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Highways England
C/O Eve Herrington,
Project Manager
By email only

Your Ref:

Our Ref: TR010029

Date: 25 June 2020

Dear Ms Herrington

Planning Act 2008 – Section 89(3)

Application by Highways England for an Order Granting Development Consent for the M25 junction 28 Improvements

Procedural Decision following issue of Acceptance decision

Following my recent appointment as the lead member of the Examining Authority (ExA), I have reviewed the submitted application documents received on 27 May 2020 and I have concluded that there are matters which require resolution at the outset of this pre-examination period. I have therefore made a Procedural Decision to request additional and updated evidence. I strongly recommend that the following evidence should be submitted to the Planning Inspectorate for publication on the National Infrastructure Planning website **before the start of the Relevant Representations period**.

Timely receipt of this updated evidence is essential to ensure all persons with an interest in the application will have the opportunity to make Relevant Representations based on evidence that comprehensively describes the Proposed Development.

Where the requested updates are not submitted by the deadline provided there may be implications for the date upon which the Preliminary Meeting can be held.

1. Landscape and Visual Impact Assessment resources

The Landscape and Visual Impact Assessment within the Environmental Statement (ES) states that photomontages depicting the Proposed Development in context to chosen viewpoints are not necessary to inform the assessment of likely significant effects. The ES states that this is an approach agreed with relevant consultation bodies although no specific evidence confirming or refuting this position is provided. Notwithstanding this and having regard to the characteristics of the Proposed Development, I consider that photomontages would facilitate an effective examination. The photomontages should be relevant to the existing agreed

viewpoints but should also depict key structures and design features of the Proposed Development including but not limited to, major earthwork proposals (embankments) and the proposed realignment of the River Ingrebourne and Weald Brook. The Applicant should make efforts to ensure that photomontages are produced to a standard recognised and advocated by relevant professional institutes eg the Landscape Institute.

2. Works Plans

On the Works Plan (Doc 2.3) Sheet 3, the Applicant is requested to clarify which works are applied to the parcels of land surrounding the environmental mitigation area between Maylands Golf Course and the M25.

If you have any queries on these matters, please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely,

Richard Allen

Richard Allen
Lead Panel Member for the Examining Authority

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