

M25 Junction

28_Prelim_Part2_Session1_07012021

Thu, 1/7 10:39AM • 20:37

00:06

Good morning,

00:08

Mrs. Hanlon, please can you confirm that the live streaming, this event has commenced, and that I can be heard clearly?

00:19

Yeah, that live streams started and I can hear and see you both clearly.

00:24

Thank you. I will proceed on the basis that I can therefore be heard by all attendees. If that's not the case, then I'm confident that this will become clear as we commence the meeting.

00:35

It's now 10 o'clock. Welcome to the resumption of the preliminary meeting, which precedes the examination of the proposed m 25. junction 28 improvement scheme.

00:45

My name is rod McArthur, I'm a chartered architect. I've been appointed by the Secretary of State to to be a member of the panel to examine this application. Can I ask my colleague to introduce himself, please?

00:58

Yes, good morning. My name is Richard Allen. I'm a charter town planner, and I'm employed by the planning Inspectorate, and I've been appointed by the Secretary of State to be the lead member of the panel to examine this application.

01:10

Thank you, Mr. Allen. Together, we constitute the examining authority for this application.

01:17

In the arrangements conference, which preceded the start of the preliminary meeting, you will already have spoken to Paige Hanlon, who is the case manager for this project. She's supported today by James Bunton and Ed Mosley from the case team at the planning Inspectorate.

01:32

For the purposes of the digital recording, I'm going to repeat some of the opening remarks made by my colleague Mr. Allen at the preliminary meeting on Friday the 11th of December last year.

01:43

First of all, a reminder of our comments on the general data protection regulation, or GDPR.

01:50

This event is being recorded as well as being live streamed to interested parties who have requested this, the digital recordings are retained and published, and they form a public record that can contain your personal information, and to which the general data protection regulation applies to planning and spectris practice is to retain and publish recordings for a period of five years from the Secretary of State's application.

02:16

Consequently, if you participate in today's

02:19

important that you understand that you will be recorded, and that you therefore sense to the retention and publication of the digital recording.

02:29

We will only ever ask for information to be placed on the public record that is important and relevant to the planning decision. It will only be in the rarest of circumstances that we might ask you to provide personal information of the type that most of us would prefer to keep private or confidential.

02:45

Therefore, to avoid the need to edit the digital recordings, what we would ask is that you try your best not to add information to the public record that you would wish to be kept private or that is confidential.

03:00

For those participates for those participants joining us via Microsoft Teams, you do have the facility to turn off your camera if you do not wish for your image to be recorded.

03:11

Please also bear in mind that only official record of the proceedings are the notes and the audio recordings that are to be placed on the planning Inspectorate website,

03:21

tweets, blogs and similar communications arising out of this meeting will not be accepted as evidence in the examination of this application.

03:30

Does anyone have any questions with regards to this matter?

03:37

Seeing no hands raised and I'll take that in no.

03:41

Annex A of the real six letter contains an agenda for this resumed meeting. It should be a relatively short meeting. The principal purpose is to conclude on the preliminary matters so that the examination of this application can commence. As with the previous meeting, we are not taking any evidence on or discussing the merits of the application, or any concerns that you may have regarding the application itself.

04:08

There are only two main items on the agenda, we will introduce each in turn. And we'll make comments against those items before asking those interested parties presence, whether they have anything that they wish to add. If at any point you wish to speak against an agenda item, or you subsequently think of another point. And we are and we ask that you use the Microsoft team's fundraising function to make it clear that you wish to speak

04:35

I have a list of interested parties who are here.

04:41

Um, just before I move on to those it does seem that we're having some technical issues

04:48

perhaps a loss of video.

04:50

Can I just confirm with with parties who are here that they can still see me and can still hear, you're not gonna be able to respond if you can't hear me but if you can see them

05:00

Do

05:10

travellers for highways England? Well, I can see and hear you. Okay. Thank you. Gary McDonald from Essex County Council, I can see and hear you. Thank you, it may just be an issue with the live stream in that case.

05:32

Okay, thank you very much. We'll we'll carry on in that case. So, as I was saying, I have a list of interested parties who are here, and I will go through their names. Now. We have Jane Allen, who is a

local residence, and Becky Evans, representing Mr. or Mrs. Jones with crow farm, Daniel Douglas from the London Borough of hearing,

05:57

Matthew reinberg, for Transport for London, Mark wood, and Gary McDonald, both from Essex County Council, and Nita waterton of highways England, the applicants, Mark chalice of BDP pitmans, representing the applicants, and Claire Gibbons and Pete George, both from Atkins, who are consultants on behalf of the applicants.

