

**From:** [Colin Field](#)  
**To:** [Pearson, Victoria](#)  
**Cc:** [Volodina, Tatiana](#)  
**Subject:** FW: Horne Lane - TWAO Inquiry - Planning Conditions  
**Date:** 20 November 2023 16:56:06  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image010.png](#)  
[image011.png](#)  
[The Network Rail Conditions track changed with comments 10.11.23.docx](#)

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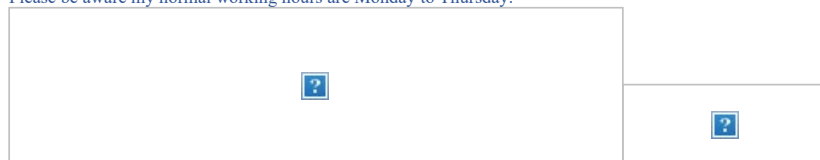
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**Colin Field MRTPI AEMA**  
Town Planning and Heritage Manager  
Network Rail Property – Wales & Western

07515 626431  
[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)  
Templepoint, Redcliffe Way, Bristol, BS1 6NL

Please be aware my normal working hours are Monday to Thursday.



---

**From:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Sent:** 10 November 2023 16:28  
**To:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>  
**Subject:** RE: Horne Lane - TWAO Inquiry - Planning Conditions

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Hi Colin,

Bellaview has provided the attached document after reviewing your suggestions.

I put this back to you, advising that we also have no objection to their suggestions.

A lot of this is coming down to timescales and as such we are starting to become some form of intermediary on a proposal we have limited to no involvement in.

If you are accepting of Bellaviews conditions, we would have no objection. Conversely, we would have no objection to your suggested conditions either, as they primarily relate to the implementability of both schemes concurrently – which is a matter for both parties.

**Joel Holland Turner** (he/him)  
Principal Planning Officer  
[hollandj@ealing.gov.uk](mailto:hollandj@ealing.gov.uk)  
020 8825 6600

Ealing Council has launched its new Local Plan, a document that will guide development in the borough for the next 15 years.

Give us your feedback by the 8<sup>th</sup> of February 2023!

Find out more here: [New Local Plan](#) | [New Local Plan](#) | [Ealing Council](#)



---

**From:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>  
**Sent:** Friday, November 10, 2023 3:29 PM  
**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Cc:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Subject:** RE: Horne Lane - TWAO Inquiry - Planning Conditions

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Joel,

Are you now able to confirm you are happy with the updated conditions?

Thanks

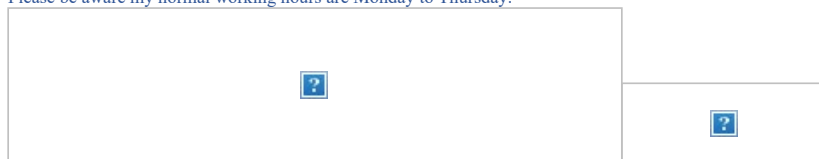
Colin



**Colin Field MRTPI AIEMA**  
Town Planning and Heritage Manager  
Network Rail Property – Wales & Western

07515 626431  
[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)  
Templepoint, Redcliffe Way, Bristol, BS1 6NL

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---

**From:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Sent:** 09 November 2023 16:21  
**To:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>  
**Subject:** RE: Horne Lane - TWAO Inquiry - Planning Conditions

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Correct. Just comments on your amendments in blue.

I will chase them up in the morning for a response.

**Joel Holland Turner** (he/him)

Principal Planning Officer

[hollandj@ealing.gov.uk](mailto:hollandj@ealing.gov.uk)

020 8825 6600

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**Find out more here:** [New Local Plan](#) | [New Local Plan](#) | [Ealing Council](#)



---

**From:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>

**Sent:** Thursday, November 9, 2023 4:13 PM

**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>

**Cc:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>

**Subject:** RE: Horne Lane - TWAO Inquiry - Planning Conditions

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Joel,

Thanks so you are happy (as you have already said you are comfortable with the wording of the black text) but you want to give Bellaview the chance to make comment on the blue text only?

Can we get an agreement on the blue text by tomorrow lunchtime?

