

PART TWO - CONSULTATION QUESTIONS

ALL TO ANSWER

The Government is seeking views on the questions set out below. These are in the same order as they are listed in the consultation document. In each case, the Government is interested in whether or not you agree with its proposals and why, as well as any additional evidence that you feel it should consider in reaching its final decision.

Introduction of an Exceptional Hardship Scheme for Phase Two of the HS2 project

Before answering Question 1 please read pages 9 – 10 in the *High Speed Two: Exceptional Hardship Scheme for Phase Two* consultation document.

Question 1

Do you agree or disagree that the Department for Transport should introduce an Exceptional Hardship Scheme for Phase Two ahead of decisions on how to proceed with the routes? What are your reasons?

Please summarise your key comments within this box.

I agree that a Scheme should be introduced to offer fair compensation to all affected, but not a Scheme which is only for Exceptional Hardship.

The main reason is that I don't see why we should bear the cost of a Government proposal any more than anyone living anywhere else in the country. Anyone should be entitled to compensation if the HS2 proposal causes any impact on the value of their property.

The scheme should deal with any hardship caused by HS2 plans, not just 'exceptional hardship'.

Exceptional Hardship Scheme Principles and Criteria

Before answering Question 2 please read pages 10 – 13 in the *High Speed Two: Exceptional Hardship Scheme for Phase Two* consultation document.

Question 2

Do you agree or disagree with the proposed criteria underpinning the Exceptional Hardship Scheme for Phase Two? What are your reasons? Please specify any alternative principles you would propose, including specific criteria for determining qualification for the scheme.

In this box please tell us whether you agree or disagree with the proposed criteria underpinning the Exceptional Hardship Scheme for Phase Two and explain your reasons.

I do not agree with the criteria.

Criterion 1 (Property type): I don't agree. It should also include people who have been forced to rent their property as a result of the HS2 announcement.

Criterion 2 (Location): I don't agree, it's too vague. What is meant by "likely to be adversely affected"?

Criterion 3 (Effort to sell): I don't agree. At paragraph 2.19 you acknowledge that properties have been blighted because of the HS2 'initial preferred route announcement'. We should be compensated for any impact on value whether or not we need to sell.

Criterion 4 (No prior knowledge): I don't agree. If this is applied it would be impossible to sell.

Criterion 5 (Exceptional hardship): I strongly disagree. This affects my Human Rights as a property owner. I should not have to prove to you if or why I want to move.

In this box please specify any alternative principles you would propose, including specific criteria for determining qualifications for the scheme.

Criterion 1 (Property type): It should also include people who have been forced to rent their property as a result of the HS2 announcement.

Criterion 2 (Location): Engineers should measure the impact scientifically, and compensation based on their findings.

Criterion 3 (Effort to sell): HS2 should be liable for any loss in value resulting from the announcement about the planned route.

Criterion 4 (No prior knowledge): There should be a Property Bond that could transfer to any new purchaser so that the property retains its value.

Criterion 5 (Exceptional hardship): HS2 should compensate any property owner for reduced value without having to prove 'exceptional hardship'. If you chose a route affecting fewer properties there would be more money to compensate fairly.

Operation of the Phase Two Exceptional Hardship Scheme

Before answering Question 3 please read pages 14 – 15 in the *High Speed Two: Exceptional Hardship Scheme for Phase Two* consultation document.

Question 3

Do you agree or disagree with the proposed process for operating the Exceptional Hardship Scheme for Phase Two? What are your reasons? Please specify any alternative arrangements which you would suggest.

In this box please tell us whether you agree or disagree with the proposed process for operating the Exceptional Hardship Scheme for Phase Two and explain your reasons.

I disagree with the process. I think it should be set up and run entirely independently of HS2 Ltd; you cannot be both judge and jury. There should be an appeals process.

In this box please specify below any alternative arrangements which you would suggest for operating the Exceptional Hardship Scheme for Phase Two?

The scheme should be run independently, not by HS2.

There should be a properly constituted independent appeals procedure.

Applicants are not experts and should be able to re-apply with new evidence at any point.