## EXHIBIT LIST

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HIGH SPEED RAIL (LONDON – WEST MIDLANDS) BILL

PARLIAMENTARY PETITION

P2A-000058 – Trevor, Rebecca and Brian Mycock
t/a Mycock Farming

Presented by
Charles Roger Bedson BSc MRICS FAAV
HIGH SPEED RAIL (WEST MIDLANDS-CREWE) BILL

Please find set out herewith our Parliamentary Petition in respect to Trevor, Rebecca and Brian Mycock t/a Mycock Farming of Town End Farm, Blithbury Road, Hamstall Ridware, Staffordshire, WS15 3RX.

1. **Background**
   1.1 The farm comprises approximately 790 acres of land in this location with 540 acres owned and around 250 acres rented on long term sustainable farm business tenancy arrangements.

   1.2 The farm focuses on milking 450 cows with a herd size that is increasing. Typically, at any one time there are a 1,000 head of cattle on the farm viz

   - 450 milking cows
   - 125 replacement heifers 12 to 24 months old
   - 125 replacements 0 to 12 months old
   - 150 beef cattle 0 to 12 months old
   - 150 beef cattle for finishing at 12 to 24 months old

   The farm also runs around 50 ewes to lamb in April.

   1.3 The farm employs both Trevor and Rebecca Mycock together with 4 fulltime workers and 2 part-time workers and keen family members following through to come into the business.

   1.4 As a tightly stocked dairy farm it is subject to the stringent rules imposed by Nitrate Vulnerable Zone limits. In this respect, losing land ultimately results in losing livestock. If they lose livestock there is then an immediate impact on the farm turnover and hence profitability.

   1.5 Your petitioners seek to minimise landtake to that which is reasonably required to construct then subsequently operate the railway line.

2. **Impact on the Farm and Requests for Assurances**

2.1 As with most petitioners the family are not protesting about the railway per se but about the amount of land take required for so called mitigation works when compared to other schemes.

2.2 The design to date is insensitive and when compared to other schemes it is incredibly land hungry.

2.3 6 Plans are attached at Appendices A-F viz

   - **Appendix A** – scheme in context of ownership during construction
   - **Appendix B** – scheme in context of ownership post construction
   - **Appendix C** – HS2 construction plan CT-05-207
   - **Appendix D** – post scheme plan CT-06-207
   - **Appendix E** – construction plan CT-05-208
   - **Appendix F** – post scheme plan CT-06-208
2.4 Appendix A shows land ownership during construction. There are approximately 84.5 acres of land taken with a notable 13 acres severed during construction. Your petitioners request an assurance that an access at point A will be built pre construction so the 13 acres will always be available, and that ownership of that track will pass to the Mycock family.

2.5 Appendix B shows post construction severance issues at point E. Your petitioners request an assurance that access will be provided within their ownership at points B, C or D.

2.6 Beginning with Appendix F we can comment on the numeric points as follows:

- **Area 1** immediately there is an area of land numbered 1 and 2 where approximately 10 acres of land is devoted by woodland habitat creation. No justification provided other than “ecologist’s professional opinion”. Vital parcel of land providing silage and forage for the farm business. Request HS2 provide a second opinion as to ecology measures and remove the woodland habitat creation for this area together with the false bund at point 2 which provides no particular shielding for any property. See Appendix F1. No significant woodland being taken for approximately five miles.

- Put in context the cost of this 10 acres is a devaluation of the land of circa £8,000 per acre plus a loss in turnover of around 8-10 milking cows producing 10,000 litres per annum at 6p per litre margin (£6,000 per annum), plus the cost of planting and maintaining as yet unspecified by HS2.

- Request assurance that it will be moved to less business sensitive area of land or if stays, that full compensation will apply not only for business losses but also diminution in value.

- **Area 2A** shows the structural limit of the embankment and we request that HS2’s land take be limited to that albeit perhaps with hedges along the top of the cuttings.

- **Area 2B** we note an access track leading to the otherwise severed area of land. This track can also be seen on CT-06-207 at Appendix B. Who will own the access track who will have rights of way along it? We request an assurance that the ownership lies with the Mycock family to access their land.

