

IN PARLIAMENT
HOUSE OF COMMONS SESSION
2005-06

CROSSRAIL BILL

PETITION

Against the Additional Provisions of the
**Pudding Mill Lane Portal and Abbey Mills - Hackney to Abbey Mills (HAM) and Wick
Lane (WL) sewer diversions.**

Bill -on Merits - Praying to be heard by Counsel, &c.

To the Honourable the Commons of the
United Kingdom of Great Britain and Northern Ireland in Parliament assembled.

**THE HUMBLE PETITION
OF
THE FAIRFIELD CONSERVATION AREA RESIDENTS ASSOCIATION**

SHEWETH as follows:-

1 A Bill (hereinafter referred to as the 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 The Bill is promoted by the Secretary of State for Transport (hereinafter called the Promoter).

3 On 9 May 2006 the Promoter deposited certain amendments to the Bill, together with an additional Environmental Statement, revised plans and sections and a supplementary Book of Reference, collectively entitled Amendment of Provisions May 2006 (hereinafter referred to as the Additional Provisions).

4 Your Petitioners deposited a petition against the Bill in September 2005. It is respectfully submitted that the rights, interests and property of your Petitioners, and those who live and work in the area of FCARA (Fairfield Road Conservation Area Residents Association) in the London Borough of Tower Hamlets, are injuriously affected by the Additional Provisions, to which your Petitioners object for reasons, amongst others, hereinafter appearing.

5 Your Petitioners would however, respectfully reserve their right to raise further issues and objections in the light of any additional relevant information received from the Promoter after the date of deposit of this Petition.

FCARA Petition against new Pudding Mill Lane Portal and Abbey Mills - Hackney to Abbey Mills (HAM) and Wick Lane (WL) sewer diversions.

Your Petitioners

1 Your Petitioners are the **Fairfield Conservation Area Residents Association** (hereinafter called FCARA). FCARA is a residents association formed in 2004 totalling around 900 households. The purpose of FCARA is to represent and promote the interests of the local community in the area of the Fairfield Conservation Area.

2 The Fairfield Conservation area is a portion of Fairfield Ward, Bow East, E3 in the London Borough of Tower Hamlets, predominantly consisting of new build low level residential blocks of flats, domestic terraced properties (circa 1900) Boy Boys School (Comprehensive) and about 400 properties in the former Bryant and May match factory (Grade II Listed).

3 It is respectfully submitted that the rights and interests of your Petitioners, and others who live and work in the vicinity of the Fairfield Conservation area, will be injuriously affected

not only by the original Crossrail Bill but also to a much larger extent by the new **Pudding Mill Lane Portal and Abbey Mills - Hackney to Abbey Mills (HAM) and Wick Lane (WL) sewer diversions.**

Accordingly your petitioners object to the Bill for the reasons, among others, hereinafter appearing.

Your Petitioners concerns-General

1 Crossrail proposes 2 tunnels running under Grove Hall Park, and terraced streets, surfacing just east of the River Lea at Pudding Mill Lane DLR station. At its shallowest the tunnels may be as little as 8 metres under terraced houses. These proposals require that the HAM and Wick Lane sewers be diverted via a 3rd shallow tunnel crossing over the Crossrail tunnels. Allied to the sewer diversion are a number of local work sites in and adjacent to the Conservation Area, and the loss of a large part of Grove Hall Park and an adjoining parking area so that a shaft can be constructed in the park to allow access and maintenance to the diverted sewer.

2 There has been little or no effective consultation or prior discussion and a distinct lack of timely information from Crossrail with regard to these proposals. There has also been no effective justification provided for the specific proposals put forward and this information deficit makes it difficult to respond properly to the proposals, particularly in the very short time frame provided.

3 Crossrail's proposals take place in an area that the Mayor of London has defined as one of his "100 Public Realm Spaces" which he intends to enhance. It seems that the promoter has not taken account of the Mayor's proposals nor has the promoter sought to mitigate the adverse affects of the proposals to these areas.

Your Petitioners concerns-Specific

1 Your petitioners believe that Crossrail's proposals, including tunnels as little as eight metres beneath people's homes, threaten a major conservation and residential area and will ruin life in the neighbourhood. Residents are seeking the same recognition of needs shown in other more prosperous and influential parts of London.

2 Your petitioners believe Grove Hall Park, established around 1900 (after local children collected pennies to help purchase the land), will be permanently and adversely affected during the period of construction and by the access point to the sewer -and associated maintenance- located right in the middle of the park.

