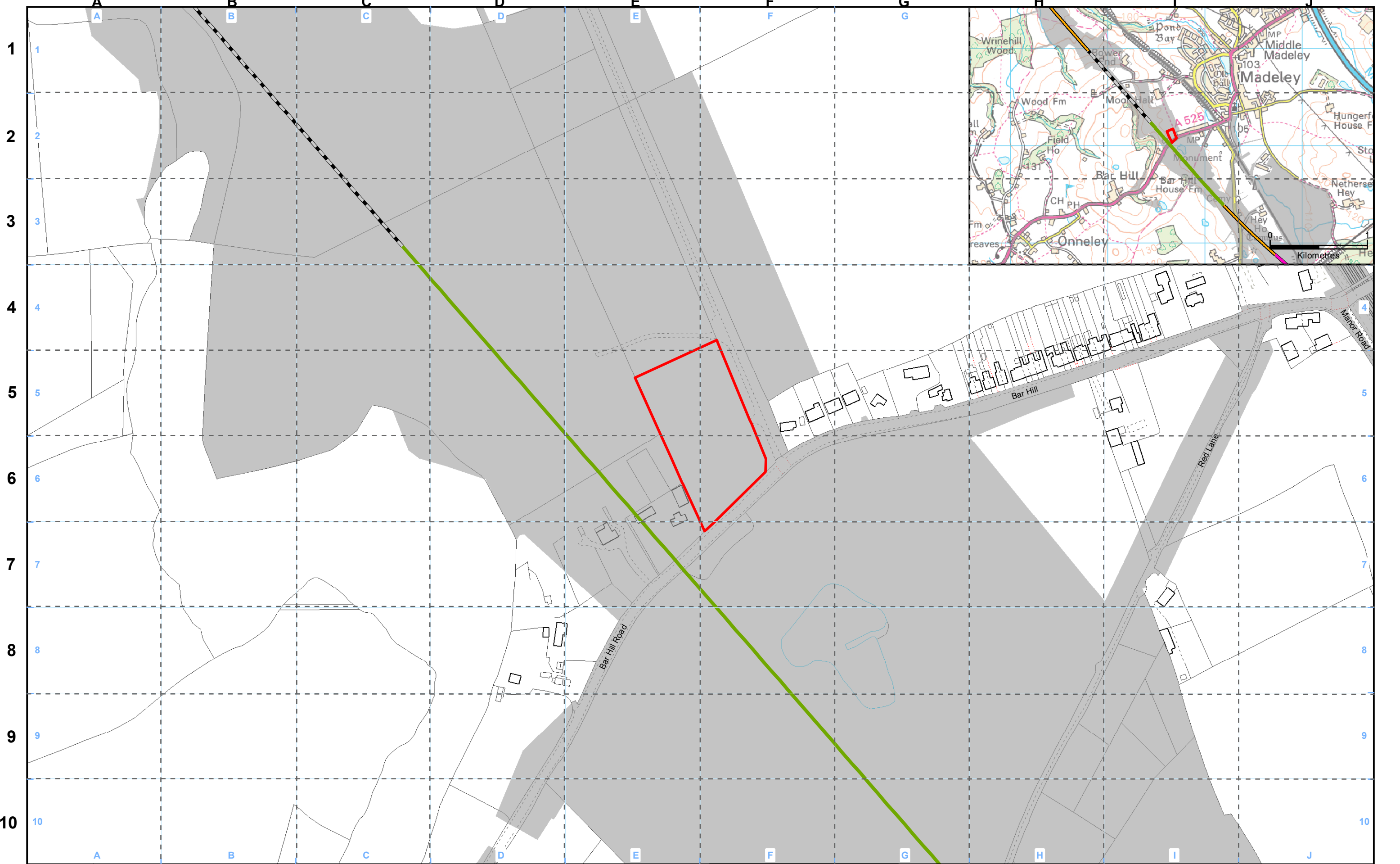




Legend

Phase 2a SES2 and AP2 ES alignment February 2019

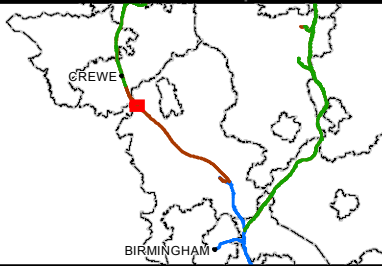
- Bored Tunnel
- Cutting
- Embankment
- Viaduct



Indicative extent of petitioner(s) property



Hybrid Bill Limits



High Speed Two
Petitioner Location Plan
Reference Drawing

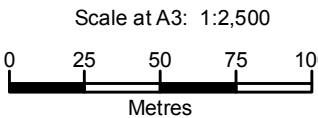
Petitioner
Mr Edward Nield

Petition number
P2A-HOL-000007

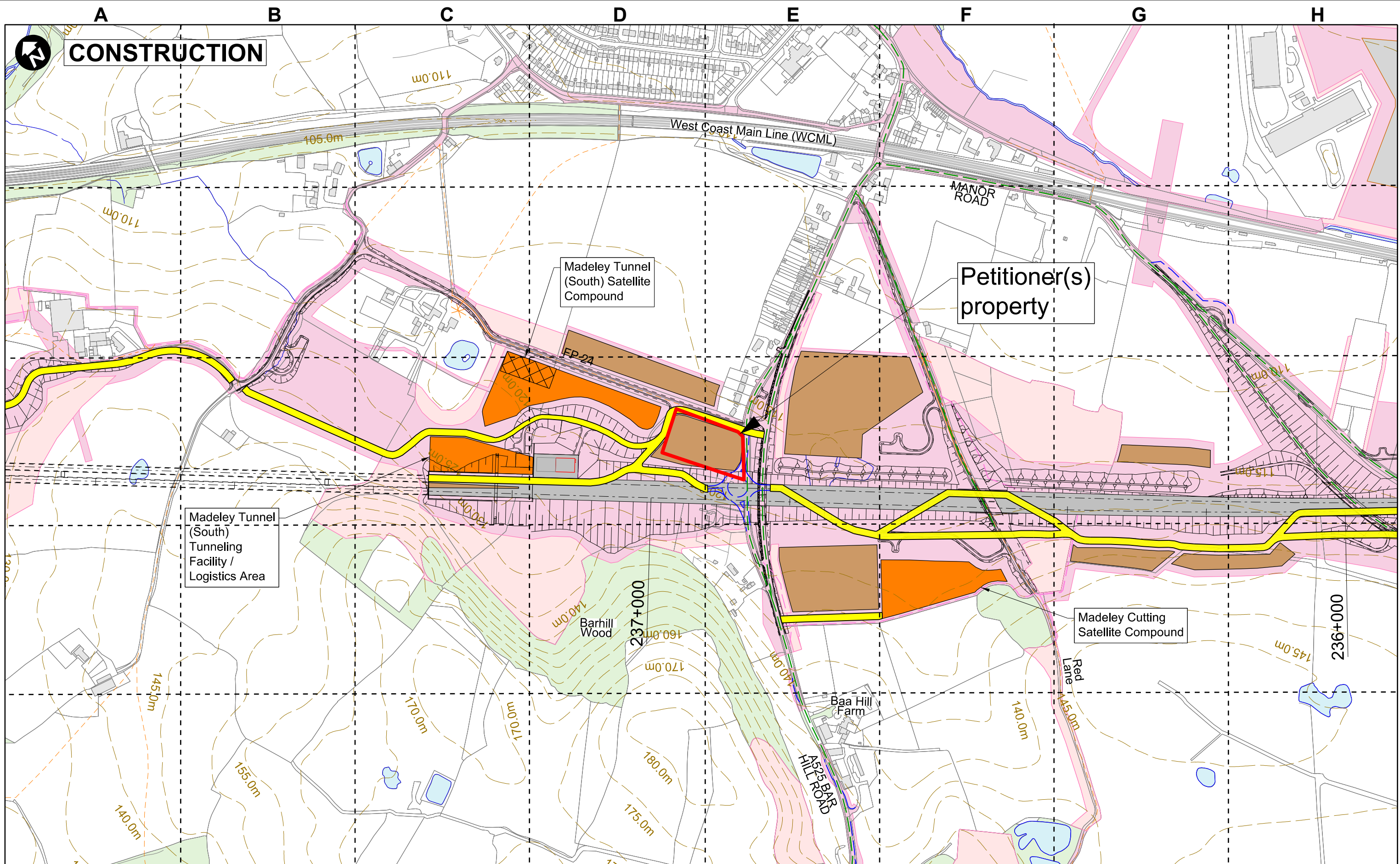
HS2

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Doc Number: P2A-HS2-HY-MAP-A000-000279



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Legends/Notes:

	Engineering earthworks
	Landscape earthworks
	Railway
	Satellite construction compound
	Indicative extent of petitioner(s) boundary

	Land potentially required during construction
	Extent of land potentially required during construction for mitigation planting
	Existing inland water
	Existing woodland
	Temporary material stockpile

