

From: [Gwyn Church](#)
To: [M25 Junction 28](#)
Subject: Procedural Deadline B - Unaccompanied Site Inspection - Gardens of Peace - Plot 1/8
Date: 17 December 2020 17:13:56
Attachments: [M25_J28_LNP_2417_Freehold.pdf](#)
[209-Ground_Surfacing_Layout-20191114.pdf](#)
[PREM518-GEN-0000-0012_Rev_B.PDF](#)
[PREM518-GEN-0000-0016_Rev_A.PDF](#)
Importance: High

Dear Sir / Madam,

**Unaccompanied Site Inspection
Gardens of Peace – Plot 1/8**

Ahead of the deadline of Monday 21st December, please find below and attached relevant information, for the attention of the Inspector, ahead of the Inspectors unaccompanied inspection of sites affected by the M25 Junction 28 scheme.

Our client, the Trustees of Gardens of Peace Muslim Cemetery, owns Plot 1/8. We are instructed to request that our clients land is inspected and provide relevant information to aid the inspection. Plot 1/8 is subject to temporary possession with permanent rights and forms part of the cadent gas main route. Our client grants access for the purpose of the inspection. In the interest of security, access to the site remains locked, so we would be grateful if we could be informed of the anticipated time and date of the inspection so our client can ensure the access is unlocked in advance of the Inspectors arrival. There will be on one present during the inspection. Can I ask any email concerning the time and date of the inspection is emailed to myself and our client, Farouk Ismail

[REDACTED] to ensure the email will not be missed in case one of us is on annual leave.

Our client, who is a charity (and therefore non-profit making), provides burials for the Muslim community. The site was acquired to provide a new burial site once its existing site reached full capacity. Planning for the intended use was granted in 2017. In light of the recent pandemic and a rise in mortality rates, our client, who was already time pressure to open the new burial, is now under significant pressure to ensure this is open on its targeted opening date of February 2022. Construction is due to start in the first half of 2021.

We provide the attached plans:

- "M25 J28 LNP....." – Highways England plan outlining Plot 1/8
- "209-Ground Surfacing....." – our clients proposed cemetery development
- "PREM518-GEN.....Rev B" – Our clients proposed cemetery development with Plot 1/8 overlaid.
- "PREM518-GEN.....Rev A" – Our proposed cemetery development with proposed Cadent works.

With the above in mind, we provide our concerns below, which we would like to be taken into consideration during the inspection.

1. Development of the site is due to commence in the first half of 2021, with a targeted opening date of February 2022. It is anticipated the construction of the gas main will cause a delay to the opening date raising concerns that our client will not be able to meet the needs and demands of the Muslim community.
2. The location of gas main will directly impact a number of burial plots (As demonstrated on the attached plans) and therefore income generated by Gardens of Peace (being a charity) will be reduced.
3. Uncertainty of future land use restrictions - It is to be assumed that the easement strip will be sterilised from its intended use (burials). Again, this has an impact on the number of future burial plots and income.
4. The approved layout of the cemetery site allows for public and service access to be independent from each other, ensuring the safety of visitors and staff by minimising overlaps

between the operations and movements. The construction of the gas main will require alternative means to maintain this separation including changes to the operating hours of the cemetery, impacting on visitor opening times and staff working hours. The area subject to the DCO will affect part of the cemetery main car park and a large section of the overspill car park.

5. As a result of the gas main location and the closure of the service entrance, the soil storage site for the cemetery will need to be relocated to near the public entrance (see third attachment), which will affect further burial plots and additional costs in terms of aesthetic appearance of the cemetery.
6. Even once the scheme is completed, there will be concerns regarding the time incurred in landscaping the site (assuming it will be sterilised) and the effect this may have on the rest of cemetery, which will be a fully function site.
7. There is ongoing concern regarding the deviation allowance of the gas main route within the DCO boundary which creates uncertainty until such time of construction of the gas main and thus in the meantime, hinders the development plans.
8. Finally, there is concern surrounding the definitive width of the gas main easement (i.e. the width of permanent rights) following construction and therefore there is uncertainty as to the area of sterilisation from the intended land use due to the presence of the gas main.