3 Your petitioners believe that the loss of part of the park and use by the public of one of the park's access points for the period of construction will not only adversely affect the park and local enjoyment of it but also affect the park users and would be users. This together with the permanent siting of an access / maintenance shaft and hatch will affect its use, management, maintenance and improvement in an area that is already under provided with open space. Tower Hamlets Open Space Strategy, as well as EU guidelines aim to safeguard existing provision and to increase it. Your petitioners also consider that the many new developments in the immediate area, planned and under construction, are expected to increase the population and the demand on services and facilities in the immediate area by at least 50% and will increase the Park's use and thus the negative implications of the Crossrail proposals.

4 Leaside Regeneration has substantial funding some of which which it proposed to use to improve Grove Hall Park during 2006/07. Leaside Regeneration has been in discussions with residents, businesses and with Tower Hamlets to this effect including a consultation and planning event on the 18th March 2006. As a result of Crossrail's latest proposals, with no prior public consultation, the Park improvement plans have been shelved and the area has been blighted.

5 Your petitioners submit that the park is well used by many local residents of all ages from toddlers, young children and teenagers to old age pensioners. The park is also well used during the day by school children and by those working locally. Cricket, football and other ball games are played in the park, formally and informally. The park incorporates a hard surface area utilized by Bow Boys School during the day and by local people in the evenings, at weekends and during holidays. The play facilities in the park are well used and valued. Young people and old sit on the benches and in the summer months people picnic and sunbathe on the grass throughout the day. If Crossrail's plans are allowed this already scarce leisure and recreational facility and its positive use will be severely damaged.

6 Your petitioners submit that the park is used every morning as a safe route for the pupils of Bow Boys to reach Bow Boys School. They also eat their meals there at lunch times as it is the only piece of open space in the immediate area. There are also two churches and a youth club, the members of which often use the park for access and recreation. Britain has a tradition of developing and valuing urban parks and gardens and they are created over years. Why is Crossrail not respecting this tradition?

7 Your petitioners submit that the area consists mainly of early 20th Century terraced properties in a conservation area and built on shallow foundations. All modern buildings in this area have deep piled foundations because developers have considered that the ground is unstable. Yet Crossrail now proposes 3 tunnels right underneath old houses with shallow foundations. One of the tunnels proposed by Crossrail will cross over the other 2 tunnels.

8 The promoter has indicated that there will be numerous work sites, over and underground activity, 24 hour tunnelling for the sewer diversion and then for the rail tunnels. There will also be overnight over ground work and spoil movement to avoid peak periods. There will be years of upheaval, permanent impacts on the park and the area, affects on groundwater and threats to mature trees in the area, some of which were growing in the grounds of Grove Hall and predate the park. Your petitioners submit that Crossrail seem determined on a route and method likely to maximise rather than minimise detriment despite all the arguments for alternative routes and methods.

9 Your petitioners submit that there will be lorries, associated noise, dust, and traffic chaos. There is a bus garage in the conservation area by used by Stagecoach. Crossrail propose to use an already very congested road system with through bus traffic, terminating bus traffic, typical London through traffic and residential traffic, as an access way for their vehicles. Crossrail has not indicated where these vehicles will be positioned when not actually serving the site. The area is adjacent to the A12 Blackwall Tunnel Northern Approach which has junctions at the top and bottom of the Conservation Area and heavily trafficked adjacent roads and streets. The traffic in this area already has the potential to gridlock during busy periods.

10 The smaller roads in the Conservation Area are not suitable for regular lorry traffic, hence

Crossrail's proposal to severely restrict parking. Your petitioners are concerned about the safety of families and school children in the conservation area from the constant use of large lorries.

11 Crossrail has indicated that residents living above the tunnels will hear the trains as they travel through. Below ground noise and vibration may be expected to also affect residents of neighbouring terraced properties. Your petitioners submit that it is unreasonable for Crossrail's proposals to recognise and allow for this when it is avoidable.

12 Your petitioners are concerned about the risk of tunnel collapses such as those that occurred at Lavender Street Stratford and Heathrow? If a house is damaged, trees die or the area suffers other detriment, between the promoter, the developer(s), the operator(s), subcontractors and others, how will a determination be made what party or parties are responsible? Your petitioners are also concerned about the insurance implications. Although damage to properties and trees can be rectified in the medium to long term your petitioners are concerned that the area will not be the same.

13 Your petitioners submit that the tunnels under homes and the park, will ruin the area. The area around Grove Hall Park has already been severed by many overground arteries now Crossrail is proposing to do it underground as well.

