

HS2

Liaison Group

5th June 2020

Nisha Mejer

HS2 Senior Community &
Stakeholder Engagement
Manager

Area Central

Notice to Proceed

- 15 April 2020, the Department for Transport gave approval for HS2 Ltd to issue Notice to Proceed to our four Main Works Civils Contractors (MWCC) working on Phase One of the project
- The issuing of Notice to Proceed marks the point in the MWCC contracts where work transitions from scheme design and preparatory work, to full detailed design and construction of the railway between London and the West Midlands



Engagement update

- Virtual meetings have been offered to community representatives across Northamptonshire, Buckinghamshire, Oxfordshire and South Warwickshire
- Most communities have responded to say that they prefer email or telephone updates
- Weekly calls have been made to Chipping Warden, Aston Le Walls and Wardington Parish Council by Fusion - Relief Road works including notices posted to residents ahead of closures
- Weekly phone calls – Appletree Industrial Estate
- Phone calls and emails as and when required
- Newsletter updates to HS2 Liaison Group and parish council magazines
- Virtual meetings – Boddington, Whitfield, Radstone, Culworth
- EKFB – updates to Aston Le Walls, Chipping Warden via telephone
- Look ahead:
- Greatworth, archaeology newsletter
- If there is anybody else who like a virtual meeting please email me on Nisha.Mejer@hs2enquiries.co.uk



James Tyler-Morris

Property Acquisition Lead

Area Central



Notices and Claims

- Appoint a professional advisor who's reasonable fees may form part of claim.
- There are primarily three different types of notice HS2 Ltd can serve that may give rise to a claim.
 1. Outright Acquisition of Land or Rights
 2. Temporary possession of land
 3. Survey purposes



Schedule 2 notice – entry for survey/investigation

- Applies to land within scheme limits or land affected by works outside limits.
 - Serve notice on all owners and occupiers of the land
 - Minimum 7-days' notice - Target 28 days

 - In practice:
 - HS2 serves generic S2 notice, defining a 3-month operational survey period
 - HS2 contractors follow up with the detailed “7-day” notification
 - If surveys are to continue, S2 re-served which covers 6 month operational period unless Landowner requests to be reserved every 3 months

 - **Circa 65% of all notices served are S2 re-serves**
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General vesting declaration – Permanent Acquisition

- Compulsory acquisition of land, subsoil and / or rights / restrictions over land
- Title transfers to Secretary of State on date of vesting
- Compulsory Purchase (Vesting Declarations) Act 1981
 - As amended by Part 7 of the Housing and Planning Act 2016
 - As amended by the High Speed Rail (London – West Midlands) Act 2017
- Schedule describes all land being acquired

SCHEDULE

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) ACT 2017
 HIGH SPEED RAIL (LONDON – WEST MIDLANDS) GENERAL VESTING DECLARATION
 No. 89

District of North Warwickshire

This GENERAL VESTING DECLARATION is executed on 8 May 2018 by the Secretary of State for Transport ("the Authority").

WHEREAS:

- (1) On 23 February 2017 the High Speed Rail (London – West Midlands) Act 2017 ("the High Speed Rail Act") received Royal Assent authorising the Authority to acquire the land specified in the Schedule hereto.
- (2) Section 4(1) of the High Speed Rail Act authorises the Authority to acquire compulsorily so much of the land within the limits of the High Speed Rail Act as may be required for Phase One purposes.
- (3) Section 4(4) of the High Speed Rail Act provides that the Compulsory Purchase (Vesting Declarations) Act 1981 ("the 1981 Act") applies as if the High Speed Rail Act were a compulsory purchase order and paragraph 3¹ of Schedule 6 to the High Speed Rail Act provides that the 1981 Act shall have effect subject to the modifications specified in that paragraph.
- (4) Notice pursuant to section 3A¹ of the 1981 Act was first published on 23 April 2018. That notice included the particulars specified in section 3A(2) of the 1981 Act.

(1) Plot No.	(2) Description
2005B	All interests in 30,550.84 square metres, or thereabouts, of grassland, woodland and public footpath (M40) (Plank Lane)

IN WITNESS WHEREOF the Secretary of State for Transport has hereunto set its corporate seal on the day in the year first written above.

