required.	Open
334.	22/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent stated that he considered Tameside Council ought to have disclosed the ongoing discussions to his clients when the land was sold to them.		Bruton Knowles explained that it was not in a position to advise on that issue and suggested that the agent or the clients refer the matter to the legal representative who dealt with the original conveyance in order to	No further action from Bruton Knowles on conveyancing advice point.	Open

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								understand what disclosures had been made.		
335.	23/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	L	Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				
336.	23/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent clarified that he was not seeking advice but wanted to know whether Bruton Knowles believed that Tameside Council knew of the proposed Network Rail project when the land was sold to Mr Hunt and, if so, whether it had failed to disclose this.		On 21/11/2025, Bruton Knowles confirmed that it understood the client had raised this issue separately and that, unfortunately, no further information could be provided beyond that already supplied.	No further information available; continue engagement on live Order matters only.	Open
337.	27/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent confirmed that the payment had not been received into the bank account that morning.		On 30/10/2025, the agent confirmed that the payment had been received.	Payment issue resolved.	Open
338.	31/10/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	L	Notification letter confirming land/ interests include within the Draft Order Limits				

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339.	7/11/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	L	Bruton Knowles issued Rule 15 notices.				
340.	11/11/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent thanked Bruton Knowles for its letter, made comments on the matters addressed in that letter, and raised further queries regarding invoices.		On 13/11/2025, Bruton Knowles issued further comments on the points raised by the agent and responded to the queries regarding fees and invoicing.	Continue engagement on points raised in the correspondence.	Open
341.	14/11/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent raised further questions regarding the proposed footpath diversion and requested clarification as to AtkinsRéalis' role within the scheme. In later correspondence dated 17/11/2025, the agent indicated that his client wished to send documents to Bruton Knowles.		On 17/11/2025, Bruton Knowles advised that AtkinsRéalis was acting as environmental and consents consultant to the project. Bruton Knowles also explained that Tameside Council would need to be satisfied with any proposed footpath re-route and that, if the project could mitigate the impact on Mr and Mrs Hunt and the Public Rights of Way Officer supported an alternative	Consider any alternative footpath proposal and arrange for Network Rail to respond directly to the client's documents.	Open

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								alignment proposed by the client, the project team would be willing to consider it. On 18/11/2025, Bruton Knowles confirmed that the client documents would be passed to Network Rail to respond directly.		
342.	18/11/2025	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above		Bruton Knowles attached documents requested by the agent, including statutory notices and voluntary agreements.		Requested documents provided.	Continue engagement as required.	Open
343.	03/03/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	L	Network Rail issued a letter in response to the objection.				
344.	04/03/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent contacted Network Rail requesting a call, as his clients had questions about the possibility of withdrawing their objections.		Network Rail indicated that it would ask Bruton Knowles to make contact.	Bruton Knowles to make contact with the agent.	Open
345.	04/03/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent contacted Bruton Knowles directly requesting a telephone call.		On 06/03/2026, Bruton Knowles confirmed that it would call on the Monday.	Make follow-up call.	Open

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346.	09/03/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent thanked Bruton Knowles for the call and confirmed that he looked forward to receiving the follow-up email discussed.		On 20/03/2026, Bruton Knowles confirmed that it wished to enter into an agreement with the clients in principle in relation to fencing and that Network Rail would be willing to pay for that. It also suggested that disturbance and compensation should be reserved until any losses were known, proposed an option followed by a permanent or temporary drawdown of land, and confirmed that the agent's and any legal fees would be reimbursed on completion of the option. Bruton Knowles asked whether there was anything specific the agent wished to see included in the Heads of Terms.	Prepare and issue draft Heads of Terms and associated side letter.	Open

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347.	02/04/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above		The agent confirmed that he looked forward to receiving the draft agreement and side letter on the following Tuesday.		Awaiting draft documentation.	Issue draft agreement and side letter.	Open
348.						FOLLOW UPS				Open
349.	07/04/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	Bruton Knowles issued draft Heads of Terms and side letter for discussion with the client, in the hope of obtaining formal approval.		Awaiting client review and response.	Continue negotiations and seek formal client approval.	Open
350.	13/04/2026	Mr and Mrs Hunt	Absolute Freehold As reputed owner	As above	E	The agent would like confirmation on when the agreement needs to be in place by.		15/04/2026 Bruton Knowles confirm that pre Public In quiry would be helpful.		
351.	15/08/2024	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Bruton Knowles issued a letter requesting a meeting to discuss how the scheme may affect Smurfit Westrock Limited's land and property interests.		No response recorded at this stage.	Continue engagement and seek to arrange a meeting.	Open
352.	07/10/2024	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Bruton Knowles issued a follow-up letter requesting a meeting to discuss how the scheme may affect Smurfit Westrock Limited's land and property interests.		No response recorded at this stage.	Continue engagement and seek to arrange a meeting.	Open

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353.	05/11/2024	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Bruton Knowles issued a Request for Information.		Awaiting return of the Request for Information.	Follow up if no response received.	Open
354.	16/12/2024	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Bruton Knowles issued a further follow-up letter requesting a meeting to discuss how the scheme may affect Smurfit Westrock Limited's land and property interests.		No response recorded at this stage.	Continue engagement and seek to arrange a meeting.	Open
355.	18/12/2024	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L/E	Bruton Knowles issued a follow-up email requesting a meeting to discuss how the scheme may affect Smurfit Westrock Limited's land and property interests and enclosed the chasing letter.		No response recorded at this stage.	Continue engagement and seek to arrange a meeting.	Open
356.	03/01/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Bruton Knowles issued a chasing email regarding arrangements for a meeting.		Smurfit Westrock Limited confirmed that the Request for Information had been returned in December and indicated that it would be content to arrange either a site visit or a Teams meeting.	Check availability and propose meeting dates.	Open
357.	03/01/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Bruton Knowles thanked Smurfit Westrock Limited for returning the Request for Information and confirmed that it would check its client's availability and revert with proposed dates.		Awaiting dates for a meeting.	Provide proposed meeting dates.	Open

