



13th December, 2018

Dear Sir / Madam,

High Leigh Garden Village

I am writing from Lands Improvement who you may already be aware are the developers of the High Leigh Garden Village site in Hoddesdon. I wanted to take this opportunity to thank you for your patience and understanding to date and to provide you with an update on the development and our plans for the coming months.

Dinant Link Road Junction

As you will no doubt have seen, since the Spring we have been undertaking the necessary works to create a new dumbell roundabout within the Dinant Link road. We have now completed the works to the junction and are currently waiting for confirmation from Hertfordshire County Council that they are happy with the works to the junction. If any remedial works are required these will need to be agreed with Hertfordshire County Council.

Other Activity Onsite

We have created the Sustainable Urban Drainage System ponds in the northern parcel of the site (North of the Dinant Link Road) and these are being planted at the moment.

We have also created an access track in the southern portion of the site which will provide access for UK Power Networks from the new roundabout to the proposed electricity substation that is located next to Lord Street. For the avoidance of doubt, there is no access onto Lord Street from this track. An access track has also been created in the Northern section of the site to allow for the installation of various utilities. We are also able to confirm that the Bramble Lane bridleway which runs up through the site has been re- opened and resurfaced where necessary, with a horse friendly surface.

Lord Street Works

The next phase of activity that we must undertake is the provision of utilities to the site. Part of this provision will need to come via Lord Street and as a result, in the New Year we will need to undertake some works within the road, which will require some traffic management.

In November we undertook investigative works in Lord Street to establish the existing utilities provision. Now we have had a chance to analyse and review the current situation we may undertake further intrusive investigations during December. These works are to look at how we may further reduce the time that the works will take. These works will be completed under traffic management and we hope that they will not cause any disruption.

Once the investigative works are complete, it is anticipated that the first phase of works will run from January (the earliest possible start date is the 7th) until February and this will consist of concurrent works to two sections of the road that are marked on the attached map.

Section 1 – 24 hour traffic lights for a period of 2 weeks on sections of road to the West of High Leigh Conference Centre.

Section 2 – 24 hour traffic lights for a period of 4 weeks on sections of road between King William IV pub and Langton Road.

Road Closure

The second phase of the works will then follow on and is therefore currently scheduled to begin in February. This phase is to install a new foul drainage sewer within Lord Street. We have undertaken detailed and extensive investigative works and the sewer will need to be installed at various depths (with a maximum depth of approximately 5 meters) to allow for the specifications required by Thames Water.

The impact of this requirement is that we will need to close small sections of Lord Street (the total working zone being from the King William IV Pub up to Bramble Lane) in order to have sufficient working space in which to undertake these works safely. We would be closing these sections of the road on weekdays between the off peak hours of 9.30am and 3.30pm only. We have calculated that the maximum duration of works that would require closures is potentially eight weeks. These would therefore run from February, through March and potentially into April. We are however currently working with our engineers to look at further options for reducing the length of time for the off-peak closures and we are hopeful that in reality this time will be much shorter.

We will have more detailed information available in the New Year and to this end we would like to invite you to join us for a public information event on our Lord Street plans on: **Monday 14th January, from 2pm until 8pm, at High Leigh Conference Centre.** Information on the works to Lord Street will be on display and members of the Project Team will be on hand to answer your questions.

Contact

We will continue to keep the project website www.highleighgardenvillage.com updated throughout the process and you can also contact us by calling Freephone 0800 232 1794 or by emailing info@highleighgardenvillage.com if you have any further questions at this stage.

Please rest assured that we will endeavour to complete the works as swiftly as we can and with as minimal impact to the local community as possible. I would like to reiterate again that no closures to Lord Street will take place before the public information event on the 14th January.

We hope that you are able to join us on the 14th January and in the meantime please accept our best wishes for a Happy Christmas.

Yours Sincerely,

A handwritten signature in black ink that reads "P. McDiarmid". The signature is written in a cursive style with a large initial 'P'.

Paul McDiarmid

Lands Improvement