The CORPORATE SEAL of the SECRETARY OF STATE FOR TRANSPORT hereunto affixed to this deed is authenticated by


 Authorised Signatory

Dated: 8 May 2018

SEAL REF NO. 37115



Schedule 16 Notice - Temporary Occupation

- [Phase 1 - Guide for Farmers and Growers](#)
 - Explanatory note for landowners and occupiers
 - Agricultural land – temporary occupation under Schedule 16

[HIGH SPEED TWO PHASE ONE](#)

[INFORMATION PAPER HIGH](#)

[C4: LAND ACQUISITION POLICY](#)

FAQ:

How long can HS2 occupy?

For as long as the works require. Discuss with HS2 agents and case managers at the outset to decide whether perm or temp acquisition.

When can it be served?

Can serve post permanent Act powers



Notices for Permanent acquisition of land

- Claim compensation for the open market value of the property,
 - plus other loss payments which are set down in law, which your advisor will assess the eligibility
 - Home Loss up to £64,000 - Basic Loss up to £75,000 - Occupiers Loss up to £25,000
 - plus any reasonable costs associated with the acquisition such as removal costs, business losses, relocation expenses and professional fees (these latter costs are known as “disturbance payments”).
- Able to request an advance payment before the full compensation claim is finalised.



Notices for acquisition of land

Advance Payment Requests

- Request an advance payment of compensation by submitting a formal Advance Payment Request. (Section 52, Land Compensation Act 1973)
- HS2 will pay 90% of its estimate of the claim - note that this may be less than the claimants adviser's estimate depending on the evidence provided.



Notices for temporary occupation of land (Schedule 16)

- Schedule 16 claims are based on the principle of loss. A claim submitted resulting from a Schedule 16 notice will therefore need to provide evidence of the claimant's loss resulting from the temporary occupation of land. The loss of a crop due to the temporary possession is an example of this type of claim.
- The claimant (typically through an appointed advisor) will need to document and provide evidence of all reasonable losses incurred as a result of the temporary occupation of land.
- There is no prescribed template to use for the claim.



Notices for survey purposes (Schedule 2)

- Schedule 2 claims are based on the principle of loss. A claim submitted resulting from a Schedule 2 notice will therefore need to provide evidence of the claimant's loss resulting from the survey activity (such as a ground investigation survey).
- The claimant (typically through an appointed advisor) will need to document and evidence all reasonable losses incurred as a result of the surveys/investigations.
- There is no prescribed template to use for the claim.



Additional Claim Advice

- All claims should be submitted in writing to:

Land and Property Compensation Claims,

High Speed Two (HS2 Limited),

Two Snowhill,

Snow Hill Queensway,

Birmingham,

B46GA.

- It may be that the advisor chooses to send the claim to HS2 Ltd's own advisor. This is acceptable, but it should be in **addition** to submitting the claim to the above address. (Email address has been provided during Covid restrictions)
- Following receipt of the claim (except for Advance Payment Requests), HS2 Ltd and its appointed advisors will review the claim and contact the advisor to reach agreement. If it cannot be agreed the options for dispute resolution can be considered with claimants advisors.



Overview

- Please note that HS2 Ltd has appointed advisors to act on its behalf. Our advisors are instructed to reach a provisional agreed settlement with claimants, and in the case of Advance Payment Requests to recommend a value.
- Once a claim is provisionally agreed between the claimant and HS2 Ltd.'s advisors the claim will be submitted to HS2 Ltd for approval.
- The provisional agreement is required to be considered and approved HS2 Ltd governance process to ensure all expenditure is properly incurred.



What decision making authority does HS2 Ltd have in Governance?