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358.	11/02/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Knight Frank, as property manager, advised Bruton Knowles that a lock had been affixed to the second gate on the emergency access route and requested confirmation as to whether Network Rail had installed it. It noted that Smurfit Westrock Limited held a tenancy over the access roadway and requested that the lock either be removed or that keys be provided so that the emergency access route remained available at all times.		On 21/02/2025, Bruton Knowles confirmed that it had contacted Network Rail to establish whether it was aware of the lock and whether it related to the scheme, and advised that it would revert once a response had been received.	Investigate the source of the lock and confirm the position to Knight Frank / Smurfit Westrock Limited.	Open
359.	21/02/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Knight Frank advised that the matter required urgent resolution. Acting on legal advice, the existing lock had been removed and a replacement lock installed to which it held the keys. Knight Frank confirmed that a sign had been placed on the gate and that Network Rail could make contact if access was required.		On 25/02/2025, Bruton Knowles confirmed that this information had been passed to Network Rail, that the matter would be investigated internally, and that it would revert once a response had been received.	Continue investigation and confirm Network Rail's position on access arrangements.	Open
360.	23/10/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				
361.	31/10/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Notification letter confirming land/ interests include within the Draft Order Limits				

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362.	7/11/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	L	Bruton Knowles issued Rul 15 notices.				
363.	19/12/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Broadfield Law advised that it was acting on behalf of Smurfit Westrock Limited and enclosed its client's objection to the Transport and Works Act Order. It requested that all future correspondence be directed to it.		Formal objection lodged and legal representation confirmed.	Ensure future correspondence is directed to Broadfield Law.	Open
364.	26/01/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Smurfit Westrock Limited requested contact details within Network Rail to discuss its application to purchase land currently forming part of the manufacturing site at Stalybridge. It indicated that, if details of the proposed works could be obtained and no risk or impact to its operations was identified, its objection might be withdrawn.		On 25/02/2026, Network Rail passed the matter to a colleague for further consideration.	Arrange appropriate contact and continue discussions regarding the impact of the works.	Open
365.	25/02/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Network Rail confirmed that it was in receipt of Smurfit Westrock Limited's objection and was working to understand how the concerns raised could be addressed. It advised that formal correspondence would follow seeking to arrange a site meeting and confirmed the email address for future correspondence.		Smurfit Westrock Limited confirmed that it was the primary contact. It advised that it had no objection in principle to the land required and supported improvements to the network, but required confirmation that	Arrange site meeting and provide sufficient detail to address operational risk concerns.	Open

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								none of Network Rail's proposals would place its manufacturing operation at risk. It stated that, once satisfied on that point, its objection would be withdrawn.		
366.	26/02/2025	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Network Rail and Bruton Knowles confirmed that they would revert with dates for a meeting.		On 27/02/2026, Smurfit Westrock Limited provided dates on which it was available for a meeting. On 03/03/2026, it followed up the earlier email.	Confirm meeting date and issue formal invitation.	Open
367.	06/03/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Bruton Knowles proposed a meeting date.		Smurfit Westrock Limited confirmed the proposed date and provided specific access arrangements and requests for those attending.	Confirm attendees and comply with access arrangements.	Open
368.	10/03/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Bruton Knowles confirmed the names and email addresses of those who would attend the meeting.		Noted.	Meeting to proceed.	Open
369.	11/03/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	M	Meeting held to discuss the likely impacts of the scheme on Smurfit Westrock Limited and		Impacts and mitigation measures discussed.	Follow up in writing on matters discussed and next steps.	Open

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						potential measures to mitigate those impacts.				
370.	16/03/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	Smurfit Westrock Limited confirmed its understanding of what had been discussed at the meeting and requested details of next steps and design considerations. It also confirmed that it was keen to work with Network Rail to identify a mutually acceptable solution.		Smurfit Westrock Limited indicated a willingness to continue constructive engagement to resolve its concerns.	Provide written follow-up on design considerations, next steps, and proposed mitigation.	Open
371.	30/03/2026	Smurfit Westrock Limited	Absolute Freehold	2-042A, 2-043, 2-044	E	AtkinsRéalis issued Network Rail's response letter to Smurfit Westrock Limited's objection together with a follow-up letter from the site meeting, enclosing the matters discussed at that meeting.		Formal response and meeting follow-up issued.	Await further response from Smurfit Westrock Limited and continue engagement as required.	Open
372.	31/07/2024	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B, 2-018C, 4-004	L	Bruton Knowles issued a letter requesting a meeting with Casey (Printworks) to discuss the current design proposals and any potential impacts on its land and property interests.		No response recorded at this stage.	Continue engagement and seek to arrange a meeting.	Open
373.	6/11/2024	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-	L	Request for Information letter issued.		Awaiting response.	Follow up if no response is received.	Open

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				028B. 2-018C, 4-004						
374.	21/11/2024	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Bruton Knowles issued a chasing email in relation to the Request for Information and also sought clarification on ownership of an unregistered plot of land.		Awaiting response.	Continue follow-up regarding the Request for Information and unregistered ownership query.	Open
375.	07/01/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Bruton Knowles requested a meeting to review Casey (Printworks)' proposals, explain Network Rail's current position in the process, and consider the potential impacts of the scheme. Dates for a meeting were requested.		Awaiting response.	Meeting to be arranged.	Open
376.	16/05/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Bruton Knowles requested access for the project team to enter the field at Printworks Road in order to undertake a visual inspection of the culvert beneath the track and take photographs.		Awaiting response.	Confirm access arrangements.	Open
377.	28/05/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-	E	Bruton Knowles requested confirmation that non-intrusive walkover surveys could be		On 29/05/2025, Casey (Printworks) confirmed that it was content for the	Pass access requirements to the survey team.	Open