14 Your petitioners submit that Crossrail significantly improved their proposals elsewhere, where it seems that business and or political pressure was exerted prior to the recent elections. Your petitioners also believe that it is difficult to match the pressure that politicians and big business are able to exert. Your petitioners consider responsibility and reasonableness require that the proposals affecting Fairfield Conservation Area be changed.

15 Therefore Your petitioners raise the following objections:

- Additional Tunnel and Tunnelling.
- Extension of area affected by increased tunnelling including the Bow Quarter and Grove Hall Park.
- 24 hour tunnelling for sewer diversion as well as rail tunnels.
- Extension of compulsory purchase of subsoil.

- Numerous Work sites.
- Increase in area affected by works.
- Night time activities.
- Loss of pedestrian access along Wick Lane and in the Park.
- The standards of noise mitigation and the-radiated and ground born noise have not been fully considered or addressed.
- Disruption.
- Risk of subsidence increased by the latest proposals
- Ground Instability (the cumulative affect of all the over and underground activities).
- Present and future impacts on property values.
- Significant risk to regeneration and development plans for Grove Hall Park.
- Extension of length of overall works.
- Affect on historic park.
- .- Affect on use of valuable public open space.
- Extensive (healthy) tree removal including a mature and beautiful cherry tree and the possible loss of or damage to mature trees.
- Lorry access and movements along residential roads.
- loss of parking, in an area where residents already have problems with parking.
- That the residents in the immediate area of all these proposals should have not been properly consulted and given clear facts and figures about the effects of the new plans.

16 Your petitioners submit:that the Promoter has failed to properly consider the following:

- Risk of accident / damage to property as a result of the works.
- Safety and security implications.
- Impact on congestion and bus routes.
- Liability of area to gridlock.
- Extent of impact on parking need.
- Progressive increase in population density.
- Loss of park amenity.
- Pre-existing poor open space provision.
- Extent of noise impacts and need for noise insulation.

- Significant impact of over-ground and underground works together.
- The fact that all recent developments in the area have substantial foundations but those of the Edwardian houses under which the tunnels will be built are very shallow.
- Extremes and extents of impacts.
- Impact of elements together as well as severally.
- Affects on groundwater, water table and flood potential.
- Impact on tree health both in the park and conservation area.
- The reality of Lorry holding areas and parking whilst works are underway.
- That the sewer diversion is a consequence of the proposal to surface at Pudding Mill Lane rather than continuing underground towards Stratford International Station.
- Possible impact on the two major construction plans in Payne Road .
- The basic unreasonableness of its proposals.
- The relative advantages and disadvantages of its present and previous sewer proposals.
- That of the almost infinite number of possible routes for the diverted sewers the promoter has chosen a route which increases and extends the damage and detriment to residential properties, to a historic public open space and to a community to whom the existing threat of damage and detriment it is also responsible for.
- That the need for over ground damage to the park and the loss of a large part of the park for the period of construction is simply because it is proposed that there be an access/ maintenance shaft in the park.
- That the need for large lorries accessing a public open space via narrow residential streets is also a consequence that there be an access / maintenance shaft in the park.
- The inadequacy of its consultation and provision of information and that it has failed to take proper account of responses from stakeholders.

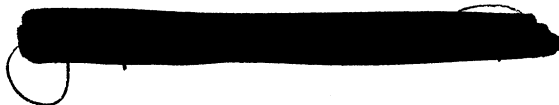
Conclusion

1 Your Petitioners submit that, in the respects mentioned above and in other respects, the Bill fails adequately to safeguard and protect the rights, interests and property of your Petitioners, and those who live and work in the FCARA area.

2 Your Petitioners therefore respectfully submit that insofar as they relate to the matters mentioned above the Additional Provisions should not be inserted in the Bill and the Bill should not be allowed to pass into law in its proposed form.

YOUR PETITIONERS THEREFORE HUMBL Y PRAY your Honourable House that the Bill may not be allowed to pass into law as it now stands and that they may be heard by themselves, their Counsel, Agents and witnesses in support of the allegations of this Petition against so much of the Additional Provisions as affect the rights, interests and property of your Petitioners, and those who live and work in the Borough, and in support of other such clauses and provisions as may be necessary or expedient for their protection, or that such other relief may be given to your Petitioners in the premises as your Honourable House shall deem meet.

AND YOUR PETITIONERS WILL EVER PRAY, &c.



Jacqueline Bradshaw-Price
Roll B Agent for

THE FAIRFIELD CONSERVATION AREA RESIDENTS ASSOCIATION

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12th June 2006