- **Area 3** shows the significant balancing pond measuring approximately 4.25 acres. Considered to be excessive land take for an engineering function and hence request to move the balancing pond to position 4 and combine with smaller balancing pond adjoining and the “landscape mitigation planting (scrub/woodland) at position 4.

This area is important as there is a planning consent in place for an agricultural worker’s dwelling as per plan B1. This has been built and the balancing pond encroaches on to it.
2.7 Referring to plan CT-06-207 (Appendix D) and numbered points thereon

- Ecologists have had no discussion with your petitioners at the design stage despite petitioners' requests.

- At point 6 an area of landscape mitigation planting encroaches onto the land. It does not appear to provide any screening or any purpose but if trees are absolutely necessary then we would suggest that they be planted within the severed area of land adjoining at point 9D. Your petitioners request an assurance that it will be moved.

- Similarly, at areas 9 and 7 there are areas of woodland habitat creation and grassland habitat creation. We suggest that these are encompassed with an area 9D likewise as an area of land adjoining which would otherwise be severed.

- Likewise, with area 8. This area is insensitively planted and essentially severs access between 9A, 9B, 9C. Concerned about definition 'scrub'.

- At point 10 there is an access track feeding the Newlands Lane Auto-transformer Feeder Station. We assume (but see earlier requests) that this access track will now become the new access for areas 9A, 8, 9B, 9 and 9C. Confirmation then required please and an assurance in this respect as previously.

- At point 11, an alternative access is suggested which prevents encroachment into area 9A. We suspect this could be more tightly designed so as to avoid encroachment onto area 9A and potentially the cutting at point number 12 could be redesigned so as to allow access on the western side of the transformer station rather than on the eastern side by utilising 12a.

2.8 Referring to CT-05-207 (Appendix C) the majority of land buried under "land potentially required during construction". This parcel is a vital 57 acre block of land providing feed for the cows. Request as follows:

- Blithbury North Cutting satellite compound be moved further to the north east so as not to encroach on claimant land (point 13) releasing the whole of 13a from the scheme.

- At point 14 request that the Newlands Lane Auto-transformer Feeder Station Satellite Compound, be moved to the north west and that area 9 be left untouched, with a retained access to it.

- Likewise, request that the soil bunds at point 15, 16 and 17 on CT-05-207 be amalgamated where possible so that land take is absolutely minimised.

2.9 It is estimated that during construction the farm will lose around 84 acres of land. If the commensurate number of cows are lost at a stocking rate of 1 cow per acre then at 30p per litre margin and 10,000 litres per cow that equates to in excess of £250,000 drop in turnover per year.
2.10 Vital to the farm to maintain turnover to fund its borrowing.

3. **History of Meetings with HS2 and your Petitioners**

   - Two only in two years
   
   - Initial Farm Impact Assessment with Peter Williams of Reading Agricultural Consultants 17 March 2016.
   
   - Meeting at the farm with Paul Lidgley LSH, Laura Wise HS2, Adrian Osborn HS2, Richard W Smith HS2 and Ash Matharu HS2. 16 October 2017. All points above discussed. Detailed assessment promised as to why mitigation measures tree planting etc required and access provisions. Also engineering request, balancing pond etc. Nothing heard since.

3.1 Clients have made representations to HS2 as follows:

   - Farm impact meetings with Peter Williams of RAC
   - Representation to draft EIA in October 2016
   - Request to meet on numerous occasions to influence design process and mitigate losses on the farm
   - Representation to the July 2017 Bill deposit final EIA
   - Numerous requests to meet since to progress.

4. Copy of assurances given to NFU attached at Appendix G. Request an assurance that these will be given to your petitioners in this case.

5. Request assurance that HS2 will meet the reasonable cost of this petition and for your petitioners' advisor to attend the committee hearing. Petitioners have tried for eighteen months (since initial draft EIA deposit) to meet with HS2 to seek to mitigate the impact of the scheme on their property. Petitioners believe had HS2 engaged more meaningfully then the petition would not have been necessary.

