

1. First meeting with Highways England and Ardent attached.

From first meeting on 11th June 2021 on section 8 of notes I asked for fencing to be put in place before commencing work on temporary footbridge and footpath for my safety and security.

Still no full agreement on this just draft paperwork. Needs to be fully agreed by Highways management team as per plan from Costain. Costain team very supportive. In compulsory purchase meeting it was verbally agreed by Highways they will honour the agreement in front of government inspection team.

And recorded

2. Second documents attached are Ardent working with Countryside development utilities statement from 2017. On page 8 it was investigated by Ardent and told by National grid to privately purchase land for gas connection outside my property for the development designed by Ardent and Countryside properties in 2017. See attached document. I have continually been approached to purchase my land for use of a temporary foot bridge, both Ardent Costain and several property companies for future development. Highways state I may wish to claim blight. My land is not for sale, not for future access for future private company, development for housing. Hence the offer of temporary use for the footbridge and path as per plan from Costain. This temporary use is what has been agreed.

A detailed time scale for this temporary bridge removal needs to be stated by Highways in application. Required for exactly what period of time for Compensation to be worked out. Cannot work out Compensation without this definition. Just states in application until utilities are removed.

3. A Braintree council executive was heard and recorded on camera in meeting on 1st March 2023 AM morning session in front of inspection team stating they are working with Highways about another permanent footbridge and bridleway over A12 for a future development. When questioned by Essex county council bridleway and footpath staff about this development and further footbridge to be positioned where over A12? Braintree council would not respond. Can a question be asked to Highways where this future permanent development bridge will be in their application? Obviously Highways are working with Braintree council on this development not showing on A12 application. But not informing Essex County Council. Boundary from Boreham to North of Witham is Braintree council but as new A12 diverts after Witham it will enter Maldon council Boundary. Where is this planned development and permanent footbridge bridleway by Braintree council spoken about by their representative on the A12 section under Braintree control?

But not informing Essex County Council. Explanation required to what is being discussed in the background to why Councils are not talking or information being discussed at Executive levels to one another. Not on development plans either. Please advise.

4. Still no exact description, diagrams of temporary footbridge design over A12 to my land by Highways. What is in application is as a permanent structure. As those on other local routes.

Inspection team should see detailed diagrams of a temporary bridge to be used with dimensions.

Notes of Meeting



Infrastructure and regeneration

Continuation Sheet No 1

Landowner Name: Ian Mahoney
Landowner Ref number: P/24

Project:	A12	Meeting No:	One
Purpose of Meeting:	Construct a temporary foot bridge across A12	Notes By:	Ardent
Place of Meeting:	Teams	Date & Time:	11 th June 2021 13.30pm

Present:	Representing:
Ian Mahoney (IM)	Landowner
Philip Baker (PB)	Jacobs
Miguel Machado (MM)	Costain
Andrew Davies (AD)	Costain
Victor Lotus (VL)	Costain
Charles Ashby (CA)	Ardent
Lucy Harrington (LH)	Ardent

	Notes	Actions
1.	Introductions	
2.	PB – overview on the scheme, still working through preliminary design. Formal Statutory Consultation starts on the 22nd June – will run through June and July. DCO application in spring 2022 – consent hopeful for middle or end of 2023, which would allow for certain initial works and site starts at end of 2023, going into 2024 the main site would start. Completion in 2027/2028.	
3.	MM – Shared RDP A12 Stage 3 plan. Particular interest Hatfield Peverel, widening to 3 lanes each way. Looking into alternative ways of getting into the north side whilst new bridge is being built, retaining walls are going to be erected on each side of the A12. Bridge being demolished and replaced. Temporary bridge over A12 whilst station road bridge is re-built, it goes through IM garden. Wanted to discuss with IM and concerns he might have. Garden seems to have a lot of vehicles on it currently. Plan to allow pedestrians to go over temporarily.	

