## EXHIBIT LIST

Reference No: HOC/00155
Petitioner: Luke Mellor and Son
Published to Collaboration Area: Thursday 14-Jun-2018

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Manor Farm - Environmental Mitigation Map (Hybrid Bill)

<table>
<thead>
<tr>
<th>ID</th>
<th>Type/Feature</th>
<th>Description</th>
<th>Primary mitigation function</th>
<th>Approximate extent within holding</th>
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<tr>
<td>7</td>
<td>Grassland habitat creation</td>
<td>Creation of new grassland habitat around proposed balancing pond</td>
<td>habitat creation</td>
<td>1.51 ha</td>
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<tr>
<td>9</td>
<td>Hedgerow habitat creation</td>
<td>Creation of hedgerow habitat</td>
<td>habitat creation</td>
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Petitioner's land holding

Legend:
- Grassland habitat creation
- Landscape mitigation planting
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Woodland habitat creation
- Ditches - new
- Hedgerow habitat creation
- Existing public right of way
- Rail alignment
- HS2 Access road
- Petitioner's Land holding
- Wetland habitat
- Noise Barrier

Project/Contract: Ove Arup & Partners International Ltd

Design Stage: Petitions

Design No.: DW

Date: 14/09/2018

1:5000

Scale with caution as distortion can occur.

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High level programme of works affecting local roads near Manor Farm (red is AP1 change)

<table>
<thead>
<tr>
<th>Fradley to Colton</th>
<th>2020 Quarters</th>
<th>2021 Quarters</th>
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2025 Quarters: 1 2 3 4
2026 Quarters: 1 2 3 4
Highways Works

• Highway works are in two main parts
  • Advanced works (Q2 2020 – Q3 2021) – off route highway improvements to facilitate access for site mobilisation and main civils works
  • Main Civils works (Q1 2021 – Q2 2026) – all permanent highway diversions, field accesses and stopping up works
• Temporary road or lane closures and associated diversions in and around Manor Farm, will be required in a number of locations including: the B5013 Uttoxeter Road; Blithbury Road; Hadley Gate Lane; Newlands Lane; and Jonghams Lane. In most cases, these works will be restricted to short-term overnight and/or weekend closures, and are not, therefore, considered significant [ES Volume 2 – Fradley to Colton CA1 Para 14.4.16]
Access during construction

- During construction, the nominated undertaker will maintain access to the rural landowner's land under controlled conditions where necessary and reasonably practicable, and without prejudice right to claim disturbance compensation. Similarly, access across or around construction works for livestock and machinery will be provided under controlled conditions where necessary and reasonably practicable, and without prejudice to the rights to disturbance compensation under the compensation code. (Phase 2a Guide for Farmers and Growers – para 10.1.2)
- The provision of access details would be agreed during early stakeholder engagement at detailed design and planning stage.
Newlands Lane Auto-transformer feeder station (ATFS)
Newlands Lane Auto-transformer feeder station (ATFS)

- The petitioner requests that the ATFS be moved from the north side of the railway to the south.
- This option was considered during the development of the Proposed Scheme. The reasons why this option (Option 1) was not taken forward into the Proposed Scheme is set out in Section 2.5 of ES Volume 2 community area report for CA1.
Option 1 constraints

- **Topography constraints** - the ATFS would be within a cutting of 10m at its north-eastern corner with a large portion of the south-western side of the facility on embankment up to 8m in height.

- **Height of buildings and structures** - the ATFS would be highly visible on its south-western side - the height of buildings (132kV outdoor switchgear and main transformers) would be up to 7.5m (high) above ground level and lightning protection masts would be up to 16m high.

- **Visual impact** - the south eastern corner of the ATFS would be located on embankment forming a highly visible feature. The option would have visual impacts on users of Colton Bridleways 31, 32 and 33 and residents on Hollow Lane and Blithbury Road. There would be limited opportunities to provide planting to screen the impacts.

- **Potential noise impacts** - on local residents and communities (ATFS is close to Colton and Stockwell Heath).

- **Permanent land requirements** - land at Manor Farm and Town End Farm would be required permanently.
Dear Mr Gale

HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF COMMONS SELECT COMMITTEE: PETITION P2A-0000155 – LUKE MELLOR AND SON

Following the appearance of the National Farmers Union (NFU) before the HS2 Phase 2A House of Commons Select Committee (‘the Select Committee’) on 30 April 2018, the Promoter informed the Select Committee that it would be contacting agricultural petitioners to explain the justification for the location of the proposed environmental mitigation that has been identified within their land holdings. The information provided below sets out the reasons why environmental mitigation is proposed within the Bill on your land, the rationale for its proposed location, and planned engagement with landowners during the detailed design stage regarding these matters.

