# EXHIBIT LIST

Reference No: HOC/00095  
Petitioner: Alan and Gillian Wilkinson  
Published to Collaboration Area: Wednesday 27-Jun-2018

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HS2

Need to Sell Valuation Process
Need to Sell (NTS) Valuation Process

The NTS process is as follows.

- The scheme is managed by the Department for Transport
- Once accepted onto the scheme the applicant has three years to commence the process of selling the property
- The applicant has two and a half years to conduct two separate valuations of the property by Royal Institution of Charted Surveyors (RICS) Registered Valuers
- These are paid for by HS2 Ltd with one surveyor being selected by HS2 Ltd and one by the applicant
- If the valuations are within 10% of each other (calculated by taking the difference between the two values as a percentage of the higher value), the Secretary of State will offer a price that is the average of the two.
NTS Process Ravenswood

In the case of Ravenswood

- Mr Wilkinson selected Thomas Follwells and HS2 Ltd selected Lambeth Smith Hampton
- The two valuations were within 10% of each other so an offer was made which was an average of the two
- This offer stands until the 24 March 2020
<table>
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<tr>
<th>Date</th>
<th>Contact Type</th>
<th>HS2 Staff Involved</th>
<th>Notes</th>
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<tr>
<td>27/09/2016</td>
<td>Meeting</td>
<td>Richard Johnston, Rebecca Lewis</td>
<td>Scheme update for local residents at Whitmore Church, discussion around bore holes.</td>
</tr>
<tr>
<td>25/11/2016</td>
<td>Meeting</td>
<td>Russell Griffiths, Rebecca Lewis</td>
<td>Whitmore Heath walk about lead by Bill Murray to look at the Heath in detail and the complexities of tunnelling underneath it.</td>
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<tr>
<td>09/03/2017</td>
<td>Meeting</td>
<td>Beckie Lewis, Richard Johnston, John Craven, Bill Murray, Sheila Ramage, Alan Wilkinson, Robert Birchall, Lorraine Bailey, Fred Smith, Lyndon West (savills)</td>
<td>To discuss L&amp;P/Engineering matters with the local residents.</td>
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<tr>
<td>12/07/2017</td>
<td>Meeting</td>
<td>Rebecca Lewis, Harry Rolfe, Rob Mansfield and Stewart Jarvis from Arup</td>
<td>GI walkabout with Alan Wilkinson, Sheila Ramage, Lorraine Bailey to look at bore hole locations around the Heath.</td>
</tr>
<tr>
<td>27/07/2017</td>
<td>Letter</td>
<td></td>
<td>Notice of the Schedule Plan and that Mr Wilkinson has land within the Bill Limits  (Land Parcel 73).</td>
</tr>
<tr>
<td>16/08/2017</td>
<td>Meeting</td>
<td>Community Engagement, L&amp;P, Engineering, Environment, DfT, Consultation &amp; specialised disciplines</td>
<td>Phase 2a deposit Information Event at Whitmore Village Hall.</td>
</tr>
<tr>
<td>23/08/2017</td>
<td>Meeting</td>
<td>Community Engagement team</td>
<td>Information Event to provide stakeholders the opportunity to find out more information/ask questions.</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>Letter</td>
<td></td>
<td>SO13 explaining that land parcel 73 is under safeguarding and that if you wish you're welcome to submit a Blight Notice.</td>
</tr>
<tr>
<td>Date</td>
<td>Contact Type</td>
<td>HS2 Staff Involved</td>
<td>Notes</td>
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<tr>
<td>03/10/2017</td>
<td>Meeting</td>
<td>Beckie Lewis</td>
<td>Discussion of Property options</td>
</tr>
<tr>
<td>21/03/2018</td>
<td>Telephone Call</td>
<td>Siobhan Flecknoe</td>
<td>Conversation following the third submitted blight application confirming the withdrawal of the previous 2. Requesting that new evidence was submitted to prove that Mr Wilkinson had been resident in the property for at least 6 months. A request for more information on reasonable endeavours to sell was also made with advise on what Mr Wilkinson needed to do in order to secure this.</td>
</tr>
<tr>
<td>04/05/2018</td>
<td>Counter Notice (Blight Application)</td>
<td>Malcolm Twite (DfT)</td>
<td>This was received 12 May 2018.</td>
</tr>
<tr>
<td>17/05/2018</td>
<td>Email</td>
<td>Siobhan Flecknoe</td>
<td>Email to offer further explanation as to why Mr Wilkinson Blight Notice was countered.</td>
</tr>
<tr>
<td>21/05/2018</td>
<td>Telephone Call</td>
<td>Mathew Baker</td>
<td>Mr Wilkinson called to discuss further his disappointment with the decision to counter his blight notice and to query the details of the counter points. Mathew agreed that Siobhan would be in contact to follow up on his points.</td>
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<tr>
<td>25/05/2018</td>
<td>Telephone Call</td>
<td>Siobhan Flecknoe &amp; Max Littlewood</td>
<td>Following up on the Telephone call of the 25 of May with clarification on what each letter that had caused confusion had been. Correcting the error in stating that the NTS offer expired in August 2018 and stating that it expires on the 24 March 2020.</td>
</tr>
<tr>
<td>05/06/2018</td>
<td>Email</td>
<td>Siobhan Flecknoe &amp; Max Littlewood</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Contact Type</td>
<td>HS2 Staff Involved</td>
<td>Notes</td>
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<tr>
<td>04/06/2018</td>
<td>Telephone Call</td>
<td>Anne-Marrie Sahakian</td>
<td>Asking for Availability for a meeting suggested 12 or 14 June. 14 June was agreed on the phone. Mr Wilkinson subsequently cancelled the meeting.</td>
</tr>
<tr>
<td>06/06/2018</td>
<td>Clarification Letter</td>
<td>Malcolm Twite (DfT)</td>
<td>Clarifying that the end date for the NTS offer stipulated on the counter notice for the blight application was incorrect and is 24 March 2020.</td>
</tr>
<tr>
<td>11/06/2018</td>
<td>Telephone Call</td>
<td>Anne-Marrie Sahakian</td>
<td>Asking for a new date for a meeting asked to call back at the end of the week.</td>
</tr>
<tr>
<td>15/06/2018</td>
<td>Telephone Call / Email</td>
<td>Anne-Marrie Sahakian</td>
<td>Follow up call to the 11th meeting was rejected by Mr Wilkinson AMS asked Mr Wilkinson to get in contact is he changed his mind.</td>
</tr>
</tbody>
</table>
Dear Becky,