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				026, 2-028A, 2-028B. 2-018C, 4-004		undertaken on Casey (Printworks)' land.		surveys to proceed and set out the access arrangements and requirements.		
378.	29/05/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Bruton Knowles confirmed that the access requirements would be passed to the ecologists.		Casey (Printworks) requested a copy of the ecologists' RAMS and insurance details.	Issue RAMS and insurance information.	Open
379.	30/05/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	BK attached ecologists RAMS. 02/05/2025 BK attached details of insurance.		Requested documentation provided.		Open
380.	23/10/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	L	Voluntary Agreement letter issued, including plot plans and details of the powers and rights sought in the Order.		Awaiting response.	Continue engagement.	Open

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381.	29/10/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Casey (Printworks) advised that it had received Bruton Knowles' correspondence concerning land within its ownership and requested an on-site meeting to discuss the matter further.		On 20/11/2025, Bruton Knowles confirmed that it would be content to arrange an on-site meeting and sought confirmation as to whether Roger Hannah had been instructed, as Bruton Knowles had also been contacted by them in relation to Casey (Printworks)' interest.	Confirm representation and arrange meeting.	Open
382.	31/10/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	L	Notification letter issued confirming that the relevant land and interests were included within the draft Order limits.		None recorded at this stage.	Continue engagement.	Open
383.	7/11/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	L	Rule 15 Notice issued.		None recorded at this stage.	Continue statutory process.	Open

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384.	10/11/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Roger Hannah advised that it had agreed with Casey (Printworks) to contact Bruton Knowles to seek an undertaking in relation to reimbursement of professional costs incurred as a result of the scheme. It also provided the applicable rates for landowner compensation and requested that these be discussed with Network Rail.		On 10/11/2025, Bruton Knowles confirmed Network Rail's position in relation to payment of professional fees.	Continue engagement on fees and compensation basis.	Open
385.	20/11/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Casey (Printworks) confirmed that it had appointed Roger Hannah to act on its behalf. It clarified that the requested meeting related to the narrow strip of land off Spring Bank Lane that Network Rail sought to acquire permanently and requested proposed dates for a meeting.		On 20/11/2025, Bruton Knowles suggested dates for a meeting and confirmed that the engineering / design manager would also be invited.	Confirm a mutually convenient meeting date.	Open
386.	20/11/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Casey (Printworks) confirmed the dates on which it would be available. Roger Hannah confirmed that it could attend on the same dates.		Availability confirmed.	Finalise meeting arrangements.	Open
387.	24/11/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-	Z	Meeting held to discuss the proposed impacts of the TRU project on Casey (Printworks)' interests.		Potential impacts discussed.	Continue engagement and follow up on matters raised.	Open

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				028B. 2-018C, 4-004						
388.	24/11/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Dev-Cons sent Bruton Knowles a Planning Portal link to an application that overlaps with the strip of land off Spring Bank Lane.		Additional planning information provided for consideration.	Review planning overlap and assess implications for the scheme.	Open
389.	19/12/2025	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Roger Hannah confirmed that its client, Casey (Printworks), wished to make representations in relation to the Network Rail Order and enclosed a Representation Letter addressed to the Secretary of State.		Formal representation lodged.	Continue engagement to address the matters raised in the representation.	Open
390.	15/01/2026	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	E	Casey (Printworks) requested an update on how Network Rail intended to proceed in relation to a voluntary agreement. It indicated that the matters raised in its representation should be capable of resolution through further discussion.		Bruton Knowles confirmed that discussions were ongoing internally with Network Rail regarding the voluntary agreements and that it would revert as soon as possible.	Continue internal discussions and revert on voluntary agreement proposals.	Open

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391.	02/02/2026	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	M	Meeting held to discuss the matters raised in Casey (Printworks)' representation.		Representation issues considered in further detail.	Consider points raised and respond in writing.	Open
392.	10/03/2026	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	L	Network Rail issued a response letter to Casey (Printworks)' representation. The letter addressed the points raised and covered the matters discussed at the meeting held on 02/02/2026.		Formal response provided.	Continue engagement if further clarification is requested.	Open
393.	26/03/2026	Casey (Printworks)	Absolute Freehold	2-016, 2-017, 2-018A, 2-018B, 2-026, 2-028A, 2-028B. 2-018C, 4-004	L	Network Rail issued a request for development information and requested a further meeting in order to understand the proposed development in more detail.		Awaiting response.	Arrange further meeting and review development information when received.	Open
394.	15/07/2024	Oldham Council	Absolute Freehold In respect of adopted highway	11-014 11-017A 11-017B 11-018 11-019A 11-019B 12-003 12-004 12-005	E	Bruton Knowles confirmed that it was acting on behalf of Network Rail across several phases of the TRU scheme. It noted that Oldham Council was already aware of the proposed scheme, as Network Rail currently occupied land temporarily for a compound, and requested a		On 16/07/2024, Oldham Council requested confirmation of the specific Council land and locations to which the enquiry related.	Provide details of affected Council land and locations.	Open

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				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		meeting to discuss the project and potential land requirements from the Authority.				