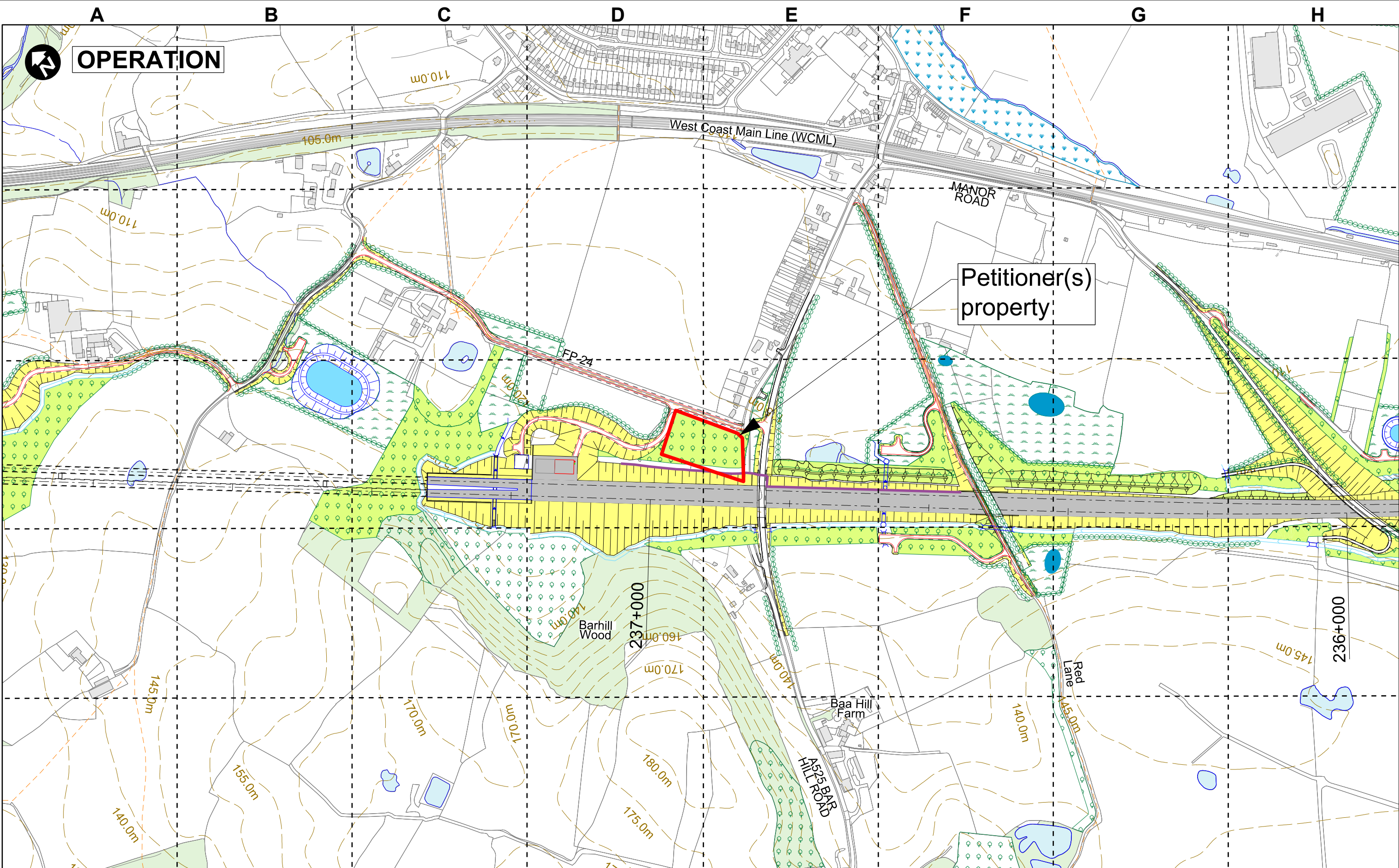
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Haul road
	Construction traffic route

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Creator/Originator
Ove Arup & Partners International Ltd

Zone	Community Area 4		
Design Stage	Designs for Petition		
Drawing Title	Edward Nield Petition P2A-HOL-007 Construction		

Project/Contract C861 Hybrid Bill Additional Provision 2 AP2		
Discipline/Function Petitions		
Drawn JP	Checked DS	Approved TE
Date 2019/09/06	Scale 1:5000	Size A3
Drawing No. 2PT02-ARP-PT-DSK-000-200002-PET000007		Rev. P01



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Legends/Notes:

- Engineering earthworks
- Landscape earthworks
- Railway
- Woodland habitat creation
- Landscape mitigation planting
- Grassland habitat creation
- Wetland habitat creation

- Balancing pond
- Existing inland water
- Existing woodland
- Indicative extent of petitioner(s) boundary
- Ecological mitigation pond
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW
- Stopped-up PRoW

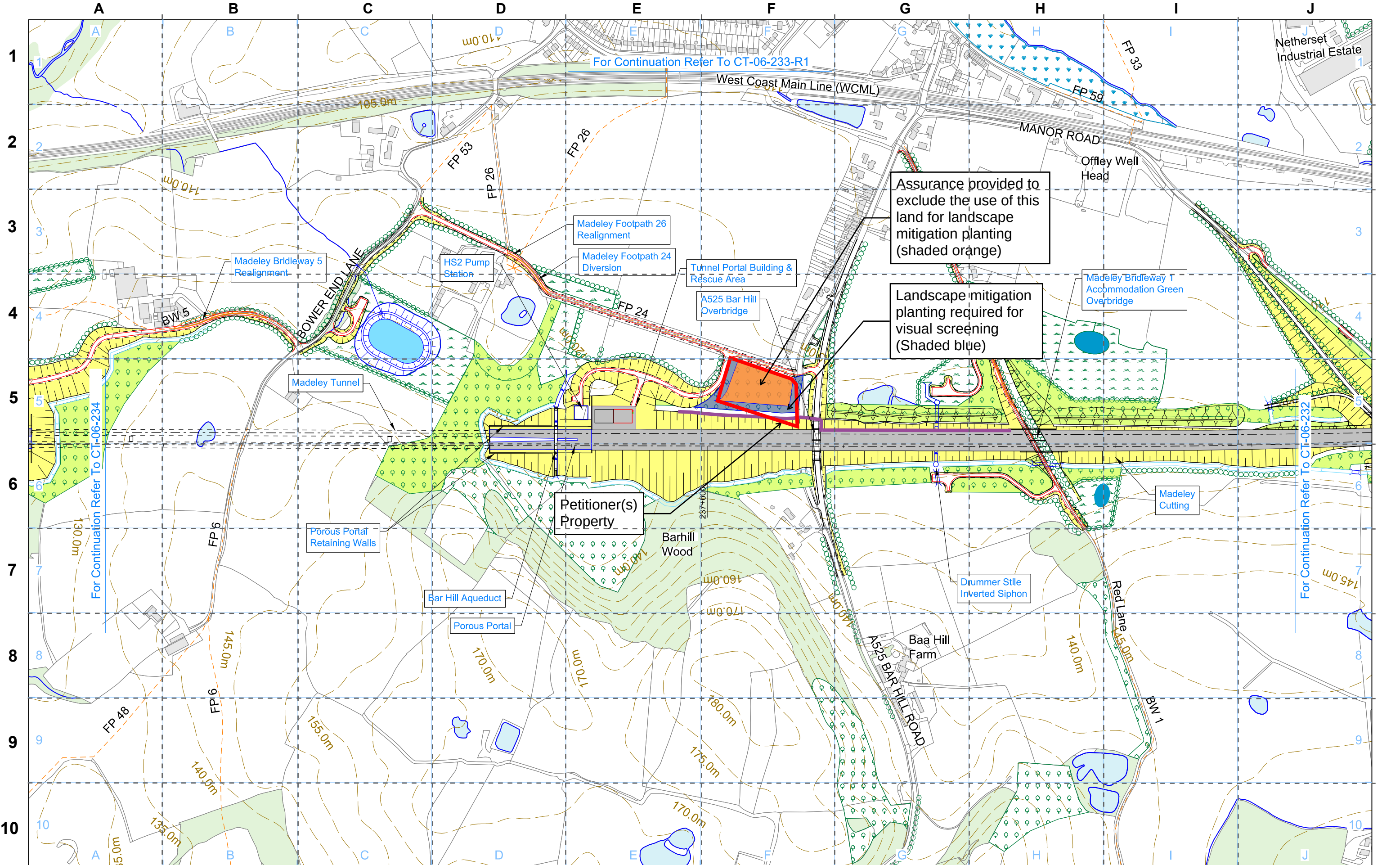
- HS2 access road
- Noise barrier
- Hedgerow habitat creation
- Ditches - new
- Watercourse diversion
- Local placement of surplus excavated material

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Birmingham, B4 6GA

Creator/Originator
Ove Arup & Partners International Ltd

Zone	Community Area 4		Project/Contract C861 Hybrid Bill Additional Provision 2 AP2		
Design Stage	Designs for Petition		Discipline/Function Petitions		
Drawing Title	Edward Nield		Drawn JP	Checked DS	Approved TE
	Petition P2A-HOL-007		Date 2019/09/08	Scale 1:5000	Size A3
	Operation		Drawing No. 2PT02-ARP-PT-DSK-000-200003-PET000007		Rev. P01



Legend

Depot, station, headhouse or portal building	Replacement floodplain storage	Public realm/Replacement community facility	Community Area boundary	Existing woodland
Tunnel portal	Woodland habitat creation	Engineering earthworks	Watercourse diversion	Existing buildings
Electricity substation	Wetland habitat creation	Landscape earthworks	Existing watercourse	Existing inland water
Land drainage area	Grassland habitat creation	Rail alignment formation	Ditches - new	Existing contours
Ecological mitigation pond	Landscape mitigation planting (scrub / woodland)	Returned to suitable development use	Main utility works	HS2 access road
Balancing pond	Grassed areas	County boundary	Existing public right of way (PRoW)	Noise fence barrier
	Local placement of surplus excavated material	Borough / District boundary	New, diverted or realigned PRoW	Rail alignment
			Stopped-up PRoW	Chainage (e.g. 10+000)
			Tunnels external extent	

Map Number
CT-06-233

Map Name
Proposed Scheme
SES2 and AP2 ES

Community Area
CA4 Whitmore Heath to Madeley

HS2

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Registered office:
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Birmingham, B4 6GA

