

# M25 junction 28 improvement scheme

TR010029

## 9.1 Guide to the Application

Regulation 5(2)(q)

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009

Volume 9

January 2021

# Infrastructure Planning

## Planning Act 2008

### The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

### M25 junction 28 scheme Development Consent Order 202[x ]

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#### 9.1 Guide to the Application

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<b>Regulation Number:</b>	Regulation 5(2)(q)
<b>Planning Inspectorate Scheme Reference</b>	TR010029
<b>Application Document Reference</b>	TR010029/EXAM/9.1
<b>Author:</b>	M25 junction 28 scheme, Project Team, Highways England

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# 1. Introduction

## 1.1 Purpose of this document

- 1.1.1 This document provides a guide to Highways England's M25 junction 28 scheme Development Consent Order (DCO) application pursuant to the Planning Act 2008. The original application was submitted to the Planning Inspectorate on 27 May 2020 and accepted for examination on 24 June 2020.
- 1.1.2 Since submission, several of the original documents have been revised, with a number of new documents submitted. This guide charts the submission of these documents to the Planning Inspectorate. This is a live document and will be updated throughout the examination period and submitted, when updated, for each deadline.

## 1.2 Structure of this document

- 1.2.1 This document comprises two chapters, as follows:
  - Chapter 1:** Introduction
  - Chapter 2:** Document Tracker

## 2. Document Tracker

### 2.1 Master Document list

2.1.1 This section presents the master document list, which provides a list of all documents submitted to date, indicating either the latest revision (if applicable) or when a new document was submitted. The documents are grouped by volume, as shown in Table 1.

**Table 1 Volume of documents**

Volume	Contents
1 – Application Form / Information / background	The completed application form, Applicant’s covering letter, an introduction to the Scheme and evidence to support compliance with section 55 of the Planning Act 2008.
2 – Plans / drawings / sections	These include plans that illustrate the location of the Scheme, the proposed works, the land that will be acquired or used, Crown land, the streets, roads and private means of access to be stopped up, altered or otherwise provided, scheme layout plans, engineering details and special category land plans.
3 – Draft Development Consent Order	The draft Development Consent Order (DCO) is the document that sets out the legal powers that the Applicant is seeking to enable it to build, operate and maintain the Scheme, together with a separate document, the Explanatory Memorandum, explaining the provisions of the Order. The volume also contains two further documents setting out the position regarding other consents and agreements and a validation report for the drafting of the DCO.
4 – Compulsory Acquisition Information	Documents, including the Book of reference and the Statement of reasons, which set out the land to be acquired or used, and justification for the seeking of compulsory acquisition powers over this land and evidence to support the availability of funding to deliver the Scheme.
5 – Consultation Report	The Consultation report details the methodology and outcomes of the consultation undertaken between 2016 and 2020 and how responses to the consultations and the opinions expressed have been taken into account.
6 – Environmental Impact Assessment (EIA) information	An assessment of the likely significant effects (both positive and negative) of the Scheme on the environment and a description of mitigation measures proposed to reduce any negative impacts. This volume includes other environment related documents including a Statement on statutory nuisance, Water

Volume	Contents
	Framework Directive assessment, Flood risk assessment and a Habitat Regulations assessment.
7 – Other Documents	Additional documents that support the DCO application; these are not legally required but provide useful information, including the Case for the Scheme and schedule of accordance with National Policy Statement, a Transport assessment report, a Register of Environmental Actions and Commitments and an Outline Construction Environmental Management Plan (CEMP).
8 – Statements of common ground	Joint statement with the Environment Agency to confirm those matters which are agreed.
9 – Additional submissions	New documents submitted to the Planning Inspectorate during pre-Examination and examination.

2.1.2 Table 2 presents the master document list. Revised documents are **emboldened** with the relevant revision number and the previous version labelled ‘superseded’.