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				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 17-003 18-001 18-003 18-004B 18-005 18-006 18-007 18-008 18-009 18-010B 18-012					

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				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					
395.	23/07/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles extracted the relevant title details relating to Oldham Council's landholdings affected by the TRU project and requested dates for a meeting.		Oldham Council requested the relevant title plans, noting that this would save time and cost.	Issue title plans.	Open
396.	06/09/2024	Oldham Council	Absolute Freehold	As above	E	Bruton Knowles advised that the meeting planned for 12/09/2024 needed to be postponed and requested alternative dates.		Awaiting response.	Rearrange meeting.	Open

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			In respect of adopted highway							
397.	12/09/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles cancelled the meeting.		Oldham Council requested a full list of sites, including addresses and/or location plans, so that these could be identified before any meeting took place.	Provide full site list and plans.	Open
398.	03/10/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles again requested dates for a meeting and confirmed that it was compiling title information which would be sent in due course.		Oldham Council advised that it would be unavailable for a meeting for some time due to leave and would prefer to review the relevant documents first so it could understand the purpose of the meeting.	Issue relevant documents before arranging meeting.	Open
399.	28/10/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles requested information regarding adopted and unadopted highways and Public Rights of Way and advised that it would provide a shapefile or DWG file of the red line boundary, requesting that Oldham Council provide all highway data within that boundary.		Oldham Council passed the request to the colleague best placed to deal with it.	Continue liaison with the relevant officer.	Open

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400.	28/10/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles issued the shapefile showing the red line boundary and offered a call to discuss the scheme.		Oldham Council issued adopted highway extents, Public Rights of Way routes, and the LSG ESU file.	Pass data to GIS team and continue review.	Open
401.	29/10/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles thanked Oldham Council and confirmed that the data had been sent to the GIS team.		Data acknowledged.	Continue internal review.	Open
402.	15/11/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles advised that it wished to engage with Oldham Council as a stakeholder and enclosed details of the ownership interests and the manner in which they were affected. It requested availability for a meeting.		Oldham Council suggested a meeting in the office during the week commencing 25/11/2024 or later, indicated that it would try to review the assets beforehand, and asked whether Network Rail wished to buy the land, lease it, or simply acquire rights of access.	Confirm type of land requirement and arrange meeting.	Open
403.	26/11/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles attached the page setting out Oldham Council land affected by the scheme.		Oldham Council requested that the information be sent in spreadsheet form so that comments could be added.	Reissue in spreadsheet format.	Open

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404.	26/11/2024	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council provided brief comments on the information sent. Where comments had not been added, it indicated that it did not believe it had the relevant title plan and requested that those plans be issued. It also noted that it would review proposals for potential compounds / access points when put forward but would prefer unsuitable options to be removed at an early stage.		On 27/11/2024, Bruton Knowles issued the relevant title plans.	Review comments and continue site / option assessment.	Open
405.	28/11/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council confirmed that a number of title plans were still missing, but suggested that Network Rail visit the sites and assess whether they were suitable for the intended use. If Network Rail still wished to use any of the sites notwithstanding the obvious difficulties, Oldham Council requested that those sites be inspected and that outline proposals be provided showing what was actually required before the matter was progressed further.		Oldham Council sought early site suitability review before further negotiation.	Inspect sites and provide outline proposals where required.	Open
406.	21/01/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles requested confirmation as to whether Oldham Council owned an unregistered plot of land.		On 22/01/2025, Oldham Council advised that ownership was likely to vest either in the Highway Authority or the Railway Authority,	Await legal confirmation and proceed on that basis.	Open

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								but as neither party held the necessary records, it had no objection to Network Rail using the land during TRU construction. It also confirmed that it had contacted its legal colleagues for their view.		
407.	22/01/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles sought confirmation as to whether Oldham Council owned a further unregistered plot of land.		Oldham Council advised that its mapping system did not show the land as a Council asset. It added that, if Network Rail intended to excavate a trench there, it should consider moving it 150 mm and excavating within the public highway as that would be simpler.	Review trench alignment option.	Open
408.	26/01/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles confirmed that it would await the response from Oldham Council's legal team, but had noted the position set out in the previous email.		On 30/01/2025, Oldham Council's legal colleague suggested that Network Rail should confirm categorically that the land was not owned by the	Confirm third-party ownership position.	Open

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								church or Railway Authority, but agreed that Network Rail could use the land during construction works.		
409.	28/01/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles issued a formal response to Oldham Council's follow-up queries. It suggested that a monthly update session might be worthwhile to report progress, given that Bruton Knowles was also liaising with other Council teams, and requested dates.		On 28/01/2025, Oldham Council proposed that work proceed under the service level agreement Network Rail had agreed with other Council departments and provided some information on fees. Oldham Council indicated it would check internally how it wished to deal with fees and requested specific plans for the areas required together with proposed Heads of Terms so that legal instructions could be prepared. On 31/01/2025, Oldham Council provided further fee information, noted that there appeared to be two monthly meetings and would	Review fee proposal, meeting structure, and plan requirements; prepare more detailed demise plans and land requirement information.	Open

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								review whether both were needed, and suggested dates for regular meetings. On 04/02/2025, it added notes to the documents, commented that plans / photographs were useful, requested that Network Rail review them, and sought plans showing the actual demises for any documentation so that fencing, access, and tree impacts were clear. It also stated that it would wish to agree exactly what land was required and for how long before agreeing detailed Heads of Terms / OMV.		
410.	30/01/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles confirmed that it had checked with both the church and Network Rail, both of whom confirmed that their historic deeds did not show ownership of the relevant land.		On 03/02/2025, Oldham Council requested, if possible, a copy of the relevant extract from the historic deed and whether it gave any indication as to ownership.	Check whether any relevant deed extract can be provided.	Open

