
From: Nadia Thompson [redacted]
Sent: 31 January 2024 16:46
To: David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Cc: Daniel Crawford <Daniel.Crawford@ealing.gov.uk>; 'Joanna Vincent' <Joanna.Vincent@gateleyhamer.com>
Subject: RE: URGENT- My anxiety about the Horn Lane development with BPL [GATELEY-GHAM.FID124558]

You don't often get email from [redacted]. [Learn why this is important](#)

Thank you very much.

I will get in touch if I decide to have a visit. At the moment I think and hope my concerns are clear:

Noise at all hours- not all Network Rail, of course.

Loss of daylight – mostly the developers, I assume.

Best regards,

Nadia Thompson

From: David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Sent: 31 January 2024 16:34
To: Nadia Thompson [redacted]
Cc: joanna.vincent@gateleyhamer.com; Daniel Crawford <Daniel.Crawford@ealing.gov.uk>; CRWEST <CRWEST@networkrail.co.uk>
Subject: RE: URGENT- My anxiety about the Horn Lane development with BPL [GATELEY-GHAM.FID124558]

OFFICIAL

Dear Miss Thompson,

Thank you for your confirmation of not attending tomorrow, your comments below have been noted and Joanna will forward this to the inspector for his consideration.

If it helps, I'm more than happy to visit you at your home to discuss the matter further, similar to what we have done for other residents, in this way, you can ask questions that relate to your main concerns.

Let me know if a visit is of any interest, in the meantime, I have copied in our Community Relations email CRWEST CRWEST@networkrail.co.uk who log all communications to Network Rail, in this way, you will be assured that communication with us will be captured and responded to directly from this team rather than hold a single individual name who might have left the organisation.

Kind regards

David

David Wilson

07803 682336

david.wilson@networkrail.co.uk

From: Nadia Thompson <nadia001@btinternet.com>

Sent: 31 January 2024 16:25

To: David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

Cc: joanna.vincent@gateleyhamer.com; Daniel Crawford <Daniel.Crawford@ealing.gov.uk>

Subject: RE: URGENT- My anxiety about the Horn Lane development with BPL [GATELEY-GHAM.FID124558]

You don't often get email from nadia001@btinternet.com. [Learn why this is important](#)

Dear Mr Wilson,

Thank you for your detailed reply, much appreciated. I cannot take part in the online MTeams consultation as I have a prior engagement.

I realise that the Dept for Transport and Ealing Council hold the key to this.

What worries me a lot is that the property developers are powerful in this area. The bigger threat to my daylight will come doubtless from them.

I also would like to point out that I am on the corner of the block, so my (two) windows face the projected Network Rail traffic on one side and Horn Lane traffic on the other. No peace for me on the first floor!

I would be grateful if you/someone could forward this last clarification to the Inspector.

Many thanks in advance,

M-T N Thompson

From: David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

Sent: 31 January 2024 15:48

To: Nadia Thompson <nadia001@btinternet.com>

Cc: Joanna Vincent <Joanna.Vincent@gateleyhamer.com>

Subject: RE: URGENT- My anxiety about the Horn Lane development with BPL [GATELEY-GHAM.FID124558]

Dear Miss Thompson,

Thank you for your email about the consultation of our Transport and Works Act Order, this is our second round of consultation which was asked for by the DfT inspector as our order plans have changed as explained in the letter that you received on the 19th Dec. In essence, the extent of the land to be used by Network Rail at this location has been reduced from the initial order application made on the 17th of June 2023 and we have also had discussions with the owner of the builder's merchants site about sharing parts of the site with them to enable them to carry on the builders merchants and, should they wish to, to build out development for which they have planning permission.

I hope you don't mind; I have ordered your questions from your email below to provide you with relevant answers as follows;

1) if there will be any mitigation of the noise and pollution and to what extent?

Network Rail has been in consultation with Ealing Borough Council, who have the responsibility for the discharging of any planning conditions associated with our proposed works at 239 Horn Lane, Acton, W3 9ED. I have attached a copy of the current planning conditions agreed between Network Rail and Ealing Borough Council planning department for your benefit, however, a full list of our order and the associated documents including documents associated with the recent public inquiry can be found at the following link: <https://gateleyhamer-pi.com/en-gb/old-oak-common/>

In addition to the above website, Network Rail has also provided a website containing a level of explanation of our project and the requirements for access at 239 Horn Lane, this can be found at the following link: <https://www.networkrail.co.uk/running-the-railway/our-routes/western/oak-common-lineside-logistics-compound/>

However, in particular reference to your questions below, I have copied from the attached correspondence the most relevant draft proposed planning conditions which relate to your concerns.

Condition 2:

No part of the Development shall commence until the detail of any temporary lighting with minimal impact on neighbouring residents has been submitted to and approved in writing by the local planning authority.

Reason: To ensure details of temporary lighting have been designed to minimise disturbance to the adjoining residents.

Condition 4:

No part of the Development shall commence until the detail of hours of working within the temporary compound has been submitted to and approved in writing by the local planning authority.

Reason: To mitigate potential disturbance to local residents.

Condition 6:

Prior to the commencement of the development layout and elevation plan details of all proposed temporary buildings (including any windows at first floor level) and how will be made good on completion should be submitted to in writing to the LPA to demonstrate the buildings will have no amenity issues to adjoining residents.

