

From: [REDACTED]
To: [M25 Junction 28: Hanlon, Paige](#)
Subject: Re: M25 Junction 28 Improvements Preliminary Meeting Joining Instructions- response from Jane Allan regarding meeting on 11/12/20
Date: 12 December 2020 14:33:27

Thank you for giving me the opportunity to attend as a Relevant Representative (RR).

I found the meeting interesting and quite overwhelming.

My comments from the 11/12/20 are as follows:

1. I do understand why (COVID19 related) but I am very concerned that an accompanied site inspection (or aerial viewing) is not scheduled and only unaccompanied visit(s) will be made. The impact this project will have on local residents cannot be underestimated and I urge the Examining Authority (EA) to undertake multiple site inspections at pertinent times (including morning and evening rush hour times) when traffic is at its busiest. I would like to request that Woodstock Avenue (WA) RM3 9NF is included in site inspections plus all areas within the M25j28, Gallows Corner and M25j29 triangle where traffic congestion is significant and can quickly result in the whole area becoming gridlocked during roadworks and/or following an accident? I am very concerned with the proposed new road layout (number and closeness of entrance/exit roads) on the small A12 section between Petersfield Avenue and the slip road on to the M25j28.

2. I would like the EA to write (urgently) to local residents within WA (we have had quite a few new residents since 2018 who may not be fully aware of the proposed scheme) and Kenilworth Avenue (KA) to advise/remind them of the next very important phase of this project, examining the application from Highways England (HE) prior to approval and to inform them that as Interested Parties they are now able to raise concerns/ comments directly with the EA as opposed to just the applicant HE. Even though this may appear frustrating and repetitive to residents I think it is important that they should be reminded that nothing has been approved yet and their comments could still make a difference to the final outcome of the examination. I was unaware of the significance and importance of this (and didn't fully understand the difference between an Interested Party and Relevant Representative or the role of the Planning Inspectorate/ Examining Authority) until attending the preliminary hearing and wasn't aware that this line of communication is available to local residents. It would also be helpful to remind local residents how to subscribe to email updates for the M25j28 plans?

3. Like myself many local residents have attended often multiple consultations/ events hosted by HE, completed questionnaires produced by HE and attended our own WA Representatives meeting (20/03/2019) with HE over the past couple of years and feel pretty 'brow beaten' having to repeat our (similar, multiple in line with the principal issues contained within Annex C of the agenda) concerns without any real assurances/evidence that most importantly (but not solely) for residents of WA plans are in place to enable residents to turn right onto the A12 instead of having to travel round the M25j28 to travel Westbound. If the Eastbound A12 slip road on to the M25j28 is closed (I believe this is likely to be the case during the project) for any length of time this will result in residents of WA having to make an unacceptable diversion often in heavy traffic along the A12 every time they need to turn right. If not already done so I would like to request that the EA requests HE (or other appropriate authority) to undertake a feasibility study to examine options for a traffic signal scheme at the bottom of WA? Many consultation responses from residents of WA have included this aspect but because we are only a small community I am concerned this will get overlooked and not be included in Traffic Management Plans.

3. If at all possible (depending on the COVID situation) I would like the EA to hold at least one local forum meeting for local residents (WA and KA) before the examination concludes in July 2021?

4. I would like to remind members that flooding is already a major problem on the M25j28 roundabout (as soon as it rains) and there is already intermittent evidence of run-off (unsure of the nature of the fluid/substance) from Maylands fields/Grove Fram on to the A12.

5. I believe (please correct me if I'm wrong) that the A12 is one of the oldest roads in Britain and the section from Gallows Corner to the M25 is part of the original Roman Road making it important from a historic environmental perspective. As Maylands Golf club was used as an airfield during the 1920s/1930s this may also be of relevance to the EA?

6. I would like the EA to request clarity on the short and long term visual effects of the project as the new loop road will be in direct view to the rear of my home and other residents in WA?

7. Include the effects on residents of WA under 'people and communities' within Annex C of the agenda.

8. Change 'Woodlands Avenue' to 'Woodstock Avenue RM3 9NF' under 'traffic and access' within annex C of the agenda.

I hope this helps and I look forward to the second part of the preliminary hearing in January 2021.

Kind regards,

Jane Allan
[REDACTED]

Dear Sir/Madam

APPLICATION BY HIGHWAYS ENGLAND FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE M25 JUNCTION 28 IMPROVEMENT SCHEME

JOINING INSTRUCTIONS FOR PRELIMINARY MEETING PART 1

This email is being sent to you because the Examining Authority (ExA) has invited you to attend the Preliminary Meeting Part 1.

On 12 November 2020 the ExA issued The Rule 6 letter, which can be viewed here:

<http://infrastructure.planninginspectorate.gov.uk/document/TR010029-000339>

Information within **annexes A, B, C, D and E** of this letter will be subject to discussion at the PM1 along with [the responses to Procedural Deadline A](#). Please ensure you have these documents and the attached agenda to hand prior to joining the Arrangements Conference.

The detailed arrangements for the Hearings were identified in light of the practical constraints arising from Coronavirus (COVID-19) and following the ExA's consideration of representations made to them. The ExA decided to use Microsoft Teams to enable access to the Hearings.

This email now provides the Joining Instructions for the Preliminary Meeting Part 1:

Hearing date: Friday 11 December 2020

Arrangements Conference start: 9:20am

Hearing start: 10:00am

If you are joining via the internet on a computer or smart phone, please follow this link:

[Click here to join the Preliminary Meeting - Part 1](#)

Alternatively, if you are joining via telephone, please follow these instructions:

Please dial **+44 20 3321 5208** (telephone charges may apply) and then when prompted enter this conference code **866 867 387** followed by the # key, using your telephone keypad.