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411.	30/01/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Network Rail confirmed that the matter of Moorgate Halt level crossing had been incorporated into the wider TWAO. It requested Oldham Council's input on certain details and asked for an on-site meeting.		On 30/01/2025, Oldham Council issued some information relating to footpath specifications and confirmed that it could attend an on-site meeting in the coming weeks.	Arrange on-site meeting and continue technical discussion.	Open
412.	07/02/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles advised that it had raised the query with the client but did not believe that Network Rail held any historic deed plans for the relevant area, which was why it was understood not to own the land. It confirmed that it would see what further information could be obtained.		Noted.	Continue checks for historical title evidence if available.	Open
413.	20/02/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Network Rail followed up on the earlier correspondence regarding an on-site meeting.		On 25/02/2025, Oldham Council advised that it hoped to visit the site later in the week.	Continue arrangements for site visit.	Open
414.	01/04/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles requested confirmation of ownership of further unregistered plots of land.		Oldham Council confirmed that it did not own any of the identified plots. It noted that one appeared to show a public footpath, but that this did not mean that the	Record ownership clarification.	Open

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								Council owned the land.		
415.	01/04/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles sought confirmation that the plot marked as a public footpath did not fall within Oldham Council ownership.		Oldham Council confirmed that it does not necessarily own adopted highways or footpaths. It explained that public footpaths frequently cross privately owned land and that the existence of a public right of way does not mean that the Council owns or maintains the underlying land.	Record ownership clarification and proceed accordingly.	Open
416.	29/05/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles requested consent to undertake a number of bat surveys during the summer over a parcel of land in Oldham Council ownership.		Oldham Council confirmed that it was content for the surveys to proceed and provided access information in advance.	Pass access information to survey team and proceed.	Open
417.	26/06/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles advised that it understood Oldham Council had recently spoken with the project team and explained that final design data for preparation of the land and works plans had only been received the previous week, with an internal workshop		Oldham Council confirmed a date and time for the following week and requested sight of the plots in advance so that it could prepare.	Provide plot information before the meeting.	Open

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						having taken place on the Monday. It requested availability the following week to discuss the plots.				
418.	01/07/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles issued a Request for Information chaser email.		On 02/07/2025, Oldham Council requested that the files be sent in Word format so that they could be completed.	Reissue in Word format.	Open
419.	02/07/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles reformatted the documents into Word and reissued them. It also requested a response regarding the outstanding meeting request.		Awaiting response.	Continue follow-up regarding meeting and RFI completion.	Open
420.	17/07/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	In relation to the monthly meeting, Oldham Council requested clarification as to why some sites were not mentioned and why other sites without agreed compound terms were identified as compounds. It requested that all sites be reviewed.		On 08/09/2025, Bruton Knowles issued the requested data and associated plans.	Continue review of all sites and align site schedules with agreed positions.	Open
421.	24/09/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council requested indicative timescales, including when agreements would need to be documented, the anticipated duration of temporary land take, and how long compounds would be required.		Bruton Knowles confirmed that the TWAO application was due to be submitted in October / November 2025 and that the project would seek voluntary	Provide indicative plot-by-plot timescales once available.	Open

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								agreements for all plots where possible before relying on compulsory powers. It advised that voluntary agreements would take the form of memoranda of agreement and that consideration would be based on the compensation code. It also explained that the construction programme for individual plots had not yet been finalised, but that it would seek indicative occupation periods from the engineering team and revert.		
422.	26/09/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council advised that, from an estates perspective, it would hope to agree memoranda of agreement before the end of the year where no planning / highways issues arose. It confirmed that indicative timescales for each plot would be helpful, requested a copy of the compensation code, and stated that it would review the		Noted.	Issue compensation code information and continue plot-by-plot programming discussions.	Open

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						information sent the following week and arrange a call.				
423.	29/09/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council advised that it would check certain issues internally and set out some initial queries and comments in the email.		On 01/10/2025, Oldham Council confirmed that it had not yet received feedback from Highways / Planning but that, from an estates perspective, it was content to negotiate lease terms for compounds / works areas / parking. It stated that, in order to progress matters, Bruton Knowles first needed to prepare demise plans for all relevant plots, confirm the required lease term, and make a rental offer for each plot. On 03/10/2025, Bruton Knowles advised that it was collating responses from the wider project team to provide as complete a response as possible at that stage. It confirmed	Prepare plot-by-plot demise plans, lease durations, and rental offers.	Open

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								that lease matters would be addressed in a separate email and enclosed a link to the rights to compensation.		
424.	06/10/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles requested confirmation of which plots Oldham Council considered to be designated public open space.		On 08/10/2025, Oldham Council clarified how it viewed public open space.	Record Oldham Council's position on public open space designation.	Open
425.	08/10/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council provided further information regarding the lease agreement and the additional compound area at Diggle turning circle.		On 27/10/2025, Bruton Knowles enclosed a proposed lease plan for an extension to the Diggle compound and requested comments on the proposed demise. It indicated that, once approved, a meeting could be arranged to discuss the finer points of the new / extended lease.	Review proposed demise and arrange meeting if appropriate.	Open
426.	23/10/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	L	Voluntary Agreement letter issued, including plot plans and details of the powers and rights sought in the Order.		Awaiting response.	Continue engagement.	Open

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427.	31/10/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	L	Notification letter issued confirming that the relevant land and interests were included within the draft Order limits.		None recorded.	Continue engagement.	Open
428.	7/11/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	L	Rule 15 Notice issued.		None recorded.	Continue statutory process.	Open
429.	21/11/2025	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council advised that it was, in principle, content with the extension of the compound over most of the blue-edged area, but listed several caveats. It requested a realistic market rent and confirmation that legal costs would be covered.		Bruton Knowles advised that it would review the position and revert.	Review caveats, rent, and legal costs position and respond.	Open
430.	16/01/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles acknowledged receipt of Oldham Council's objection and asked whether it would be available to discuss the land matters referred to within it. Dates for a call were requested.		On 19/01/2026, Oldham Council provided some dates and confirmed that it would only be able to discuss estates issues, as the objection had been submitted by several different departments. It also noted that many of the estates issues related to a lack of information.	Arrange call focused on estates issues and provide further information.	Open