4.	<p>IM - Only shown one option, cheapest go through Bury Lane and through the housing estate?</p> <p>MM- People can still go through Bury Lane and new housing estates as they are being built, much longer way than using station road overbridge. It is going to be for pedestrians only. Route could go through Bury Lane, but it is not that simple as bridges carry fibre optic cables, they have to have temporary cross over in that location. Some kind of overbridge has to be erected to provide this access and to allow for the temporary diversions to be in place for utilities (water, fibre optics). Drawn a line in the plan, provisionally shown temporary land. MM shown dotted blue line on satellite view, this is temporarily what they will be needing to create temporary corridor for pedestrian access and utilities diversions for the bridges.</p>
5.	<p>IM – Not been sent any information and plans, has worries all the commuters travelling to London will be walking through his garden. The red line drawn goes through front door.</p> <p>MM - The line to be pushed as far away from property as possible. Will allow for a fence line. Around station road, will tie in as close as possible to the road. More than happy to study plans with IM and share plans with IM.</p> <p>IM – There is an area owned by Highways England to the side of property, how wide will the footpath be?</p> <p><u>MM – Footpath is going to be 3 / 4 metres wide</u></p> <p>IM – He knows bridge engineers and they suggested that footbridge goes into Highway's agency land and crossing next to bridge that is going to be taken down.</p> <p>MM – would need to go into someone else's garden into the other side, trying to avoid disrupting multiple properties and owners. Deliveries need to be allowed access for. Would be more complicated to have footpath over other landowners' garden</p>
6.	<p>IM- Wants to know what benefits he will have for having his life disrupted. Large number of commuters using the train station to London, worried about privacy and security, people already thrown cans and rubbish from bridge. What kind of actions are going to be taken to prevent this? Has no issue with the bridge being done or the widening of it</p> <p>PB – It has been an ongoing process and now getting into higher levels of detail, IM has been contacted as soon as able to. This is the start of the conversation and have till spring 2022 to try and raise and take into account IM's concerns. Suggesting site visit as soon as one can be done. To view things on the ground. Want to make things work for the scheme and as best as possible for IM. Still have many months left of refining plans, height of fence, protection etc.</p>

7.	<p>MM – When go ahead is given for the scheme, the earliest the scheme could start is late 2023. RLB has recently being drawn around area, other areas still being fine-tuned.</p> <p>IM - Has been to meetings in church hall and has seen parts, but this is the first he has heard about using his garden. Easy to work with and agrees with the scheme.</p> <p>IM – how long would the works take?</p> <p>MM - works to be carried out on bridges throughout 2024. Disruption is around 4 months with pedestrian traffic, but will require M's land for longer to accommodate diverted services. Looking to build the bridge in modular sections to try and lessen the disruption to everyone. Still early days and things need to be looked at before further details can be provided</p> <p>IM – Would like an agreement in place for access. What's happening with other properties across the road, opposite to IM on the bridge. Line drawn around two properties, very elderly people and also want a meeting to discuss concerns. Will allow access for some excavators to do digging.</p>	<p>LH or LG to contact to arrange meetings with neighbours across road</p>
8.	<p>MM – Vegetation clearance and will need to allow for new retaining walls.</p> <p>IM – Wants fencing in first, as a result of clearing trees, people can view what he has in his garden – restores old vehicles – would like a face-to-face meeting as wants to see what is being marked out.</p> <p>AD / VL – Arranged meeting for 9th July on site</p> <p>MM – there will be a noise fence on the site as part of the design later on</p> <p>CA – apologised for shock of the news, wants to involve IM as much as possible appreciates help of IM</p> <p>Closing remarks -</p> <p>No more questions</p> <p>Have plan going forward, site meeting to happen on 9th July</p>	<p>AD / VL to arrange a site visit, take GPS stick and alignments for the fence</p>

SECTION OF TEMPORARY FENCING WITH DETAIL TO BE AGREED

CAN THIS SECTION BE FENCED USING HERA FENCING OR SOMETHING? CAN THIS SECTION OF TEMPORARY FOOTPATH BE KEPT AT 2.0m WIDE TO MAINTAIN VEHICULAR ACCESS?

DISCUSSED WITH MR. MAHONEY ABOUT IDEAL OF REMOVING EXISTING BLOCKING WALL AND TIMBER FENCE TO PROVIDE A 'BETTER' LOCATION FOR THE TEMPORARY FOOTPATH (PHOTO-2 AND PHOTO-3).

IF POSSIBLE THAT FOOTPATH CAN BE 2.0m WIDE IN THIS AREA, LOOK TO TIE INTO EXISTING METAL BLACK FENCE POST (PHOTO-1)

PERMANENT, SOLID FENCE REPLACING THE EXISTING TIMBER POST AND RAIL IS PROPOSED ALONG THE BOUNDARY BETWEEN MR. MAHONEY AND NATIONAL HIGHWAYS LAND. (DETAIL TO BE AGREED)

MR. MAHONEY HAS SUGGESTED WHETHER SOMETHING SIMILAR TO WHAT HE HAS IN HIS FRONT GARDEN COULD BE USED? SEE PHOTO-4.

THIS AREA IS BELIEVED TO BE NATIONAL HIGHWAYS MR. MAHONEY MOUNTAINS THE VEGETATION WHEN IT OVERGROWS INTO THE PUBLIC FOOTPATH AND WAS WONDERING IF IT WOULD BE POSSIBLE TO PURCHASE THIS AND IF YES, HOW HE WOULD GO ABOUT THIS? THE AREA IS APPROXIMATELY 7.0m X 7.0m AND IS SHOWN IN PHOTO-5

TEMPORARY FOOTBRIDGE LOCATION - FOUNDATIONS ANTICIPATED TO BE WITHIN NATIONAL HIGHWAYS LAND WITH APPROACH RAMP'S LANDING IN MR. MAHONEY'S REAR GARDEN AND SWAN CLOSE.