There has been limited engagement from the Acquiring Authority regarding the above matters, which causes our client concerns about the effects on its development and future land use restrictions.

I hope I have provided all the necessary information, however, should you require any additional information, then please do let me know.

Yours faithfully

Gwyn

**Gwyn Church BSc (Hons) MRICS FAAV
Associate
Compulsory Purchase**

Savills, 33 Margaret Street, London W1G 0JD

Tel : +44 (0) 203 618 3583

Mobile

Email : gwyn.church@savills.com

Website : <http://www.savills.co.uk>



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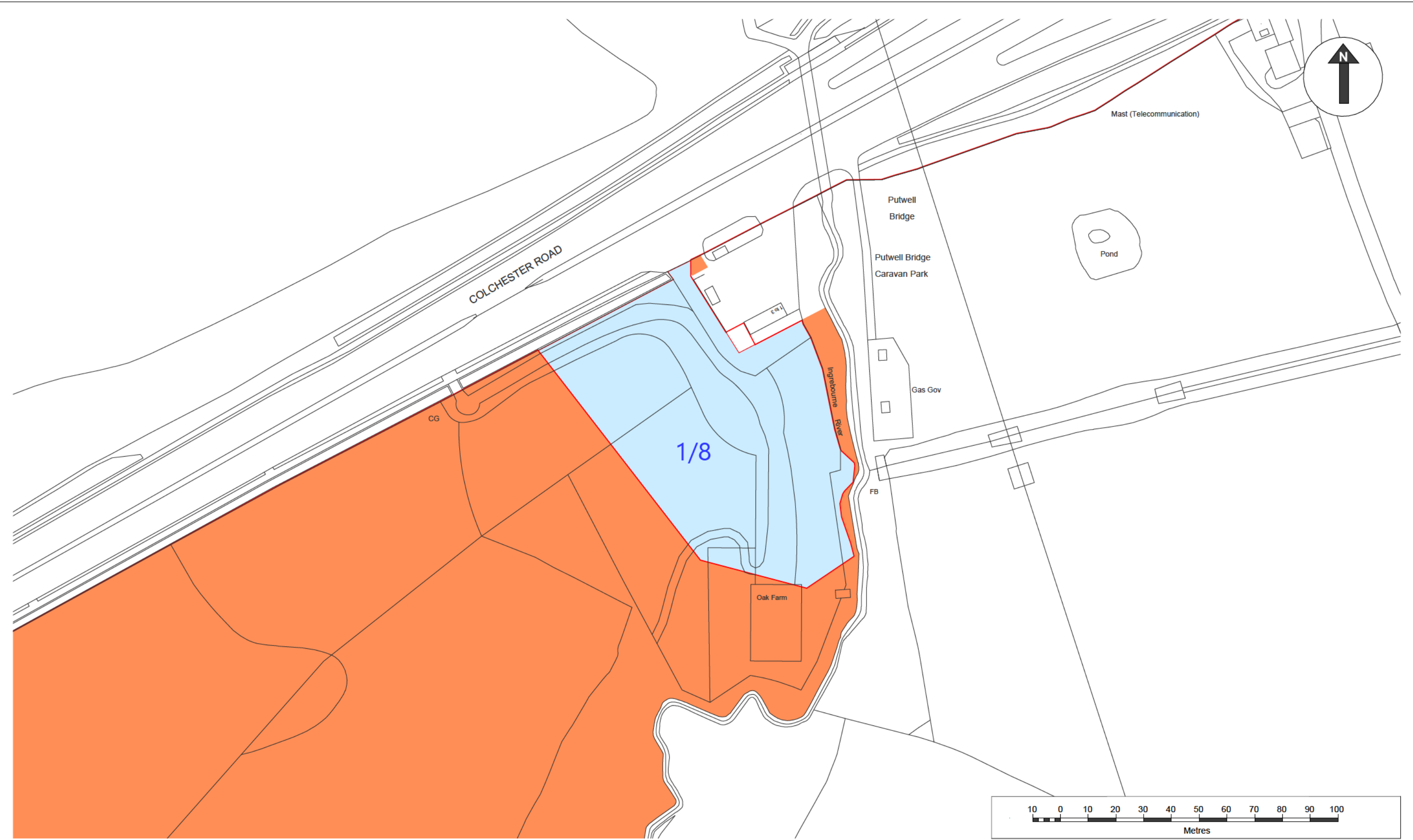
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



