

HIGH SPEED RAIL (LONDON - WEST MIDLANDS) BILL**PETITION**

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 Sally Cakebread, representing SAVAY FARM

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 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" represents SAVAY FARM, a farm of about 45 acres in Denham, South Bucks. The address is Savay Farm, Savay Lane, Denham, Bucks, UB9 5NJ. Savay Farm is held in Trust by the Cakebread family who have owned the property and land since 1945. The late owner Frank Cakebread's widow Berenice Cakebread is deaf and frail; she lives at SAVAY FARM with her daughter Sally Cakebread and her granddaughter Libby Cakebread who is twelve. "Your Petitioner's" property which includes a Grade I listed formerly moated manor house of great historical and political interest, having been the home previously of Sir Oswald Mosley, will not be demolished as a result of the Bill but it is located within 300 metres of the line; which is outrageous considering that it is a fine Grade I listed manor with medieval and Elizabethan architecture, has an ancient grade II listed bridge closer to the line within its grounds and has ancient grade II listed tithe barns nearby. Not only this there is a listed stone circle and listed burial mounds in the grounds.
8. "Your Petitioner" is petitioning on behalf of the owners of SAVAY FARM, current, past and future; the house itself which has stood on the site for 850 years and obviously cannot speak for itself and all the other inhabitants who cannot speak on its behalf - its wildlife; birdlife, ghosts (there was an infamous murder in the house in 1512 and one bedroom is haunted) and all past and prospective visitors who enjoy looking at rare historical buildings, as it is a house of such historical interest that it may well be open to the public in the future and has been in the past.
9. Your Petitioner and their rights (which include extensive fishing rights in the River Colne over c. 1 mile, interests and property are injuriously affected by the Bill, to which your Petitioner object for reasons amongst others, hereinafter appearing.

10.

16th May 2014

81st anniversary of the death of Cynthia Mosley nee Curzon, first wife of Sir Oswald Mosley, and former owner of SAVAY FARM, the Petitioner's property, whose grave lies within c. 250 metres of the proposed HS2 viaduct - if she were still in it (she's been reburied in Denham Village) she'd be turning in it, in the middle of her beloved bluebell wood. My late father Frank Cakebread who loved Savay Farm to his core, is turning in his

...

- Savay Farm lies within 250-350 metres from the proposed Colne Valley viaduct. Savay Farm is a farm of c. 45 acres lying within the M25. About 65 per cent of the land is used for the farming of maize for cattle fodder. There are agricultural buildings which are rented out for storage.
- The property, which includes a stretch of the river Colne in the parish of Denham in South Bucks along with the neighbouring lake (Savay Lake) would be massively and irretrievably blighted were HS2 to be built under current Government plans.
- The Petitioner's family has lived at Savay Farm since 1946. The adjoining lake, Savay Lake was formed from gravel digging in the 1950s/60s and is 30 feet deep. Several fishermen have died in the lake as it is particularly dangerous with undercurrents. The thought of building a viaduct over it when the trains could go by an existing rail route seems crazy. Not only this, but the lake is particularly beautiful and of environmental interest. It has a great amount of wildlife and some interesting and rare birds. Fishermen use the lake and their hobby would be ruined if a high speed train were passing over them.
- Also the trains would also have a major impact on the Hillingdon Outdoor Activity Centre nearby. There are very few leisure facilities for young people in South Bucks and HOAC in nearby Middlesex offers much needed sailing and kayaking etc. in the locality This would be very detrimental to the community, particularly to young disabled or disadvantaged people – i.e. just the sort of people we should be supporting (see the paragraph below from HOAC's website):

“ Although sailing started at HOAC in 1950, the centre was only established as an independent registered Youth Educational Charity in 1992 when Council financial cuts threatened closure. Its brief then, as now, is to provide outdoor and environmental education for the whole community but with priority given to young people and those who are disadvantaged or disabled”