Reason: To protect the amenities of nearby residents.

Condition 7:

Prior to commencement of the development, a construction environmental management plan shall be submitted to the Council for approval in writing. Details shall include control measures for:- noise and vibration (according to Approved CoP BS 5228-1 and - 2:2009+A1:2014), - dust (according to Supplementary Planning Guidance by the GLA

(2014) for The Control of Dust and Emissions during Construction and Demolition), - lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals), - delivery locations, - hours of work and all associated activities audible beyond the site boundary), - neighbour liaison, notifications to interested parties and - public display of contact details including accessible phone numbers for persons responsible for the site for the duration of the development .

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the site, in accordance with Policies 7A of the Ealing Development Management DPD and Policy D14 of the London Plan.

The above conditions have been drafted with consideration to residents specifically in mind. The responsibility for the discharging of any planning conditions would remain with the Council, as the local planning authority for the area. Please note that these draft conditions are in current consultation with the inspector who might impose changes to the attached draft. The supporting evidence that will be required to discharge any planning conditions imposed, such as a Construction Environmental Management Plan, is currently in development as we are in discussions with the landowner on the best ways to share the site as outlined in the latest round of consultation.

Has anyone given a thought to this?

Network Rail have held 2 consultation events late in 2022 and now in late 2023/24 to capture concerns related to our proposed works, we are also in continual discussion with the planning authority to how we best mitigate any significant impacts on local residents.

How far away will all this be from my (south-facing) windows?

I assume from your description below, that your property is positioned facing Horn Lane and the window you refer to as "south-facing" is overlooking Horn Lane. We are required to access the railway (Road Rail Access Point) to the north of Acton House onto the railway line, with road rail vehicles such as those attached to this email, these will then travel west to support the construction of the HS2 Old Oak Common new railway station. This means our vehicles will enter and the site from the entrance onto Horn Lane. However, the majority of our activities will take place on land immediately adjoining the railway and not immediately next to your property.

Will I lose all or just part of the light I get through them?

If my assumption is correct above, I do not consider you will have any impact to light as a result of our work.

Is there any recourse at all for me, other than to complain to a largely supine local authority?

To repeat what Joanna Vincent has stated in her email to you, we will be having further discussions on the proposed application with the Inspector tomorrow from 10am via Teams. If you would like to give your views to the Inspector so he can take them into consideration when he writes his report of recommendation which will be sent to the Secretary of State for a decision you can join the meeting via the link that Ms Vincent has sent you.

Kind regards

David



David Wilson
Head of Consents and Environment Planning
Temple Point, Redcliffe Way, Bristol, BS1 6NL
07803 682336
david.wilson@networkrail.co.uk



From: Joanna Vincent <Joanna.Vincent@gateleyhamer.com>
Sent: 31 January 2024 12:05
To: Nadia Thompson [REDACTED]
Cc: David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: URGENT- My anxiety about the Horn Lane development with BPL [GATELEY-GHAM.FID124558]

Dear Miss Thompson

Thank you for your email, I have forwarded this to the Inspector.

As per the last paragraph in the letter (19th December) sent out by Network Rail, we will be having further discussions on the proposed application tomorrow from 10am via Teams. Would you like to give your views to the Inspector so he can take them into consideration when he writes his report of recommendation which will be sent to the Secretary of State for a decision.

Please let me know if you would like to join the meeting and what time would be most convenient for you and I will send you the link.

I have copied David Wilson to this email, Network Rail's Consents Manager for this project as he may be able to answer some of your questions.

Kind regards

Joanna

Joanna Vincent
Public Inquiry Manager
for Gateley Hamer

t: 0148 323 0164
m:07483 133 975
joanna.vincent@gateleyhamer.com



From: Nadia Thompson [REDACTED]
Sent: Monday, January 29, 2024 7:47 PM
To: OOCrailcompound@networkrail.co.uk

Cc: Joanna Vincent <Joanna.Vincent@gateleyhamer.com>
Subject: URGENT- My anxiety about the Horn Lane development with BPL

Dear Network Rail managers (David Wilson?),
Dear Ms Vincent,

At this late stage (I have been preoccupied with health issues) I am writing to say that I am possibly the resident of Acton House who will be most affected by the round-the-clock comings and goings (between Network Rail and BPL). My home is on the South corner (just above the business at 239 Horn Lane, William Hill) on the first floor of the block. I have been here for many years in my one bed flat.

I realise there is zero chance at this stage of impeding what looks like a two-pronged attack on my fresh air and peace and quiet.

What I would like now is to know:

- 1 if there will be any mitigation of the noise and pollution and
- 2 to what extent.

Has anyone given a thought to this? The paperwork I got through the post, dated 19th December does not mention any particular action to be taken for the person living adjacent.

How far away will all this be from my (south-facing) windows? Will I lose all or just part of the light I get through them? Plans are not detailed in this respect.

Is there any recourse at all for me, other than to complain to a largely supine local authority?

Perhaps I am asking the wrong people, but you are the only channels I have got from the paperwork.

So please do get in touch.

I look forward to hearing from you,
M-T N Thompson (Miss)

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