

From: "Katherine Gasse (NH)" <[REDACTED]>
Subject: RE: Summary of Teams Meeting 11/11/2021
Date: 8 February 2022 17:23:46 GMT
To: Duncan Buchanan <[REDACTED]>
Cc: "Info@a428.co.uk" <Info@a428.co.uk>

Dear Mr & Mrs Buchanan,

Thank you for your email of 12 January and your subsequent phone call on 13 January. Further to the email sent out last week your comments have been noted and welcomed.

During the meeting on 11 November, there was a theoretical discussion where Flood Compensation Area 2 was proposed to be moved and highway drainage balancing ponds were proposed to be resized and relocated, as per Dove Farm drainage sketch 17-11-2021. The shapes and sizes of the relocated ponds and flood compensation area shown on the sketch are indicative and were for illustrative purposes only, to firstly capture the intended outcomes of the meeting and secondly provide a scope of work for our flood modelling and highway drainage teams who are undertaking a comprehensive review.

As our detailed design partners are currently undertaking a review of your proposal shown on your sketch (titled HE Potential Changes) it would not be fair to comment in advance of the results. However, I can provide some general points of principals of how we at National Highways are guided as a company that may help provide a basis of understanding of your queries, prior to the complex review being completed.

- a. Balancing Ponds in flood plains are not suitable locations. They are at risk of being flooded out during high flows and would not fulfil their purpose.
- b. Sufficient room must be provided to be able to access and maintain ponds and make space for the apparatus i.e.

outfall structures, that accompany the ponds, so we must make allowance for this.

c. Areas immediately adjacent to the side of a residential dwelling are not suitable locations for a balancing pond or flood compensation areas.

d. We do not consider ditches as suitable locations for balancing ponds or flood compensation areas.

e. Proposed areas of essential landscape mitigation form part of the Biodiversity Net Gain target calculations within the DCO. As such these areas cannot be returned as we are required to demonstrate they will remain as planted and are subject to prosecution if these are removed or altered.

You may wish to consider these general principles against the statements below to form an awareness of some of the constraints affecting the land.

1. The area where Flood Compensation Area 2 was originally located is partly in the existing Begwary Brook flood plain.

2. It is agreed that the area coloured purple on your sketch is part of Dove Farm and within your ownership. This area is proposed for essential landscape mitigation.

3. The strip of land on the east side of the site, which was established during the meeting as being part of the garden of the former public house, is separated from Dove Farm by a ditch.

We want to work towards a mutually acceptable and reasonable outcome and we hope that the work we are undertaking is at least some evidence of this. The review is in the process of being completed and we anticipate this to be completed this month. We would like to reiterate that the review may confirm the theoretical discussions of 11th November not feasible.

We believe that the list of correspondence has been addressed through updates to the Position Statement.

We will continue to update you as more information becomes available. Once we have received the full results of the review, we will be in touch. I expect this will not be before March due to DCO commitments.

Kind regards,

Katherine Gasse

Assistant Project Manager

A428 Black Cat to Caxton Gibbet Improvements
Highways England | Woodlands | Manton Lane | Bedford |
MK41 7LW

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5000

[REDACTED]

From: Duncan Buchanan [mailto:[REDACTED]]
Sent: 12 January 2022 12:34
To: Katherine Gasse (NH) <[REDACTED]>
Subject: Re: Summary of Teams Meeting 11/11/2021

Dear Katherine Gasse,

Thank you for your email. Congratulations on your new post. Our initial thoughts are that the suggestions presented head in the right direction but we feel there is more scope to reduce land take. At present it appears more road frontage loss to allow for the moved flood compensation area but it appears the area it

was moved from is not being utilized.

To that end could a meeting be scheduled as soon as your schedules allow to discuss further.

We have attached a plan for you to share with your team and hopefully this can form the basis of future discussions. The plan shows the orange area which is pond 1 realigned. In black it shows the flood compensation area partially moved back as it seems unnecessary to move it when the area it is being moved from is now redundant.

Could we also enquire as to whether pond 2 has been maximized as much as is possible or could this be made larger? In purple we have highlighted the area we wanted either to be used as an alternative flood compensation area, another balancing pond or in the event these could not be placed on this land then we would like it returned to us.