Scale at A3: 1:5,000

0 50 100 150 200 250 Metres

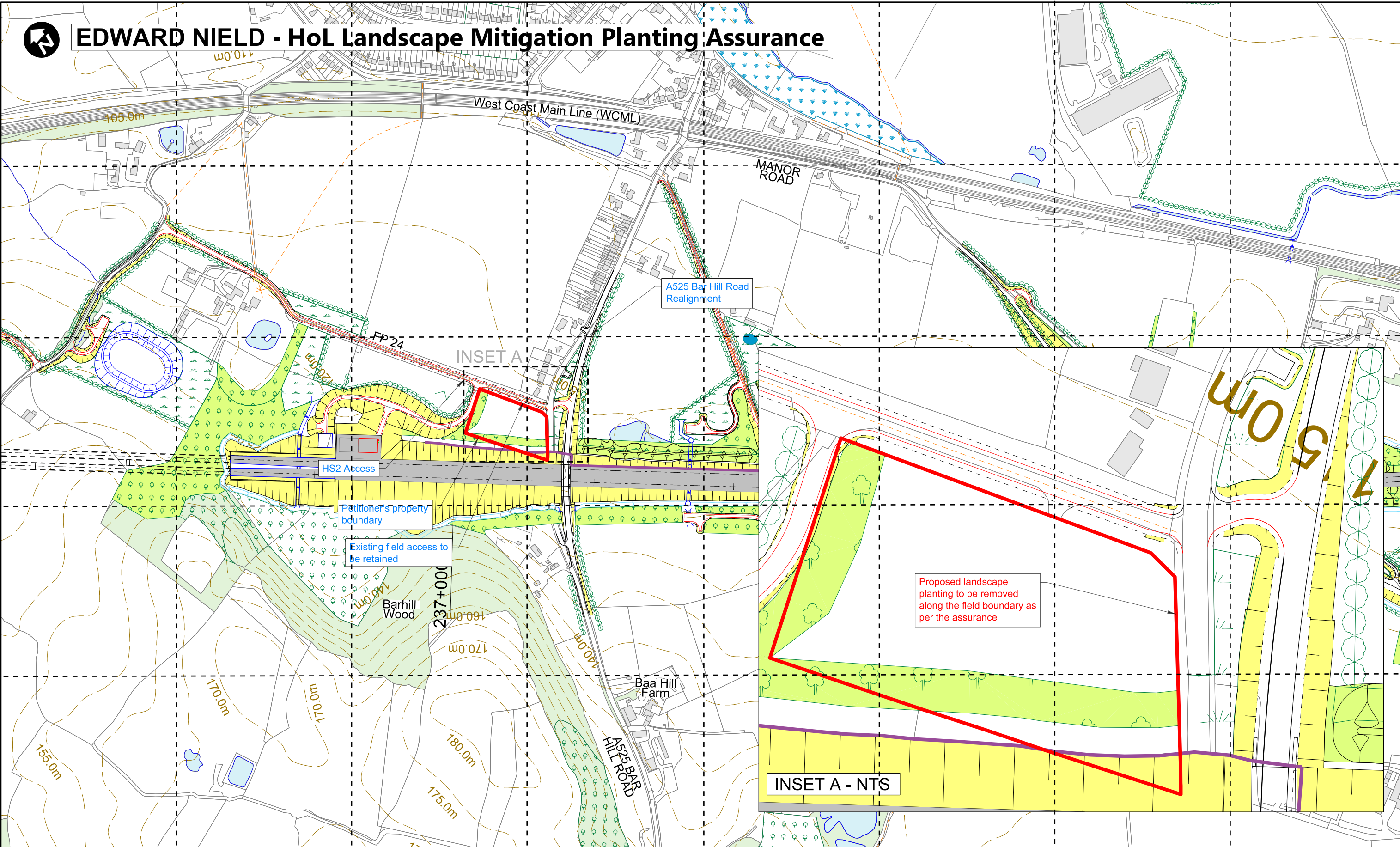
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Doc Number: 2PT02-ARP-EV-DPL-000-056233

P03



EDWARD NIELD - HoL Landscape Mitigation Planting Assurance



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Legends/Notes:

- Engineering earthworks
- Landscape earthworks
- Railway
- Woodland habitat creation
- Landscape mitigation planting
- Grassland habitat creation
- Wetland habitat creation

- Balancing pond
- Existing inland water
- Existing woodland
- Ecological mitigation pond
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW
- Stopped-up PRoW
- Indicative extent of petitioner(s) boundary

- HS2 access road
- Noise barrier
- Hedgerow habitat creation
- Ditches - new
- Watercourse diversion
- Local placement of surplus excavated material

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Creator/Originator
Ove Arup & Partners International Ltd

Zone	Community Area 4		Project/Contract	
Design Stage	Designs for Petition		C861 Hybrid Bill Additional Provision 2 AP2	
Drawing Title	Edward Nield Petition P2A-HOL-007		Discipline/Function	
			Petitions	
			DA	BM
HoL Landscape Mitigation Planting Assurance		Date	2020/06/18	Scale
		2020/06/18	1:5000	Size
HoL Landscape Mitigation Planting Assurance		Drawing No.	C861-ARP-PT-SKE-000-110540	
		Rev.	P01	

Roger Bedson
Hinson Parry & Company
Reward House
Diamond Way
Stone Business Park
Stone
Staffordshire
ST15 0SD

22 October 2018

Dear Mr Bedson

**HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF LORDS SELECT COMMITTEE:
PETITION HS2-HOL-007 – MR EDWARD NIELD**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands-Crewe) Bill ('the Bill') currently before Parliament. I understand that your client has concerns about the impact of Phase 2A of HS2 (known as 'the Proposed Scheme') and has submitted a petition on that basis against the Bill in the House of Lords.

I understand that my colleagues met with you on 17 September 2019 to discuss your client's petition and the assurance that was offered to your client on 3 July 2018. A Promoter's Response Document (PRD) was sent to you on 3 October 2019.

This letter sets out the Promoter's position in relation to the issues your client has raised and the measures identified to address his concerns.

Extent of land take

Your client's petition raises concerns about the limits of deviation on his land and the extent of land to be acquired for the Proposed Scheme. Your client's land is required during construction for the use of a transfer node during construction as well as forming a section of the engineering works relating to the Madeley cutting. During the operation of the Proposed Scheme the remaining land is required for visual mitigation screening. The assurances offered to your client on 3 July 2018 returned the maximum amount of land that the Promoter is able to while still meeting our requirements for visual mitigation planting.

For further information please refer to the Promoter's response in the PRD to paragraphs 4 and 5 of the petition.

Landscape mitigation planting

As stated in the PRD, the Promoter's assurance of 3 July 2018 requires the nominated undertaker to reduce the area of landscape mitigation planting by excluding the use of a specified area of land (as shown on a plan accompanying the assurance) for that purpose in the interests of facilitating the efficient management of your client's agricultural holding following the completion of construction of the works.

As a result of this assurance, planting is now only proposed on a 10m strip on the eastern, southern and western areas of your client's land. This 10m strip is the minimum width of land required to provide the necessary mitigation for visual screening of the railway.

'Ransom strip'

Your clients petition states that the Promoter's proposal for mitigation planting on your clients' land could in the future create a 'ransom strip'.

The Promoter's response, as set out on page 8 of the PRD, explains that the remaining proposed mitigation planting between your clients land holding and the realigned A525 would in part be placed upon third party land currently owned by the local highway authority.

New access from the land holding to the A525

The Promoter's position as set out in the PRD to paragraphs 6 and 7 of the petition explains that the access to your clients land would be unchanged from the existing arrangement to the A525 via an access road built to modern highway standards. Creating a new access from the land holding to the realigned A525 would be problematic due to height of the new road and its proximity to the restored junction which represents the current access to your client's land holding.

If you have any further queries please don't hesitate to contact William Woodroofe, Area Petition Advisor on 020 7944 3810 or william.woodroofe@hs2.org.uk.

Yours sincerely



Oliver Bayne

Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

Roger Bedson
Hinson Parry & Company
Reward House
Diamond Way
Stone Business Park
Stone
ST15 0SD

Sent via email: r.bedson@hinsonparry.co.uk

27 August 2020

Dear Mr Bedson

**HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF LORDS SELECT COMMITTEE:
PETITION HS2-P2A-HOL-007 – EDWARD NIELD**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands-Crewe) Bill ('the Bill') currently before Parliament. I understand that your client, Mr Nield, has concerns about the impact of Phase 2A of HS2 (known as 'the Proposed Scheme') and has submitted a petition on that basis against the Bill in the House of Lords.

This letter sets out the Promoter's position in relation to the issues your client has raised and the measures identified to address his concerns.

Extent of land take and landscape mitigation planting

Your client's petition raised concerns about the limits of deviation on his land and the extent of land to be acquired for the Proposed Scheme. An assurance issued on 3 July 2018 returned a significant area of land restored to its current use while still meeting requirements for visual mitigation planting, subject to the relevant conditions being met. A further assurance issued on 30 June 2020 offered to reduce landscape mitigation planting on the southern boundary of your client's land as requested. You accepted these assurances on behalf of your client, subject to any comments made by the House of Lords Select Committee, in an email of 24 August 2020.

New access from the land holding to the A525

The Promoter's position was set out in the Promoter's Response Document sent to you on 3 October 2019 and in a subsequent letter of 22 October 2019. In response to the assurance offered on 30 June 2020, you advised that your client currently enjoys "at grade" road frontage to Bar Hill and would, subject to highway requirements, be able to create a new and wider access to his site.