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Key:

| | | | |
|---|--|---|--|
|  | Order Limits |  | Other Land not within the Order Limits |
|  | Permanent Title Acquisition | | |
|  | Temporary Possession | | |
|  | Temporary Possession with Permanent Rights | | |

| | | | |
|---|-------------|---|----------------------------------|
| Permanent Title Acquisition: | 0 sq m | Owner: | Gardens of Peace Muslim Cemetery |
| Temporary Possession with Permanent Rights: | 7,489 sq m | Notes: 1. This plan contains land interests comprised of land within the following title: EGL452021; 2. The plots shown on this plan are owned and occupied by Gardens of Peace Muslim Cemetery; 3. All areas recorded in square metres are rounded to the nearest whole number; 4. The recorded area of Other Land not within the Order Limits is based on the combined areas of the titles listed in Note 1, the full extents of which are not shown on this plan; | |
| Temporary Possession: | 0 sq m | | |
| Other Land not within the Order Limits: | 89,177 sq m | | |

| | | |
|--|---------------------|------------------|
| Title: Freehold - Gardens of Peace Muslim Cemetery | | |
| Scale: 1:1250@A3 | Date: 14/08/2020 | |
| Drawing No: M25_J28_LNP_2417 | Revision: v3.0 | |
| Approved By: MHE | Checked By: ASA | Drawn By: HAB |

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PRELIMINARY

GROUND SURFACING-Area 1

209-04-017

1:250 @ A0

Technical Design

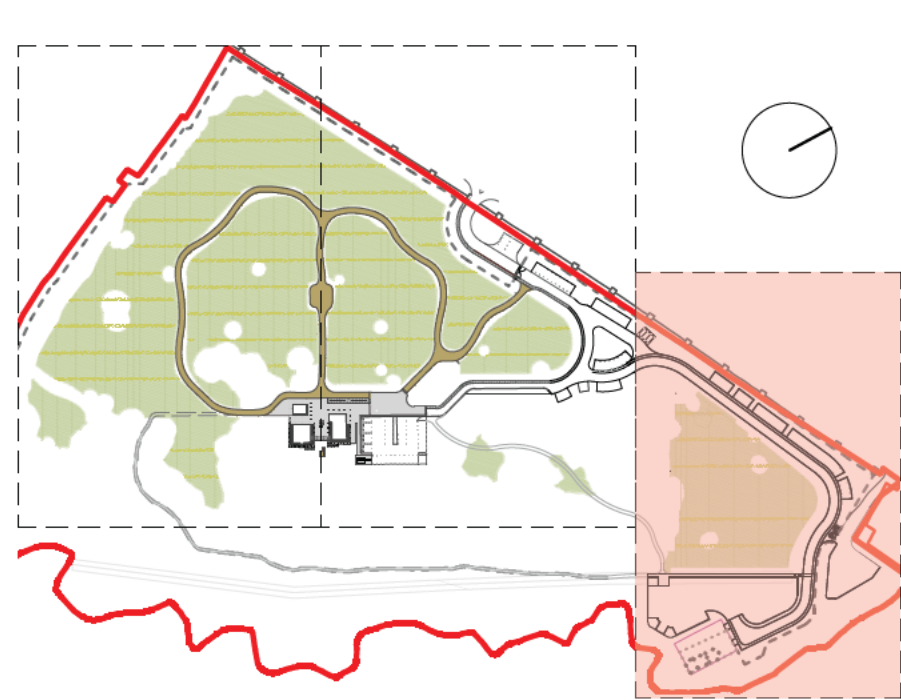
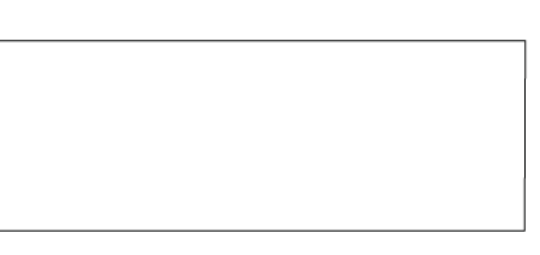