Grassland habitat creation

There are four separate parcels of proposed grassland habitat creation within the Manor Farm land holding. The combined total of these areas of grassland habitat creation is approximately 2.2 ha, of this approximately 1.8 ha lie within the boundaries of the Manor Farm.

Consideration of the location of areas of grassland habitat creation will include the topography, drainage, aspect, and underlying soil type of the local area.

Approximately 0.5ha of grassland habitat will be created to the west of the B5014 Uttoxeter Road, adjacent to the north of the access track for Manor Farm overbridge and will surround a retained pond. This grassland habitat creation has been designed to mitigate the loss of great crested newt terrestrial habitat as a result of the construction of the nearby Manor Farm overbridge, access track and Blithbury Central cutting. Great crested newts will be moved to the site prior to the site clearance for construction. Such areas will be targeted at providing new areas of habitat of principal importance as defined under Section 41 of the Natural Environment and Rural Communities Act (2006).

The extent of the proposed mitigation reflects the terrestrial requirements of great crested newts as set out in the Ecological Principles of Mitigation (presented in the Scope and Methodology Report Addendum to the Environmental Statement). The proposed mitigation aims to adhere to the likely mitigation requirements of the great crested newt licence that will be required for the construction of Proposed Scheme post Royal Assent.
The 1.8 ha of grassland habitat creation across the Manor Farm landholdings will also mitigate the loss of grassland due to the construction of the Proposed Scheme and is proposed to also perform an additional role of aiding landscape integration and ecological connectivity within the scheme.

**Woodland Habitat Creation**

The proposed woodland habitat creation areas located within the Manor Farm landholdings will cover a combined area of approximately 2.5 ha. Approximately 1.1 ha of this is to aid the integration of the Proposed Scheme alignment and Uttoxeter Road realignment, whilst approximately 0.4 ha of this additionally forms habitat for ecological pond replacement. Approximately 0.1 ha of this is to replace the woodland lost to the Proposed Scheme and the works associated with the A5014 realignment.

Approximately 0.2 ha of this woodland habitat creation which is designed to aid integration as well as improve the ecological connectivity between areas of woodland habitat creation either side of the B5014 Uttoxeter Road, to the north of the Proposed Scheme. The location of the proposed woodland habitat creation areas have been designed to expand and reconnect areas of existing woodland and providing renewed linkages between them, using relatively small bands of woodland.

**Landscape mitigation planting**

The Promoter aims to design a high-speed railway that meets modern standards of design that will include landscape planting to reduce visual impacts on nearby dwellings and communities, and to also assist in integrating the scheme into the wider landscape. Within the Manor Farm landholdings, there are approximately seven parcels of landscape mitigation planting at proposed at various locations. These areas of proposed landscape mitigation planting cover a combined total area of approximately 9.7 ha and approximately 3.7 ha of this is proposed within the landholding itself. Locations of these parcels include both east and west of the alignment at the Newlands Lane Auto-Transformer Feeder Station, east and west of the Blithbury Central Cutting and atop of acoustic bunds.

These proposed areas of landscape mitigation planting have been designed primarily for habitat creation and visual screening of the Proposed Scheme. Within the Manor Farm landholdings, proposed landscape mitigation planting have been designed to screen the Proposed Scheme to mitigate the visual impacts on dwellings along Stonyford Lane and Colton, and users of Newlands Lane and local Public Rights of Way. This landscape mitigation planting provides the additional function of aiding the integration of acoustic bunds and the Proposed Scheme into the surrounding landscape.

**Hedgerow habitat creation**

Hedgerow habitat creation is proposed primarily for ecological purposes to mitigate for the loss of hedgerows in the area as a result of construction, or improve the ecological value of existing hedgerows by additional planting and management. The reinstatement of hedgerows also play an important role in landscape mitigation and assisting to integrate the Proposed Scheme within the surrounding landscape.