As explained in our responses to you of 12 and 19 August 2020, following the realignment of the A525 Bar Hill Road to the south-east of its current alignment, a new junction would be provided with the realigned road to maintain access to those properties which are accessed via the existing private access road, as well as the properties to the north east of the access road which previously obtained access directly from the A525. Land required from your client on a temporary basis would be restored following use. There is no reason why there would be any significant residual level difference and why access could not remain unfettered after the completion of HS2 construction works. Your client would therefore continue to have a means of access between his land and the realigned A525.

If you have any further queries please don't hesitate to contact Kirsty Clarke, Petition Manager, on 020 7944 2201 or kirsty.clarke@hs2.org.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Knight', with a stylized flourish at the end.

Simon Knight

Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

Mr Roger Bedson
Hinson Parry & Company
Reward House
Diamond Way
Stone Business Park
Stone
Staffordshire
ST15 0SD

21 June 2018

Dear Mr Bedson

**HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF COMMONS SELECT COMMITTEE:
PETITION HS2-P2A-000026 – MR EDWARD NIELD**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands-Crewe) Bill ('the Bill') currently before Parliament. I understand that your client have a number of concerns about the impact of Phase 2A of HS2 (known as 'the Proposed Scheme') and have submitted a petition on that basis against the Bill in the House of Commons.

As you may be aware, a number of written assurances have been offered to the National Farmers Union (NFU). These are set out in Part A of Annex A to my letter of 31 May 2018 to the NFU¹. These assurances cover the following matters: provision of an agricultural liaison service; agricultural land acquired for the purposes of the permanent railway corridor; the prompt payment of compensation by the Promoter; arrangements for paying estimated claims for compensation; relocation matters; liability and claims arising from the Phase 2A works; private water supplies; and borrow pits.

Although expressed to be for the benefit of NFU these assurances will benefit farmers and rural business owners affected by Phase 2A works.

These assurances will be included in a Register of Undertakings and Assurances, which is held by the Department for Transport. Drafts of the Register will be published regularly during the passage of the Bill and it will be finalised after Royal Assent. A Nominated Undertaker will be contractually obliged to comply with all relevant undertakings and assurances set out in the Register.

In addition to the above, you will see that Part B of my letter of 31 May 2018 includes a number of assurances that we have said will be issued to farmers or rural business owner petitioners on a case by case basis. I am therefore also writing to you, on behalf of the Secretary of State for Transport, to formally offer your client a number of specific assurances in response to the following issues raised in their petition:

- Assurance No. 1 as per Extent of land take (paragraph 1-5)
- Assurance No. 2, 3 and 4 as per powers of temporary possession (paragraph 6-9)
- Assurance No. 5 and 6 as per Powers of compulsory purchase (paragraph 12-13)
- Assurance No. 7 as per Notice period relating to temporary possession (paragraph 14-16)

¹ A copy can be found at <https://www.gov.uk/government/publications/hs2-phase-2a-assurances-given-during-select-committee>

- Assurance No. 1 as per Compensation generally (paragraph 17-18)
- Assurance No. 1 as per Access and quality of accommodation works (paragraph 19-20)
- Assurance No. 1 as per Ecological and other mitigation measures on farmland (paragraph 21-24)

In these assurances, “the Nominated Undertaker” refers to the body or bodies appointed by the Secretary of State to carry out the powers conferred under the Bill to construct and maintain the scheme. The Nominated Undertaker may be HS2 Ltd, or it may be another body or bodies appointed to oversee the construction and operation of Phase 2A.

“1. *Detailed design*

- 1.1 Prior to the completion of the detailed design of the works authorised by the High Speed Rail (West Midlands - Crewe) Bill (“the Bill”), the Secretary of State will require the Nominated Undertaker to consult an owner/tenant of an agricultural holding regarding the detailed design of works proposed to be constructed upon any part of that holding under the powers of the Bill and the use of land for the provision of ecological and any other mitigation that does not involve the construction of works.
- 1.2 The Nominated Undertaker shall have regard to the responses received to the consultation undertaken under paragraph 1.1 and in so far as reasonably practicable, after taking into account all other relevant factors, including other relevant Undertaking and Assurances, associated with the design, construction, maintenance and operation of those works and other ecological or other mitigation,
 - 1.2.1 seek to minimise the loss of Grade 1, 2 and 3a agricultural land as described in the Agricultural Land Classification of England and Wales, published by the Ministry of Agriculture, Fisheries and Food in October 1988; and
 - 1.2.2 seek to accommodate reasonable proposals from the relevant owner/tenant to modify the detailed design of the works or provision of other ecological mitigation for the purposes of facilitating the efficient management of the agricultural holding in question following the completion of construction of the works.
- 1.3 In this assurance, “works” means the construction within Bill limits of accommodation works, landscaping and other mitigation works, drainage works and the construction of balancing ponds, embankments, bunds and made-up ground required for Phase 2A purposes.
- 1.4 Nothing in this assurance shall require any modification to the works which gives rise to any significant impact on the environment which has not been addressed in the Environmental Statement for the HS2 Project but that does not preclude consideration being given to any proposals for such modifications.

2. *Land acquisition - Where land is materially changed but there is no need for maintenance of that change*

- 2.1 Subject to the Petitioner entering an agreement in a form satisfactory to the Secretary of State which provides that the Property, parcel of land located off Bar Hill Road, need not be restored to its former condition following completion of construction activity on the land, the Secretary of State shall not exercise the powers of compulsory acquisition conferred by the Bill in relation to the Property, parcel of land located off Bar Hill Road, but instead the Nominated Undertaker may

exercise the powers of Schedule 15 to the Bill to enter and take temporary possession of the Property.

- 2.2 In this assurance "Petitioner" means a Petitioner who is the freehold owner and occupier of land which is the proposed subject of an agreement referred to in this assurance.

3. *Land acquisition - Where land is materially changed and there is a need for an obligation to maintain*

3.1 Provided that-

- 3.1.1 the Petitioner enters into an agreement in a form satisfactory to the Secretary of State which-

3.1.1.1 provides that the Property, parcel of land located off Bar Hill Road, need not be restored to its former condition following completion of construction activity on the land; and

3.1.1.2 restricts removal or interference with land or works adjoining the railway which are to provide support or protection to the railway; and

3.1.1.3 provides for the maintenance of the environmental mitigation to be provided on that land; [and

- 3.1.2 the Secretary of State is satisfied that the Petitioner is an appropriate person, having regard to the nature and objectives of the mitigation required to be provided, to be responsible for securing the maintenance of that mitigation;]
[N.B. only relevant where this is a site identified for ecological mitigation]

the Secretary of State shall not exercise the powers of compulsory acquisition conferred by the Bill in relation to the Property but instead the Nominated Undertaker may exercise the powers of Schedule 15 to the Bill to enter and take temporary possession of the Property.

- 3.2 In this assurance "Petitioner" means a Petitioner who is the freehold owner and occupier of land which is the proposed subject of an agreement referred to in this assurance.

4. *Land acquisition - Where land is occupied temporarily but the Petitioner requests the Secretary of State to acquire*

- 4.1 Where the Nominated Undertaker exercises powers of temporary occupation over land under the Bill which is subject to compulsory acquisition and the Nominated Undertaker proposes to the Petitioner that the Petitioner enters into an agreement with the Secretary of State for the purposes of assurances 2.1 and 3.1, the Petitioner may at any time prior to entry into an agreement under assurances 2.1 and 3.1, make a written request to the Nominated Undertaker to request that the Secretary of State exercises the powers of compulsory acquisition conferred by the Bill in relation to the Property.

- 4.2 On receipt of a request pursuant to paragraph 4.1 the Secretary of State will review the need to acquire the land in question and where he is satisfied that it is required for permanent works for Phase 2a purposes he will give notice of acquisition as soon as is reasonably practicable.

- 4.3 In reaching a decision pursuant to paragraph 4.2 the Secretary of State will need to be satisfied that necessary rights of access can be secured to the land in question.
- 4.4 In this assurance "Petitioner" means a Petitioner who is the freehold owner and occupier of land which is the proposed subject of an agreement referred to in this assurance.
5. *Land acquisition - Where land can be identified at this stage as not being required for permanent works and is not materially changed*
- 5.1 The Secretary of State shall not exercise the powers of compulsory acquisition conferred by the Bill in relation to the Property, parcel of land located off Bar Hill Road, but instead the Nominated Undertaker may exercise the powers of Schedule 15 to the Bill to enter and take temporary possession of the Property.
6. *Land acquisition - Where land cannot be identified at this stage, but it may be possible to do so following detailed design*
- 6.1 If at the date when it is proposed to implement the powers of the Bill in relation to the Property, parcel of land located off Bar Hill Road, the Secretary of State is satisfied, in the light of detailed design of the project, that any part of the property will not be required for the accommodation of any permanent works authorised by the Bill the Secretary of State shall not exercise the powers of compulsory acquisition conferred by the Bill in relation to that part of the Property but instead the Nominated Undertaker may exercise the powers of Schedule 15 to the Bill to enter and take temporary possession of the Property.
7. *Notices of entry and taking possession*
- 7.1 Notwithstanding the requirements under the Bill to give 3 months' notice of entry in relation to the outright acquisition of land, where reasonably practicable, the Nominated Undertaker will provide a longer period of notice to the Petitioner in respect of any of the Petitioner's land to be acquired outright under the Bill.
- 7.2 Notwithstanding the requirements under the Bill to give 28 days' notice of entry under Part 1 of Schedule 15 in relation to the temporary occupation of land the Nominated Undertaker will use reasonable endeavours, and in advance of any formal notification required under the Bill, to notify the Petitioner of the expected quarter of the calendar year in which the Petitioner's land is planned to be occupied temporarily under the Bill.
- 7.3 Following the receipt by the Nominated Undertaker of the programme of works from the relevant works contractor in relation to the Petitioner's land, the Promoter will provide to, and discuss with, the Petitioner an estimate of the likely period of occupation of the Petitioner's land and shall from time to time update the Petitioner with further information as to the likely extent of the period of temporary occupation."