- Significantly, Savay Farm is a grade I listed building, meaning it is of exceptional interest, sometimes considered to be internationally important. In listing it is ranked with Hever Castle, Dover Castle, Highclere Castle and Castle Howard which are also grade I listed by English Heritage. It is a medieval manor house with a fascinating history. Grade I accounts for only 2.5% of listed buildings. Savay Farm has a well-preserved minstrel's gallery and it is one of only 5 houses in England which can boast a particular heritage feature in this respect. Therefore it needs preserving. This means that its appearance from all angles should be preserved, and crucially its unique setting, as well as the beautiful views towards Savay Lake from the rear of the house. It is a house of great beauty and presence. Views from the house would be destroyed to the north were a train line to be put there. Views of the house from across the lake would vanish. Our quiet enjoyment of our home would be seriously

compromised. The noise from trains would be hard to bear and disruptive to the Petitioner's day-to-day activities including running a business from the property plus the management of Savay Farm which the Petitioner manages from a study at the farm house.

- The house was used in the 1940s and 1950s as a boarding house for film stars. Betty Davis, Margaret Lockwood, Trevor Howard and Anouk Aimee stayed at Savay Farm along with many others.
- A previous resident of Savay Farm was Sir Oswald Mosley whose first wife Cynthia (nee Curzon) owned the farm. Blackshirts camped in the ancient tithe barns which are grade II listed. Politicians of the time such as Attlee and Macmillan regularly visited along with the Mosley's rather bohemian friends. Mosley's son the author Nicholas Mosley has written lovingly of his wonderful childhood at Savay Farm sadly blighted by the death of his mother, aged just 34, on 16 May 1933.
- Greenbelt land would be destroyed unnecessarily. Were a viaduct to be put through the beautiful Colne Valley, a vital green lung to the North West of London, it would be flagrant destruction of the greenbelt, the environment and the blighting of part of our heritage. Ancient woodland would be destroyed. It is irreplaceable as is the green belt land.
- In the field by the Petitioner's farmhouse there is an ancient stone circle, a fascinating site that is protected by English Heritage. The stones are from the same quarry as Stonehenge. To build a high speed train route nearby would ruin the peace of this site – it would be like putting a high speed train within a quarter of a mile of Stonehenge! The Petitioner and friends and family worship at this site on the Winter Solstice and the Summer Solstice. Such worship would not be possible were the Colne Valley Viaduct built as the peaceful setting would be destroyed. The Petitioner and her companions would like to carry on their practice of worship at the property in peace.
- At the end of the field by the farm house are burial mounds near the Chiltern Line railway on Savay Farm. The Heathrow Spur was to go under these. The dead should be left in peace and not disturbed by HS2. Also there are burial sites along Moorhall Road and this land should not be dug. Our heritage assets deserve to be protected from HS2 especially as a tunnel would offer an alternative way of crossing this region. The Petitioner has talked to English Heritage and apparently there are no laws protecting ancient buildings and sites from the building of railways in their proximity. Future generations would wonder how this could happen and how destructive our generation could be! It would be madness to put the HS2 viaduct across Savay Lake and other far better alternatives should be considered. Notably that a tunnel should be built under the Colne Valley to preserve the Petitioner's precious site which is precious to the Nation as well as the Petitioner and also to preserve Savay Lake and HOAC (Hillingdon Outdoor Activity Centre).
- The Bill includes powers for the Secretary of State and the Nominated Undertaker to do construction works which are estimated to take 10 years to complete and will include lorry movements, the creation of dust and noise, poor air quality, and 24

hour working. This will inevitably lead to severe sleep deprivation for the Petitioner, her daughter and elderly mother.

- Note from Mrs Berenice Cakebread, resident at Savay Farm since 1958

"When my husband Frank Cakebread wanted to buy Savay Farm the house was occupied by the Army as it had been requisitioned. He told me that because the work was secret he was only permitted to look at three rooms in the house. The billiard room was full of telephones. Apparently the work was connected to chemical warfare and unfortunately two Canadian men were killed in an accident. They were buried in the churchyard in Harefield. My husband was told that Winston Churchill used to stop and visit the house on his way to Chequers. Colonel O'Hay was the C.O. at the time."