We have been notified of our acceptance by the Ministry of Transport under the NTS scheme to purchase our property, which takes a load off our minds. I have emailed Jennifer Cochrane, our case officer, thanking her for her close attention and would like to thank you personally for your interest and concerns, and the help you gave us. Keep up the good work.

Kind regards,

Alan and Gillian Wilkinson

Sent from my iPad
Dear Mr Wilkinson

Following the joint telephone call with myself and Max Littlewood, Acquisition Lead for Phase 2, with you on Friday 25 May. There were some points that we had agreed to come back on, which are clarified as set out below:

1. Reference was made to several HS2 letters and notices issued by HS2 Ltd.

2. HS2 Ltd issued a letter dated 17 July 2017 together with a Notice, Schedule, Plan and general information and advice about the Notice. The Notice referred to property in your ownership or reputed ownership, which it numbered 73, and is contained within ‘Schedule A’ of the Book of Reference for the Bill. The Land Parcel 73, which is the entrance to your driveway, is shown on in the Hybrid Bill High Speed Rail (West Midlands-Crewe) Plans and Sections, Volume 1: Plans Sheet No 1-48. It is described in the Schedule as ‘Woodland (Ravenswood)’ and was shown on the Plan sent with this letter. The Notice explains that if the Bill passes into law then this land can be compulsorily purchased for HS2.

A second letter dated 27/9/17 was issued by HS2 Ltd following the published Safeguarding Directions. It explains that some of your property remains affected by Safeguarding and that you could submit a Blight Notice.

During the telephone call, reference was made by yourself that some of your neighbours had received a letter from HS2 Ltd on 6 December 2017 that had not been sent to you and your wife. I can confirm that this letter relates to safeguarding in respect of a subsoil interest. You did not receive this letter as Land Parcel 73 is affected by surface safeguarding not subsoil safeguarding.