COLCHESTER ROAD

Ingrebourne

GVC

FB





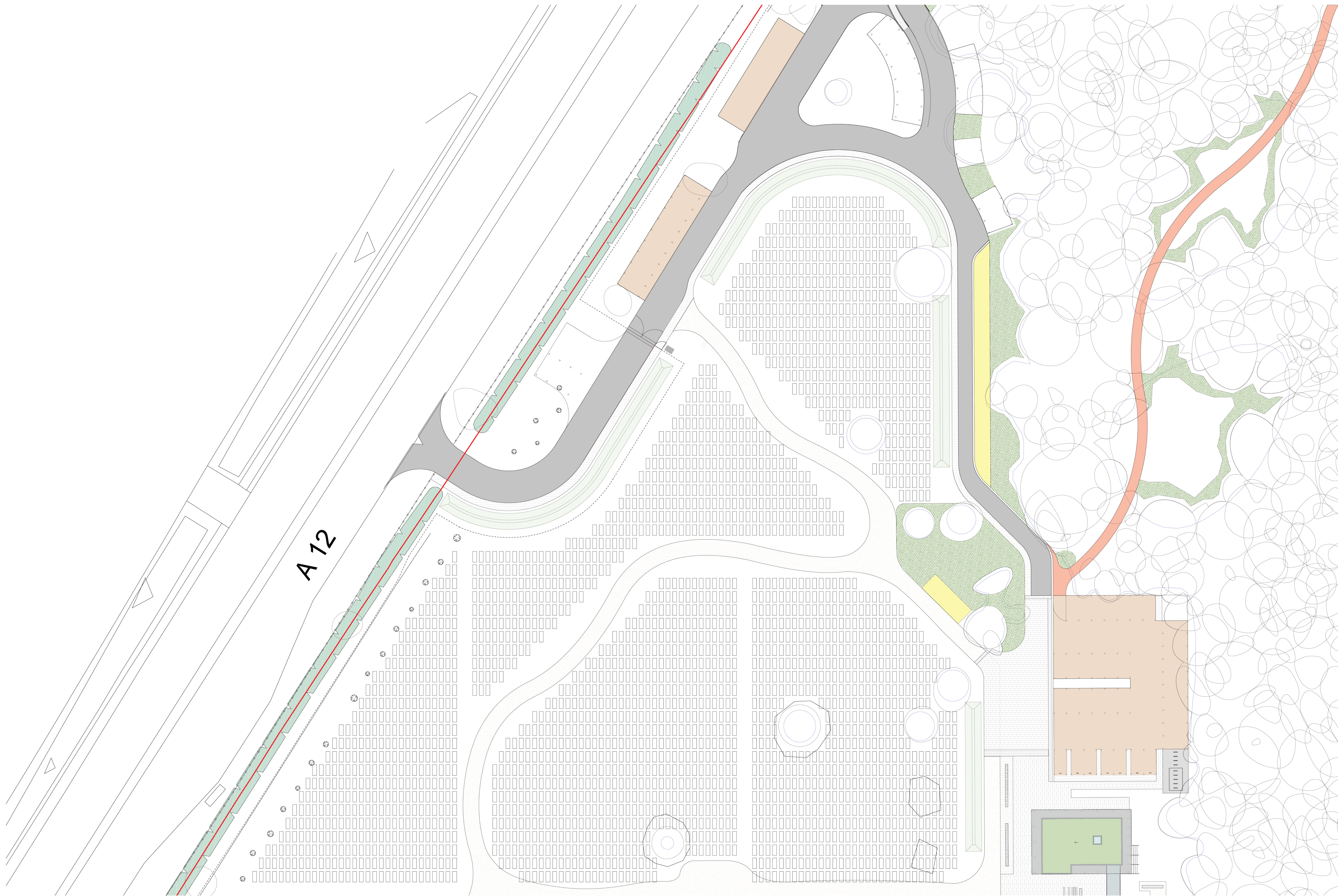
PRELIMINARY

GROUND SURFACING-Area 2

209-04-018

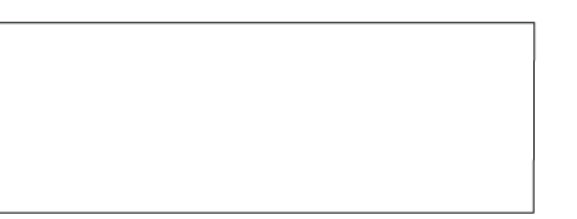
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Technical Design