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431.	19/01/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles proposed a date and time and indicated that members of the project team would be present to go through the specific plot requirements and address Oldham Council's queries.		Oldham Council copied Network Rail colleagues into the email chain and sought clarification as to why there appeared to be two separate management streams and how they related to one another.	Clarify management / communication streams and proceed with meeting arrangements.	Open
432.	20/01/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Network Rail confirmed that Bruton Knowles had arranged a meeting with the project team to go through the property matters highlighted in the objection letter.		Oldham Council advised that it might be helpful to involve the wider team where property matters interfaced with highways issues. It also suggested keeping the meeting small initially, then considering how best to deal with highway / planning / footpath issues. On 21/01/2026, Oldham Council requested that the meeting be rearranged for the following week so that a colleague could join, though indicated that it could still proceed	Rearrange meeting to allow appropriate attendance.	Open

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								and make progress if necessary.		
433.	29/01/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council requested that Bruton Knowles and Network Rail review how they intended to deal with the Council's objections. It asked for clarification as to who would deal with estates issues / land ownership and who would deal with the wider objections raised by the Council.		Network Rail confirmed that it would respond to the Council's objections in due course and suggested that all relevant colleagues should join the meetings.	Clarify division of responsibility and respond formally to objections.	Open
434.	29/01/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council confirmed that it already attended the wider meetings. It hoped that the estate-led objections could be resolved by Network Rail and was content for estate-led objections to be progressed with Bruton Knowles only, leaving other meetings to focus on highways / planning / other matters.		Network Rail confirmed that it would discuss this with Bruton Knowles and advised that the land issues raised in the objection letter would be addressed in its formal response. It suggested that, once Oldham Council had reviewed that response, a further meeting could be arranged with Bruton Knowles.	Issue formal response and then arrange follow-up estates meeting.	Open

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435.	29/01/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council provided dates on which it would be available for a meeting.		Availability confirmed.	Arrange meeting.	Open
436.	05/02/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	L	Network Rail issued a letter in response to the objection.				
437.	03/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles requested a meeting with Oldham Council to discuss property issues and asked for available dates.		On 04/03/2026, Oldham Council forwarded the email to a colleague, suggested dates, assumed that Bruton Knowles had seen its Statement of Case, and requested that a pack of drawings / Network Rail proposals relating to each site be pulled together for the meeting.	Prepare meeting pack and confirm date.	Open
438.	04/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles suggested a date for the meeting and confirmed that the OMBC land plots could be reviewed on the call, with plans available on the application website.		Awaiting confirmation.	Finalise meeting arrangements.	Open

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439.	04/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council asked, before the meeting was confirmed, whether its Parks Manager could attend, as many of the concerns related to tree loss and land reinstatement. It stated that his attendance would be helpful. In a further email the same day, Oldham Council requested that Bruton Knowles set up the meeting and suggested a running order so that concerns regarding tree loss and reinstatement could be addressed while the Parks Manager was present.		Oldham Council sought a broader attendance and a structured agenda.	Arrange meeting accordingly and circulate agenda.	Open
440.	05/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Ahead of the proposed meeting, Oldham Council sought clarification on the legal position relating to land reinstatement and, specifically, the measures in place to replace any trees that would be removed. It stated that it would ordinarily require replacement at a rate of two for one, or alternatively a payment to cover planting costs elsewhere, and asked whether Network Rail would follow that requirement under deemed consent.		On 05/03/2026, Network Rail confirmed that a colleague had already issued a response on reinstatement, which addressed the relevant information.	Review reinstatement response at meeting and address any remaining concerns.	Open
441.	10/03/2026	Oldham Council	Absolute Freehold	As above	E	Oldham Council forwarded its previous email on land reimbursement and requested that this be reviewed at the meeting. It also requested		Written responses sought for each objection point.	Ensure written responses are prepared and discussed at meeting.	Open

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			In respect of adopted highway			something in writing for each objection.				
442.	10/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	Z	Meeting held to discuss Oldham Council's land interests, its concerns regarding use of its land for the scheme, and the actions to be taken.		Issues discussed and actions identified.	Follow up on agreed actions.	Open
443.	11/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Oldham Council issued the action points arising from the previous Teams call.		Actions confirmed by Oldham Council.	Progress and respond to the action list.	Open
444.	30/03/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Bruton Knowles offered a site meeting to inspect the plots and understand the issues concerning third-party landowners.		On 31/03/2026, Oldham Council asked what was meant by third-party landowners, indicated that it did not think a site visit would add anything, and confirmed that it would not be available until 22/04/2026.	Clarify meaning of third-party landowners and consider whether a site meeting remains useful.	Open
445.	08/04/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	Further to the meeting on 10/03/2026, Bruton Knowles issued a detailed response setting out the requirements across Oldham Council's landholdings, which it hoped		Formal response issued.	Await Oldham Council's further comments.	Open

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						would address the Council's queries.				
446.	08/04/2026	Oldham Council	Absolute Freehold In respect of adopted highway	As above	E	D2 Global issued a land schedule rights assessment. Bruton Knowles' earlier email explained how the Order dealt directly with other third-party / statutory interests, as this appeared to be a concern in relation to a number of the plots raised by Oldham Council.		Additional explanation provided on treatment of third-party and statutory interests.	Continue engagement and address any remaining concerns arising from the assessment.	Open
447.	15/2/2024	National Grid	Absolute Freehold Category 2	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	E	Bruton Knowles emailed National Grid, seeking confirmation of ownership extent of unregistered land		On 08/04/2024, National Grid confirmed that the query had been passed within its team. Bruton Knowles acknowledged this with thanks.	Continue ownership enquiries pending National Grid's internal review.	Open
448.	07/03/2024	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a follow-up email to National Grid seeking confirmation of the ownership extent of unregistered land.		On 08/04/2024, National Grid confirmed that the query had been passed within its team. Bruton Knowles acknowledged this with thanks.	Continue ownership enquiries pending National Grid's internal review.	Open

