

IN PARLIAMENT  
HOUSE OF COMMONS  
SESSION 2013-14

**1352**

HIGH SPEED RAIL (LONDON -  
WEST MIDLANDS) BILL

PETITION OF ROSEMARY ZENA HUNT

AGAINST &c.

Rosemary Zena Hunt  
56e King Henrys Road  
London NW3 3RP

HIGH SPEED RAIL (LONDON - WEST MIDLANDS) BILL

**PETITION**

Against – on merits – Praying to be heard in Person

To the Honourable the Commons of the United Kingdom of Great Britain and Northern Ireland in Parliament assembled.

THE HUMBLE PETITION of ROSEMARY ZENA HUNT

SHEWETH as follows:-

1. A Bill (hereinafter referred to as “the Bill”) has been introduced and is now pending in your honourable House entitled “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 are specified in clauses 1 and 2 of and Schedules 1 and 2 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 and Schedules 2 and 3 to the Bill.
  
7. Your Petitioner is Rosemary Zena Hunt, owner of the freehold property at 56e King Henry's Road NW3 3RP, in the London Borough of Camden, a four bedroom town house which forms part of a terrace of 11 houses built in 1972. Your petitioner and her son have lived at this address since 2000. Prior to this date your Petitioner (since 1974) and her son (since 1980) lived at 176 Regent's Park Road NW1 8XP in the London Borough of Camden. Your Petitioner is also the owner of the freehold of 176 Regents Park Road and three flats within the the property. Your Petitioner has recently retired and lives off the rental income from these flats. 56e King Henry's Road and 176 Regents Park Road will both be specifically and directly affected by the proposals for the construction of HS2. Your Petitioner's properties are also very near to roads which will be used by construction traffic during the construction of the scheme.
  
8. Your Petitioner and her interests are injuriously affected by the Bill, to which your Petitioner objects for reasons amongst others, hereinafter appearing.
  
9. 56e King Henry's Road, numbered 406 on the deposited plans (sheet 1-07) is part of a terrace of 11 houses (numbered 401 to 411) which are all listed together outlined in pink on the map and defined as "land potentially required during construction". Land parcel 406 is all of the land between the front wall of the house and the back line of the public pavement and includes off street parking space, bin store, garden and the path to the front door. If land parcel 406 is compulsorily acquired by HS2 Limited your Petitioner would have to trespass over the acquired land in order to enter or leave the house. Land parcels 401 to 411 cover the entirety of land between the terrace of 11 houses and the public pavement. If this land is acquired and a construction hoarding erected around the land then it would be impossible to enter any of the houses in the terrace. Your Petitioner would like to be clearly informed as to what purpose and duration HS2 Limited intends using these parcels of land.

Your Petitioner is also concerned about the proposals for the Adelaide Road ventilation shaft which is adjacent to the Adelaide Road Local Nature Reserve, Both these areas are directly overlooked from the rear of 56e King Henry's Road. Apart from the major disruption that will be caused over a long period, your Petitioner is very concerned at the loss of the mature trees and shrubs and the ecology that will be lost to make way for the ventilation shaft and requests that funding is secured for ecological improvements, including replacement of trees and a design for the vent shaft, with green walls and sympathetic screening and hoarding that are appropriate to the nature reserve setting.

10. With regard to your Petitioner's property at 176 Regents Park Road, which forms part of a Victorian Terrace, numbers 174-196, numbered 343-360 on the deposited plans (sheet 1-06), it is indicated that sewer works 1/29 will be undertaken in the gardens at the rear of this terrace. The definition of "Land potentially required during construction" is unclear as to the extent of works needed, their nature or duration. No information has been given as to how this work will be carried out and the uncertainty could affect the value of the properties. Several houses in the terrace have been extended into the back gardens and any work might therefore have to be done under the extensions which will be extremely disruptive and could involve occupants having to vacate the premises. In the particular case of 176 Regents Park Road it could mean that in order to do any work tenants have to be given notice to leave the premises which would cause the loss of rental income. In addition, should HS2 Limited cause any structural damage your Petitioner requests that before, during and after surveys be done to the property. Should any damage be caused it is requested that this be put right at the expense of HS2 Limited.
11. Your Petitioner objects to the powers that are proposed to be provided by the Bill to the Secretary of State and the Nominated Undertaker and respectfully submit that the Bill should be amended or undertakings should be required to be given so that HS2 Limited, the Secretary of State and/or the Nominated Undertaker must review the construction strategy for the project and its related works activities by putting weight on their cumulative impacts on area communities, and come forward with necessary changes arising from that review before works packages design and tendering strategies have been finalised.
12. 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 PETITIONER therefore humbly prays 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 Petitioner 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 Petitioner will ever pray, &c.

Signed Rosemary Zena Hunt .....