

HOUSE OF COMMONS  
SESSION 2005/2006

**THE CROSSRAIL BILL**

**PETITION**

**Against the Bill-Praying to be heard by counsel, &c.**

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**TO THE HONOURABLE THE COMMONS OF THE UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND IN PARLIAMENT ASSEMBLED.**

**THE HUMBLE PETITION OF MICHAEL SABIN.  
SHEWETH as follows:-**

1. A Bill has been introduced into and is now pending in your honourable House entitled "A Bill to make provision for a railway transport system running from Maidenhead in the County of Berkshire, and Heathrow Airport in the London Borough of Hillingdon, through central London to Shenfield in the County of Essex, and Abbey Wood in the London Borough of Greenwich and for connected purposes".
2. Clauses 1 to 20 set out the Bill's objectives in relation to the construction and operation of the railway transport system mentioned above. They include provision for compulsory acquisition, planning permission, heritage issues, trees and noise. Clauses 21 to 44 of the Bill establish a regularity regime for the railway transport system and clauses 45 to 59 of the Bill deal with miscellaneous and general provisions.
3. The works proposed to be authorized by the Bill are specified in Schedule 1 to the Bill and the scheduled works as defined in the Bill as the works specified in Schedule 1 to the Bill which are works authorized to be constructed by the nominated undertaker (defined in the Bill and hereinafter referred to as "the nominated undertaker").
4. Your Petitioner is Mr Michael Sabin of Hillcrest, 7 Pinecroft, Hutton Mount, Hutton CM13 2PG. This being a detached house owned and occupied by your Petitioner and his wife, Vera Elsie Sabin. Michael Sabin is a former Executive Director of Bass Plc Brewers, now retired and aged 74. Vera Sabin is a retired Ballet Teacher age 77.

5. Your Petitioner and his rights, interest and property, are directly and specially affected by the Bill to which your Petitioner objects for reasons, amongst others, hereinafter appearing:

- (a) The Petitioner's residence is in a high quality Estate just a short distance from Shenfield Station. It is within the Hutton Mount Area, a private estate, with privately maintained roads and an area of special environmental quality with tree lined roads and grass verges, strictly controlled by covenants monitored by Hutton Mount Ltd, a company that is responsible for all matters relating to the planning and development within Hutton Mount area, maintenance of, the roads and the strict enforcement of covenants ("the Estate").
- (b) The Petitioner's residence will be directly and specially affected by the works proposed under the Bill, as will other immediately located neighbours/occupiers, being located just a short distance from Shenfield Station immediately to the South of the main works proposed, to the East of the railway bridge. The normal day to day sounds from the railway and station can be heard on occasions but cause minimal nuisance, however the major works for the Crossrail Terminus over a period of eighteen months to two years, including nighttime work, will cause considerable sustained nuisance from noise and dust pollution and serious deterioration in the environment.
- (c) Our quiet enjoyment and peace will be seriously affected by the proposed Crossrail works and your Petitioner is very concerned about the adverse affect it will have on his wife who is in poor health. Your Petitioner and his wife chose this property for its pleasant environment on a wholly private estate and conveniently located within short walking distance from local shops, the Doctors Surgery, the Banks, the Station and all other services.
- (d) Shenfield attracts considerable local and passing trade due to its high quality and diverse shops and specialists. Car parking is already limited and strictly controlled in both Hutton Road (the main shopping centre) and also in the adjacent residential roads. Car parking outside and near the shops is in constant demand all day long. We therefore have great concern about the loss of our short stay car park in Friars Avenue (52 spaces) and the longer stay car park in Hunter Avenue (225 spaces). Crossrail admits that the loss of these car parks for most of the construction period of eighteen months to two years, will have "A SIGNIFICANT IMPACT". The demand for car parking space will cause huge pressures and problems for locals, commuters and passing shoppers, yet Crossrail have offered no solutions, nor have they researched any alternatives, such as use of open space with park and ride facilities. Local trade will be seriously damaged for a long while, as residents are forced to shop further afield.