We commend these requests to the Committee.
HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF COMMONS SELECT COMMITTEE: THE NATIONAL FARMERS UNION

Part A – Assurances specific to NFU

Assurance No.1 – Agricultural liaison service

1.1. The Secretary of State will require the Nominated Undertaker to ensure that there is an agricultural liaison service providing individuals experienced in agricultural matters in place and contactable by telephone 24 hours a day, 7 days per week, during the construction of HS2 works on agricultural land.

1.2. The Secretary of State will require that the Nominated Undertaker will:

1.2.1. Provide the name and contact details of the agricultural liaison service provider(s) (and any replacement) to the NFU before he or she takes up his or her post;

1.2.2. Arrange meetings between the agricultural liaison service provider(s) and the NFU on a regular basis, and at least every three months to discuss the activities of the agricultural liaison service provider.

Assurance No.2 – Prompt payment of compensation

2.1. The Secretary of State will, in line with wider Government policies, require the Nominated Undertaker to pay promptly compensation that has been agreed or determined by the Upper Tribunal of the Lands Chamber to be payable to a claimant under the Bill in respect of the compulsory acquisition of agricultural land/rural businesses.

Assurance No.3 – Estimated claims for compensation

3.1. Where a farmer/rural business owner submits to the Promoter detailed particulars of an estimated claim for compensation arising from the compulsory acquisition of agricultural land/a rural business (a "detailed request"), the Promoter will provide in writing within three months of receipt of the detailed request the Nominated Undertaker’s estimate of the compensation (including for disturbance) payable in respect of the compulsory purchase of that agricultural land/rural business.

3.2 Where possession of land is taken by the Nominated Undertaker under Schedule 15 of the Bill and an owner occupier or agricultural tenant submits to the Promoter a particularised and evidenced claim for compensation based upon agricultural losses arising from the temporary occupation of agricultural land pursuant to paragraph 1 of Part 1 of Schedule 15 to the Bill (a "compensation request"), the Promoter will make interim payments of compensation as appropriate on a case by case basis. For example, payments could be made on a three monthly, six monthly or (as a minimum) annual basis taking account of the particular characteristics of the agricultural business in question. Before making the interim payments, the Nominated Undertaker may require the owner occupier or agricultural tenant to enter into a Temporary Possession Agreement in advance of the exercise of powers.

Assurance No.4 – Relocation matters

4.1. In respect of farmers/rural business owners, the Promoter will use reasonable endeavours to reach an agreement with that farmer/rural business owner, where a business case is
approved and where it relates to a relocation necessary for a particular business in consequence of permanent acquisition by the Promoter of land required for that business, such agreement to provide that compensation will be paid in advance of entry after Royal Assent, subject to the Promoter being satisfied there is no subsisting mortgage over the land in question and that suitable security for any advanced payment can be adequately secured.

Assurance No.5 – Liability and claims

5.1. The Secretary of State confirms that the Nominated Undertaker will be liable to farmers and rural business owners for the actionable acts and omissions of the Nominated Undertaker’s contractors and sub-contractors in constructing the works authorised by the Bill, and as a consequence the Secretary of State will require the Nominated Undertaker to:

5.1.1 Set in place arrangements to deal promptly with any claims made by farmers and rural business owners arising as a consequence of the construction of the works authorised by the Bill (including as a consequence of the acts or omissions of the Nominated Undertaker’s contractors and sub-contractors).

5.2. The Secretary of State will require the Nominated Undertaker to implement contractual monitoring, reporting and enforcement procedures to ensure that third party claims against the Nominated Undertaker arising out of the execution of HS2 works on the farmer/rural business owner’s land are being dealt with promptly and effectively.

Assurance No.6 – Water supply

6.1 Where an existing private water supply to a farm is adversely and directly, affected by the construction of the Proposed Works, the Nominated Undertaker will, if requested by the farmer or landowner to do so, provide or procure or meet the reasonable cost of the provision of an alternative supply of water where reasonably practicable to do so and if there is no other practicable alternative means of supply available.

6.2 Where the supply is so affected temporarily by the construction of the Proposed Works, then the alternative supply need only be supplied for the period during which it is so affected.