Your Petitioners object 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 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 by considering their cumulative impacts on communities.

- **Possible Mitigation**

- HS2 Ltd has accepted that they cannot plant vegetation in order to protect Savay Farm from the viaduct. HS2 Ltd in its environmental survey has said that the noise damage to Savay Farm is highly detrimental in the short-term and long-term. We know that the detrimental visual impact of the line and viaduct would be massive to Savay Farm. Not one person from HS2 Ltd has visited. Some trespassed without the Petitioner's permission and were to leave. The Petitioner invited Clinton Leeks who did visit and then left HS2 Limited. The Petitioner believed that he sought to move the line further from Savay Farm. The Petitioner asked an HS2 engineer if he had seen the area. He replied "No, but I've seen lots of aerial photos."
- HS2 is not economically viable in the Petitioner's view but if it were built it should go in a tunnel under the Colne Valley and the planned viaduct along with all the construction camps, electricity sub-stations, spoil dumps etc. would not destroy the area and thousands of acres of greenbelt would still be preserved for the next generation, along with HOAC, Savay Lake, Savay Farm etc. Money saved from not building the Heathrow spur (which would have been built in tunnel under Savay Lake) should now be used to put in a Colne Valley Tunnel. The Petitioner has never believed the endless excuses from HS2 not to put in a tunnel, which is the obvious way of protecting the Colne Valley - excuses including shifting gravel, expense, where to put the spoil etc. If the Chinese can put a 76 mile tunnel under the sea between islands, the Petitioner is sure tunnelling under the Colne Valley is not too great a task for our engineers.

- Compensation
- When considering compensation HS2 must consider things such as fishing rights (which become worthless now for generations to come) should the viaduct be built. Also the future recreational value of the property; camping or glamping on the farm; birdwatching; nature trails; go-karting; tree climbing; recreational use of land that has not been discovered yet; fracking value; mining; water sports; minerals; festivals at the Stone Circle; holiday lets; devaluation of the heritage asset were it not able to open to the public due to HS2 (noise plus visual impact) farming; other land use; renting out of farm buildings, land, sheds etc
 - Compensating for loss of setting for a house which has stood in such a peaceful landscape relatively undisturbed for 850 years must take into account factors such as the Petitioner as current home owners near to the proposed route are unable to remortgage or take out a new mortgage. HS2 Ltd should address this and make mortgages, loans and re-mortgages possible. Also equity release. HS2 should work with building societies and banks to offer lending to properties near the proposed route. There could be upfront compensation in the form of offer cheap mortgages and re-mortgages to those affected and anyone who needs to sell to be given a proper price for their home -i.e. what it would be worth without HS2 and the valuations must be done rigorously.
 - In order to compensate property owners properly HS2 should adopt schemes such as abolishing inheritance tax payable on all properties within one mile indefinitely. This is only fair as in some cases generations have invested in their property for centuries or decades (in the case of the Petitioner) and therefore should be compensated for the value added by previous generations and for their commitment to the location.
 - Compensation must include proper remuneration for freeholders for loss of current and potential leisure facilities such as fishing rights, boating rights, flying (if new restrictions come in) etc. in perpetuity
 - Remuneration for psychological stress and uncertainty for all property owners and dwellers living within 1 mile of the proposed HS2. Recognition of the potential mental health impacts, anger, depression triggered by the proposals and frustration that it is a Conservative Government that many of us voted in who are responsible for this desecration.
- The strength of local feeling against HS2 is very strong in Denham.
- The Petitioner has lived at Savay Farm all her life, half a century; she loves the house, river, birdlife, wildlife and land deeply and won't stand by and see it damaged. The Petitioner will do everything she can to protect Savay Farm, which is a heritage asset of the nation which may be appreciated as such one day (hopefully - the Petitioner is an optimist!) and the Colne Valley. The Petitioner believes that a tunnel under the Colne Valley is the only solution.

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