- HS2 Ltd operates within guidelines set out by the Department for Transport (DfT). DfT outlines the responsibilities in respect of authorising acquisitions that HS2 Ltd can undertake.
 - This means HS2 Ltd has delegated authority to:
 - Serve compulsory purchase notices for land and property in Phase 1, which has been identified as being required by the construction teams.
 - Pay compensation to claimants as a result of their land receiving a compulsory purchase notification.
 - This means HS2 Ltd does not have delegated authority to:
 - Determine Blight applications – this decision sits with the DfT.
 - Write policy – this sits with the DfT.
 - On Phase 1, acquire land outside of Act limits.
 - On Phase 2, acquire land ahead of need (i.e. before Royal Assent), unless eligible for an existing scheme.
 - Make a decision on a case, even if it is within Phase 1 Act limits, which could be considered as new, novel or contentious.
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Further information

Documents

<https://www.hs2.org.uk/documents/how-we-make-decisions-on-claims-for-compensation-for-compulsory-purchase-temporary-possession-and-survey-access/>

Alternative dispute resolution

<https://www.hs2.org.uk/documents/alternative-dispute-resolution-for-compulsory-purchase-claims/>



Richard Calvert & Richard Aylmer

Head of Engagement & Sector

Fusion



Safety Moment - Covid 19

- The Government's current Covid-19 strategy makes clear that construction activity can continue as long as it complies with this guidance. Further information can be found here

<https://www.gov.uk/guidance/remediation-and-covid-19-building-safety-update-27-march-2020#construction-industry>

- During this period, all of our contractors are continuously reviewing their ability to work within Public Health England (PHE) and Construction Leadership Council (CLC) guidelines to ensure the health, safety and wellbeing of our workforce and the communities in which we are working.

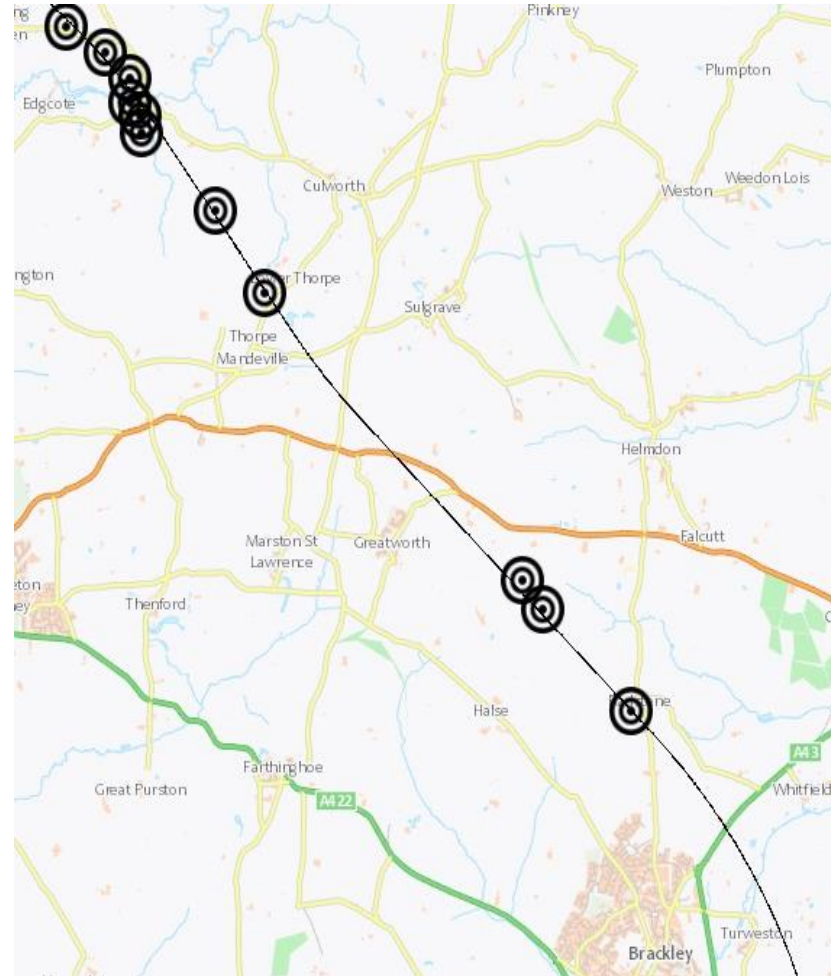
Further information can be found here

<https://www.constructionleadershipcouncil.co.uk/news/site-operating-procedures-version-4-published/>