6.3 Where a request is made by the farmer or landowner under 6.1 for a permanent supply due to permanent severance of the existing supply caused by the construction of the Proposed Works the Nominated Undertaker will where provision of an alternative means of supply can be demonstrated by the land owner/farmer to be reasonably required for his business, provide or procure or meet the reasonable cost of a permanent means of alternative supply of water.

Assurance No.7 – Borrow Pits

7.1 Following the completion of preliminary Ground Investigation of the sites proposed under the Bill for development of Borrow Pits but prior to the termination of proceedings on the Bill before the House of Commons Select Committee, the Promoter will publish a review of the extent of land likely to be required and in preparing the report the Promoter will consult with the NFU and those landowners on whose land the Borrow Pits are proposed to be developed.

Part B – Generic assurances to be offered to farmers or rural business owner petitioners on a case-by-case basis

Assurance No.8 – Provision of information
8.1. 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.

Assurance No.9 – Notices of entry and taking possession

9.1. 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.

9.2 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.

9.3 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.

Assurance No.10 – Relocation of agricultural buildings

10.1. The Promoter will require the Nominated Undertaker to offer appropriate assistance to the Petitioner in respect of the relocation of any agricultural buildings displaced for the purposes of the project where the replacement is either:

10.1.1. to be provided for under a deemed planning consent granted by the Town and Country Planning (General Permitted Development) (England) Order 2015; or

10.1.2. the subject of a separate application for planning consent.

10.2. The assistance referred to in paragraph 10.1. shall (if requested by the Petitioner) include the provision of a statement of impact and timing for the Petitioner in respect of the need for relocation of an agricultural building.

10.3. Paragraph 10.4. applies where notwithstanding any assistance provided in paragraph 10.1., a Petitioner provides to the Promoter evidence to the reasonable satisfaction of the Promoter that consent referred to in paragraph 10.1. and required to give effect to the relocation of an agricultural building, is unlikely to be obtained and requests the Secretary of State to take steps to authorise the relocation of the displaced building by the exercise of the powers of clause 46 of the Bill.

10.4. Any request to the Secretary of State by the Petitioner under paragraph 10.3. shall be considered by the Secretary of State in accordance with the policy relating to reinstatement of undertakings set out in section 7 of HS2 Information Paper C7, Business Relocation.

10.5. In this assurance and in Assurances 11 and 12, “agricultural building” includes a residential building occupied as part of an agricultural building.

10.6. In this assurance, a “statement of impact and timing” means a statement describing the impact of the work proposed to be undertaken in relation to the agricultural building(s) in question and the timescales in which those impacts are intended to be implemented.

Assurance No.11 – Identification of land for the relocation of agricultural buildings

11.1. If prior to the giving of notice of entry or prior to the notice of vesting under a general vesting declaration to acquire land permanently (whether or not before Royal Assent) the Petitioner identifies suitable land for the relocation of an agricultural building (whether within or outside the Petitioner’s ownership) and the Petitioner provides to the Secretary of State a detailed course of action substantiating the relocation, the Secretary of State will confirm
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.

13.5 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 13.3 and 13.4, the Petitioner may at any time prior to entry into
an agreement under assurances 13.3 and 13.4, 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.

13.6 On receipt of a request pursuant to paragraph 13.5 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.

13.7 In reaching a decision pursuant to paragraph 13.6 the Secretary of State will need to be
satisfied that necessary rights of access can be secured to the land in question.

13.8 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 assurance 13.3 and 13.4.

Where land is temporarily occupied and permanent ownership is required.

13.9 Where the Nominated Undertaker exercises powers of temporary occupation over land under
the Bill which is subject to compulsory acquisition, (other than land required for utility
diversions, highway related works or other advanced works) the Secretary of State will prior
to the exercise over that land of compulsory powers of acquisition:

13.9.1 consider the extent of land to be acquired for permanent works required to construct
and maintain the Phase 2a railway; and

13.9.2 seek to acquire that land permanently as soon as reasonably practicable following
appointment of the main works contractor and when detailed design plans are
sufficiently advanced to enable the Secretary of State to identify the required land
and having regard to the economic and efficient construction of the Phase 2a
project.