If accepted, these further assurances will be included in the Register.

Further information on how the Secretary of State will ensure compliance with assurances made by HS2 Ltd is set out in HS2 Phase 2A Information Paper B5: Compliance with Undertakings and Assurances².

It is hoped that these further assurances will address some of the issues raised in your petition and we may write to you further regarding any issues not addressed by these assurances. In the meantime if you have any queries please do not hesitate to contact Maya Williams-Orme, Senior Property Acquisition Manager, on maya.williams-orme@hs2.org.uk.

Yours sincerely



Oliver Bayne

Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

² A copy can be found at <https://www.gov.uk/government/publications/understanding-the-hybrid-bill-hs2-phase-2a-informationpapers>

Roger Bedson
Hinson Parry & Company
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Minicom: 08081 456 472
Email: hs2enquiries@hs2.org.uk
[gov.uk/hs2](https://www.gov.uk/hs2)

3 July 2018

Dear Mr Bedson

**HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF COMMONS SELECT COMMITTEE:
PETITION HS2-P2A-000026 – MR EDWARD NIELD**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands-Crewe) Bill ('the Bill') currently before Parliament. I understand that your client has a number of concerns about the impact of Phase 2A of HS2 (known as 'the Proposed Scheme') and have submitted a petition on that basis against the Bill in the House of Commons.

On the back of writing to you regarding your client on 28 May and 21 June 2018 to bring to their attention a number of NFU assurances, I write to you today to offer your client an additional bespoke assurance regarding compulsory acquisition as below. I hope that this additional assurance provides the required reassurance in advance of your client's scheduled Select Committee appearance tomorrow, 4 July:

"In this assurance

"the Bill" means the High Speed Rail (West Midlands – Crewe) Bill as deposited in the House of Commons on 17 July 2017;

"the Blue Land" means the land shown edged blue on the attached plan;

"Environmental Statement" means the environmental statement prepared for the Proposed Scheme and deposited at Parliament with the Bill;

"nominated undertaker" refers to the body or bodies appointed by the Secretary of State to exercise the powers conferred by the Bill to construct and maintain the Proposed Scheme. The nominated undertaker may be HS2 Ltd, or it may be another body or bodies appointed to oversee the construction and operation of the Proposed Scheme;

"Petitioner" means Mr Edward Nield;

"Proposed Scheme" means Phase 2a of HS2 as defined further in the Bill;

"Secretary of State" means the Secretary of State for Transport;

“works” means the construction within Bill limits of accommodation works, landscaping and other mitigation works, drainage works and the construction of balancing ponds, embankments, bunds and made-up ground required for Phase 2A purposes.

1. The Secretary of State shall require the nominated undertaker to reduce the area of landscape mitigation planting by excluding the use of the Blue Land as shown on the attached plan for that purpose in the interests of facilitating the efficient management of the Petitioner’s agricultural holding following the completion of construction of the works.
2. This assurance is subject to the condition that the proposed reduction in the landscape mitigation planting referred to in paragraph 1:
 - (i) does not create in any new or different environmental effects than those assessed in the Environmental Statement deposited with the Bill;
 - (ii) does not prejudice the safe, timely and economic delivery of the Proposed Scheme; and
 - (iii) receives approval from the local planning authority under paragraph 9 of Schedule 17 to the Bill.”

If accepted, this assurance will be included in the Undertakings and Assurances Register.

Further information on how the Secretary of State will ensure compliance with assurances made by HS2 Ltd is set out in HS2 Phase 2A Information Paper B5: Compliance with Undertakings and Assurances¹.

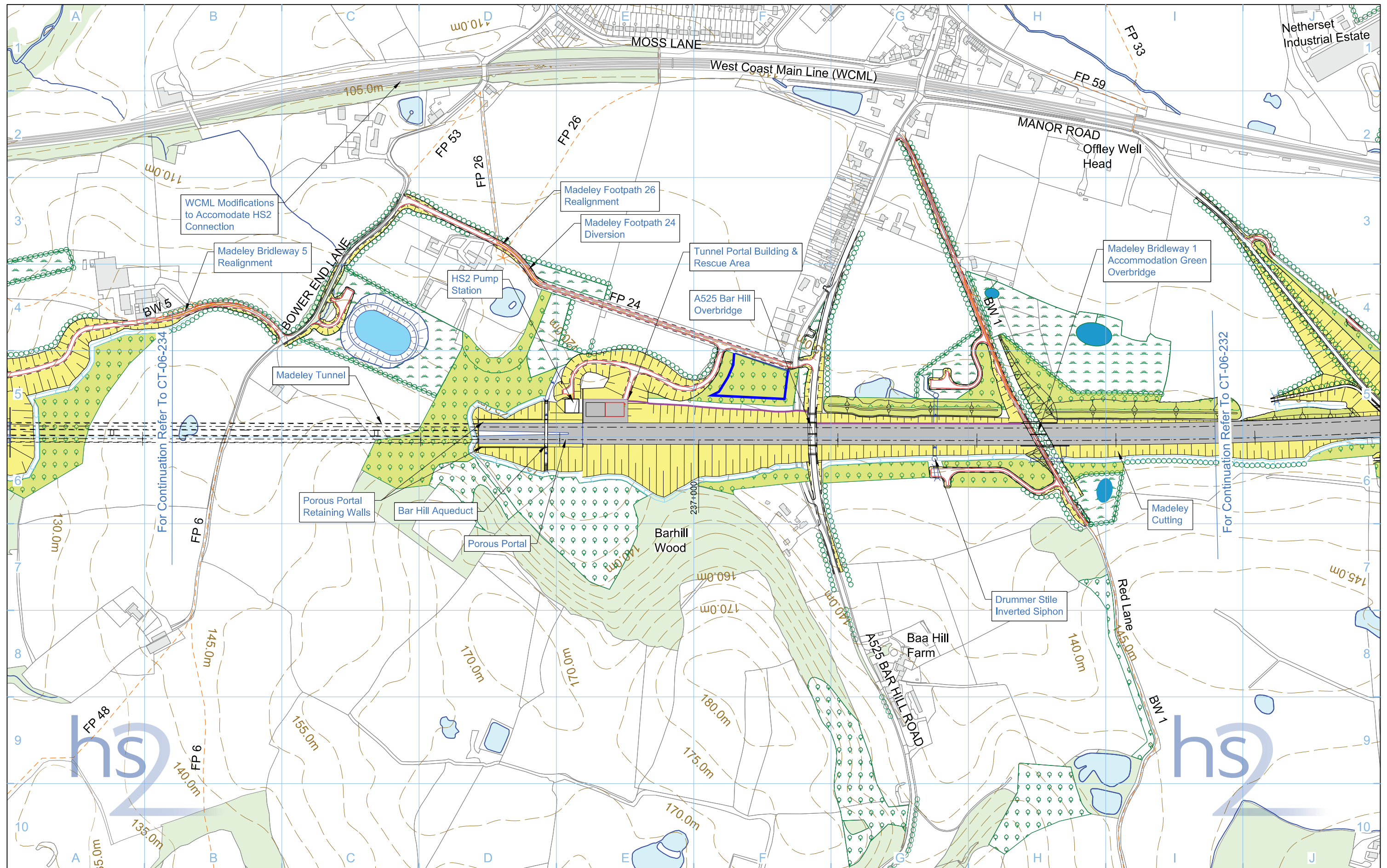
If you have any queries, please do not hesitate to contact Maya Williams-Orme, Senior Property Acquisition Manager on 0207 944 3920 and maya.williams-orme@hs2.org.uk.

Yours sincerely



Oliver Bayne
Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

¹ A copy can be found at <https://www.gov.uk/government/publications/understanding-the-hybrid-bill-hs2-phase-2a-informationpapers>



Legend

Depot, station, headhouse or portal building

Tunnel portal

Electricity substation

Land drainage area

Ecological mitigation pond

Balancing pond

Replacement floodplain storage

Woodland habitat creation

Wetland habitat creation

Grassland habitat creation

Landscape mitigation planting (scrub / woodland)

Grassed areas

Sustainable placement

Public realm/Replacement community facility

Engineering earthworks

Landscape earthworks

Rail alignment formation

Returned to suitable development use

County boundary

Borough / District boundary

Community Area boundary

Watercourse diversion

Existing watercourse

Ditches - new

Hedgerow habitat creation

Main utility works

Existing public right of way (PRoW)

New, diverted or realigned PRoW

Stopped-up PRoW

Tunnels external extent

Existing woodland

Existing buildings

Existing inland water

Existing contours

HS2 access road

Noise fence barrier

Rail alignment

Chainage (e.g. 10+000)

Map Number

CT-06-233

Map Name

Proposed Scheme

Community Area

CA4 Whitmore Heath to Madeley

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Metres

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P07 Date: 08/06/17

High Speed Two (HS2) Limited

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Roger Bedson
Hinson Parry and Company
Reward House
Diamond Way
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Stone
Staffs
ST15 0SD

27 February 2019

Dear Roger

**HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF COMMONS SELECT COMMITTEE:
PETITION HS2-P2A-000026 - EDWARD NIELD**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands-Crewe) Bill ('the Bill') currently before Parliament. I understand that your client has a number of concerns about the impact of Phase 2A of HS2 (known as 'the Proposed Scheme') and has submitted a petition on that basis against the Bill in the House of Commons.

We wrote to you on 21 June and 3 July 2018 offering a set of assurances to address these concerns. However, following engagement with you, I am writing to you to offer your client a further set of assurances on the following issues:

- Provision of information
- Drainage
- Agricultural soils

The assurances themselves are attached to this letter at Annex A. In these assurances, "the nominated undertaker" refers to the body or bodies appointed by the Secretary of State to carry out the powers conferred under the Bill to construct and maintain the scheme. The nominated undertaker may be HS2 Ltd, or it may be another body or bodies appointed to oversee the construction and operation of Phase 2A.