3. HS2 Ltd have advised that the works to Snape Hall Road in respect of the widening of this road may take up to nine months. References to these works are detailed in the Environmental Statement (Volume 2: Community Area Report CA4: Whitmore Heath to Madeley).

Paragraph 2.3.53 of the Environmental Statement quote, “Snape Hall Road and Common Lane will be permanently widened to 5.5m to the south, away from the existing residential dwellings for 1.1km to the south of Whitmore Heath, which will take nine months to complete. A temporary road adjacent to Snape Hall Road and Common Lane will be constructed to provide temporary access which will take nine months to construct and be in operation for a period of nine months, during the Snape Hall Road and Common Lane works. Temporary measures will include traffic management and intermittent passing places for a period of six months. On completion of construction, a section of Snape Hall Road will be permanently closed where it would cross the route of the Proposed Scheme, with access maintained to the properties along Snape Hall Road”.

Paragraph 14.4.16 quote, “to facilitate the permanent upgrade to Snape Hall Road and Common Lane for maintenance access, temporary access will be required for nine months, although access to private properties will be retained and disruption to users will be minimised. These temporary works will not have a significant effect on traffic flows and delays for vehicle occupants”.

4. I apologise and wish to correct an error in my email of the 17 May in relation to your Need to Sell acceptance by HS2 Ltd. The offer is valid for a period of three years from the date of acceptance which was the 24 March 2017. Details of which can be found in the HS2 Need to Sell scheme.
guidance notes in the following link:

If you have any further queries on this matter, please come back to me in the first instance.

Regards

Siobhan Flecknoe

Siobhan Flecknoe | Property Acquisition Manager | HS2 Ltd

Tel: 020 7944 3234 | siobhan.flecknoe@hs2.org.uk | Facebook | Twitter | LinkedIn

High Speed Two (HS2) Limited, 2 Snowhill, Snow Hill, Queensway, Birmingham, B4 6GA |
www.gov.uk/hs2

From: Siobhan Flecknoe
Sent: 23 May 2018 10:23
To: 
Cc: Connolly Meagher <Connolly.Meagher@hs2.org.uk>
Subject: FW: Blight Notice 3459

Dear Mr and Mrs Wilkinson

I understand that you wish to discuss my email of the 17 May. We have asked that you provide us with a time and date to contact you to discuss the detail. As mentioned in my email of the 21 May below this will have to be a joint call as you are Petitioners.

I look forward to hearing from you.

Regards

Siobhan Flecknoe

Siobhan Flecknoe | Property Acquisition Manager | HS2 Ltd

Tel: 020 7944 3234 | siobhan.flecknoe@hs2.org.uk | Facebook | Twitter | LinkedIn

High Speed Two (HS2) Limited, 2 Snowhill, Snow Hill, Queensway, Birmingham, B4 6GA |
www.gov.uk/hs2

From: Siobhan Flecknoe
Sent: 21 May 2018 15:55
To: 
Cc: Connolly Meagher <Connolly.Meagher@hs2.org.uk>
Subject: FW: Blight Notice 3459

Dear Mr and Mrs Wilkinson

I understand that you have spoken to Mat Baker in the Blight Team today regarding my email below of the 17 May and that you wish to discuss this email further in detail.
As you have petitioned this will need to be a joint call with a colleague from HS2. Please can you advise me of a date and time that would be convenient for us to have this discussion with you.

Regards

Siobhan Flecknoe

Siobhan Flecknoe | Property Acquisition Manager | HS2 Ltd

Tel: 020 7944 3234 | siobhan.flecknoe@hs2.org.uk | Facebook | Twitter | LinkedIn

High Speed Two (HS2) Limited, 2 Snowhill, Snow Hill, Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

From: Siobhan Flecknoe
Sent: 17 May 2018 14:10
To: 
Subject: FW: Blight Notice 3459

Dear Mr and Mrs Wilkinson

I acknowledge receipt of your email sent to Malcolm Twite dated 16 May. This was in relation to the Counter Notice served by The Department for Transport in connection with the Blight Notice served on your property Ravenswood, Snape Hall Road, Whitmore Heath.

I hope to set out answers below to the questions you have raised in connection with the Department for Transport letter and Counter Notice dated 4 May 2018.

