

IN PARLIAMENT  
HOUSE OF COMMONS  
SESSION 2013–14

**HIGH SPEED RAIL (LONDON – WEST MIDLANDS) BILL**

Against – 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 Ruth Louise Jackson

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, 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 set out the Bill’s objectives in relation to the construction and operation of the railway mentioned in paragraph 1 above. They include provision for the construction of works, highways and road traffic matters, the compulsory acquisition of land and other provisions relating to the use of land, planning permission, heritage issues, trees and noise. They include clauses which would disapply and modify various enactments relating to special categories of land including burial grounds, consecrated land, commons and open spaces, and other matters, including overhead lines, water, building regulations and party walls, street works and the use of lorries.
- 4 Clauses 37 to 42 of the Bill deal with the regulatory regime for the railway.
- 5 Clauses 43 to 65 of the Bill set out a number of miscellaneous and general provisions, including provision for the appointment of a nominated undertaker (“the Nominated Undertaker”) to exercise the powers under the Bill, transfer schemes, provisions relating to statutory undertakers and the Crown, provision about the compulsory acquisition of land for regeneration, reinstatement works and provision about further high speed railway works. Provision is also made about the application of Environmental Impact Assessment Regulations.
- 6 The works proposed to be authorised by the Bill (“the Authorised Works”) are specified in clauses 1 and 2 of and Schedule 1 to the Bill. They consist of scheduled works, which are

described in Schedule 1 to the Bill and other works, which are described in clause 2 of the Bill.

- 7 Your Petitioner is an owner of a property in the Warwickshire village of Burton Green and lives at that property with her husband Darren Jackson.
- 8 Your Petitioner and their rights, interests and property are injuriously affected by the Bill, to which your Petitioners object for reasons amongst others, hereinafter appearing.
- 9 I petition that the proposed HS2 railway line will have a major impact on our way of living, health and value of our property during both the construction phase and once it is built.
- 10 I have lived in the property since 1988. It is a large 4 bedroom property with a good sized garden and views over fields towards the university. It was chosen due to its peaceful location and also that it had good views. The property has been extended and along with the garden has been improved over the years to make it a very desirable residence with a value such that there would be considerable equity at the point of selling.
- 11 While we do not wish to move at this stage we are in the latter stages of our working lives and will certainly be retired by the time the railway is completed. While we are uncertain what we will choose to do at the time we feel that our choices and options have been taken away from us. There is also a possibility due to other reasons why we may need to move prior to retirement. We would contend that it is a fundamental human right to have a free choice and currently that has been taken away from us.
- 12 As it appears that we will not be eligible under the Voluntary Purchase Scheme as we are more than 120 metres away it seems likely that we will lose the pre-blight value of the house if consideration is not paid to our rights to be properly compensated.
- 13 Fair compensation for us would be the pre-blight value of the house, full costs of moving including stamp duty for an equivalent value property and some disturbance allowance. Without this offer then we are going to be living in significantly reduced circumstances during our retirement. Both my husband and I have worked all our lives and do not believe that we should be expected to make a financial sacrifice in retirement to HS2. If HS2 cannot afford to compensate us equitably then I would suggest that we cannot afford HS2.
- 14 We are one of 14 homes on the edge of Burton Green that will effectively be cut off from the rest of the village and yet will be completely surrounded by construction works. We contend that our property is going to be situated in a triangle of intense activity during the construction period of 7-10 years and will cause us extreme anguish, stress and disturbance during that time. Please do not underestimate the serious affect that this will have on our physical and mental health.
- 15 Please note that our property is directly in front of the proposed entrance to the tunnel and therefore will always be subject to the noise and vibration of the train coming up to the tunnel. The anticipated decibels levels (night and day) are described as potentially significant. I am not sure how we will be able to sleep due to the noise. We will certainly never be able to open our windows due to noise and dust.
- 16 We are only yards away from the proposed construction boundary at the back of our property and there is a proposed access road to this across the field next to us at the side. This will be both a visual and noise issue for us. Due to the height of our property above the field it will not be possible to screen this in any way. I would add that when there are farmers in the field then the noise and mud from the tractors is considerable so cannot begin to imagine what it is

will be like for either the construction period or when HS2 is operational. I do not imagine that we will be able to ever be able to use our garden again due to the noise and mess.

- 17 There will be a major impact on the village in general due to the large amount of HGV vehicles travelling in and out. Most of the roads coming in are only country lanes. The proposed route up Hob Lane is a very tight and winding lane going past a primary school where the only parking for parents is on the road. The likelihood of an accident is very high. My understanding was that HS2 would avoid schools.
- 18 We are very worried about the security of our property while the construction works progress as there are likely to be itinerant workers on the project and the existing Greenway is going to be rerouted much closer to our home affording security risks from the general public at the rear of the property. Due to the location of our property and the fact that we are currently out at work during the daytime we have already been burgled a number of times.
- 19 There seems total disregard within the proposals for the plight of our village and those that live in it and the whole community is going to be dramatically affected.
- 20 We request that full consideration is given to the deep bored Tunnel proposal – Option F as proposed and assessed by HS2 as this mitigates a number of issues highlighted above.
- 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.

..... Ruth Jackson

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(LONDON-WEST MIDLANDS)  
BILL

PETITION OF RUTH JACKSON

AGAINST, By Counsel, &c.

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