If accepted, the assurances will be included in the Register of Undertakings and Assurances, which is held by the Department for Transport. Drafts of the Register will be published regularly during the passage of the Bill and it will be finalised after Royal Assent. A nominated undertaker will be contractually obliged to comply with all relevant undertakings and assurances set out in the Register. Further information on how the Secretary of State will ensure compliance with assurances made by HS2 Ltd is set out in HS2 Phase 2A Information Paper B5, Compliance with Undertakings and Assurances. The assurance process is set out in Annex B.

If you have any queries please don't hesitate to contact Stephen McFarlane on 020 7944 6206 or stephen.mcfarlane@HS2.org.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'O Bayne', with a stylized flourish at the end.

Oliver Bayne

Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

Annex A

1. Provision of information¹

- 1.1 The Promoter will keep the Petitioner informed of the progress of the Bill and of likely target dates for implementation of Phase 2A of the HS2 project.

2. Drainage²

- 2.1 The Nominated Undertaker will identify with the farmer existing drainage arrangements on the holding. This will include the carrying out, where reasonable, of inspections of the site and of any existing plans.
- 2.2 The location of drains cut or disturbed by the construction works will be recorded by the Nominated Undertaker.
- 2.3 The Nominated Undertaker will utilise appropriate drainage consultants to advise on drainage works and will engage with the farmer in respect of the pre and post drainage schemes that are required. The Nominated Undertaker will use reasonable endeavours to engage drainage consultants with working knowledge of the local conditions.
- 2.4 Prior to the commencement of significant construction works, land drains affected by the HS2 works will, where practicable, be intercepted in a manner which maintains their efficiency. Work will be carried out to an appropriate specification after discussion with the farmer which may include the design (e.g. layout, falls, pipe sizes and types, outfall arrangements) and timing of any land drainage works required.
- 2.5 As-built plans of modifications to existing land drainage and of any new drainage works will be provided to the farmer or the Landowner as appropriate by the Nominated Undertaker.
- 2.6 Where natural drainage patterns are adversely affected by the HS2 works, the provision of supplementary drainage or irrigation works will be considered having regard to an assessment of compensation and the commercial justification by the farmer.

3. Agricultural soils³

- 3.1 The Secretary of State will require the Nominated Undertaker to work with landowners and farmers whose productive agricultural soils are temporarily affected by the construction of the HS2 works and/or are affected temporarily as a result of land raising, with the intention to bring agricultural soils back to enable their former use before construction of the HS2 works on the relevant land and shall prepare in consultation with the relevant landowner and relevant planning authority an agricultural soils plan in advance of construction that shall include:-
- a pre-disturbance record of the soil physical characteristics;

¹ Assurance No.9 provided to the National Farmers Union

² Assurance No.21 provided to the National Farmers Union

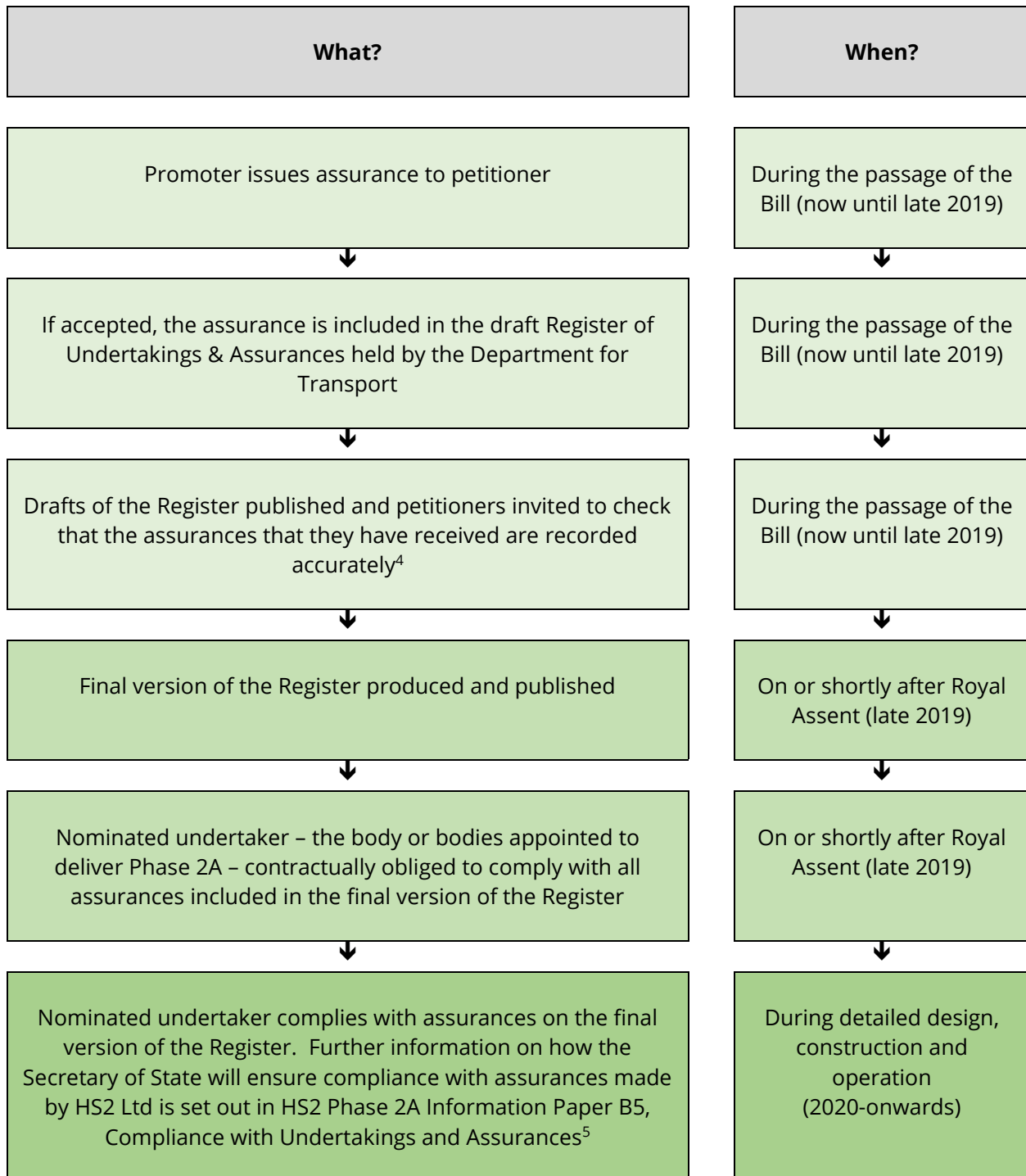
³ Assurance No.23 provided to the National Farmers Union

- a target specification, set by the Nominated Undertaker and informed by a suitably qualified agricultural soils scientist or practitioner, for agricultural soils being restored to agriculture after temporary use;
- a method of assessing the suitability of handling soils based on plastic limit (i.e. to avoid moving soils when wet and plastic so that they would not compact when replaced);
- advice on stripping topsoil and subsoil to the correct depth;
- recommendations of the most suitable equipment for soil handling;
- advice on soil storage (e.g. heights and management of soil stores);
- advice on alleviating compaction after replacement;
- a schedule of aftercare maintenance, to include soil testing, appropriate to the target specification for a period of up to five years (subject to paragraph 3.2)
- following completion of the relevant construction work; and
- a final report to determine the final handover condition of the agricultural soil.

- 3.2 Should the target specification not be met by the expiry of the period of five years for aftercare maintenance mentioned in paragraph 3.1 ("the initial period"), then, if the landowner has fully complied with a schedule of aftercare, the Nominated Undertaker, informed by a suitably qualified agricultural soils scientist or practitioner, has reasonable grounds to believe that the target specification could be met within a further period (being no longer than a further period of five years), and the initial period shall be extended by that period.
- 3.3 The reasonable cost of compliance by the relevant landowner with the schedule of aftercare shall be borne by the Nominated Undertaker save where such cost has been compensated under the compensation code.
- 3.4 The agricultural soils plan will be incorporated in and prepared as part of the Code of Construction Practice to form part of the Environmental Minimum Requirements undertaking given by the Secretary of State before Parliament.

Annex B

ASSURANCES: STEPS AND TIMING



⁴ The latest draft of the Register can be found at <https://www.gov.uk/government/publications/hs2-phase-2a-register-of-undertakings-and-assurances>

⁵ A copy can be found at <https://www.gov.uk/government/publications/understanding-the-hybrid-bill-hs2-phase-2a-information-papers>

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Minicom: 08081 456 472
Email: hs2enquiries@hs2.org.uk
gov.uk/hs2

Via email: r.bedson@hinsonparry.co.uk

09 July 2019

Dear Roger Bedson

**HIGH SPEED RAIL (WEST MIDLANDS TO CREWE) BILL
PETITION HoC/0026 - Edward Nield**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands to Crewe) Bill ('the Bill') currently before Parliament.

In response to the above petition submitted against the Bill we provided an assurance regarding Notices of Entry and taking possession, the text of which had been agreed with the National Farmers Union (NFU) and Country Land and Business Association.

Following further discussion with the NFU, we have agreed to enhance that assurance, and therefore I am writing to you to offer the revised assurance at Annex A.

In the assurance, "the Nominated Undertaker" refers to the body or bodies appointed by the Secretary of State to carry out the powers conferred under the Bill to construct and maintain the scheme. The Nominated Undertaker may be HS2 Ltd, or it may be another body or bodies appointed to oversee the construction and operation of Phase 2A.

