Crossrail 2 is a proposed new railway line serving London and the South East, linking Surrey to Hertfordshire via central London destinations.

The project is still in the early stages of design, and subject to funding and approval the earliest the scheme could be open by is 2030. Feedback from consultations, together with further design and engineering work, would refine the proposals ahead of seeking permission to build the new railway.

This factsheet provides information on the project’s likely approach to land acquisition, blight and compensation.

**Land acquisition**

**Why would land need to be acquired?**

Crossrail 2 would require land for permanent uses such as station entrances, shafts and tracks on the surface; and for temporary use, usually associated with construction works.

**What is the timescale for land acquisition?**

The land and property needed for Crossrail 2 construction and operation would be acquired (either voluntarily or by compulsory purchase) following the granting of the powers to build the project.

**What happens when land is compulsorily purchased?**

The owners and occupiers of land to be acquired by compulsory purchase would be informed of the intention to acquire their interest and would have the right to claim compensation. This may include the market value of their interest, statutory loss payments (if applicable) and (for occupiers) for costs associated with relocation. Claimants may include the reasonable cost of professional advice in the preparation, negotiation and settlement of their claims. This entitlement is governed by a body of law and decisions collectively known as the National Compensation Code with each case being considered on an individual basis. For further information please contact the Crossrail 2 Land and Property team via the Crossrail 2 Helpdesk on 0343 222 0055 or crossrail2@tfl.gov.uk.

**Subsoil**

What is meant by ‘subsoil’?

“Subsoil” is usually defined as land more than nine metres below ground level. This will be specified in the enabling legislation.

Who has ownership over subsoil?

The owners of freehold land and property normally own the subsoil on which the building is constructed (unless otherwise specified). In some circumstances leaseholders may also have an interest in subsoil but this will be dependent upon the terms of each individual lease.

Why does subsoil need to be acquired?

In order to construct the new Crossrail 2 tunnels, shafts and stations TfL will need to acquire the subsoil through which the tunnels will run and in which the stations and ventilation shafts will be built. It will also have to acquire a protective sleeve of subsoil around these areas.
**Blight**

**What is meant by “blight”?**

Blight occurs when the value or enjoyment of property is reduced by proposals for large scale public works. There are two types of blight:

- **Generalised blight** occurs when a property is not needed for the works, and so will not be subject to compulsory acquisition but when either the perceived effect of future projects causes the market value of land and property to fall, or when the perceived effect detrimentally affects the future enjoyment of the land or property. The risk of generalised blight is an accepted consequence inherent in the ownership of land and is not compensatable.

- **Statutory blight** occurs when land which is needed for public works loses value because of the proposals for the works. The Town and Country Planning Act 1990 establishes a procedure for the acquisition by public authorities of land before it is needed if it is suffering from statutory blight, and Schedule 13 to the Act sets out all the circumstances in which the statutory blight regime applies. In relation to Crossrail 2, Schedule 13 applies to the land falling within the safeguarding directions made by the Secretary of State in March 2015 to protect the route of Crossrail 2 (subject to revisions following consultations). If any of that land is blighted by the Crossrail 2 proposals, this could amount to ‘statutory blight’, depending on the circumstances.

Enquiries should be referred to the Land and Property team via the Crossrail 2 Helpdesk on 0343 222 0055 or crossrail2@tfl.gov.uk.

**Can owners affected by ‘statutory blight’ claim compensation?**

An owner occupier of residential property and some small businesses will be able to serve a ‘blight notice’ upon an acquiring authority requiring it to purchase their interest in the blighted land. A blight notice can only be served if certain qualifying criteria can be satisfied. If the blight notice is successful the amount of compensation payable is governed by the National Compensation Code.

**What about owners who have a compelling reason to sell their property but are unable to do so due to Crossrail 2?**

An owner occupier of residential property or a small business, whose land doesn’t qualify as blighted land but who has a compelling reason to sell their property but cannot do so due to Crossrail 2, can contact TfL where the circumstances will be considered on a case by case basis.

**Compensation for the impact of Crossrail 2 where no land is to be acquired**

**Is compensation available?**

Owners and occupiers of land impacted by the Crossrail 2 proposals may be eligible to claim compensation for specific losses incurred as a consequence of the works and implementation of the new services. Compensation, if payable, will be assessed as the reduction in the market value of the affected property interest and not in the case of businesses, save for a few exceptions, turnover or profit. This is a specialist area and enquiries should be referred to the Land and Property team via the Crossrail 2 Helpdesk on 0343 222 0055 or crossrail2@tfl.gov.uk.

**To find out more**

Visit [www.crossrail2.co.uk](http://www.crossrail2.co.uk) where you can view and download a range of factsheets, maps and other information about the scheme.

Come along to one of our drop-in events where you will have an opportunity to view our proposals and speak to members of the Crossrail 2 team. Please visit [www.crossrail2.co.uk](http://www.crossrail2.co.uk) for details about events in your area.

Please contact us to request a copy of this leaflet and other Crossrail 2 consultation material in hard copy, large print, audio or another language.

**Contact us**

- Email: crossrail2@tfl.gov.uk
- Helpline: 0343 222 0055*
- Post: Freepost Crossrail 2 Consultations
- Website: [www.crossrail2.co.uk](http://www.crossrail2.co.uk)

*Service and network charges may apply. See tfl.gov.uk/terms for details

**Have your say**

This consultation gives you the opportunity to comment on proposals for Crossrail 2. Visit [www.crossrail2.co.uk](http://www.crossrail2.co.uk) to leave a comment or provide a response to the consultation questions. The consultation will close on Friday 8 January 2016.

Development is still at an early stage. There will be more opportunity to provide feedback on Crossrail 2 as the scheme develops.