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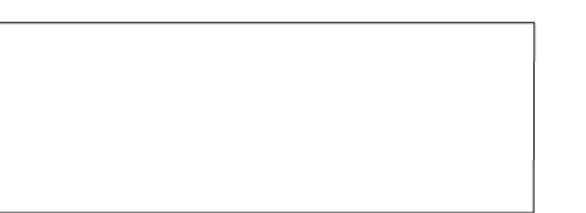
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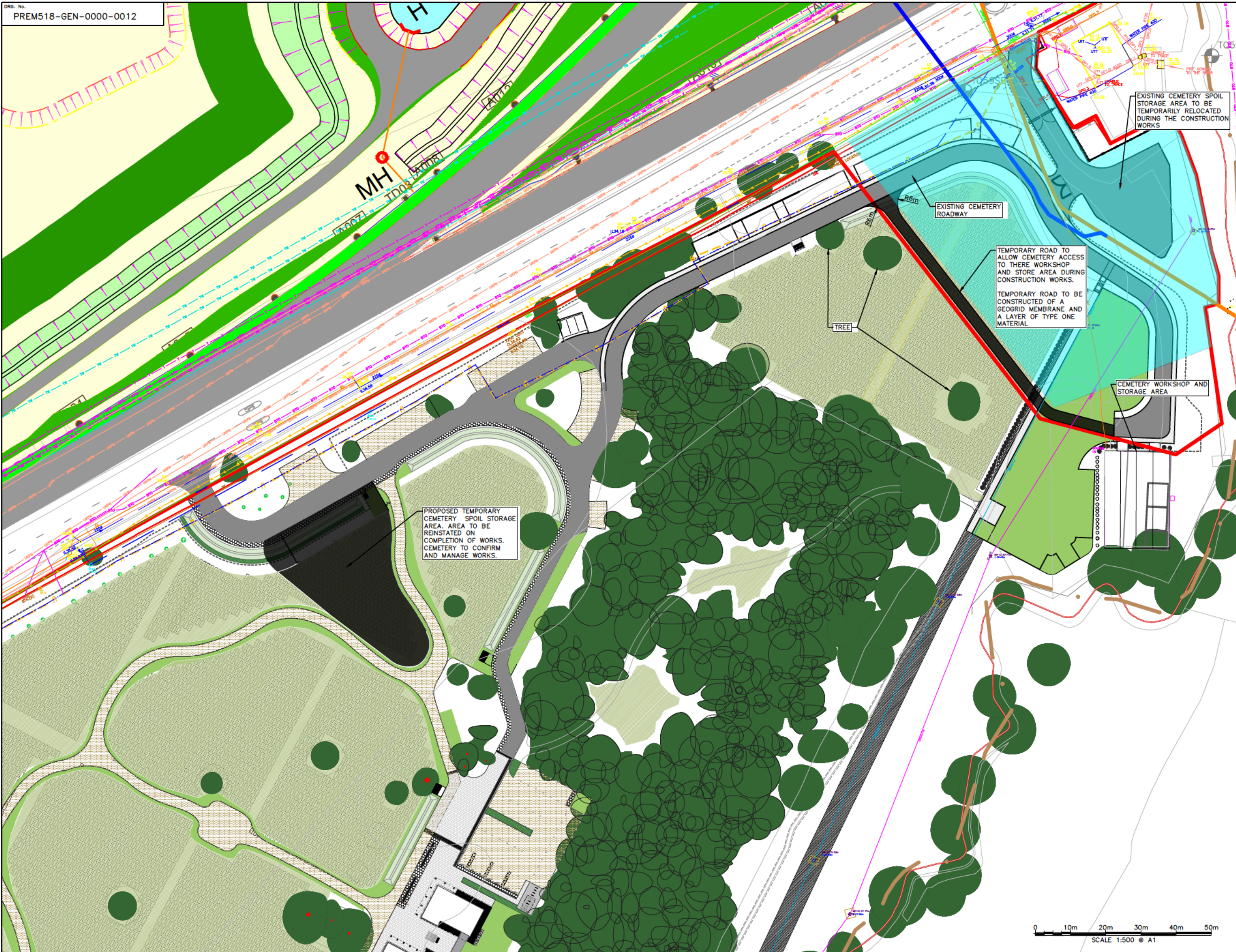