Thanks

Colin



**Colin Field MRTPI AIEMA**

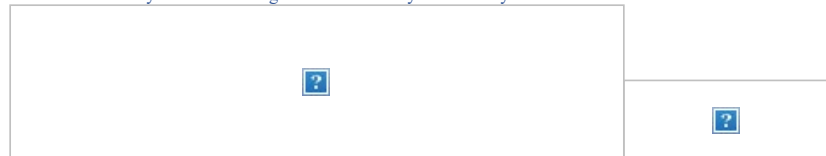
Town Planning and Heritage Manager  
Network Rail Property – Wales & Western

07515 626431

[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)

Templepoint, Redcliffe Way, Bristol, BS1 6NL

Please be aware my normal working hours are Monday to Thursday.



---

**From:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>

**Sent:** 09 November 2023 15:54

**To:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>

**Cc:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>

**Subject:** RE: Horne Lane - TWAO Inquiry - Planning Conditions

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I am broadly happy with this – though to prevent the issue from being raised again – I will give Bellaview reps the opportunity for final comment – only on the matters that have been raised by the inspector and the revised draft conditions that you have sent through.

**Joel Holland Turner** (he/him)

Principal Planning Officer

[hollandj@ealing.gov.uk](mailto:hollandj@ealing.gov.uk)

020 8825 6600

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**Give us your feedback by the 8<sup>th</sup> of February 2023!**

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---

**From:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>

**Sent:** Thursday, November 9, 2023 3:05 PM

**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>

**Cc:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>

**Subject:** RE: Horne Lane - TWAQ Inquiry - Planning Conditions

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Joel,

I'm now at desk and got access to my laptop.

Are you comfortable with the additional condition and the additional text?

I am keen to reach your agreement.

Thanks

Colin




**Colin Field MRTPI AIEMA**  
Town Planning and Heritage Manager  
Network Rail Property – Wales & Western

07515 626431

[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)

Templepoint, Redcliffe Way, Bristol, BS1 6NL

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---

**From:** Colin Field  
**Sent:** 09 November 2023 09:01  
**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Cc:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>  
**Subject:** Horne Lane - TWAQ Inquiry - Planning Conditions

Joel,

In advance of next weeks Inquiry the Inspector has come back with his “Statement of Matters” of issues to be covered in the Inquiry having regard to the written evidence submitted. One of the issues is the suggested needs further amendment is the planning conditions and he has flagged up some of what he considers are omissions in our drafting.

We have therefore updated the wording further and added an additional condition in relation to a final date for our temporary activities (albeit we are planning for several months earlier).

Could you please have a look at the additional text and condition 9 and confirm you are still happy with these planning conditions.

Would you please come back to me on this by the end of the day?

Thanks in advance

Regards

Colin

**The Network Rail (Old Oak Common Great Western Mainline Track Access) Order  
Draft Planning Conditions**

**Condition 1:** The Development shall commence before the expiration of 3 years from the date that the Order comes into force.

Reason: To comply with the requirements of the Town and Country Planning Act 1990 and ensure that the Development is commenced within a reasonable period of time.

**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. [The development shall thereafter be carried out in accordance with the approved details, including any variations to the same as may be approved by the local planning authority from time to time.](#)

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

**Condition 3:** No part of the Development shall commence until the detail of any temporary hoardings has been submitted to and approved in writing by the local planning authority. [The development shall thereafter be carried out in accordance with the approved details, including any variations to the same as may be approved by the local planning authority from time to time.](#)

Reason: To ensure the design of the temporary fencing is appropriate in its siting and appearance.

**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. [The development shall thereafter be carried out in accordance with the approved details, including any variations to the same as may be approved by the local planning authority from time to time.](#)

Reason: To mitigate potential disturbance to local residents.

**Condition 5:** No part of the Development shall commence until the details of the reinstatement of the site have been submitted to and approved in writing by the local planning authority. The decommissioning plan shall cover the removal of all temporary infrastructure from the site and should show how and when the site will be returned to its current use and shall include a restoration programme. The development shall thereafter be carried out in accordance with the approved details, including any variations to the decommissioning plan as may be approved by the Local Planning Authority from time to time.

Reason: To allow return of part of the application site to the owner to commence residential development of the site.

**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. [The development shall thereafter be carried out in accordance with the approved details, including any variations to the same as may be approved by the local planning authority from time to time.](#)

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. [The approved construction environmental management plan shall be implemented upon commencement of the development hereby approved and in line with provisions and timescales set out within the approved construction environmental management plan.](#)

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.