Brackley to Edgcote archaeological works

- Archaeological works are taking place across Northamptonshire this summer, mostly consisting of trial trenching works
- The majority of works are taking place between Chipping Warden and Thorpe Mandeville
- Traffic management may include some temporary traffic lights and signage to allow vehicles safe access on to site



Archaeological trial trenching works

- Shallow trenches are dug across the site roughly 2 metres by 25, or 50 metres, which are dug to confirm the results of the geophysical survey
- Excavation works are likely to identify a rich archaeological landscape likely to date from 3000BC or even older
 - Finds are likely to include those associated with settlement, agricultural and possibly burials
 - Current results indicate that the area was extensively populated due to its rich agricultural land
- Areas of subsequent mitigation, archaeological dig, following trial trenching analysis



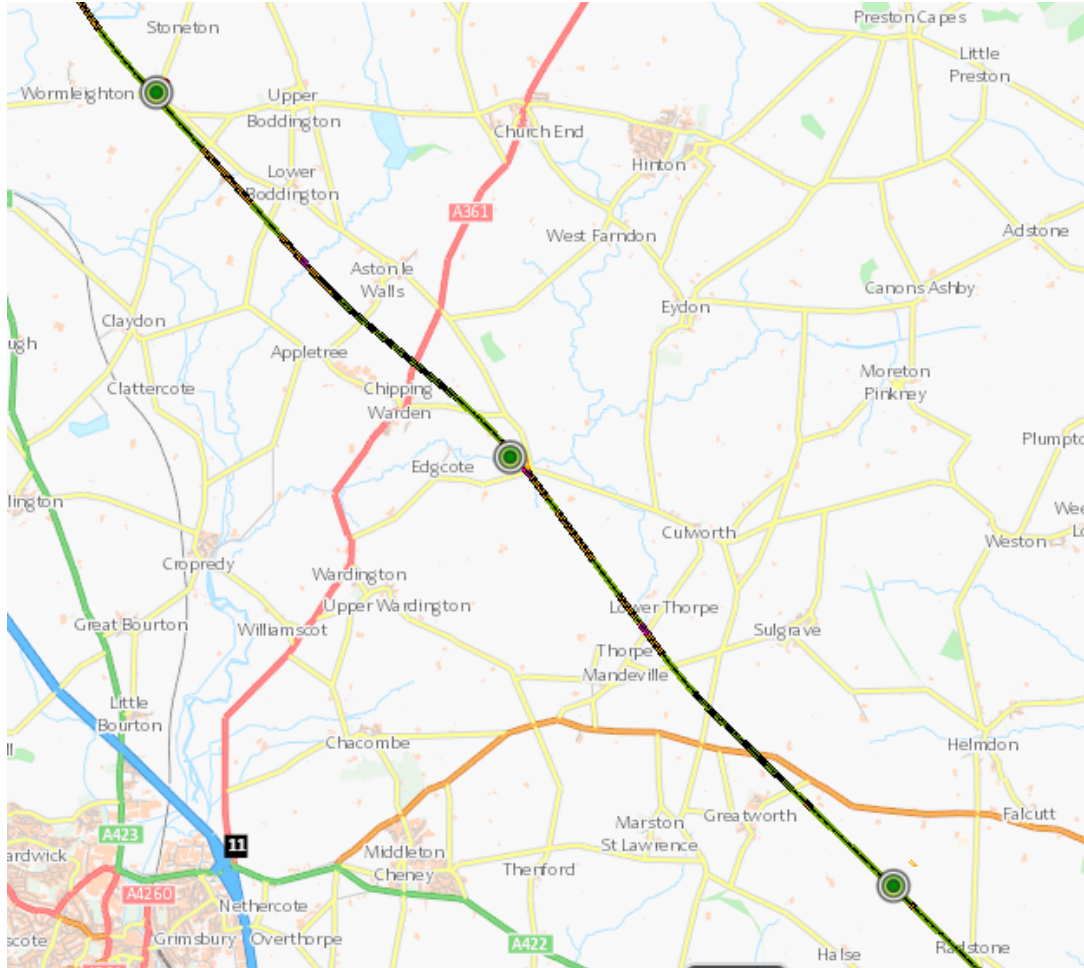
Great Crested Newt & Reptile translocation

