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By Email

10<sup>th</sup> January 2014

Dear Jonathan,

**REF: 2013/8088/P - Agar Grove Estate, Agar Grove, London, NW1.**

Thank you for consulting High Speed Two Ltd (HS2 Ltd) on the above planning application. We have the following comments to make on the proposal.

As you will be aware the Government has announced its intention to construct and operate Phase One of a high speed railway, known as High Speed Two (HS2), between London and Birmingham; and Phase Two between Birmingham Manchester and Leeds. As you will also be aware, on the 25<sup>th</sup> November 2013 HS2 Ltd deposited the hybrid Bill in Parliament which confirms the government's intention to proceed with a new high speed rail link between London and the West Midlands. Visit our dedicated hybrid Bill section on our website for further details: <http://www.hs2.org.uk/hs2-phase-one-hybrid-bill>.

On 9<sup>th</sup> July 2013, the Secretary of State for Transport announced that safeguarding directions had been issued for the majority of Phase One of HS2. On 24<sup>th</sup> October 2013, these directions were subsequently replaced with an updated set of directions which included two sections in Northolt and Bromford which had previously not been published. Further details and maps are available on our dedicated safeguarding page at: <http://www.hs2.org.uk/safeguarding> and with reference to map no.3 you can see that the eastern and southern boundaries of the site are immediately adjacent to the safeguarded zone that will be required to construct and operate HS2.

Notwithstanding the fact that the application site itself has yet to be safeguarded, it should be noted that the Bill submission included a number of Plans and Sections showing the limits of land to be used and acquired to construct and/or operate HS2. Please note that the safeguarding directions are kept under review and will be updated by the Secretary of State for Transport in due course to reflect the deposited hybrid Bill limits.

As required by law and Parliamentary rules, the Government has also provided Parliament with a detailed statement assessing the likely significant effects of the project on the environment - an Environmental Statement (ES) and the application site can be seen in the Volume 2 map books for Community Forum Area (CFA) 2 - Camden Town and HS1 Link at: <https://www.gov.uk/government/consultations/hs2-phase-one-environmental-statement>.

With specific reference to drawing CT-05-143 'Construction Phase' in the map books, you can see that an area on the southern boundary of the application site is identified as land potentially required during construction for the Wrotham Road Equipment Platform and North London Line (North) satellite compound.

The Equipment Platform is also clearly shown on drawing CT-06-143 'Proposed Scheme' and following discussions with our delivery team I am advised access from that part of the application site will be required for those works associated with the HS1 – HS2 link in 2017.


However, HS2 Ltd is satisfied that the two developments can coexist alongside each other and accordingly we would not wish to raise an objection to planning permission being granted for the current proposals in this instance. In the event you are minded to approve the application HS2 Ltd requests that the following informative is placed on any decision notice:

*"Informative:*

*The Applicant is advised that part of the application site falls within land that may potentially be required to construct and/or operate Phase One of a high speed rail line between London and the West Midlands, known as High Speed Two (HS2). Powers to construct and operate HS2 are to be sought by the promotion of a hybrid Bill deposited in Parliament on 25<sup>th</sup> November 2013. As a result the application site, or part of it, may be compulsorily purchased. More information can be found at [www.hs2.org.uk](http://www.hs2.org.uk)."*

If you have any questions regarding the above comments then please contact me at:  
[town.planning@org.uk](mailto:town.planning@org.uk)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Fox', written over a horizontal line.

**James Fox**  
Safeguarding Planning Manager  
High Speed Two Limited