13.10 Subject to paragraph 13.11 the Secretary of State shall not exercise the powers of
compulsory acquisition conferred by the Bill in relation to the Property [describe] but instead
the Nominated Undertaker may exercise the powers of Schedule 15 to the Bill to enter and
take temporary possession of the Property.

13.11 The Secretary of State [or any statutory undertaker authorised by the Secretary of State]
may exercise the powers of the Bill so as to acquire permanent rights over the Property in
respect of [installing, maintaining, renewing, replacing or upgrading cable, pipes, ducts and
other services and to have access to the Property in order to maintain, renew, replace or
upgrade such cable, pipes, ducts or other services] or [access over the Property as required
in connection with the construction, implementation, renewal, operation or maintenance of
the work authorised by the Bill].

N.B.1 All these assurances assume that the economic criteria for exercising temporary rather than
permanent powers has been satisfied. In cases where there is some concern about the
amount of compensation that may be payable on temporary occupation of the land it may
be necessary to add the following qualification to each of the assurances:

"This assurance is subject to agreement, in a form acceptable to the Secretary of State, as
to the level of compensation payable in respect of the exercise of the temporary powers of
the Bill in advance of the Nominated Undertaker taking temporary possession of the
Property."
whether or not he accepts that the land identified and evidence supporting the course of action provides a reasonable basis for the Petitioner’s claim for compensation in the event that the Bill receives Royal Assent and the Secretary of State exercises his powers of compulsory acquisition.

Assurance No.12 – Professional costs and fees

12.1. The Promoter acknowledges that proper professional costs and fees reasonably incurred by the Petitioner for the purposes of seeking to identify suitable alternative premises at which to relocate an agricultural building which is subject to the power of compulsory acquisition under the Bill, will form a Head of Claim as part of any disturbance claim arising from the acquisition of that land under the Bill.

Assurance No.13 – Land acquisition

Where land can be identified at this stage as not being required for permanent works and is not materially changed.

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

Where land cannot be identified at this stage, but it may be possible to do so following detailed design.

13.2. If at the date when it is proposed to implement the powers of the Bill in relation to the Property [describe] 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.

Where land is materially changed but there is no need for maintenance of that change.

13.3. Subject to the Petitioner entering an agreement in a form satisfactory to the Secretary of State which provides that the Property [describe] 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 [describe] but instead the Nominated Undertaker may exercise the powers of Schedule 15 to the Bill to enter and take temporary possession of the Property.

Where land is materially changed and there is a need for an obligation to maintain.

13.4. Provided that--

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

13.4.1.1 provides that the Property [describe] need not be restored to its former condition following completion of construction activity on the land; and

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

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

13.4.2 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]
N.B.2 The description of the Property in assurances 13.1, 13.3, 13.4 and 13.5 should make clear that the precise area to which the assurance applies can only be determined following detailed design.

Assurance No.14 – Use of private roads

14.1. The Nominated Undertaker will engage with the owner and occupier of the land with respect to the particular purpose(s) he expects to exercise the powers under clause 14 of the Bill, the type of vehicle(s) to be used, the purpose of the use and the expected frequency and period of use.

Assurance No.15 – Drainage

15.1. 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.

15.2. The location of drains cut or disturbed by the construction works will be recorded by the Nominated Undertaker.

15.3 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.

15.4. 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.

15.5. 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.

15.6. 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.

Assurance No.16 – Detailed design

16.1. 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.

16.2. The Nominated Undertaker shall have regard to the responses received to the consultation undertaken under paragraph 16.1 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,

16.2.1 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
16.2.2 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.

16.3. 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.

16.4. 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.

Assurance No.17 – Agricultural soils

17.1. 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;
- 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 17.2) following completion of the relevant construction work; and
- a final report to determine the final handover condition of the agricultural soil.

17.2. Should the target specification not be met by the expiry of the period of five years for aftercare maintenance mentioned in paragraph 17.1 (“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.

17.3. 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.

17.4 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.