

Kind regards

David

**David Wilson**

07803 682336

[david.wilson@networkrail.co.uk](mailto:david.wilson@networkrail.co.uk)

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**From:** David Wilson (he/him/his)

**Sent:** 31 January 2024 17:23

**To:** anna kuszta [REDACTED]

**Cc:** Tamison Painter <[Tamison.Painter@networkrail.co.uk](mailto:Tamison.Painter@networkrail.co.uk)>; CRWEST <[CRWEST@networkrail.co.uk](mailto:CRWEST@networkrail.co.uk)>; Joanna Vincent <[Joanna.Vincent@gateleyhamer.com](mailto:Joanna.Vincent@gateleyhamer.com)>

**Subject:** RE: Old Oak Common TWAO

Dear Mr and Mrs Kuszta,

Firstly, apologies for the delay in replying to you, I have been awaiting a response to allow me to confirm the actions below.

1. Offer tree planting mitigation on your property adjacent/nearby to your boundary fence: - **Action – I will speak with the project team and confirm if this is something that would be available.**
2. concept of your property value being impacted as a result of any proposed compound beyond your property: - **Action – I will contact our surveyors and report back to you both.**

Concerning point one above, the project team have confirmed that they will provide a suitable budget to allow the planting of vegetation on your land at the boundary of the crown land. The details of this will need to be understood (access, works involved to allow planting, type of vegetation that will not impact the railway) but the concept of providing a budget for this has been agreed.

The second point above is a little more complicated, hence my wanting to ask a property surveyor for their advice. There is a procedure for anyone to submit a Part 1 Claim of the Land Compensation Act for loss of House Value, the date of claim is 1 year and 1 day after the works have started. Claimants have up to six years to submit a claim. Compensation is often based on a before and after valuation considering the attitude of a potential buyer arriving fresh on the scene a year after the relevant date.

I hope this helps provide you with some of the answers, please let me know if you have any further concerns, in the meantime, I'm not sure if you are aware, we are meeting with the inspector again tomorrow, this time virtually, to discuss the current order as proposed within our last round of consultation (the letter sent out on 19th Dec and the one we discussed at your home). I have copied in Joanna Vincent who will update the inspector of this correspondence, it would be helpful to understand if you remain to hold your objection to our order considering our discussions.

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](mailto:david.wilson@networkrail.co.uk)



-----Original Message-----

From: anna kuszta [redacted]  
Sent: 20 December 2023 18:22  
To: David Wilson (he/him/his) <[David.Wilson@networkrail.co.uk](mailto:David.Wilson@networkrail.co.uk)>  
Cc: Tamison Painter <[Tamison.Painter@networkrail.co.uk](mailto:Tamison.Painter@networkrail.co.uk)>; CRWEST <[CRWEST@networkrail.co.uk](mailto:CRWEST@networkrail.co.uk)>  
Subject: Re: Old Oak Common TWAO

[You don't often get email from [redacted] Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

Dear David,

Many thanks for your email and the time that both you and Tamison took to visit our home today, regarding concerns raised as a direct response to the Old Oak Common TWAO.

I appreciate your communication regarding issues discussed today, and look forward to further updates in the near future and as appropriate.

Wishing you a restful Christmas.

Many thanks and regards,

Anna

> On 20 Dec 2023, at 17:27, David Wilson (he/him/his) <[David.Wilson@networkrail.co.uk](mailto:David.Wilson@networkrail.co.uk)> wrote:  
>  
> OFFICIAL  
>  
> Dear Mr and Mrs Kuszta,  
>  
> Thank you again for agreeing to allow Tamison and myself to visit your home today to discuss the current situation with the draft order and the more importantly, the Crown land overlooking your rear garden with the railway beyond.  
>  
> To log our conversations/actions as a result of today's meeting I've  
> made a couple of notes below;  
>  
> You have been provided, in hard copy, with the attached examples of the typical vehicles and use of the proposed compound land adjacent to your property. I confirmed that storage of materials would be minimal considering the size of the site and the operational use of this compound would be sporadic use rather than a 24/7 operational

activity. The examples of the Road Rail Vehicles which would access the railway at this location have been included in the attached.

>

> I took the advantage to explore your boundary in relation to the Crown Land (triangle land beyond your property) and can confirm that the mature trees as shown in the attached picture will not be removed as part of any proposed compound. However, the trees beyond would be removed which we can clearly see, provide you some visual protection towards the railway and beyond. Although the proposed acoustic fence would be of some benefit, it wouldn't provide the cover that you enjoy today. It was then discussed if we would offer tree planting mitigation on your property adjacent/nearby to your boundary fence. This is something that we have done elsewhere on the route, and I don't see why this couldn't be considered here. Action – I will speak with the project team and confirm if this is something that would be available.