6. Your Petitioner believes that the Crossrail Bill insofar as it relates to Shenfield and Brentwood is completely erroneous in its conception for the following reasons:

- (a) The Crossrail Bill has already caused Planning Blight on properties close to the Station and this will continue and worsen, if and when works proceed, due to the huge disturbance, noise and pollution by the engineering works.
- (b) There is no justification for the proposed terminus to be placed at Shenfield in the heart of a high class and exclusive residential area, including the Hutton Mount Estate of some 500 houses with values from £700k to £1,000k, and being an area of special environmental quality.
- (c) The Promoters should be required to take more seriously the very real problems that will be caused by the loss of 277 car parking spaces in the short and long term car parks. They should be forced to seek alternative parking facilities for both shoppers and commuters, e.g., the use of open land near Alexander Lane coupled with a Park and Ride facility.
- (d) If approved, this project will cause a long period of detrimental change to the area, in addition to the huge disturbance, noise and air pollution during the continuation of the work, seriously affecting the quality of life for most residents, particularly retired and elderly folk.
- (e) Crossrail's environmental paper is completely wrong in describing the townscape as a moderate quality, ignoring the quality of Hutton Mount, which has a large number of the highest quality houses in South Essex. It understates the importance and quality of the Hutton Road shopping area and how continually busy this retail area is, seven days a week. It fails to mention how close to the work site are the busy Petrol Station, a Junior School, a Banqueting and Masonic Suite, in addition to the Group Doctors Practice immediately adjoining the Station and commuter car park.
- (f) There are little or no benefits for Shenfield, or indeed Brentwood rail users, and experts tell us that this scheme may well inhibit the semi fast non rush hour trains service, as well as freight trains, due to the proposed use of the slow lines by Crossrail trains.
- (g) Crossrail have failed to provide adequate consultation as to the damaging effect upon Shenfield and we have only recently seen their Environmental paper, following a Public Meeting called by Brentwood Borough Council. The environmental paper is a comprehensive report including the details of individual houses that will suffer the most from noise and pollution, even some requiring rehousing on a temporary basis. Such detail was not made known at Crossrail's presentation in Brentwood, and was only received via our Hutton Mount Residents Association, shortly after the meeting called by

the Council on June 2<sup>nd</sup>, otherwise many residents would never have been aware of this detail. Why were so many folk who will be affected if this Bill is approved, not sent the environmental paper for Shenfield by Crossrail direct? The full impact of their proposed works was not made clear before this paper was received from our Residents Association.

7. Your Petitioner believes that they have failed to prove any need for the Crossrail Service or the Terminus at Shenfield, nor does the Project seem to be proved business wise and in economic terms.
8. Your Petitioner believes that the Promoters should endeavour to locate the Crossrail terminus in the East London area, as South Essex is already well served with an efficient fast railway. Ideally their Terminus should be located at Stratford, where existing services connect. This would be more economic and less damaging to suburban housing areas, as well as avoiding the enormous disturbance that residents will undoubtedly suffer.
9. Your Petitioner wishes to state that in the event that this Bill is passed, the promoters should be required to pay proper compensation to the Petitioner and his wife for the loss of value brought about by the planning blight and the proposed works, in the event of your Petitioner and his wife wishing to sell up and move elsewhere, during the period between now and the final completion of such works by the nominated undertakers also the commencement of any Crossrail Service. The Promoters should also be required to bear the cost of fully soundproofing your Petitioners residence.
10. There are other clauses and provisions in this Bill which, if passed into law a they now stand, will prejudicially affect the rights and interests of your Petitioner and other clauses and provisions necessary for their protection and benefit are omitted therefrom.

YOUR PETITIONER THEREFORE HUMBLY PRAYS your Honourable House that the Bill may not be allowed to pass into law as it now stands and that he may be heard by their Counsel, Agents and witnesses in support of the allegations of this petition, against so much of the Bill as affects the property rights and interests of your Petitioner and his wife and in support of such other clauses, amendments and provisions as may be necessary and proper for their protection and benefit, or that such other relief may be given to your Petitioner as your Honourable House shall deem meet.

AND YOUR PETITIONER will ever pray, &c.