If accepted, this assurance will replace the previous version of the assurance in the Register of Undertakings and Assurances which is held by the Department for Transport. Drafts of the Register will be published regularly during the passage of the Bill and it will be finalised after Royal Assent. A nominated undertaker will be contractually obliged to comply with all relevant undertakings and assurances set out in the Register. The assurance process is set out in Annex B.

If you / your clients have any queries please do not hesitate to contact your usual petition manager or the U and A Team via UandATeam@hs2.org.uk.

Yours sincerely



Oliver Bayne
Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited
Annex A

Notices of entry and taking possession

- 1.1 Notwithstanding the requirements under the Bill to give 3 months' notice of entry in relation to the outright acquisition of land, where reasonably practicable, the Nominated Undertaker will provide a longer period of notice to the Petitioner in respect of any of the Petitioner's land to be acquired outright under the Bill.
- 1.2 Notwithstanding the requirements of the Assurance to give three months' notice of entry under temporary possession powers in relation to the temporary occupation of land but subject to paragraph 1.3, the Nominated Undertaker will notify the Petitioner of the expected quarter of the calendar year in which the Petitioner's land is planned to be occupied temporarily under the Bill. This notification will be given to the Promoter at least 3 months in advance of the beginning of that quarter (the "notification"), and reasonable endeavours will be made to give notification at least 6 months in advance of the beginning of that quarter.
- 1.3 The Nominated Undertaker may give the notification less than 3 months in advance of the beginning of the quarter in the following circumstances:-
 - 1.3.1 where following the Nominated Undertaker having given the Landowner and any other occupier of relevant land the notification, the Nominated Undertaker becomes aware of another occupier of the relevant land that was not known to the Nominated Undertaker on the date the notification was served;
 - 1.3.2 where following the Nominated Undertaker having given the Landowner and any other occupier of relevant land the notification, the Nominated Undertaker has to enter onto the relevant land sooner than on the expiry of the notification due to intervening circumstances; and
 - 1.3.3 where the Landowner and any other occupier of the relevant land agree that the Nominated Undertaker may enter onto the relevant land under temporary possession powers without the need to serve the notification.
- 1.4 In this assurance:-
 - 1.4.1 "intervening circumstances" means circumstances which require entry by the Nominated Undertaker onto the relevant land to carry out works or undertake activities which could not have been reasonably pre-planned or foreseen by the Nominated Undertaker as being required to be undertaken before expiry of the notification;
 - 1.4.2 "relevant land" means the whole or part of agricultural land belonging to the

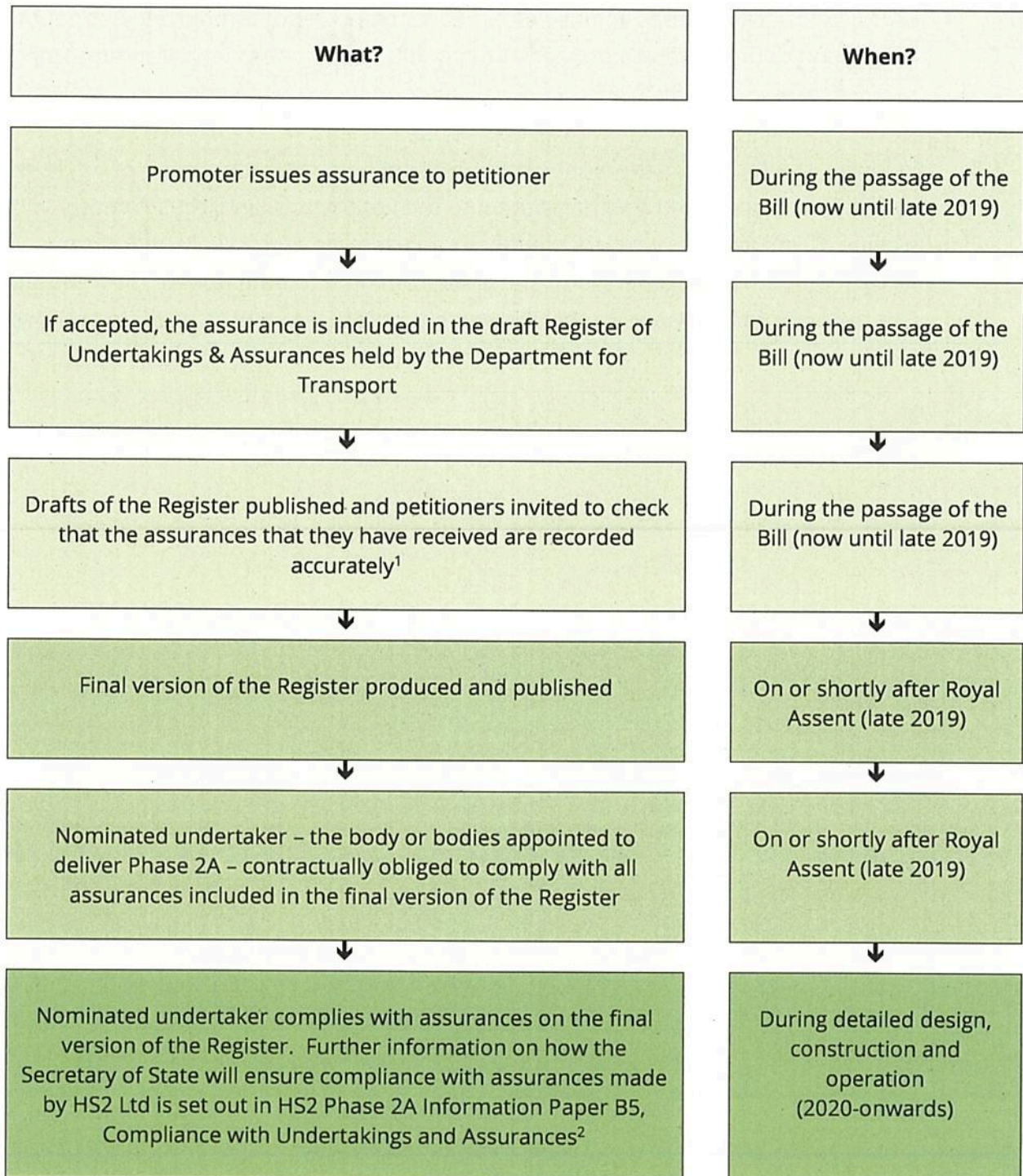
landowner which is subject to the exercise by the Nominated Undertaker of temporary possession powers;

1.4.3 “temporary possession powers” means the power of temporary occupation of land to be conferred on the Nominated Undertaker under paragraph 1 of schedule 15 to the Bill.

1.5 Following the receipt by the Nominated Undertaker of the programme of works from the relevant works contractor in relation to the Petitioner’s land, the Promoter will provide to, and discuss with, the Petitioner an estimate of the likely period of occupation of the Petitioner’s land and shall from time to time update the Petitioner with further information as to the likely extent of the period of temporary occupation.

Annex B

ASSURANCES: STEPS AND TIMING



¹ The latest draft of the Register can be found at <https://www.gov.uk/government/publications/hs2-phase-2a-register-of-undertakings-and-assurances>

² A copy can be found at <https://www.gov.uk/government/publications/understanding-the-hybrid-bill-hs2-phase-2a-information-papers>

Roger Bedson
Hinson Parry & Company
Reward House
Diamond Way
Stone Business Park
Stone ST15 0SD

via email: r.bedson@hinsonparry.co.uk

30 June 2020

Dear Mr Bedson

**HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF LORDS SELECT COMMITTEE:
PETITION HS2-P2A-HOL-007 – EDWARD NIELD**

I am writing to you in my capacity as the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (West Midlands-Crewe) Bill ('the Bill') currently before Parliament. I understand that your client has concerns about the impact of Phase 2A of HS2 (known as 'the Proposed Scheme') and has submitted a petition on that basis against the Bill in the House of Lords.

I am writing to you, on behalf of the Secretary of State for Transport, to offer your client the following assurance:

"In this assurance:

"Bill" means the High Speed Rail (West Midlands-Crewe) Bill as brought into the House of Lords on 16 July 2019 and includes any Act of Parliament enacting that Bill;

"Environmental Statement" means the environmental statement, prepared for the Proposed Scheme, including any supplementary environmental statement deposited into the House of Commons with the Bill and/or the additional provisions;

"the nominated undertaker" refers to the body or bodies appointed by the Secretary of State to exercise the powers conferred by the Bill to construct and maintain the Proposed Scheme. The nominated undertaker may be HS2 Ltd, or it may be another body or bodies appointed to oversee the construction and operation of the Proposed Scheme;

"the Petitioner" means Mr Edward Nield;

"the Proposed Scheme" means Phase 2a of HS2 as defined further in the Bill;

"the Red Land" means the land shown coloured red on the attached plan; and

“the Secretary of State” means the Secretary of State for Transport (or any successor Secretary of State or Minister holding the transport portfolio).

In this assurance, subject to various conditions, the Secretary of State agrees to the following:

1. The Secretary of State shall require the nominated undertaker to reduce the area of landscape mitigation planting by excluding the use of the Red Land as shown on the attached plan and shall not acquire the Red Land permanently for any purpose under the powers of the Bill.
2. This assurance is subject to the condition that the proposed reduction in the landscape mitigation planting referred to in paragraph 1 as a result of not acquiring the Red Land:
 - (i) does not create any new or different environmental effects than those assessed in the Environmental Statement;
 - (ii) does not prejudice the safe, timely and economic delivery of the Proposed Scheme; and
 - (iii) receives approval from the local planning authority under paragraph 9 of Schedule 17 to the Bill.”