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449.	11/3/2024	National Grid	Absolute Freehold Category 2	As above	E	National Grid confirmed that the land ownership query was being investigated internally.		Bruton Knowles acknowledged the update with thanks on 12/03/2024.	Await substantive ownership response.	Open
450.	17/4/2024	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a further email regarding the outstanding ownership enquiry.		National Grid confirmed that the enquiry would be followed up internally.	Continue to pursue confirmation of ownership.	Open
451.	25/4/2024	National Grid	Absolute Freehold Category 2	As above	E	BNP Paribas responded on behalf of National Grid – responded that unregistered land in question likely doesn't belong to National Grid.		Bruton Knowles responded, suggest ownership can be sought via site notice		Open
452.	9/5/2024	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles followed up with BNP Paribas regarding the ownership enquiry.		BNP Paribas confirmed that it was awaiting National Grid's response.	Await response from National Grid via BNP Paribas.	Open
453.	24/2/2025	National Grid	Absolute Freehold Category 2	As above	L	Request for Information letter issued seeking confirmation of National Grid's interest in HMLR titles GM535756 and MAN417231.		Awaiting response.	Follow up if no response received.	Open
454.	31/3/2025	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles submitted an online enquiry following up on unreturned RFI letter				Open
455.	12/3/2025	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles sought a contact to discuss Network Rail's ecology studies.		On 13/03/2025, National Grid requested that the matter be taken up with BNP Paribas,	Engage with BNP Paribas regarding site access / ecology matters.	Open

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								acting for National Grid Real Estate.		
456.	14/3/2025	National Grid	Absolute Freehold Category 2	As above	E	BNP Paribas responded by providing details of registration for the site access portal.		Registration details provided to facilitate access arrangements.	Complete registration and continue access discussions.	Open
457.	3/4/2025	National Grid	Absolute Freehold Category 2	As above	E	National Grid responded to the online enquiry regarding the Request for Information and requested that the letter be re-sent.		Bruton Knowles reissued the letter the same day for review.	Await completion and return of the Request for Information.	Open
458.	17/4/2525	National Grid	Absolute Freehold Category 2	As above	E	National Grid confirmed the best address for enquiries and noted that title MAN369055 was confirmed as Network Rail freehold.		Bruton Knowles requested additional information in relation to the outstanding titles. National Grid acknowledged the Request for Information letter and agreed to complete it.	Await completed title / RFI information.	Open
459.	30/4/2025	National Gird	Absolute Freehold Category 2	As above	E	Bruton Knowles made further contact regarding the TRU scheme and requested additional ownership information for titles MAN417231 and MAN369055.		Bruton Knowles followed up for a response on 19/05/2025.	Continue ownership enquiries.	Open
460.	1/5/2025	National Grid	Absolute Freehold Category 2	As above	E	National Grid returned the Request for Information.		On 02/05/2025, Bruton Knowles acknowledged receipt with thanks.	Review returned Request for Information.	Open

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461.	20/5/2025	National grid	Absolute Freehold Category 2	As above	E	National Grid responded to the title enquiries and requested that correspondence be redirected to an alternative colleague. Bruton Knowles circulated this internally on the same day.		On 28/05/2025, National Grid agreed to join a meeting to discuss matters further. Bruton Knowles confirmed that it would revert with dates.	Arrange meeting with the appropriate National Grid contact.	Open
462.	10/7/2025	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles contacted National Grid to arrange a meeting.		National Grid responded the same day with additional availability. Bruton Knowles confirmed a meeting for 11:00 on 17/07/2025.	Meeting to proceed.	Open
463.	17/7/2025	National Grid	Absolute Freehold Category 2	As above	E	Follow-up correspondence issued after the meeting held on 17/07/2025. National Grid expressed appreciation for the early engagement and referred Bruton Knowles to its guidance document for working near National Grid assets.		Bruton Knowles acknowledged this with thanks on 17/07/2025.	Continue engagement with reference to National Grid's asset protection guidance.	Open
464.	23/10/2025	National Grid	Absolute Freehold Category 2	As above	L	Voluntary Agreement letter issued, including plot plans and the powers/rights included in the Order				
465.	31/10/2025	National Grid	Absolute Freehold Category 2	As above	L	Notification letter confirming land/ interests include within the Draft Order Limits				

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466.	7/11/2025	National Grid	Absolute Freehold Category 2	As above	L	Bruton Knowles issued Rule 15 notices.				
467.	27/11/2025	National Grid	Absolute Freehold Category 2	As above	E	National Grid acknowledged submission of the Order application and advised that it would be submitting an objection. It summarised its position, including the need for protection where land acquisition, rights extinguishment, or interference with apparatus was proposed; the need for further discussion on impacts to apparatus and rights; the need for protection for retained apparatus and compliance with proximity standards; inclusion of National Grid land, including the Stalybridge substation access road; queries as to whether National Grid's land use guidance / process had been followed; queries as to whether engagement on National Grid's land use process had commenced; and confirmation that solicitors would be instructed to agree protective provisions. Solicitor contact details for the Applicant were requested.		National Grid set out a formal objection position and requested legal engagement on protective provisions.	Provide solicitor details and continue engagement on protective provisions and objection issues.	Open
468.	09/02/2026	National Grid	Absolute Freehold	As above	L	Network Rail issued a letter in response to the objection.				

