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From the Secretary of State  
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## **HIGH SPEED 2 (HS2) RAILWAY: ISSUE OF SAFEGUARDING DIRECTIONS FOR PHASE 2A AND PHASE 2B**

I am writing to you as Chair of the Transport Select Committee to inform you that I am today updating safeguarding directions for HS2 for land identified by the *HS2 Phase 2a: High Speed Rail (West Midlands to Crewe) Bill* which was submitted to Parliament on 17 July 2017.

Safeguarding is a planning tool which reduces the risk and cost to the project from development which could otherwise conflict with planned infrastructure. Safeguarding for HS2 has been revised following route refinements to the Phase 2a route made after public consultation, which concluded on 7 November 2016, and to reflect land identified within the Phase 2a hybrid Bill which was submitted to Parliament on 17 July 2017.

These changes to safeguarding - which have already been made public as part of my announcement on 17 July within the document *High Speed Two Phase 2a: West Midlands to Crewe: Government Response to the Design Refinement Consultation*<sup>1</sup> 7 - will mean that some properties currently within safeguarding will no longer be affected, while others will be newly brought into scope. Eligible property owners within surface safeguarding (i.e. where the proposed HS2 route runs on the surface) are able to apply to the Government to purchase their property and receive statutory compensation ahead of compulsory powers being provided following enactment of the hybrid Bill.

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/631403/high-speed-two-phase-2a-west-midlands-to-crewe-government-response-to-the-design-refinement-consultation-web-version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/631403/high-speed-two-phase-2a-west-midlands-to-crewe-government-response-to-the-design-refinement-consultation-web-version.pdf)

Local Planning Teams within areas subject to Safeguarding Directions will be required to consult HS2 Ltd on all relevant planning applications before they are determined.

I have instructed HS2 Ltd to write to affected residents and local planning authorities along the Phase 2a route. I am also writing separately to Members of Parliament with constituencies across this part of the HS2 route to inform them of the re-issued Safeguarding Directions.

I am also publishing new Safeguarding Directions which apply to HS2 Phase 2b - from Crewe to Manchester and West Midlands to Leeds. Due to route refinements I have made at Crewe, part of the route which was previously part of HS2 Phase 2a, will now form part of Phase 2b. This is a technical change which requires the replacement of Directions issued on 17 July 2017 for Phase 2b.

We will continue to go beyond what is required by law for qualifying owner-occupiers where they are affected by the route. I have also today confirmed the extent of the discretionary HS2 property schemes which apply to homes and businesses across this part of the route. Following my announcement on 17 July, I can also confirm the extension of two discretionary schemes around rural tunnel portals on Phase 2a will mean a greater number of property owners will be in scope of HS2 assistance schemes.

I am placing this letter in the libraries both House along with Safeguarding Directions for Phase 2A and Phase 2B documents.

**Rt Hon Chris Grayling MP**

**SECRETARY OF STATE FOR TRANSPORT**