>

> We discussed the concept of your property value being impacted as a result of any proposed compound beyond your property. I confirmed this is a very difficult question to answer and confirmed that I cannot recall we have ever offered compensation or similar to offset any impact to property values. I did say however I will take the question away and ask our property surveyors the question and report back on the position, but this is unlikely to be positive as we mostly offer mitigation measures (double glazing, screening etc) rather than cash. Action – I will contact our surveyors and report back to you both.

>

> I would like to thank you both once again for your time today and I hope you found it of some help to understand our proposals and the current position with the draft Order. Both Tamison and I found it most helpful to understand your concerns and directly review these from your property.

>

> Apart from the above actions, I will keep you updated on the inquiry and proceedings related to the order. In the meantime, if you have any further questions or concerns then please don't hesitate to contact myself making sure to copy in our community relations team with the above address.

>

> Have a lovely Christmas.

>

> Kind regards

>

> David

>

>

> [A picture containing logo Description automatically generated]

>

> David Wilson

> Head of Consents and Environment Planning Temple Point, Redcliffe Way,

> Bristol, BS1 6NL

> 07803 682336

> david.wilson@networkrail.co.uk<mailto:david.wilson@networkrail.co.uk>

> [Graphical user interface, website Description automatically generated] [cid:image003.png@01DA3369.80836B90]

>

>

>

> From: anna kusza [REDACTED]

> Sent: 18 December 2023 12:52

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

> Cc: Tamison Painter <Tamison.Painter@networkrail.co.uk>; CRWEST

> <CRWEST@networkrail.co.uk>

> Subject: Re: Old Oak Common TWAO

>

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> Dear David,  
>  
> Many thanks for your email.  
>  
> Wednesday is absolutely fine for a chat and look forward to meeting with you.  
>  
> Kind regards,  
>  
> Anna  
>  
>  
>  
> On 18 Dec 2023, at 10:19, David Wilson (he/him/his)  
<David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>> wrote:  
>  
>  
> OFFICIAL  
>  
> Good morning, Ms Kuszta,  
>  
> I just wanted to check if your still happy with the day and time below, considering the busy time of year?  
>  
> I'm more than happy to visit you on Wednesday and run through the concept of the plans we have and to listen to  
your concerns, just wanted to check on timings.  
>  
> Kind regards  
>  
> David  
>  
> <image001.png>  
>  
> David Wilson  
> Head of Consents and Environment Planning Temple Point, Redcliffe Way,  
> Bristol, BS1 6NL  
> 07803 682336  
> david.wilson@networkrail.co.uk<mailto:david.wilson@networkrail.co.uk>  
> <image002.png>  
> <image003.png>  
>  
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>  
> From: anna kuszta  
>   
> Sent: 27 November 2023 18:52  
> To: David Wilson (he/him/his)  
> <David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>  
> >  
> Cc: Tamison Painter  
> <Tamison.Painter@networkrail.co.uk<mailto:Tamison.Painter@networkrail.  
> [co.uk](mailto:co.uk)>>; CRWEST  
> <CRWEST@networkrail.co.uk<mailto:CRWEST@networkrail.co.uk>>  
> Subject: Re: Old Oak Common TWAO  
>  
> Dear David,  
>  
> Many thanks for your email.

>  
> Wednesday 20th December at 10:30am is absolutely fine with me. I shall see you then.  
>  
> Kind regards,  
>  
> Anna Kuszta  
>  
>  
> Sent from my iPhone  
>  
>  
>  
> On 24 Nov 2023, at 13:30, David Wilson (he/him/his)  
> <David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>> wrote:  
>  
>  
> OFFICIAL  
>  
> Good afternoon, Ms Kuszta,  
>  
> Thank you for allowing me to choose the day and time, would Wednesday 20th Dec at 10:30am be suitable for both Tamison and I to visit your home to understand your concerns in more detail?  
>  
> I feel, meeting in person helps when trying to convey activities that happen on the railway, I will bring some examples of the types of vehicles and operations being considered at this location so that we can discuss in open, on the day.  
>  
> If you could please confirm that the above day and time is suitable, we look forward to meeting you.  
>  
> Kind regards  
>  
> David  
>  
> David Wilson  
>  
> 07803 682336  
> david.wilson@networkrail.co.uk<mailto:david.wilson@networkrail.co.uk>  
>  
>  
>  
> From: anna kuszta  
> [REDACTED]  
> Sent: 21 November 2023 18:08  
> To: David Wilson (he/him/his)  
> <David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>  
> >  
> Cc: Tamison Painter  
> <Tamison.Painter@networkrail.co.uk<mailto:Tamison.Painter@networkrail.  
> [co.uk](mailto:co.uk)>>; CRWEST  
> <CRWEST@networkrail.co.uk<mailto:CRWEST@networkrail.co.uk>>  
> Subject: Re: Old Oak Common TWA0  
>  
> Dear David,  
>  
> Many thanks for your reply.  
>

> I will be free at any day and time of week beginning 18th December. I am more than happy with a date which suits you.