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- NOTES**
1. A TEMPORARY ROAD REQUIRES INSTALLING TO ALLOW THE CEMETERY ACCESS TO THERE EXISTING WORKSHOP AND STORE AREA.
 2. IT IS PROPOSED TO INSTALL A 3m WIDE GEOGRID MEMBRANE AND A LAYER OF TYPE ONE MATERIAL ROADWAY.
 3. THE PROPOSED PIPELINE WORKS WILL ALSO PREVENT THE CEMETERY USING THERE SPOIL STORAGE AREA.
 4. BOTH THE TEMPORARY ROAD AND SPOIL AREA WILL REQUIRE TO BE REINSTATED ON COMPLETION OF THE PIPELINE WORKS

- KEY**
- PROPOSED HP PIPELINE
 - EXISTING HP PIPELINE
 - DCO REDLINE BOUNDARY
 - NATIONAL GRID ELECTRICITY OVERHEAD
 - UK POWER NETWORKS
 - CADENT MEDIUM PRESSURE PIPELINE
 - BPA OIL PIPELINE
 - THAMES WATER SEWER
 - INSTALCOM - TELECOM
 - BT OPEN REACH - TELECOMS
 - TELENT - TELECOMS
 - VIRGIN MEDIA - TELECOMS
 - ZAYO GROUP - TELECOMS
 - ESSEX AND SULFOLK WATER
 - HIGHWAYS ENGLAND BOREHOLE
 - HISTORIC BOREHOLE FROM BGS
 - ANTICIPATED WORKING AREA

DESIGN PARAMETERS

| | |
|--------------------------------------|------------------------|
| PIPELINE DESIGN PRESSURE (DP) | 33.1BARG |
| MAXIMUM OPERATING PRESSURE (MOP) | 33.1 BARG |
| SAFE OPERATING LIMIT (SOL) | 36.41 BARG |
| MINIMUM OPERATING PRESSURE | 0 BARG |
| PIPELINE NOMINAL DIAMETER (NB) | 450 NB |
| MAXIMUM FLOW RATE | TBC KSCH ⁻¹ |
| DESIGN TEMPERATURE (MATERIAL) | -20 TO 60°C |
| NORMAL OPERATING TEMPERATURE | 5 TO 15°C |
| PIPELINE DESIGN CODE | IGEM/TD/1 ED 5 |
| BUILDING PROXIMITY DISTANCE (R TYPE) | 32.8m |
| BUILDING PROXIMITY DISTANCE (S TYPE) | 3M |
| TEST PRESSURE | TBC |
| WALL THICKNESS / GRADE (R TYPE) | 9.5mm/L360ME |
| WALL THICKNESS / GRADE (S TYPE) | 15.9mm/L415ME |

CONSULTANTS

ORIGINATOR: DMP
 DATE: 29/10/2020
 Tel: 01530 563000
 Email: info@premtch td.com
 www.premtech td.com

Premtech Limited
 Cedar House
 Ivanhoe Business Park
 Ashby de la Zouch
 Leicestershire
 LE65 2UZ