1. You raised a question on timing. I can clarify that although the Blight Notice was dated the 4 May 2018 you do have one month from receipt to appeal the decision to the Upper Tribunal (Lands Chamber). The Counter Notice was posted by HS2 Ltd on the 10 May 2018 which you have stated you received on the 12 May 2018 and this has been confirmed by the Royal Mail Tracker. You will therefore have a right up to the 11 June 2018 to lodge an appeal to the Upper Tribunal (Lands Chamber) if you do not agree with the objection.

2. The Counter Notice served states three grounds and following our telephone conversation on the 9 May 2018, I advised you of the forthcoming serving of this Counter Notice that the main reason for the issuing of the Counter Notice was on Ground B, that being, that we do not require any of the land permanently. As discussed with you, the entrance to your driveway that falls within Safeguarding is required on a temporary basis only whilst Snape Hall Road is widened for a period of nine months and access will be given to your property at all times.

This was your third Blight Notice application having withdrawn the first two. Each time a Blight Notice is served the application starts again with fresh information to be provided for each separate application as a Statutory Blight application has to follow due process. This resulted in further Grounds being used which you have referred to in your email below.

‘Ground F’ states that you do not have a qualifying interest. In the covering letter what this refers to is that two pieces of occupational evidence are required to be submitted by each claimant in relation to the Blight Notice claim that have to be more than 6 months apart but within an 18 month period of the serving of the Blight Notice. What was received were two
pieces of evidence in the name of Mrs Wilkinson and three pieces of evidence in the name of Mr Wilkinson but Mr Wilkinson’s evidence was all dated in March 2018. One additional piece of evidence was requested from Mr Wilkinson by myself during a telephone conversation on the 21 March 2018 which was to be six months older than that submitted. This additional piece of information was not received and this is the reason for the use of Ground F.

‘Ground G’ states that reasonable endeavours to sell the property have not been made. In order to fully meet this criteria a demonstration must be shown in evidence on what reasonable endeavours have been undertaken. With the third Blight Notice application the only information supplied was a photo of a letter from Follwells dated 27/3/18. Although the content of the Follwell’s letter mentioned the Environmental Statement they did not state how it impacts Ravenswood and whether they would market the property or not. No information with the third application had been supplied to the property being on the market.

I hope this detail provides you with clarity that you have requested. May I also remind you of the Need to Sell offer that was made to you by HS2 Ltd on the 15/8/17, which remains available to you for a twelve month period from that date.

Yours sincerely

Siobhan Flecknoe

Siobhan Flecknoe | Property Acquisition Manager | HS2 Ltd
Tel: 020 7944 3234 | siobhan.flecknoe@hs2.org.uk | Facebook | Twitter | LinkedIn
High Speed Two (HS2) Limited, 2 Snowhill, Snow Hill, Queensway, Birmingham, B4 6GA | www.gov.uk/hs2
Your two objections regarding a qualifying interest in the property and reasonable endeavours to sell our property leave me to ask for clarification on both counts. Something it extremely mystifying and your clarification is eagerly awaited.

Time is important at present hence the email and I thank you in anticipation for an early reply.

Yours sincerely,

A.J. Wilkinson and G.M. Wilkinson

Sent from my iPad
Dear Mr and Mrs Wilkinson

High Speed 2
Ravenswood, Snape Hall Road, Whitmore Heath, Newcastle under Lyme, ST5 5HS
Counter-Notice Objecting to Blight Notice

I write further to your Blight Notice in relation to Ravenswood, Snape Hall Road, Whitmore Heath, Newcastle under Lyme, ST5 5HS. The Secretary of State is unable to accept the Blight Notice served upon him in relation to the above named property. I enclose a Counter-Notice to this effect.

In relation to the first Ground for objection in the enclosed Counter Notice, the Blight Notice has been rejected because the land documented as Land Parcel 73 in the Book of Reference under the Parish of Whitmore, is only required on a temporary basis of nine months and is not required on a permanent basis. Access to your driveway is proposed to be maintained at all times throughout this period. The scheme involves the widening of Snape Hall Road on the south side by 5.5 metres whilst smoothing off your driveway entrance to the widened road.

We remind you that you have been made an offer on the Need to Sell scheme at £1,265,000 on 15 August 2017 which is valid for a twelve month period.