**Condition 8:** A Construction Traffic Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development. This shall identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman;
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
- Contact details for the Site Supervisor responsible for the development ;
- Travel initiatives for site related worker vehicles;
- Parking provision for site related worker vehicles;
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
- Engagement with local residents; and
- Contact details of the Project Manager and Site Supervisor responsible for the development to be provided.

[The approved construction traffic management plan shall be implemented upon commencement of the development hereby approved and in line with provisions and timescales set out within the approved construction traffic management plan.](#)

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with the agreed plan.

**Condition 9:** The development hereby permitted shall be removed and the land restored to its former condition on or before 1 June 2030 in accordance with the reinstatement plan submitted to and approved by the Local Planning Authority pursuant to condition 5.

[Reason: To ensure that the development is only retained temporarily and the site is restored to its former condition following the development being removed.](#)



**Colin Field MRTPI AIEMA**  
Town Planning and Heritage Manager  
Network Rail Property – Wales & Western

07515 626431

[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)

Templepoint, Redcliffe Way, Bristol, BS1 6NL

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**From:** [Volodina, Tatiana](#)  
**To:** [Pearson, Victoria](#)  
**Subject:** FW: Planning Conditions - Network Rail TWAO  
**Date:** 16 November 2023 13:20:55  
**Attachments:** [image003.png](#)  
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[image012.png](#)  
[image013.png](#)

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**Tatiana Volodina**

Associate

**Addleshaw Goddard LLP**

Tel +44 (0)113 209 2488

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---

**From:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Sent:** 26 October 2023 11:33  
**To:** Volodina, Tatiana <[Tatiana.Volodina@addleshawgoddard.com](mailto:Tatiana.Volodina@addleshawgoddard.com)>  
**Cc:** Elsenaar, Marnix <[marnix.elsenaar@addleshawgoddard.com](mailto:marnix.elsenaar@addleshawgoddard.com)>; Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>  
**Subject:** FW: Planning Conditions - Network Rail TWAO

— —

OFFICIAL

All agreed.

Thanks  
Rory

---

**From:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Sent:** 26 October 2023 11:32  
**To:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Subject:** RE: Planning Conditions - Network Rail TWAO

OFFICIAL

Hi Rory,

Agreed from our side.

**Joel Holland Turner** (he/him)  
Principal Planning Officer  
[hollandj@ealing.gov.uk](mailto:hollandj@ealing.gov.uk)  
020 8825 6600



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---

**From:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>

**Sent:** Thursday, October 26, 2023 10:59 AM

**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>

**Subject:** RE: Planning Conditions - Network Rail TWAO

**Importance:** High

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Hi Joel ,

Again, thank you so much, and sorry to take more of your time but hopefully this will just take a few minutes and I'll be able to close it down our end then;

On second review can I just amend the following conditions just (strike through text and amendments shown in red beneath for Condition 7 and 8) to emphasise for clarify as no 'works' will be undertaken on the site. The proposed development consists of the use of the site as a construction compound.

**Condition 1:** The Development shall commence before the expiration of 3 years from the date that the Order comes into force.

Reason: To comply with the requirements of the Town and Country Planning Act 1990 and ensure that the Development is commenced within a reasonable period of time.

**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 3:** No part of the Development shall commence until the detail of any temporary hoardings has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the design of the temporary fencing is appropriate in its siting and appearance.

**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 5:** No part of the Development shall commence until the details of the reinstatement of the site have been submitted to and approved in writing by the local planning authority. The decommissioning plan shall cover the removal of all temporary infrastructure from the site and should show how and when the site will be returned to its current use and shall include a restoration programme. The development shall thereafter be carried out in accordance with the approved details, including any variations to the decommissioning plan as may be approved by the Local Planning Authority from time to time.

Reason: To allow return of part of the application site to the owner to commence residential development of the site.

**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 ~~works~~ for the duration of the ~~development works~~.

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.

**Condition 8:** A Construction Traffic Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of ~~the -any development demolition or any works~~. This shall identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman;
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
- Contact details for the Site Supervisor responsible for ~~the development on-site works~~;
- Travel initiatives for site related worker vehicles;
- Parking provision for site related worker vehicles;
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
- Engagement with local residents; and
- Contact details of the Project Manager and Site Supervisor responsible for ~~the development on-site works~~ to be provided.