06:22

I can see that those persons whose names I've just read out are here and are still connected, which is a good sign.

06:31

For the purposes of the recording when you do speak, if you intend to speak, please do state your name and your interest in the case. For example, if you're a local residents called me, you could say Jenny Smith local residents.

06:46

recording of this preliminary meeting will be placed on the national infrastructure planning website as soon as practicable after the prelim after this preliminary meeting is closed.

06:56

Are there any comments before we move on to the next item on the agenda?

07:03

And again, I'm seeing no hands raised. So I will move on to agenda item two, which is the examining authorities remarks about the submissions made a procedural deadline be? Now I'll hand this over to my colleague, Mr. Allen.

07:17

Yes, thank you very much. So at procedural deadline be on Monday, the 21st of December,

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we received seven responses. And I'm going to just comment and summarise those responses that we received. And I think they can be grouped into

07:36

the following.

07:39

The majority of you wrote in about suggested on accompanied site inspections, locations, and maybe maybe just thank the gardens, a piece Muslim cemetery, Grove farm and the applicant for the submission of maps. But for everybody else, a lot of our hiring Jane Allen, and Brent Woods Borough

Council for suggested locations. For us to see that all are noted. We thank you for them. And it is our intention that we will visit every single one of those suggested locations. If for any reason, we can't we will issue an accompanied site inspection note. We will do that anyway after the visit. But if there are any reasons why we can't visit any of the suggested locations, we will set that out.

08:30

in respect of the additional submissions, we the applicant submitted to the eight the habitats regulations, assessment matrices, and supplementary transport information both are noted Thank you. And the rule eight, which will be issued next week will make reference to that that these documents will be accepted into the examination.

08:54

We also note landmark hearings, comments on those on the supplementary transports.

09:02

And in respect of the change request, which hiring have have asked whether interested parties will be consulted.

09:13

The examining authority will need to assess the change request itself and whether it constitutes a material change to the application. Now if and when the change request is received, and assuming that it is on the lines of that indicated by the applicant at the procedural deadline. The examining authority will issue a rule 17 letter

09:35

in response, setting out what our comments are, what questions we have of the applicant and interested parties and what comments we would like and by when. So hopefully that does answer your question.

09:49

In respect to other comments, we noted from Jane Allen and Royal Mail

09:56

that various comments have been received on on

10:00

A number of issues, as well as representations, what we think are on the application all are noted. Thank you very much indeed. Just on Jane Allen's point four of her email.

10:14

We have taken this as a request by an interested party to hold an open floor hearing.

10:21

That is what how we've taken it. We will indeed, as such hold an open floor hearing that will take place on the first week of March, which is the timetable.

10:34

For the for the for the hearings to take place, and details of, of when that will take place will follow.

10:43

If Janeane is able to just answer she's there, it would help. If you could, you can answer it now. Or you can do it to your written representations at the next deadline. be helpful to know without giving you any promises, whether

11:00

you prefer or whether residents would prefer a morning meeting, or an evening meeting is is.

11:10

Are you able to just Yes, Jane, are you able to just?

11:15

Yeah, obviously, I can't really speak on behalf of everyone, because we've all got different circumstances, but I'll probably go for an evening or something like that. Really? Okay.

11:30

We will certainly sorry. No, we can try and send something round. We're a little Neighbourhood Watch group. But I mean, everyone's got their own agendas and work in and some are retired, but probably an evening, I'd say.

11:47

Okay, well, we'll we'll,

11:50

as I say, I can't make any specific promises. But of course, it that's very, very helpful to know. And when we when we come to to organise that we will certainly look to hold it. Have an evening on one of those days during the week, too, so that you and your your, your residents can can can attend should they wish to.

12:13

And in just just on roll males point, I don't I don't know if they're like that. I think they're live streaming, I'm not sure. We have taken these to be the Royal Mail's written representations, which one specifically for this deadline. But nevertheless, if nothing arrives from raw mail, at deadline one, we will take these comments to be raw mails written representations. So just to confirm that.

12:39

Does anybody any of the parties here want to add or comment on what I've just said on the submissions that deadline perceived deadline be?

12:53

I can't see any hands. So I'm assuming that no one's got any comments to make.

13:00

So we will move on to the next item of the agenda.

13:04

Mr. Carver?

13:08

Thank you, Mr. Han. So moving on to agenda item three, which is any procedural representations on matters that could not be raised during the first part of the preliminary meeting? That is the meeting held on December the 11th 2020.

13:22

I've not been notified of any representations which fall under this agenda item. Are there any other relevant items that anybody present wishes to raise at this point?