CLIENT

PROJECT

M25 JUNCTION 28
 DETAILED DESIGN

TITLE

CEMETERY TEMPORARY ROAD
 AND SPOIL AREA
 (CEMETERY USE ONLY)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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- NOTES**
1. PIPELINE DIVERSION DESIGNED IN ACCORDANCE WITH IGEN/TD/1 EDITION 5 & T/SP/P/10.
 2. WELD TRANSITIONS TO BE IN ACCORDANCE WITH T/SP/P/16.
 3. ACCESS ROUTES AND WORKING AREAS TO BE CONFIRMED.
 4. PIPELINE DIVERSION WALL THICKNESS WILL BE 15.9mm UNLESS STATED OTHERWISE
 5. REDUNDANT PIPELINE SECTION SHALL BE GROUT FILLED OR REMOVED, TO BE AGREED WITH HIGHWAYS ENGLAND.
 6. PROPOSED ROAD SCHEME IS ASSUMED TO BE HIGH DENSITY TRAFFIC ROUTE (HDTR)
 7. TEMPORARY WORKS TO BE DESIGNED IN ACCORDANCE WITH BS5975 & HSE REQUIREMENTS.
 8. HIGHWAYS TO CONFIRM ALL WORKS THAT WILL BE UNDERTAKEN WITHIN THE REDLINE BOUNDARY.
 9. PROPOSED PIPELINE DIVERSION TO BE FULLY INSTALLED IN HEAVY WALL (PROXIMITY) PIPE.

- KEY**
- PROPOSED HP PIPELINE
 - TEMPORARY HP PIPEWORK
 - EXISTING HP PIPELINE
 - UK POWER NETWORKS
 - CADENT MEDIUM PRESSURE PIPELINE
 - BPA OIL PIPELINE
 - THAMES WATER SEWER
 - INSTALCOM - TELECOM
 - BT OPEN REACH - TELECOMS
 - TELENT - TELECOMS
 - VIRGIN MEDIA - TELECOMS
 - ZAYO GROUP - TELECOMS
 - ESSEX AND SUFFOLK WATER

DESIGN PARAMETERS

| | |
|--------------------------------------|----------------------|
| PIPELINE DESIGN PRESSURE (DP) | 33.1BARG |
| MAXIMUM OPERATING PRESSURE (MOP) | 33.1 BARG |
| SAFE OPERATING LIMIT (SOL) | 36.41 BARG |
| MINIMUM OPERATING PRESSURE | 0 BARG |
| PIPELINE NOMINAL DIAMETER (NB) | 450 NB |
| EXISTING PIPELINE WALL THICKNESS | 10.31mm |
| EXISTING PIPELINE MATERIAL GRADE | X42 / L320 |
| MAXIMUM FLOW RATE | TBC KSC ¹ |
| DESIGN TEMPERATURE (MATERIAL) | -20 TO 60°C |
| NORMAL OPERATING TEMPERATURE | 5 TO 15°C |
| PIPELINE DESIGN CODE | IGEM/TD/1 ED 5 |
| BUILDING PROXIMITY DISTANCE (R TYPE) | 25.6m |
| BUILDING PROXIMITY DISTANCE (S TYPE) | 3M |
| TEST PRESSURE | TBC |
| WALL THICKNESS / GRADE (R TYPE) | 15.9mm/L415ME |
| WALL THICKNESS / GRADE (S TYPE) | 15.9mm/L415ME |


CONSULTANTS



ORIGINATOR: DMP
DATE: 25/11/20
Tel: 01530 563000
Email: info@premtch td.com
www.premtech td.com

