IN PARLIAMENT
HOUSE OF COMMONS
SESSION 2013–14

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) BILL

PETITION

Against the Bill– On Merits – Praying to be heard by Counsel, &c.

TO THE HONOURABLE THE COMMONS OF THE UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND IN PARLIAMENT ASSEMBLED.

THE HUMBLE PETITION of **JP BODEN & CO LIMITED.**

SHEWETH as follows:-

1 A Bill (hereinafter referred to as "the Bill") has been introduced and is now pending in your honourable House intituled "A bill to make provision for a railway between Euston in London and a junction with the West Coast Main Line at Handsacre in Staffordshire, with a spur from Old Oak Common in the London Borough of Hammersmith and Fulham to a junction with the Channel Tunnel Rail Link at York Way in the London Borough of Islington and a spur from Water Orton in Warwickshire to Curzon Street in Birmingham; and for connected purposes.

2 The Bill is presented by Mr Secretary McLoughlin, supported by The Prime Minister, The Deputy Prime Minister, Mr Chancellor of the Exchequer, and Secretary Theresa May, Secretary Vince Cable, Secretary Iain Duncan Smith, Secretary Eric Pickles, Secretary Owen Paterson, Secretary Edward Davey, and Mr Robert Goodwill.

3 Clauses 1 to 36 and 45 to 58 of the Bill set out the powers sought for the construction and operation of the railway referred to in paragraph 1 above. They include provision for compulsory acquisition, planning permission, heritage issues, trees and noise. Clauses 37 to 45 of the Bill establish the regulatory regime for the railway and clauses 59 to 65 deal with miscellaneous and general provisions.

4 The works proposed to be authorised by the Bill are described in Schedule 1

of the Bill.

5 Your Petitioners are **JP BODEN & CO LIMITED** (company number 02692601) (hereinafter referred to as "your Petitioners"). Your Petitioners are the lessees of land known as Boden House (formerly Elliot House) on Victoria Road, Park Royal, NW10 6NY and the lessees of land known as Black Arrow House on Chandos Road, Park Royal, NS10 6NF. The Bill seeks authorisation for the compulsory acquisition of part of your Petitioners' interests at these properties.

6 Your Petitioners and their rights, interests and property are injuriously affected by the Bill, to which your Petitioners object for reasons amongst others, hereinafter appearing.

Acquisition of land at Boden House

7 Your Petitioners hold a lease of the land at Boden House of 5 years from June 2011. These buildings are the head office of JP Boden & Co Limited and are therefore strategically important to the business. Both your Petitioners and the landlord intend to extend the lease. This property contains the head office for your Petitioners at which all products are designed and selected and from which all production is managed. The office also contains the international marketing and creative departments. In addition, the building contains a full height photographic studio which allows the business to quickly create photographic materials for sale over the internet. Investigations into the availability of equivalent facilities adjoined to suitably sized office premises elsewhere in the neighbourhood have proved fruitless.

8 The Bill seeks authorisation for the compulsory acquisition of the car and cycle parking area at the front of Boden House, together with the ramp up to the roof top car park above Boden House. The compulsory acquisition of this land would effectively acquire the entirety of the parking area for Boden House, as the ramp area identified for compulsory acquisition is the only access point to and exit point from the roof top car park.

9 The car parking at the front of and on the roof of Boden House services this five-storey office building, which is leased by your Petitioners and which is used for the employment of 350 full time staff members. No alternative offering of car parking has been offered to your Petitioners and without such car parking your Petitioners would not be able to continue their operations from Boden House.

10 Boden House is the only property in this stretch on Victoria Road, Park Royal which has been excluded from compulsory acquisition. The remainder of this area is to serve as a main construction compound. This blight is compounded by the acquisition of the front and roof car parking facilities which serve these

buildings.

11 The Bill seeks to authorise the compulsory acquisition of the car parking for the buildings leased by your Petitioners, without which your Petitioner would not be able to continue their operations from Boden House. Discussions with the promoters of the Bill have failed to clarify whether or not the compulsory acquisition of the car parking area at the front of Boden House and the ramp to the roof top car park is temporary only and is only intended for access to utility services. This is also not clear to your Petitioners from the published information and therefore future planning for the business from the property is severely restricted.

12 Your Petitioners seek assurances from the promoters of the Bill in the form of a written undertaking that the access to the front and roof top car parking and services to Boden House will not be affected or impeded by the railway works either during construction or operation of the railway.

Acquisition of land at Black Arrow House

13 The Bill seeks to authorise the compulsory acquisition of part of the car parking area surrounding Black Arrow House, together with the foreground area of the property, for the purposes of the provision of the Railway and the road works from Old Oak Lane along Victoria Road.

14 Your Petitioners have a lease of approximately 60 car parking spaces to service the 180 full time staff employed within the 5 storeys of the Black Arrow House office building, which was fully refurbished in 2011. The acquisition of part of the car park area impairs the ability to provide adequate parking facilities for this building. No alternative offering of car parking has been offered to your Petitioners and without such car parking the business will be unable to operate at full capacity from this property.

15 It is not clear to your Petitioners from the published information whether the proposed compulsory acquisition of Black Arrow House will be permanent or temporary and therefore future planning for the business at this property is severely restricted.

16 Your Petitioners have not been adequately informed by the promoters of the Bill of the clear purposes for the land and how long it is intended to be used for. From the published plans, it is not clear to your Petitioners why the compulsory acquisition of this land at Black Arrow House is necessary. Discussions with the promoters of the Bill have not clarified the level of disruption to be expected or the amount of land to be compulsorily acquired.

17 Your Petitioners seek assurances from the promoters of the Bill in the form of a written undertaking that access to and the provision of its car parking

spaces at Black Arrow House will not be affected or impeded by the railway works either during construction or operation of the railway.

Length of compulsory purchase powers

18 The Bill seeks authorisation for the grant of compulsory purchase powers for a period of 5 years from the date when the Bill receives Royal Assent. The Bill further allows for this period to be extended for a further 5 years by the Secretary of State.

19 Your Petitioners consider that 10 years is too long a period of time for landowners to be subject to the threat of compulsory acquisition. Such threat will stall any development plans and could lead to vacant properties. It is submitted that the compulsory acquisition powers should be restricted to a period of 5 years only, with no potential for the period to be extended.

20 For the foregoing and connected reasons your Petitioners respectfully submit that, unless the Bill is amended as proposed above, clauses 4 to 10, 15 and those seeking to authorise compulsory acquisition together with the deposited plans so far affecting your Petitioners, should not be allowed to pass into law.

21 There are other clauses and provisions of the Bill which, if passed into law as they now stand will prejudicially affect your Petitioners and their rights, interests and property and for which no adequate provision is made to protect your Petitioners.

YOUR PETITIONERS therefore humbly pray your Honourable House that the Bill may not be allowed to pass into law as it now stands and that they may be heard by their Counsel, Agents and witnesses in support of the allegations of this Petition against so much of the Bill as affects the property, rights and interests of your Petitioners and in support of such other clauses and provisions as may be necessary or expedient for their protection, or that such other relief may be given to your Petitioner in the premises as your Honourable