If accepted, this assurance will be included in the Register of Undertakings and Assurances, which is held by the Department for Transport. Drafts of the Register will be published regularly during the passage of the Bill and it will be finalised after Royal Assent. A nominated undertaker will be contractually obliged to comply with all relevant undertakings and assurances set out in the Register. The assurance process is set out in Annex A.

If you have any further queries please don't hesitate to contact Kirsty Clarke, Petition Manager, on 020 7944 2201 or kirsty.clarke@hs2.org.uk.

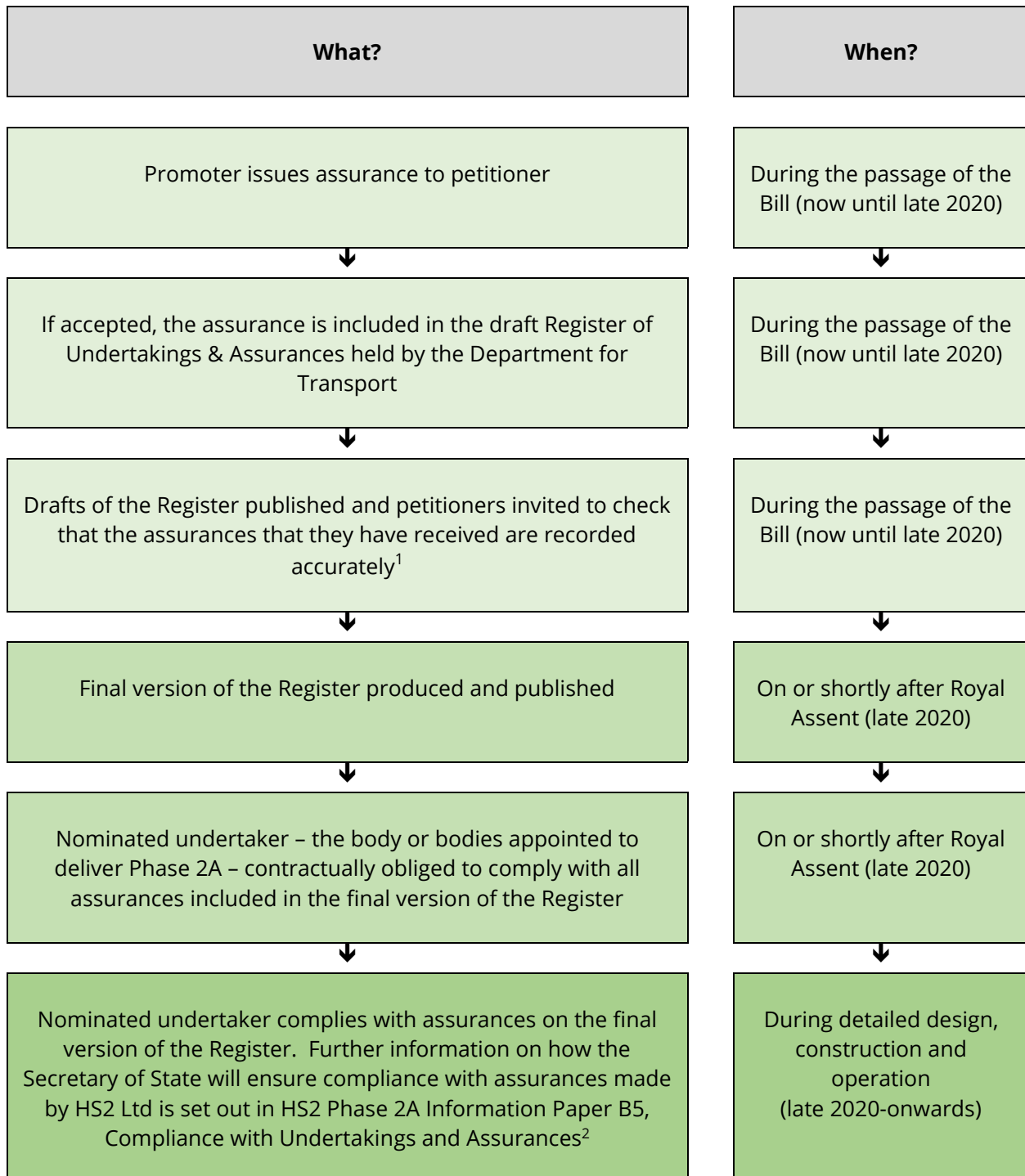
Yours sincerely



Simon Knight
Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

ANNEX A

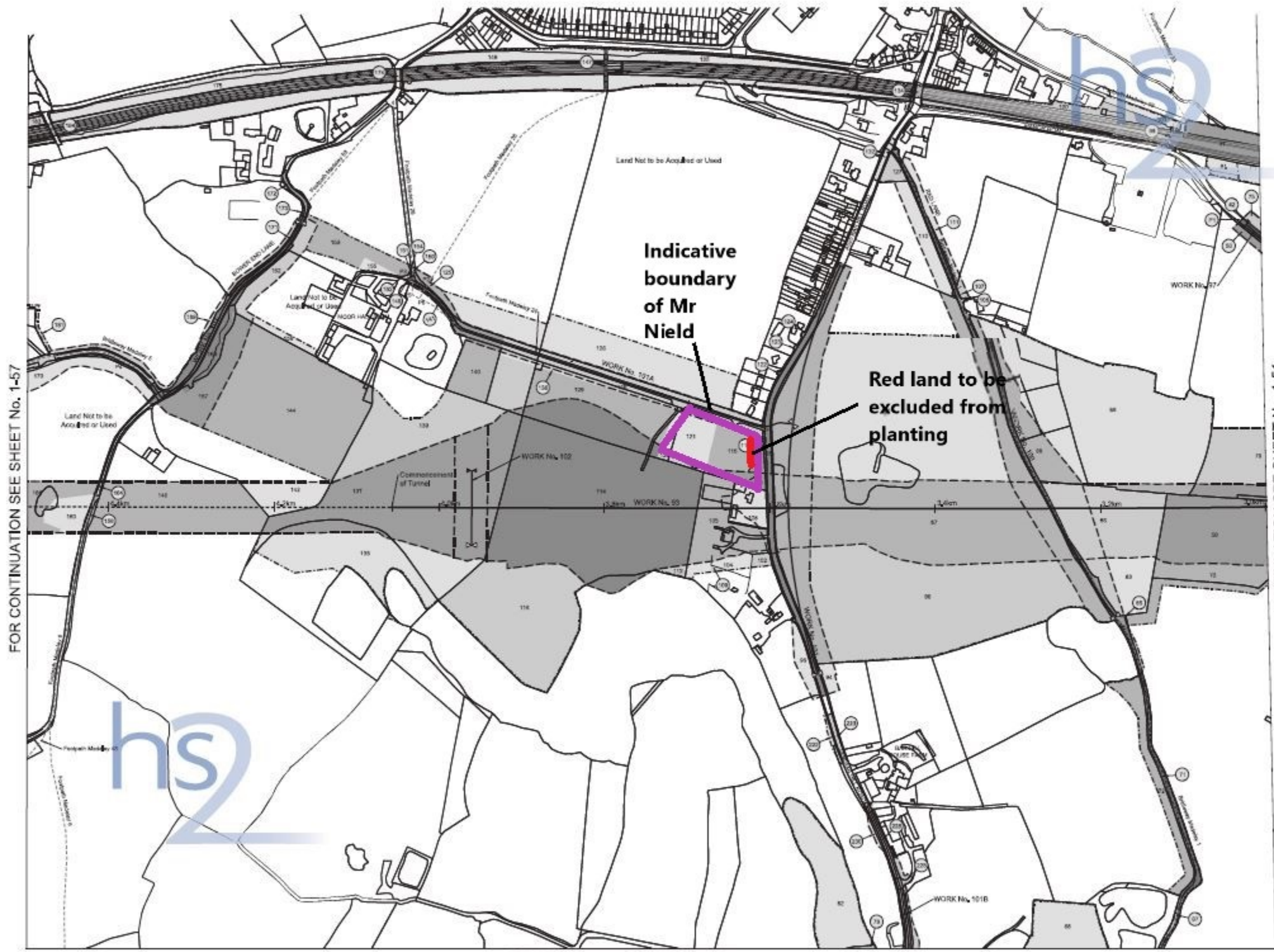
ASSURANCES: STEPS AND TIMING



¹ The latest draft of the Register can be found at <https://www.gov.uk/government/publications/hs2-phase-2a-register-of-undertakings-and-assurances>

² A copy can be found at <https://www.gov.uk/government/publications/understanding-the-hybrid-bill-hs2-phase-2a-information-papers>

COUNTY OF STAFFORDSHIRE
BOROUGH OF NEWCASTLE-UNDER-LYME
PARISH OF MADELEY
PLAN



FOR CONTINUATION SEE SHEET No. 1-57

FOR CONTINUATION SEE SHEET No. 1-51

FOR CONTINUATION SEE SHEET No. 1-54

scale 1:2500 at A1 size, 1:5000 at A3 size
metres 100 0 100 200 300

SHEET No. 1-53

IN PARLIAMENT - SESSION 2017-19

HIGH SPEED RAIL
(WEST MIDLANDS - CREWE)

Work No. 93 (Railway)
Works Nos. 97, 101, 101B, 103 (Roads)
Works Nos. 100, 101A (Access Roads)
Work No. 102 (Bridge)

For Section of Work No. 93 see Sheet No. 2-64
For Section of Work No. 97 see Sheet No. 2-65
For Section of Work No. 100 see Sheet No. 2-66
For Section of Work No. 101 see Sheet No. 2-66
For Section of Work No. 101A see Sheet No. 2-66
For Section of Work No. 101B see Sheet No. 2-66
For Section of Work No. 102 see Sheet No. 2-68
For Section of Work No. 103 see Sheet No. 2-68

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