TEMPORARY FOOTPATH TO BE 4.0m WIDE TO ACCOMMODATE ALL USERS. DETAIL OF FOOTPATH CONSTRUCTION TO BE COMMUNICATED UPON DESIGN AND REMOVED ONCE FOOTBRIDGE DECOMMISSIONED.

RED LINE BOUNDARY (SHOWN ALONG FRONT OF MR. MAHONEY'S HOUSE AND RETURNS TO FOOTPATH ALONG FENCELINE BETWEEN MR. MAHONEY AND HIS NEIGHBOUR.

DISTANCE IS APPROXIMATELY 7.0m

RED LINE BOUNDARY (THIS IS APPROXIMATELY TYPING IN WITH THE HANDSTANDING AREA

TEMPORARY, SOLID FENCE TO SEPARATE PROPOSED FOOTPATH AND MR. MAHONEY'S PROPERTY. (DETAIL TO BE AGREED)

MR. MAHONEY WOULD LIKE TEMPORARY, SOLID FENCE TO BE A MINIMUM OF 2 METERS (PREFERABLY HIGHER) - LITTERING AND OFFER SECURITY

Rosemead

White

Gardens

El Sub Sta
Substation

OSE

28
32

COUNTRYSIDE PROPERTIES

PROPOSED RESIDENTIAL DEVELOPMENT:
LAND OFF BURY LANE, HATFIELD PEVEREL



UTILITIES STATEMENT

REPORT REFERENCE NO P893-03

PROJECT NO. P893

MAY 2017

Gas Supply

- 4.9 Asset record plans of the existing gas distribution mains have been obtained from National Grid Gas in their role as a licenced gas transporter for the area.
- 4.10 The records illustrate that there is a 63mm diameter low pressure distribution main which runs to the east of the site off Station Road, as illustrated in **Figure 6** below:

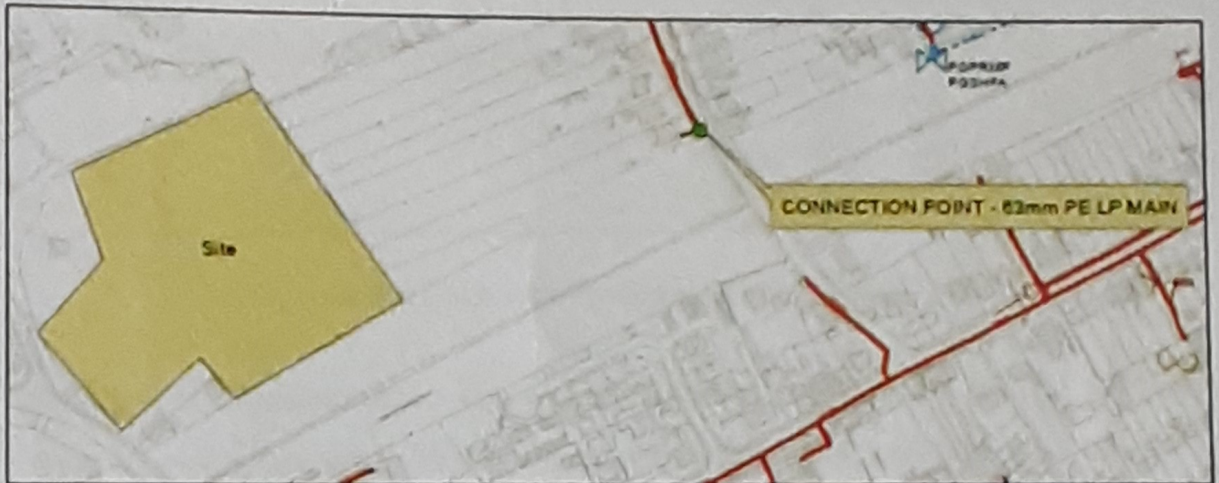


Figure 6: Extract of Gas Mains (Option 1)

- 4.11 No diversionary or protective works are anticipated, as there are no assets on-site or across the proposed site access.
- 4.12 National Grid Gas has carried out a capacity assessment and confirmed that the low pressure main in Station Road has sufficient spare capacity to serve the scheme without requiring any off-site reinforcement/improvement works.
- 4.13 The connection route for the low pressure main in **Figure 6** would however mean private land purchase from the property owner on Station Road in order to provide a gas easement.
- 4.14 Two alternative connection points have been identified and highlighted in **Figure 7** and **Figure 8**, overleaf.