13:37

Okay, Mr. Chalice

13:42

Thank you. So Mark Ellis for highways England, really just mentioned that it's our intention to submit some documents which aren't on the list, and I thought it would just be helpful to tell you about them. The first is some additional photo montage. As you'll recall that we put in some photo montages which have the references as double o Two, two, a S double o eight, they are all some of us. And we thought it will be helpful for completeness to produce a set of those montages with winter views. So it's our intention to put those in

14:22

probably a deadline too. And the other thing, which which isn't on the list of things asked for is a refresh of, of the book of reference. And, as you will know, down to where it is, it's quite usual for the book to be refreshed once or twice during these examinations. So our intention is is probably to put in a refreshed book of reference, a deadline three, and you will probably want one right at the end.

14:51

Deadline eight as well, but just to alert you to the fact that it's our intention to put those documents to you.

14:59

Thank you.

15:00

Fellas, that's that's noted and very helpful.

15:04

Thank you.

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Can I ask you to just lower your hand as well, please Mr. chellis?

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If there are no other comments,

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just looking there doesn't seem to be any other hands raised. We will move on to the final agenda item,

15:27

which is any other matters and the close of the meeting. Before we do move on to close the meeting, may I ask if there are any other matters relating to the way in which we intend to examine this application that any interested party wishes to raise, which have not been covered by the agenda items for today's meeting?

15:49

Oh,

15:51

Jane, Ellen, you've raised your hand. Oh, hello, Dana Allen, local resident.

15:56

I thank you for holding the planning to hold it obviously an open forum. But will you be writing to local residents as well

16:06

as sooner rather than later to remind them that they can actually still comment and to comment directly to the inspector, not just the highways England.

16:18

So I suggested

16:22

if if you speak with my colleague, Mrs. Hanlon or she will speak with you at the end of this meeting and go through those issues with you. If that's okay, that's fine.

16:34

Thank you very much.

16:40

And as there are no other hands raised now.

16:44

There is sorry, Mr. chalice.

16:48

Sir, Thank you, Mark Chalice behind weighs in being just something else to tidy up from the first session. You will no doubt recall that Mr. Allen asked about historic England's position as regards heritage assets in Brentwood borough Council's area. And, you know, we do appreciate why that question was asked because it wasn't wholly clear from the correspondence. Our understanding is that historic England doesn't wish to participate

17:18

directly as regards either hazing or Brentwood, and that it will deal with any heritage matters will therefore be dealt with

17:27

by the local authority or the Essex County Council. And in this case, we were hoping just to have a clear letter from historic England just to confirm that and when we get that letter, we'll we'll pass it on to you.

17:43

Okay, thank you, Miss Janice. That's noted again.

17:48

Since this was a matter which my colleague Mr. Allen raised in the first meeting, I will just ask whether he has any further comment on this at this point?

17:56

No, I think that there will there will be a written question on that particular issue for you to clarify that point in writing Miss Charlie's so

18:05

yes, so nothing for a nice day. Good. Thank you very much for clarifying.

18:11

Okay, thank you very much.

18:14

And again, I'll just once more round the room as it were, just to check that there are no further items anybody wishes to raise

18:24

and it does appear not now.

18:27

So I will move on at May we remind you that both notes and an audio recording of the proceedings today will be made available as soon as is practical, practicable on the national infrastructure planning website.

18:41

The next stage is will be the examining period commences tomorrow, the examining authority will that will then begin examining the application. We will publish a rule eight letter as soon as possible following the close of this meeting, having carefully listened to the matters raised at the preliminary meeting. We aim to do this by no later than Thursday the 14th of January 2021, but hopefully sooner.

19:06

At the same time, the examining authority will publish its written questions. Deadline one follows in two weeks on Thursday the 21st of January, where we would like receipts, amongst other things, local impact reports and written representations.

19:21

To remind all parties deadline one is also set for requests from interested parties for open for hearings and compulsory acquisition hearings.

19:31

As Mr. Allen stated earlier, we acknowledge and we'll accept Jane Allen's submission a procedural deadline B as a formal request to hope holding up and for hearing.

19:40

At this point in time, it's our intention that we will either this will be held in the first week of March. However, we are in uncertain times and further details will follow in due course.

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The need for and date of any issue specific hearing which is held only at the discretion of the examining authority will also follow in due course

20:01

It just leads me to thank you all for contributing to the preliminary meeting. And to wish you all a very happy new year. The examining authority is very much looking forward to commencing our examination of this application.

20:15

The time is now 1020 and the preliminary meeting for the N 25 Junction 28 projects is now closed. Thank you all very much. Thank you.