

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 **THOMAS JAMES**.

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 Petitioner is **Thomas James** (hereinafter referred to as "your Petitioner"). Your Petitioners are the freehold owner of land comprising title number AGL186812 known as the Boarshead Warehouse (the former John Lewis carpet depot) on Regency Street off Victoria Street, Park Royal, NW10. The Bill seeks to authorise the compulsory acquisition of part of your Petitioner's interests at this property. Your Petitioner is also the freehold owner of land comprising title number AGL149264 known as the former Makro car park on Atlas Road, Park Royal, NW10 6DD. The Bill seeks to authorise the compulsory acquisition of part of your Petitioner's interests at this property.

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

#### Boarshead Warehouse

7 The Bill seeks to authorise the compulsory acquisition of the Boarshead Warehouse and the private road known as Regency Street off Victoria Road.

8 The notice served on your Petitioner fails to schedule Quattro (UK) Limited (company number 02744918) as lessee of the warehouse. The warehouse is used partly as a vehicle servicing depot and partly as general storage. The land is proposed to be acquired for the purposes of a construction compound during construction and otherwise as proposed railway sidings.

9 It is not clear to your Petitioner from the published information whether the proposed compulsory acquisition of the Boarshead Warehouse will be permanent or temporary and therefore future planning for the property is severely restricted.

10 Your Petitioner has 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.

11 Discussions with the promoters of the Bill have not shed any light on this.

12 Your Petitioner seeks a written undertaking from the promoters of the Bill that:

a.) land at the Boarshead Warehouse and Regency Street will be leased to the promoters of the Bill on commercial terms for the duration of the construction of the railway works rather than through the exercise of compulsory acquisition powers;

b.) alternative similar facilities will be provided for the operations of the existing tenant of the Boarshead Warehouse, Quattro (UK) Limited, to allow them to continue their operations for the duration of the temporary acquisition of the land; and

c.) on completion of the railway works the land at the Boarshead Warehouse and Regency Street will be returned to your Petitioner in its former condition, complete with any structures previously located thereon.

#### Former Makro Car Park

13 The Bill seeks authorisation of part of the former Makro Car Park for a satellite construction compound and conveyor works across Victoria Road to Wales Farm Road. This former car park is leased to Monier Redland Limited and is used as an open storage yard.

14 It is not clear to your Petitioner from the published information whether the proposed compulsory acquisition of the land at the former Makro Car Park will be permanent or temporary and therefore future planning for the property is severely restricted.

15 Your Petitioner has 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

16 Discussions with the promoters of the Bill have not shed any light on this.

17 Your Petitioner seeks a written undertaking from the promoters of the Bill that:

a.) land at the former Makro Car Park will be leased to the promoters of the Bill on commercial terms for the duration of the construction of the railway works rather than through the exercise of compulsory acquisition powers;

b.) on completion of the railway works the land at the former Makro Car Park will be returned to your Petitioner in its former condition, complete with any structures previously located thereon.

#### Length of compulsory purchase powers

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

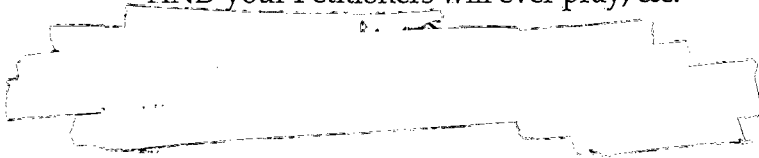
19 Your Petitioners consider that 10 years is too long a period of time for landowners to be subject to the threat of compulsory acquisition. Such threat

landowners to be subject to the threat of compulsory acquisition. Such threat will stall redevelopment plans and lead to vacant properties.

- 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 the 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 House shall deem meet.

AND your Petitioners will ever pray, &c.



**Signed by Jonathan Bower as agent for your Petitioners**

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MIDLANDS) BILL

PETITION

OF

THOMAS JAMES

AGAINST, agreed by your Petitioners  
The Bill –  
On Merits –  
Praying be heard by Counsel, &c.

Agent for your Petitioners:

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