- Newt and reptile relocation work begins in June and will run throughout the summer. This work is taking place across the HS2 route in Northamptonshire
- Qualified independent ecologists monitor the process of translocation works and associated mitigation measures



Great Crested Newt fencing traps

Ancient woodland and marshland translocation



Three sites of woodland and marshland translocation in Northamptonshire include:

- Fox Covert / Glyn Davies Wood (ancient woodland)
- Osierbed Spinney (marshland) River Cherwell, Edgcote
- Halse Copse (ancient woodland) Radstone / Greatworth

Ancient woodland & marshland translocation

- Translocation is part of the mitigation strategy which compensates for ancient woodland loss. Donor to local Receptor site transfer
- Components of an ancient woodland are moved to a nearby receptor site which will recreate as many of the characteristics of the ancient woodland compensating the loss. These components include:
 - Soil, deadwood, coppice stools, saplings, semi mature trees
- Marshland translocation involves excavating a 1.5 - 2m deep layer of marshland on specialist machines and transferring the whole habitat directly to a receptor site.



Halse Copse and Radstone boundary fencing

- The last large piece of fencing works between Brackley and Edgcote is due to finish in mid-June
- After this, all remaining fencing in the area is relatively small scale following the possession programme



Chipping Warden Relief Road

- The Chipping Warden Relief Road will remove A361 through traffic from the village
- The road construction is fully underway to connect the relief road into the existing A361
- Connection works are being undertaken during weekend road closures (Friday 8pm to Monday 6am) Three successful weekend closures undertaken during April and May COVID -19
- Further road closures are being planned for September and October to complete the utility diversions and final highway connection works
- Completion is due Autumn 2020



Welsh Road – Chipping Warden

- The works at this location is to re-align the cross junction to a staggered junction to improve visibility and safety
- The works are underway and being carried out under A361 lane closure and at times a full road closure
- Three sequential phases of road closure are required to complete the works
 1. Welsh Road East
 2. Welsh Road West
 3. A361
- Road closures required in June for asphalt works
- Completion works road closure being planned for August



Greatworth Sulgrave Road junction improvement

- The junction improvement works will add a right turn lane onto the B4525 Welsh Road, to improve visibility and make vehicle movements safer
- The works have now recommenced. This includes utility diversion works, road widening and earthworks, new road surface and markings, installation of new road signs, hedgerow planting.
- To enable us complete the surfacing works on B4525 there will be a short period of night time working provisionally planned for August. A diversion route will be in place 8pm – 6am
- Completion is due in November with the planting works



M40 – Junction 11: Banbury

- The scope of works includes the introduction of intelligent control traffic lights into the existing signals and also signalisation of the A422 (W) Hennef Way, retaining the free flow slip onto the M40
- The works are underway and are being carried out under lane closure
- Overnight full slip road closure traffic management may be required to install the traffic light loops
- Localised lane closures will be in place between June 2020 and Winter 2020
- Completion is due Winter 2020, but these dates are subject to change



Wardington A361 Widening Works

- The scope of works include widening the A361 road at three bends within the village, provision of a pedestrian crossing, installation of new village entrance gateways, chevron signs and vehicle activated signs
- The works are underway and carried out under a lane closure. Several overnight full road closures will be necessary which are provisionally booked for July and August
- To minimise disruption to road users, businesses and public transport, the full road closure will be between 8pm and 6am (weekdays only)