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			Category 2							
469.		National Grid	Absolute Freehold Category 2	As above	E	Network Rail issued a response to the objection.		National Grid subsequently responded on 10/02/2026.	Continue objection engagement.	Open
470.	10/2/2026	National Grid	Absolute Freehold Category 2	As above	E	National Grid responded to Network Rail's objection response, copying in Bruton Knowles, and requested solicitor details together with protective provisions in its preferred form.		National Grid sought legal engagement on the drafting of protective provisions.	Provide solicitor contact details and progress protective provisions.	Open
471.	13/2/2026	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles emailed National Grid regarding the objection response and sought an opportunity to meet and discuss matters.		An out-of-office response was received from the relevant contact.	Re-engage once the contact is available.	Open
472.	16/2/2026	National Grid	Absolute Freehold Category 2	As above	E	National Grid made contact agreeing to a meeting and again requested solicitor details in relation to the draft protective provisions.		Meeting agreed in principle; solicitor details requested.	Confirm meeting arrangements and provide legal contact details.	Open
473.	19/2/2026	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles responded to National Grid's email regarding solicitor details and the proposed meeting, confirming that the purpose of the meeting was to clarify the position in relation to the objection.		On 19/02/2026, National Grid provided limited availability.	Arrange meeting within the availability provided.	Open

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474.	22/2/2026	National Grid	Absolute Freehold Category 2	As above	E	Bruton Knowles issued a further explanation of the meeting purpose and requested additional availability.		Awaiting further availability.	Finalise meeting date.	Open
475.	24/2/2026	National Grid	Absolute Freehold Category 2	As above	E	National Grid issued its Statement of Case, copying Bruton Knowles.		Formal inquiry position lodged.	Review Statement of Case and continue engagement.	Open
476.	24/2/2026	National Grid	Absolute Freehold Category 2	As above	E	National Grid provided further explanation as to why the Statement of Case had been submitted and gave additional context on the amended protective provisions and next steps.		On 27/02/2026, Bruton Knowles confirmed receipt of National Grid's availability.	Progress meeting arrangements and protective provisions discussions.	Open
477.	5/3/2026	National Grid	Absolute Freehold Category 2	As above	E	National Grid provided further availability for a meeting.		Availability noted.	Confirm meeting date.	Open
478.	19/3/2026	National Grid	Absolute Freehold Category 2	As above	E	National Grid issued follow-up notes after the meeting held on 19/03/2026. The notes recorded that the scope of discussion covered the TRU / ECML interface, including Stalybridge substation, overhead lines, land take, and temporary possession. Plans were reviewed to identify land impacts, rights sought, and access requirements. The works were clarified as predominantly temporary, including access and drainage, with no diversion of National Grid apparatus anticipated. Works near the		Bruton Knowles acknowledged receipt on 19/03/2026 with thanks.	Progress legal discussions on protective provisions, voluntary agreement wording, access protections, indemnity / insurance provisions, and compulsory acquisition wording ahead of inquiry.	Open

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						substation were described as limited to minor upgrades to steps and vegetation clearance. Land ownership was clarified as National Grid freehold, with highway status of the road and subsoil noted and Tameside's interest per the Book of Reference acknowledged. National Grid reiterated the need for unfettered operational access to the substation at all times and referred to recent bridge weight restriction issues as illustrating the sensitivity of access. Network Rail confirmed that it had no intention of restricting access and that this would be secured through provisions / ongoing engagement. National Grid stated that the draft protective provisions were not in its preferred or precedent form, while Network Rail referred to precedent Orders, including W3 / Huddersfield–Dewsbury, where similar drafting had been accepted. National Grid repeated its preference to avoid deviation from standard precedent, although some scheme-specific tailoring might be required. It was agreed that protective provisions would be progressed by solicitor-to-solicitor engagement. National Grid requested Network Rail's legal contact in order to begin comparison of drafting. Detailed				

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						protective provision clauses were reviewed, including notification periods, "near to" definitions, and approval processes. National Grid raised a requirement for uncapped indemnity and insurance for works within 15 metres of apparatus. Network Rail noted potential public body constraints on insurance / indemnity, to be addressed legally. National Grid also sought a clause preventing compulsory acquisition of National Grid land without agreement. Network Rail confirmed that it could not fetter its compulsory powers due to programme certainty and blockade requirements. Network Rail's position was that a voluntary agreement was preferred but that compulsory powers must be retained as a fallback. The parties agreed to progress the voluntary agreement versus compulsory powers issue through legal negotiation. National Grid agreed to provide examples from other rail schemes where agreements had been reached. Walker Morris was confirmed as National Grid's legal representative. Network Rail agreed to provide contact details for Juliet Clark of Eversheds to facilitate legal discussions. It was also agreed that precedent				

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						protective provisions and comparator agreements would be exchanged. National Grid noted the risk that unresolved protective provisions might create issues at inquiry.				
479.	6/11/2024	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A	L	RFI posted first class via Docmail				Closed
480.	9/12/2024	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A	E	Letter from Gateley Hamer (agent) received confirming instruction as agent for the Railway Inn. Requests confirmation of fee payment		BK responded 9/12/2024 to confirm awaiting instruction from Network Rail of next steps.9/12/2024 Agent confirmed receipt with thanks		Closed
481.	10/12/2024	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A	E	Agent requested word versions of RFIs for Railway Inn and The Diggle Hotel		BK responded with word versions 10/12/2024		Closed
482.	17/12/2024	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A	E	Agent followed up regarding the position on paying fees				Closed
483.	14/01/2025	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A		RFI chaser sent first class				Closed

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

Ref	Date	Party / Organisation	Interest in Land	Plot Ref	Method	Summary of Contact / Matters Discussed	Offer Made (£)	Response / Counter-Position	Outstanding Issues / Actions Required	Status
484.	3/3/2025	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A		BK received letter from agent with queries on the scheme and how it will impact Railway Inn and access for staff, deliveries and patrons		11/4/2025 BK responded to queries providing clarity for Railway Inn		Closed
485.	02/04/2025	Unique Pub Properties Ltd (The Railway Inn)	N/A	N/A	L	Network Rail issued a letter in response to the objection.				Closed