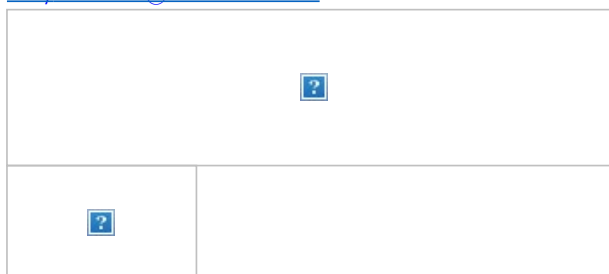
Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with the agreed plan.

Many thanks  
Rory



Diversity Impact  
Assessment Superuser

**Rory McKeever, AssocRICS, AIEMA**  
Head of Consents and Environment Planning (Seconded)  
07395 395 759  
[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)



---

**From:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Sent:** 26 October 2023 10:10  
**To:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Cc:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>  
**Subject:** RE: Planning Conditions - Network Rail TWAO

OFFICIAL

Hi Rory,

No trouble. These are agreed.

**Joel Holland Turner** (he/him)

Principal Planning Officer

[hollandj@ealing.gov.uk](mailto:hollandj@ealing.gov.uk)

020 8825 6600

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**Find out more here:** [New Local Plan | New Local Plan | Ealing Council](#)



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**From:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Sent:** Thursday, October 26, 2023 10:07 AM  
**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Cc:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>  
**Subject:** RE: Planning Conditions - Network Rail TWAO

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Hi Joel,

Thank you so much for the quick response and completely understand.

Network Rail have no objection to your suggestion and for ease I've amended and cut and paste the updated condition 2 below. I assume these will be accepted given your email yesterday but if you can kindly respond it'd be appreciated.

**Condition 1:** The Development shall commence before the expiration of 3 years from the date that the Order comes into force.

Reason: To comply with the requirements of the Town and Country Planning Act 1990 and ensure that the Development is commenced within a reasonable period of time.

**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 3:** No part of the Development shall commence until the detail of any temporary hoardings has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the design of the temporary fencing is appropriate in its siting and appearance.

**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 5:** No part of the Development shall commence until the details of the reinstatement of the site have been submitted to and approved in writing by the local planning authority. The decommissioning plan shall cover the removal of all temporary infrastructure from the site and should show how and when the site will be returned to its current use and shall include a restoration programme. The development shall thereafter be carried out in accordance with the approved details, including any variations to the decommissioning plan as may be approved by the Local Planning Authority from time to time.

Reason: To allow return of part of the application site to the owner to commence residential development of the site.

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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 works for the duration of the works.

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.

**Condition 8:** A Construction Traffic Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of any demolition or any works. This shall identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman;
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
- Contact details for the Site Supervisor responsible for on-site works;
- Travel initiatives for site related worker vehicles;
- Parking provision for site related worker vehicles;
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
- Engagement with local residents; and
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with the agreed plan.

Kind regards

Rory



**Diversity Impact  
Assessment Superuser**

**Rory McKeever, AssocRICS, AIEMA**  
Head of Consents and Environment Planning (Seconded)  
07395 395 759  
[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)



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**From:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Sent:** 25 October 2023 16:56  
**To:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Cc:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>  
**Subject:** FW: Planning Conditions - Network Rail TWAO

OFFICIAL

Hi Rory and Colin,

I apologise for the delay – as your emails have caught me in the middle of planning committee preparations.

I have reviewed the conditions – the only comment I would make is in relation to Condition 2, I think it should be expanded, given the impact that ongoing temporary lighting will have on the residents of Acton House. Perhaps something along the lines of “Temporary lighting shall be arranged in a way that has a as minimal impact as possible on neighbouring residents”. This would give some guidance as to what Council would expect to see in future details applications and what considerations need to be given.

Other than this, the other conditions appear to be fine.

**Joel Holland Turner** (he/him)

Principal Planning Officer

[hollandj@ealing.gov.uk](mailto:hollandj@ealing.gov.uk)

020 8825 6600

**Ealing Council has launched its new Local Plan, a document that will guide development in the borough for the next 15 years.**

**Give us your feedback by the 8<sup>th</sup> of February 2023!**

**Find out more here:** [New Local Plan](#) | [New Local Plan](#) | [Ealing Council](#)



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**From:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Sent:** Wednesday, October 25, 2023 3:22 PM  
**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>

**Cc:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>; Volodina, Tatiana <[tatiana.volodina@addleshawgoddard.com](mailto:tatiana.volodina@addleshawgoddard.com)>  
**Subject:** RE: Planning Conditions - Network Rail TWAO

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OFFICIAL

Hi Joel,

I hope you're well just following up on my voicemails, if there is a good time for me to call, I'll be more than happy to call you when it is convenient for you?

