

**From:** [REDACTED]  
**To:** [Bartkowiak, Bart](#)  
**Subject:** Re: Compulsory Acquisition Hearing Friday 4 Dec 2020  
**Date:** 01 December 2020 15:20:58

---

Hi Bart

Thanks for getting back to me. Below is an outline of the concerns/representations we have made via Ardent/North Somerset Council. I do want to emphasise that despite these concerns, we are fully supportive of the opening of the railway line, as it will be of great benefit to our local community, both in terms of convenience and better transport links, but also from an environmental perspective.

Please could you

- Confirm Receipt of this email
- Confirm that these representations will be included in Friday's meeting and will form part of the Planning Inspectorate's considerations
- Let me know if you require further information

Property: [REDACTED]  
Owners: Sarah-Jane Money and Charles Money

1. This property is held as an investment and let out on an Assured Shorthold Tenancy. The license states that the licensor agrees to allow access for surveys, investigations and environmental mitigation works necessary to prepare for works in connection with the scheme. If the works are frequent and intrusive, as seems likely,  $i_c^{1/2}$  we may have to reduce the rent, potentially significantly, to compensate the tenants for disruption. Furthermore should the tenants move out, either as a result of the impact of such access, or because they decide to move on, such a compulsory purchase order is likely to make the property significantly more difficult to rent, resulting in a considerable loss of income. It is not clear the extent of the works or frequency of access required, and also in fact whether access will in reality be required as the embankment that forms one of the boundary walls with this property is, as I understand it, not part of the railway itself
2. Access to this property is via a pedestrian gate which passes the backdoor of the house. This will not cause disturbance but increase the likelihood of damage to the property
3. Parking impacts - there is no dedicated parking for this property currently. The tenants, as did we when we were owners residents, park on the street opposite the pedestrian entrance to the property. The spot against the wall of the community centre has become the defacto parking spot for [REDACTED] property. The introduction of parking restrictions to discourage commuters from parking away from the railway station carpark, is likely to result in increase of double yellow lines etc and therefore increase the pressure on parking. A reduction in the ease of parking is likely to have a significant detrimental impact on the value of the house.
4. Privacy - The railway line runs along the top of the railway embankment and passengers will have a clear view into the garden of the property, as well as through windows, including bedroom windows. Article 8 of the Human Rights Act guarantees the right to privacy. It is therefore reasonable to expect that reasonable, unobtrusive screening will be put in place to safeguard this privacy and minimise intrusion.

Many thanks  
Charlie Money