In relation to the second Ground for objection you were verbally notified on the 21 March 2018 that in relation to the three pieces of occupational evidence submitted by Mr Wilkinson, there was one piece of additional occupational evidence required. This had to be evidence of occupation for a minimum of 6 months before March 2018 which was not submitted.

In relation to the third Ground for objection in terms of the “Reasonable Endeavours to Sell” this was not demonstrated in full with the Blight Notice application. The only piece of evidence submitted was a photo of a letter issued by agent Follwell dated 27/3/18. Although Follwell referred to three sections within the Environmental Statement, it did not state how this impacted on Ravenswood or whether they would market the property or not. There had been no other evidence submitted with the Blight Notice application making reference to the property being marketed for sale.

You are entitled to refer the Counter Notice to the Upper Tribunal (Lands Chamber) within one month of receipt if you do not agree with the objection. The address of the Upper Tribunal (Lands Chamber) is 5th Floor Rolls Building, 7 Rolls Building, Fetter Lane, London EC4A 1NL. Please note
that our address for service for notification of any reference to the Upper Tribunal (Lands Chamber) is Margaret Barry and Caroline Featherstone, Treasury Solicitors Department, Litigation Group, One Kemble Street, London WC2B 4TS. Please also note that a copy of any such notification should also be sent to Department for Transport, Rail Projects Division, Legal Service of the General Counsel’s Office, Great Minster House, 33 Horseferry Road, London SW1P 4DR and to High Speed Two (HS2) Ltd, General Counsel, One Canada Square, Canary Wharf, London, E14 5AB.

Yours sincerely,

:\n
Malcolm Twite, MRICS, Head of Property, Department for Transport
On behalf of the Secretary of State for Transport
TOWN AND COUNTRY PLANNING ACT 1990
COUNTER-NOTICE OBJECTING TO BLIGHT NOTICE

To: Mr Alan Wilkinson and Mrs Gillian Wilkinson

Of: [Redacted]

THE SECRETARY OF STATE FOR TRANSPORT HEREBY GIVES YOU NOTICE under section 151(1) of the Town and Country Planning Act 1990 that he OBJECTS to the Blight Notice dated 20 March 2018 and received (served) on 21 March 2018 under section 150(1) of that Act in respect of the property described in the Blight Notice as Ravenswood, Snape Hall Road, Whitmore Heath, Newcastle under Lyme, ST5 5HS.

The grounds on which objection is taken are:

1) Under section 151(4)(b) of the said Act, that the appropriate authority does not propose to acquire any part of the property*;
2) Under section 151(4)(f) of the said Act, that you do not have a qualifying interest in the property as sufficient evidence of interest or occupation has not been provided;
3) Under section 151(4)(g) of the said Act, that you have not made reasonable endeavours to sell the property as sufficient evidence of endeavours to sell has not been provided.

* This is without prejudice to the rights of the nominated undertaker pursuant to the High Speed Two (West Midlands-Crewe) Bill.

Dated 4 May 2018

Signed
Malcolm Twite
MRICS, Head of Property, Department for Transport

On behalf of The Secretary of State for Transport

NOTE TO CLAIMANT: If you do not accept this objection, you may require the objection to be referred to the Upper Tribunal, under the provisions of section 153 of the Town and Country Planning Act 1990. In that case you should notify the Upper Tribunal within 1 month of the date of service of this notice.
Dear Mr and Mrs Wilkinson

High Speed 2

Counter-Notice Objecting to Blight Notice

I write further to my letter dated 4 May 2018, regarding the Blight Notice you submitted for the above property.

Unfortunately, there was an error in this letter concerning how long the Need to Sell offer was valid for. I wish to clarify this and can confirm that your Need to Sell offer is valid for 3 years from the date the acceptance, which was 24 March 2017.

The HS2 Need to Sell scheme guidance notes and frequently asked questions’ booklet confirms this arrangement at paragraph 3.1.40. Thus booklet is available at the following link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/665272/hs2_need_to_sell_guidance_and_faqs.pdf

I apologise for any confusion and hope this clarification is clear. I understand that HS2 Ltd’s Acquisition Lead for Phase 2, Max Littlewood, and Siobhan Flecknoe, Property Acquisition Manager also clarified this during a telephone conversation with you on 25 May 2018.

Yours sincerely

Malcolm Twite, MRICS, Head of Property, Department for Transport

On behalf of the Secretary of State for Transport