

# FRIENDS OF BODDINGTON

## Report to the Parish Council – 01/11//2017

Following the report to the Parish Council on October 3 2017, the monthly FOB meeting on Thursday October 19, and subsequent meetings, I am pleased to report the following information.

HS2 Ltd has completed the purchase of Fir Tree Nursery.

The FOB group raised concerns with Lydia Smith, Engagement Manager | HS2 Ltd , about the security of Fir Tree Nursery at the October FOB meeting which she attended. Since the meeting, Lydia Smith has followed our security concern with her colleagues in Land and Property.

HS2 have installed the standard videoed alarms internally on each house, and blocks. Concrete blocks are installed around the access to prevent anyone getting into the area where the nurseries once stood. HS2 are also considering the use of CCTV in order to be able to monitor the property more closely. The HS2 Property Team are taking the threat for illegal occupation by travellers very seriously.

However, in the meantime, HS2 have advised that if we spot any suspicious activity near to the property please do get in touch with the HS2 helpdesk, who will be able to pass this on. Their details are as follows; 08081 434 434 or [hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk)

Tommy Gilchrist, Parliamentary Assistant to the Rt. Hon. Andrea Leadsom MP, has been in contact regarding the above and has requested to be kept updated with the situation, especially if travellers should attempt to occupy the site.

I received a letter from the Rt. Hon. Andrea Leadsom MP, Member of Parliament for South Northamptonshire, in response to my discussion with Tommy Gilchrist. She has written on my behalf as a member of Friends of Boddington to the Director of Community Engagement at HS2, Julie King to highlight the parish's concerns regarding the illegal occupation by travellers with copies to myself, the Parish Council and Northants Police.

The threat of the illegal occupation by travellers of the Fir Tree Nursery site is a serious and a major concern to the Parish in the short and long term. The village has a problem in the short term until HS2 construction begins and in the long term after construction of HS2 is completed in 2026. On completion, HS2 will put the Fir Tree Nursery site up for sale on the open market. With a strong robust Balance Sheet in the future, the PC will be able to act in the best interest of all parishioners to purchase the site. The PC has time to plan and plan it must for the long term good of all residents.

With the purchase of the Fir tree Nursery site, HS2 is now a landowner in our Parish. For your information, below is the relevant extract from **HS2 C:4 Land Acquisition Policy, High Speed One Information Policy**.

### 1.8 Land Disposal Policy – General Approach

1.8.1 The key elements of the Land Disposal policy are set out below. A further Information Paper setting out the policy in more detail will be developed in due course.

1.8.2 The Secretary of State will normally offer surplus property, acquired under compulsory powers, back to the former owner at market value, except:

- where the works have materially changed its character;
- where the site is needed for railway purposes or associated redevelopment or regeneration. Clause 47 of the Bill provides powers to acquire adjoining land parcels in order to maximise the regenerative opportunity.
- where the site is required for environmental mitigation, including the provision of replacement of community facilities or wildlife habitats; •
- where former owners will not comply with undertakings;
- where the site is too small to dispose of; or
- where it makes sense to pool the land with adjoining ownerships

In deciding how and when to dispose of surplus land, the Secretary of State will also be guided by the following principles:

- The proper completion and operation in the public interest of the works as authorised by the Bill.
- The paramount requirement to protect the future safe and efficient operation of the railway.
- The need to fulfil any undertaking given by the Secretary of State in respect of the Bill or comply with any legal obligations to which he is subject.
- The need to secure in the public interest the carrying out of development or redevelopment associated with the works, in accordance with the planning, environmental and heritage considerations applicable to the sites affected.
- The need for the land disposal to achieve the best value reasonably obtainable in so far as this is consistent with the principles outlined above.

In 2026, The Secretary of State will normally offer surplus property, acquired under compulsory powers, back to the former owner at market value. If this option is not taken up, the property will put for sale on the open market. Savills have been appointed as the property manager for HS2 for acquisitions and disposals.

Friends of Boddington therefore proposes that the Proposition listed below is added to the PC Agenda, November 1.

**Proposition**

Friends of Boddington is to be appointed on behalf of the Parish Council to contact HS2's appointed property manager Savills in order to establish a line of communication on property matters. In particular, relating to the use and occupation/security of land interests which HS2 now own or intend to purchase in and around the Boddington Parish.

**Appointed HS2 Contractors for the section of HS2 in our Parish.**

The contractors are a consortium calling itself CEK (Carillion, Eiffage and Kier). The contracts have been let in two stages. Stage One is a 16 month period to develop a design, a programme and a target cost for the construction of the works. Stage Two is for the construction of the main works and this is expected to take between four and five years to complete.

Current estimates are that the detailed design work and costings should be completed by November 2018. The Government Treasury will then have until March 2019 to decide if the designs and costs are acceptable. Assuming this to be the case, construction can then commence and it is anticipated that works in our sector will begin at about the middle of 2020. The general civil engineering work is expected to be completed by 2023 followed by a two year period for the installation of the railway systems, signalling and overhead lines. Following a year of systems testing, the line is expected to be in use by 2026 or 2027.

The detailed design work now in progress will include traffic management schemes for the vehicles involved in the construction and off site movements.

I am pleased to inform the PC that the Engagement Manager for CEK and a member from the construction team of CEK will attend the November FOB meeting to address a long list of concerns relating to the construction of HS2. It is the intention of FOB to start the dialogue with CEK and establish a positive relationship as achieved with HS2 Ltd. so that we can exert influence on the detailed design works to mitigate the impact for the village, both during construction and long term.

The intention of FOB is to deliver the best outcome possible for the residents of the Boddingtons.

Philip Freer

Chairman, Friends of Boddington