To correct your email we made reference in the meeting to a strip of land at the back that we were informed was not in our ownership. We requested this land be used to accommodate flood compensation and balancing ponds, we were not asking that it be returned to us. The area in purple we did ask to be returned to us if it was not needed or could not be used for the drainage part of the scheme. We believe the area shaded purple is within our ownership. Please let us know if you are in agreement.

We understand fully as you state:

“it will not be possible to make any changes which would affect the Order Limits or the nature of the compulsory acquisition powers sought under the DCO.”

It will always be a deep regret that in the time that changes COULD have been possible no attempt was made to work with us to reduce land take. We wholeheartedly acknowledge you were not part of this. Despite previous treatment we remain committed to small changes

which it seems both parties have now agreed are not unreasonable.

We have no doubt you will already be aware of how badly we have been treated to date and for that reason we look forward to working with you and hopefully meeting with you soon.

Finally, some months ago we presented Anne Marie and the team with an accurate position statement. The statement prepared by the team was factually incorrect and missed out large amounts of detail and emails. Could you possibly look into a response to this email or please let me know if this is not part of liaison and I will chase up with the relevant person. I could forward the email to you if you do not have access to it.

For a meeting we are very flexible and willing to work around the team but would ask that we steer clear of 8-9.30 and 2.30-4pm.

Kind Regards

Duncan and Maxine

Sent from my iPad

On 23 Dec 2021, at 12:30, Katherine Gasse (NH)

<[REDACTED]> wrote:

Dear Mr and Mrs Buchanan,

Apologies we have never met. I am the new Assistant Project Manager on the scheme and I will be helping landowner liaison going forward so hopefully we should meet soon.

It has been a few weeks since the meeting on 11 November to discuss the possibility of alternative drainage arrangements within Dove Farm. A summary of the meeting is below and a sketch is attached which illustrates the objectives of the discussion and review work that National Highways agreed to carry out.

Summary of Teams meeting 11/11/2021

The meeting was held via Microsoft Teams on 11 November 2021, between 10am-11am. Attendees were Duncan Buchanan, Maxine Buchanan, Mike Evans (National Highways), Ted Doherty (Aecom) and Paul Swannell (Aecom).

After initial introductions the purpose of the meeting was established, which was for you to be able to discuss what opportunities there may be to move/rearrange some of the drainage elements within Dove Farm. This included alterations to the two highway drainage balancing ponds and the two flood compensation areas adjacent to Begwary Brook.

You wish to be able to develop the site for housing and therefore want to maximise the use of your land. For the purposes of the discussion the alignment of the Roxton Road Link was assumed to remain as it is. It was agreed that National Highways would review the potential to rearrange the ponds and flood compensation areas, and with reference to the sketch attached would look to;

1. Increase the size of flood compensation area 1

2. Remove flood compensation area 2 (the required volume being accommodated in flood compensation area 1)
3. Add a balancing pond (balancing pond 3) into the area previously occupied by flood compensation area 2.
4. Reduce the size of balancing pond 1 to create space for development that could connect onto the Nagshead Lane link.
5. Maximise the size of balancing pond 2.

The sketch shows the proposals that are to be reviewed. The sizes of ponds shown are indicative and will only be confirmed by the review.

Also discussed was an aspiration to have a strip of temporary land on the eastern edge of Dove Farm returned to you. This was clarified during the meeting and the strip of temporary land is actually to the east of the Dove Farm boundary in land that is owned by others and therefore cannot be returned to you.

Other items discussed included the reasons for the flood compensation areas adjacent to Begwary Brook and the current location of the highway balancing ponds

Update on review of proposals by National Highways

A review of the flood compensation areas and the balancing ponds is underway and the findings of this are expected in January 2022.

If that review shows that the proposals are suitable in engineering terms (which they may or may not be) then we will need to discuss how this can be taken forward and progressed. Bedford Borough Council will need to be involved as the local highway authority, as they will be responsible for maintenance of the balancing ponds, so will

need to approve any changes. To confirm, the proposals you have asked us to review only affect your landholding and, as National Highways explained, it will not be possible to make any changes which would affect the Order Limits or the nature of the compulsory acquisition powers sought under the DCO, or which would alter the conclusions of the environmental assessment work already undertaken for the Scheme. If the objectives are possible these would need to be dealt with later via local planning as part of your future application for housing development on the site.

Kind regards,

Katherine Gasse

Assistant Project Manager

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<Dove Farm drainage sketch 17-11-2021.pdf>

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