Or if it were possible to confirm the planning conditions via email that would also be appreciated. None the less I'll try again tomorrow I don't receive a response.

Many thanks  
Rory McKeever



**Diversity Impact  
Assessment Superuser**

**Rory McKeever, AssocRICs, AIEMA**  
Head of Consents and Environment Planning (Secondee)  
07395 395 759  
[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)



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**From:** Colin Field <[Colin.Field@networkrail.co.uk](mailto:Colin.Field@networkrail.co.uk)>  
**Sent:** 22 October 2023 12:22  
**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>  
**Cc:** Rory McKeever <[Rory.McKeever@networkrail.co.uk](mailto:Rory.McKeever@networkrail.co.uk)>  
**Subject:** RE: Planning Conditions - Network Rail TWAO  
**Importance:** High

OFFICIAL

Joel,

I'm away for a few days on leave and won't have my mobile with me (back Friday).

At conference with our barrister on Friday I have been asked again if I have been able to agree these conditions with you.

When we spoke you seemed largely happy with the wording proposed could you please confirm by return of email that you are?

Can you copy your response to my colleague Rory our Consents Manager in my absence.

Thanks in advance.

Colin



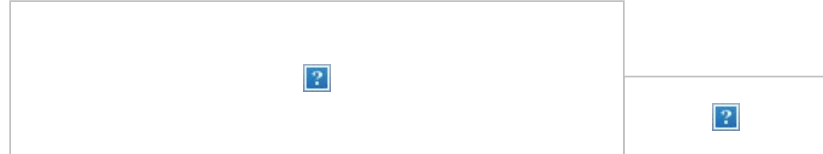
**Colin Field MRTPI AIEMA**  
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Templepoint, Redcliffe Way, Bristol, BS1 6NL

Please be aware my normal working hours are Monday to Thursday.



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**From:** Colin Field

**Sent:** 20 October 2023 15:47

**To:** Joel Holland <[HollandJ@ealing.gov.uk](mailto:HollandJ@ealing.gov.uk)>

**Subject:** Planning Conditions - Network Rail TWAO

Joel,

As we had had a few emails on the conditions I have started a new email which focuses purely on our proposed activities and disregards any need to reword the planning conditions for the Bellaview planning application.

Are you now able to agree the wording of the planning conditions as drafted in the Order which are as we discussed in our teams meeting on 2 October 2023.

**Condition 1:** The Development shall commence before the expiration of 3 years from the date that the Order comes into force.

**Reason:** To comply with the requirements of the Town and Country Planning Act 1990 and ensure that the Development is commenced within a reasonable period of time.

**Condition 2:** No part of the Development shall commence until the detail of any temporary lighting 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 3:** No part of the Development shall commence until the detail of any temporary hoardings has been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure the design of the temporary fencing is appropriate in its siting and appearance.

**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 5:** No part of the Development shall commence until the details of the reinstatement of the site have been submitted to and approved in writing by the local planning authority. The decommissioning plan shall cover the removal of all temporary infrastructure from the site and should show how and when the site will be returned to its current use and shall include a restoration programme. The development shall thereafter be carried out in accordance with the approved details, including any variations to the decommissioning plan as may be approved by the Local Planning Authority from time to time.

**Reason:** To allow return of part of the application site to the owner to commence residential development of the site.

**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 works for the duration of the works.

**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.

**Condition 8:** A Construction Traffic Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of any demolition or any works. This shall identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman;
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
- Contact details for the Site Supervisor responsible for on-site works;
- Travel initiatives for site related worker vehicles;
- Parking provision for site related worker vehicles;
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
- Engagement with local residents; and
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.

**Reason:** In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with the agreed plan.

It would be really appreciated if you could respond that you are happy with the drafting of these planning conditions. Its now getting really urgent.

Thank you in advance.

Colin



**Colin Field MRTPI AEMA**  
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Network Rail Property – Wales & Western

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