Premtech Limited
Ivanhoe Business Park
Ashby de la Zouch
Leicestershire
LE65 2UZ

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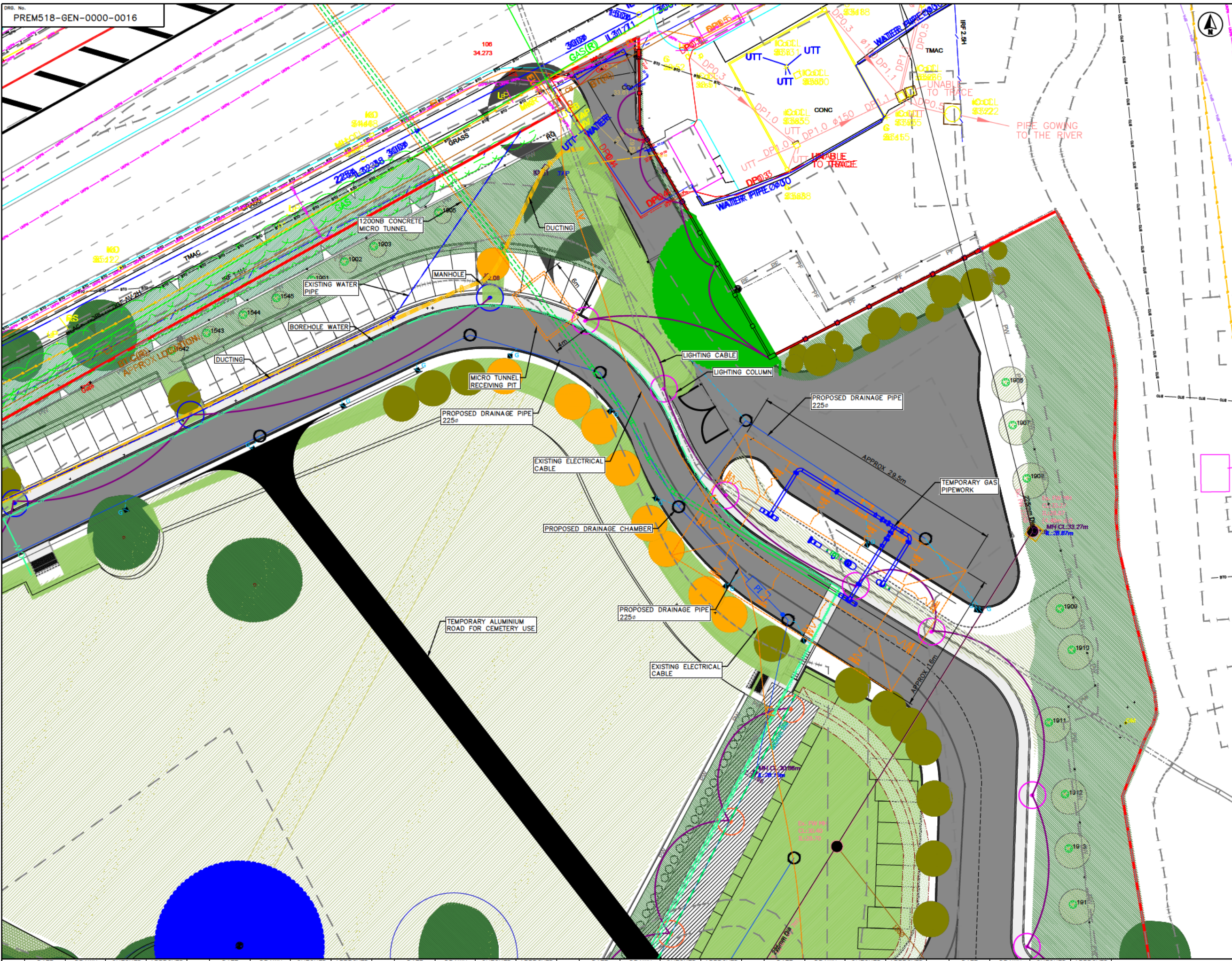


PROJECT

M25 JUNCTION 28
DETAILED DESIGN

TITLE

PROPOSED WORKS INSIDE
CEMETERY



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|---|-----------|-------|---------|----------|---|-----------|-------|---------|----------|---|-----------|-------|---------|----------|---|-----------|-------|---------|----------|---|-----------|-------|---------|----------|---|-----------|-------|---------|----------|--|----|--|--|--|--------------------------------------|
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| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | INITIAL ISSUE FOR REVIEW AND COMMENT |