Chris James

Senior Engagement Manager

EKFB



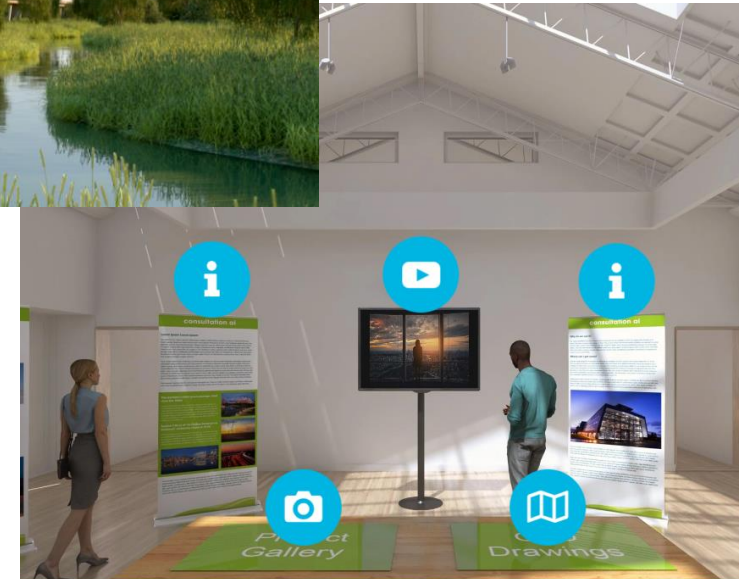
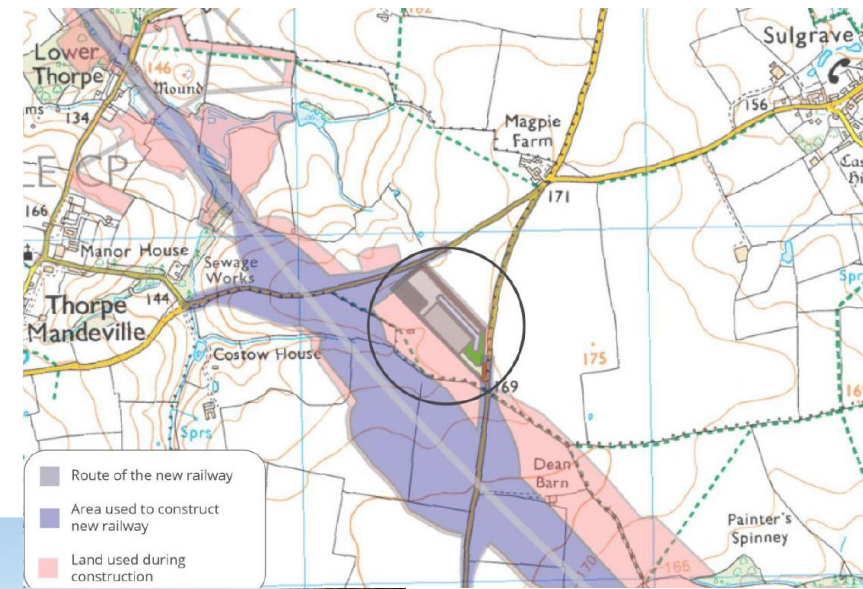
Brackley Area

1. **Project Office** – being set up in Brackley, expected to be operational in September with capacity for around 140 staff
2. **Traffic Update** – Local Traffic Plans have gone through the review process & traffic newsletters now being produced
3. **A43 Works** – Design continues on the interface between the new railway & the A43
4. **Radstone** – Noise barrier, landscaping & scheme design



Greatworth to Edgcote

- 1. Main Works Update – Main** to be set up near magpie junction followed by the early works to the green tunnel
- 2. Ground Investigation – Work** continues and a site office has been established at Greatworth Park
- 3. Lower Thorpe & Edgcote viaduct –** Key Design Element exhibition being arranged as a ‘virtual’ experience



Chipping Warden & Aston Le Walls

- 1. Main construction compound** – Located where Fusion set up their compound. Once compound is set up the vegetation clearance, topsoil strip, drainage & earthworks will follow
- 2. Ground Investigation Works** – Continues in the area over the green tunnel
- 3. Community Investment** – Discussions with Aston Le Walls regarding village hall and play area



Boddington area

1. **Heave Trial** – Monitoring in place and earthworks being finished. Drainage to embankments to follow
2. **Test Pile** – At the entrance to the heave site. Piling platform followed by piling works



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