Within the Manor Farm landholdings hedgerow habitat creation has been proposed both along existing hedgerow boundaries and in new locations. The proposed hedgerow habitat creation has been designed to replace or mitigate hedgerow habitats lost to works and/or road realignments. Hedgerow habitats have also been proposed in this area to aid habitat connectivity and landscape integration.
The Promoter will continue to engage with landowners who are directly affected by the Proposed Scheme in order to discuss the proposals within the Bill, and the developing design. This engagement will continue into the detailed design, as set out within the Farmers and Growers Guide.

**Approach to environmental mitigation**

The Promoter has a legal and regulatory obligation to provide specific habitats for protected species that may be affected by the Proposed Scheme. These include species such as bats, great crested newt, otter, water vole, badger and barn owl. Where habitats of principal importance (as listed under section 41 of the Natural Environment and Rural Communities Act 2006) would be lost, opportunities to create new compensatory habitat have been included.

The proposed mitigation measures have been identified by regularly reviewing the likely significant adverse environmental effects identified during the environmental assessment process and considering these at design workshops within the HS2 Ltd project teams. This has involved a multi-disciplinary approach to the design of the scheme. Consideration of mitigation is taken on a site by site basis, using information from ecology surveys, farm impact assessments, flood mapping and landscape assessment to feed into the overall mitigation strategy.

Due to the challenges and time associated with establishing new habitat, the fundamental principle that a larger areas of new habitat creation required to compensate for loss of existing high quality habitat. It is also an important ecological principle that the new habitats should be as close as possible to the area of habitat affected. This is why it is not always possible to avoid locating new habitats on best and most versatile land.

The use of farm land for the purposes of landscape planting and creation of new ecological habitat within the railway corridor is inevitable with a project of the size of the Proposed Scheme because of the extent of the environmental effects on the areas it goes through [or similar]. The Promoter has sought to limit disturbance to agricultural holdings and farm management, and to use severed areas for ecological mitigation and tree planting, where reasonably practicable.

The Promoter would continue to engage with landowners who are directly affected by the Proposed Scheme in order to discuss the proposals within the Bill, and the developing design. This engagement would continue into the detailed design phase, as set out in the HS2 Phase 2A Farmers and Growers Guide\(^1\). In my letter of 2 May 2018 we offered assurances to the NFU on a range of matters including the detailed design of works. These assurances are subject to ongoing discussions with the NFU. You as the representative land agent met with us on 2 May 2018 to discuss these assurances.

**Detailed design assurance offered to the NFU**

In particular, I draw your attention to the following assurance that the Promoter has offered to the National Farmers Union -

“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 above 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.”

I hope that the information set out above gives you comfort in relation to the justification for the proposed ecological mitigation raised in your petition. Should you wish to receive an assurance from the Promoter in these terms, please let me know.

If you have any further questions, please do not hesitate to contact Connolly Meagher, Senior Property Acquisition Manager, on 020 7944 0811 or Connolly.Meagher@hs2.org.uk.

Yours sincerely

Oliver Bayne
Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited
Luke Mellor and Son
Manor Farm
Uttoxeter Road
Blithbury
Rugeley
WS15 3HU

31 May 2018

Dear Luke Mellor and Son

HIGH SPEED RAIL (WEST MIDLANDS – CREWE) BILL – HOUSE OF COMMONS SELECT COMMITTEE:
PETITION P2A-000155 – LUKE MELLOR AND SON – MANOR FARM, UTTOXETER ROAD, BLITHBURY,
RUGELEY, WS15 3HU

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 you 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 2 May 2018 to the NFU. These assurances cover the following matters: provision of an agricultural liaison service; 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. Further discussions are taking place with the NFU and the set of assurances offered on 2 May 2018 in Part A of Annex A may be updated following those discussions.

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 2 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 you a number of specific assurances in response to the following issues raised in your petition:

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.

**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 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.

**Agricultural soils**

2.1. 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 2.2) following completion of the relevant construction work; and
• A final report to determine the final handover condition of the agricultural soil.

2.2. Should the target specification not be met by the expiry of the period of five years for aftercare maintenance mentioned in paragraph 2.1 (“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.

2.3. 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.

2.4. The agricultural soils plan will be incorporated in and prepared as part of the Code of Construction.

Notices of entry and taking possession

3.1. 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.

3.2. 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.

3.3. 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 Assurances.2

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 Connolly Meagher, Senior Property Acquisition Manager, on 020 7944 0811 and Connolly.Meagher@hs2.org.uk.

Yours sincerely

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

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