IMPORTANT NOTE: If you wish to hide your telephone number from the other participants, please dial 141 (other methods may apply on certain mobile carriers/telephones) before dialling the number above.

Participants will be placed in a 'lobby' from where a member of the Case Team will transfer you into the Arrangements Conference. The lobby is silent and the transfer may take up to 15 minutes, so please stay connected and bear with us while you are waiting.

Once all parties are admitted into the Arrangements Conference and authenticated, the ExA will commence the Hearing at the scheduled start time.

Please have any documents you'll need for the Hearing ready before you join the Arrangements Conference, including the [Rule 6](#), the [Examination Library](#).

If you have any issues, please email M25Junction28@planninginspectorate.gov.uk or telephone:

0303 444 6776 (Paige Hanlon- Case Manager (**not during the Arrangements Conference**))

0303 444 5081 (James Buntten- NSIP Officer)

The Arrangements Conference and the Hearing will both be recorded. Only the Hearing recording will be published. We remind you that any disruptive behaviour may affect the ability of other parties to participate and will not be tolerated. If necessary, the ExA will remove a disruptive person from the Hearing and costs may be awarded against them. However, we feel sure that will not be necessary and thank you for your support.

Further information, please see the Planning Inspectorate's latest advice note, [8.6 Virtual Events](#).

We look forward to your participation at the Hearing.

Many thanks

M25 Junction 28 Case team

Email: M25Junction28@planninginspectorate.gov.uk

Helpline: 0303 444 5000

Web: www.planningportal.gov.uk/planninginspectorate (Planning Inspectorate casework and appeals)

Web: www.planningportal.gov.uk/infrastructure (Planning Inspectorate's National Infrastructure Planning portal)

Twitter: @PINSgov

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DPC:76616c646f72



am: Hi,
am: I'll be in the office on the 1st of Nov.
To: Jane on 10/28/2019 10:00 AM
Subject: M25 20p speed limit?

Thanks - a go

I've attached a photo with the one with the washing (re: up) in the view - the bed room window overlooking the M25 in the distance - the new speed limit will be 20 mph! you zoom in you can see vehicles on the M25

I've also attached minutes of the meeting we had in 2015 - in case

Kind regards

Jane



MEETING:	Woodstock Avenue Representatives meeting	
DATE :	20 th March 2019	
TIME :	1.00-4.00pm	
LOCATION :	Holiday Inn, Brentwood	MINUTES BY: Eve Herrington

ATTENDEES:	APOLOGIES:
Eve Herrington – Highways England Pete George – Atkins Daniel Douglas – London Borough of Havering Mark Philpotts – London Borough of Havering Paul Mina – Transport for London Jane Allan – Representative Group Tony Manley – Representative Group Mathew House – Representative Group Susan Reily – Representative Group Steve Caldwell – Representative Group Tina Strutt – Representative Group	

AGENDA ITEMS:

1. Introductions
2. Health and Safety Moment
3. Discussion of residents' concerns

ITEMS		ACTIONS
1	All invitees were in attendance. Introductions made around the table	
2	HE provided H & S moment	
3	<p>Discussion of points raised in pre-meeting correspondence:</p> <ul style="list-style-type: none"> • Flooding – Due to a camber on the roundabout, there can be a flooding issue near to Woodstock Avenue as well as on the A1023 from Junction 28. Highways England will establish what causes the flooding with Essex County Council. • Non-motorised User options – Discussion was held regarding having railing at the bottom of Woodstock Avenue. This was raised with Patricia Rumble at London Borough of Havering. It was suggested that HE has done a survey which found there to be no risk issue. HE to enquire internally about such a survey. • Noise concerns – The residents expressed some concern of increased noise levels with the scheme. HE advised that it is not anticipated that there will be a significant effect on noise and air quality, however further noise modelling will be undertaken to determine the impacts, and included in the DCO application. • Enforced speed limit – There are currently no plans for permanent in situ speed limit enforcement along this route. • A12 – It was raised that residents of Kenilworth Avenue can obstruct the A12 when using the U-turn option at the end of their street. • Woodstock Avenue condition – The road surface on Woodstock Avenue has been raised as being in poor condition. • Accessibility – It has been noted that the residents of Woodstock Avenue had an experience of being 'cut off' at the end of the road making it difficult 	EH

	<p>to access the road easily. When this occurred it was in place a year ago for a number of nights, and with little, or no notice. It was suggested that this was a utility company. It was noted that such closures would impede access to emergency services and amenities if required. HE advised that during their construction works disruption would be kept as minimal as possible and the residents would be given plenty of notice regarding road closure.</p> <ul style="list-style-type: none">• Criminal activity – Residents raised safety concerns in the vicinity of the scheme, in relation to 2 fatalities. It was also suggested that criminal activities were occurring in the subway. Transport for London (TfL) to investigate criminal activities further. <p>The conversation then moved to the issue of there being no ability to turn right on to the A12 at the end of Woodstock Avenue. The residents highlighted several issues with regards to medical emergencies at times of high traffic and delays.</p> <p>It was explained that a right turn outside the road itself would require a feasibility study to examine options for a traffic signal scheme, and that there were currently no plans to investigate further. However, the residents were advised of the correct channels to voice their concerns, and said that their concerns as raised in their consultation responses will be taken into consideration when HE produce their Traffic Management Plans for the works, in order to minimise the construction.</p>	Transport for London
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