>

> Kind regards,

>

> Anna Kuszta

>

>

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> On 20 Nov 2023, at 16:54, David Wilson (he/him/his)

<David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>> wrote:

>

>

> OFFICIAL

>

> Good afternoon, Ms Kuszta,

>

> I fully appreciate your situation with availability and would be more than happy to visit your home during the week commencing the 18th Dec, is there a day and time which is more convenient for you?

>

> Look forward to your reply.

>

> Kind regards

>

> David

>

> David Wilson

>

> 07803 682336

> david.wilson@networkrail.co.uk<mailto:david.wilson@networkrail.co.uk>

>

>

>

> From: anna kuszta

>

> Sent: 16 November 2023 18:58

> To: David Wilson (he/him/his)

> <David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>

> >

> Cc: Tamison Painter

> <Tamison.Painter@networkrail.co.uk<mailto:Tamison.Painter@networkrail.

> [co.uk](mailto:Tamison.Painter@networkrail.co.uk)>>; CRWEST

> <CRWEST@networkrail.co.uk<mailto:CRWEST@networkrail.co.uk>>

> Subject: Re: Old Oak Common TWA0

>

> You don't often get email from

>  Learn why

> this is important<<https://aka.ms/LearnAboutSenderIdentification>>

> Dear David,

>

> Many thanks for your speedy reply.

>

> I am more than happy to further discuss my concerns regarding Network Rails proposals for Plot 1. I would very much like to meet up however, as I work in a school, I will not be able to take time off. My availability would

realistically be during the Christmas half term holidays, in order to accommodate my working hours and so that a clearer picture of my concerns can be understood, with the benefit of day light hours. Can I propose any time of day from Monday 18th December 2023. Failing this, I would be open to a weekend meeting, if this suits you.

>

> Many thanks and kind regards,

>

> Anna Kuszta

>

> From: David Wilson (he/him/his)

> <David.Wilson@networkrail.co.uk<mailto:David.Wilson@networkrail.co.uk>

> >

> Sent: 16 November 2023 09:08

> To: anna kuszta

>

> Cc: Tamison Painter

> <Tamison.Painter@networkrail.co.uk<mailto:Tamison.Painter@networkrail.

> [co.uk](mailto:co.uk)>>; CRWEST

> <CRWEST@networkrail.co.uk<mailto:CRWEST@networkrail.co.uk>>

> Subject: Old Oak Common TWAO

>

>

> OFFICIAL

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>

> Dear Ms Kuszta,

>

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>

> It was a pleasure to meet you at the public inquiry yesterday afternoon and thank you for taking the time to inform the planning inspector of your main concerns with the above proposed compound at the Jewson's site.

>

>

>

> Listening to your evidence, you mentioned that the main concerns were related to the close proximity of the Crown land (Area 1) to your property and any future plans to operate a compound at this location is a concern for you and your family. It was suggested that the compound area would not be in operation until 2030, this is partly true however I would need to inform you that in order to be able to operate from this compound in 2030, Network Rail would need to start works from 2027 in preparation. In essence the correct surveys and management of this site would need to be undertaken in advance of the 2030 date to allow appropriate construction time prior to its operation and to apply suitable mitigation (for noise, dust, light and so on), an example of this would be say the installation of an acoustic barrier.

>

>

>

> You also expressed the lack of understanding as to what a compound was and what impact this was going to have to the nearby residents. With that in mind I thought it might be helpful to arrange an agreeable time for a site visit at your home address to explain the types of activity that will be undertaken from this compound and the possible impact to your family.

>

>

>

> Would it be possible to hold a meeting during daylight hours to be able to view the mature trees adjacent to your property boundary, which I understand is another concern of yours?

>

>

>

> Could I suggest a meeting next week on either the 21st or 22nd of Nov?  
>  
>  
>  
> I have also copied in the Western Region Community Relations email address for any future correspondence with Network Rail in order to make sure your communication is recorded correctly.  
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>  
> Kind regards  
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>  
> David  
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>  
> <image001.png>  
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>  
> David Wilson  
>  
> Head of Consents and Environment Planning  
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> Temple Point, Redcliffe Way, Bristol, BS1 6NL  
>  
> 07803 682336  
>  
> david.wilson@networkrail.co.uk<mailto:david.wilson@networkrail.co.uk>  
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