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Reg. No. 2340916 – England & Wales

Our Ref : THC/CC/CRL/tc/002

Yvonne Parker  
Programme Officer  
2 Priory Court  
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BB1 3RH

28<sup>th</sup> September 2012

Dear Sir or Madam

**The Transport and Works Act 1992 – Proposed Croxley Rail Link Order  
Cinnamond Limited – Cinnamond Plant Limited – Cinnamond Contracts Limited –  
Cinnamond Reclamation Limited - Notices No. 11, 188  
Kevin Patrick Cinnamond – Notices No. 96, 207**

Further to your letter dated 3<sup>rd</sup> September 2012 regarding the Public Inquiry, and our subsequent communications, we wish to add to our previous objections to the Croxley Rail Link as laid out in our letter dated 30<sup>th</sup> January 2012.

In our earlier letter of objection we objected to the acquisition of the freehold interest in Plot 15. We also wish to include the following additional reasons in support of our existing list of reasons for this objection.

Notices 11 & 96 in respect of Plot 15 of the Order seek to authorise the freehold acquisition of the strip of land over which the proposed rail link will pass at an elevated level. However in order to carry out the rail link scheme, there is no reason for the promoters of the Order to acquire the freehold interest in respect of this land. Their requirements could be met by the acquisition of the freehold interest only in respect of the land upon which to construct the structure supporting the elevated railway and the grant of permanent rights for the elevated sections of the railway structure to over-sail the freehold land at ground level between the base positions.

As we noted in our letter of objection dated 30 January 2012, this frontage land provides the sole means of access to our property. Although the promoters of the Order have indicated verbally that they would intend to grant rights of access, it should be noted that no such provision has been referred to in the Order.

In any event, having only rights of access to our retained land, (which rights would be subject to variation at the behest of the railway operator,) would place a disproportionate burden on our freehold title in respect of our retained land. So as we believe the requirements of the promoters can be met without the need to permanently encumber our retained land due to our having our right of access under the control of a third party, we submit that the Order should be modified to only provide for the freehold acquisition of the base pier positions where the railway crosses our land.



We therefore further object to the acquisition of the freehold interest as is sought in respect of Plot 15 on the grounds that the freehold acquisition of this land would be a disproportionate means of achieving what is needed in order to carry out the rail link scheme.

### **Entrance to Cinnamond House, Cassiobridge.**

We have sought the advice of Keith Robinson, a widely experienced professional in all aspects of the effect of development on road traffic. He also has considerable experience of transport (road, rail and air) and environmental noise. He has given expert evidence at all levels of the planning system.

His critique is attached and forms part of our objection.

We believe it is clear that the proposed alternative access is unsuitable for our needs on the basis of safety and that others members of the general public, who are vehicle users, would be put at risk of injury or worse under these proposals. Therefore we contend that the entrance must not be moved nearer to Baldwins Lane but should remain in its current location. The proposed pier in question would have to be re-engineered and located in a different position.

The response that we have received from the Croxley Rail Link Team, that the pier or piers cannot be re-located is in our view, an unacceptable response. It is obvious to us that this response has more to do with their desire to minimise their costs regardless of the additional inconvenience to the Cinnamond group of companies or safety of the general public.

### **Noise and Vibration**

We have concerns that the noise levels, vibration and damage to our property during the construction phase will have a detrimental effect on our business and property. These fears have not been allayed by the Croxley Rail Link Team and until the required assurances are provided to protect our business and property, it is suggested that no construction should start until all matters regarding Noise, Vibration, Damage, Dust, Pollution etc are resolved. We also have some concerns that after the scheme has been completed, the noise from the trains and visual impact of the viaduct will have an ongoing adverse impact on our property. This would not only be detrimental to the everyday running of our business, but would also reduce the value of the property.

In conclusion please accept this additional letter as formal notice, of our objection to the CPO. At this time we wish to reserve our position on having our objections considered at any inquiry and to make representations and call evidence at inquiry.

We would be grateful if you would confirm safe receipt of this letter and direct future correspondence in connection with the CPO to us on behalf of Cinnamond Ltd, Cinnamond Plant Limited, Cinnamond Contracts Limited and Cinnamond Reclamation Limited and Mr K P Cinnamond.

Yours faithfully,  
For and on behalf of  
**CINNAMOND CONTRACTS LIMITED & others**

**TREVOR CINNAMOND  
DIRECTOR**