**Table 2 Master document list**

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
<b>Volume 1. Application Form</b>					
1.1	APP-001	Introduction to the Application	0	Latest	27.05.20
1.2	APP-002	Covering Letter and Schedule of Compliance with Section 55 of the Planning Act 2008	0	Latest	27.05.20
1.3	APP-003	Application Form	0	Latest	27.05.20
<b>Volume 2. Plans</b>					
2.1	APP-004	Location Plan	0	Latest	27.05.20
2.2	APP-005	Land Plans	0	Latest	27.05.20
2.3	APP-006	Works Plans	0	Latest	27.05.20
2.4	APP-007	Streets, Rights of Way and Access Plans	0	Latest	27.05.20
2.5	APP-008	Crown Land Plans	0	Latest	27.05.20
2.6	APP-009	Speed Limits and Traffic Regulations Plans	0	Latest	27.05.20
2.7	APP-010	Scheme Layout Plans	0	Latest	27.05.20
2.8	APP-011	Engineering Drawing and Sections	0	Latest	27.05.20
2.9	APP-012	Biodiversity Sites and Features Plans	0	Latest	27.05.20
2.10	APP-013	Historic Environment Sites and Features Plans	0	Latest	27.05.20
2.11	APP-014	Special Category Land Plans	0	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
<b>Volume 3. Draft Development Consent Order</b>					
3.1	APP-015	Draft Development Consent Order (dDCO)	0	Superseded	27.05.20
<b>3.1</b>	<b>TBC</b>	<b>Draft Development Consent Order (dDCO)</b>	<b>1</b>	<b>Latest</b>	<b>04.02.21</b>
3.2	APP-016	Explanatory Memorandum	0	Latest	27.05.20
3.3	APP-017	Consents and Agreements Position Statement	0	Latest	27.05.20
3.4	APP-018	Development Consent Order Validation Report	0	Latest	27.05.20
<b>Volume 4. Compulsory Acquisition Information</b>					
4.1	APP-019	Statement of Reasons	0	Latest	27.05.20
4.2	APP-020	Funding Statement	0	Latest	27.05.20
4.3	APP-021	Book of Reference	0	Superseded	27.05.20
4.3	AS-009	Book of Reference (Clean)	1	Superseded	21.09.20
<b>4.3</b>	<b>AS-021</b>	<b>Book of Reference (Clean)</b>	<b>2</b>	<b>Latest</b>	<b>16.10.20</b>
<b>Volume 5. Consultation Report</b>					
5.1	APP-022	Consultation Report	0	Latest	27.05.20
5.1	APP-023	Consultation Report - Annex A - Scoping Request to the Inspectorate and Annex B - Options Consultation	0	Latest	27.05.20
5.1	APP-024	Consultation Report: Annex C - Statutory Consultation (Section 42)	0	Latest	27.05.20



Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
5.1	APP-025	Consultation Report: Annex D – Statement of Community Consultation, Annex E - Statutory Consultation (Section 47), Annex F – Supplementary Consultation and Annex G – Targeted Consultation	0	Latest	27.05.20
<b>Volume 6. Environmental Impact Assessment Information</b>					
6.1	APP-026	Environmental Statement – Chapters 1-4 – Introductory Chapters	1	Latest	27.05.20
6.1	APP-027	Environmental Statement – Chapter 5 – Air Quality	1	Latest	27.05.20
6.1	APP-028	Environmental Statement – Chapter 6 – Noise and Vibration	1	Latest	27.05.20
6.1	APP-029	Environmental Statement – Chapter 7 – Biodiversity	1	Latest	27.05.20
6.1	APP-030	Environmental Statement – Chapter 8 – Road Drainage and the Water Environment	1	Superseded	27.05.20
6.1	<b>AS-024</b>	<b>Environmental Statement – Chapter 8 – Road Drainage and the Water Environment (Clean)</b>	<b>2</b>	<b>Latest</b>	<b>13.10.20</b>
6.1	<b>AS-022</b>	<b>Environmental Statement – Chapter 8 – Road Drainage and the Water Environment (Tracked)</b>	<b>2</b>	<b>Latest</b>	<b>13.10.20</b>
6.1	APP-031	Environmental Statement – Chapter 9 – Landscape and Visual	1	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.1	APP-032	Environmental Statement – Chapter 10 – Geology and Soils	1	Latest	27.05.20
6.1	APP-033	Environmental Statement – Chapter 11 – Cultural Heritage	1	Latest	27.05.20
6.1	APP-034	Environmental Statement – Chapter 12 – Materials and Waste	1	Latest	27.05.20
6.1	APP-035	Environmental Statement – Chapter 13 – People and Communities	1	Latest	27.05.20
6.1	APP-036	Environmental Statement – Chapter 14 – Climate	1	Latest	27.05.20
6.1	APP-037	Environmental Statement – Chapter 15 – Assessment of Cumulative Effects	1	Latest	27.05.20
6.1	APP-038	Environmental Statement – Chapter 16 – Summary	1	Latest	27.05.20
6.2	APP-039	Environmental Statement – Chapters 1-4 – Introductory Chapters Figures	1	Latest	27.05.20
6.2	APP-040	Environmental Statement – Chapter 5 – Air Quality Figures	1	Superseded	27.05.20
<b>6.2</b>	<b>TBC</b>	<b>Environmental Statement – Chapter 5 – Air Quality Figures</b>	<b>2</b>	<b>Latest</b>	<b>04.02.21</b>
6.2	APP-041	Environmental Statement – Chapter 6 – Noise and Vibration Figures	1	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.2	APP-042	Environmental Statement – Chapter 7 – Biodiversity Figures	1	Latest	27.05.20
6.2	APP-043	Environmental Statement – Chapter 8 – Road Drainage and the Water Environment Figures	1	Superseded	27.05.20
<b>6.2</b>	<b>TBC</b>	<b>Environmental Statement – Chapter 8 – Road Drainage and the Water Environment Figures</b>	<b>2</b>	<b>Latest</b>	<b>04.02.21</b>
6.2	APP-044	Environmental Statement – Chapter 9 – Landscape and Visual Figures	1	Latest	27.05.20
6.2	APP-045	Environmental Statement – Chapter 10 – Geology and Soils Figures	1	Latest	27.05.20
6.2	APP-046	Environmental Statement – Chapter 11 – Cultural Heritage Figures	1	Latest	27.05.20
6.2	APP-047	Environmental Statement – Chapter 13 – People and Communities Figures	1	Latest	27.05.20
6.2	APP-048	Environmental Statement – Chapter 15 – Assessment of Cumulative Effects Figures	1	Latest	27.05.20
6.2	AS-002	Environmental Statement – Chapter 9: Landscape and visual figures – photomontages viewpoint A – Accepted at the discretion of the Examining Authority	1	Latest	22.07.20
6.2	AS-003	Environmental Statement – Chapter 9: Landscape and visual figures – photomontages viewpoint B – Accepted at the discretion of the Examining Authority	1	Latest	22.07.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.2	AS-004	Environmental Statement – Chapter 9: Landscape and visual figures – photomontages viewpoint C – Accepted at the discretion of the Examining Authority	1	Latest	22.07.20
6.2	AS-005	Environmental Statement – Chapter 9: Landscape and visual figures – photomontages viewpoint D – Accepted at the discretion of the Examining Authority	1	Latest	22.07.20
6.2	AS-006	Environmental Statement – Chapter 9: Landscape and visual figures – photomontages viewpoint E – Accepted at the discretion of the Examining Authority	1	Latest	22.07.20
6.2	AS-007	Environmental Statement – Chapter 9: Landscape and visual figures – photomontage viewpoints location plan – Accepted at the discretion of the Examining Authority	1	Latest	22.07.20
6.3	APP-049	Environmental Statement – Appendix 1.1 - Scoping Opinion Responses	1	Latest	27.05.20
6.3	APP-050	Environmental Statement – Appendix 4.1 - DMRB Sensitivity Test	1	Latest	27.05.20
6.3	APP-051	Environmental Statement – Appendix 4.2 - Major Accidents and Disasters Long List	1	Latest	27.05.20
6.3	APP-052	Environmental Statement – Appendix 5.1 - Air Quality	1	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.3	APP-053	Environmental Statement – Appendix 6.1 - Baseline Noise Survey Data	1	Latest	27.05.20
6.3	APP-054	Environmental Statement – Appendix 6.2 - Construction Noise and Vibration	1	Latest	27.05.20
6.3	APP-055	Environmental Statement – Appendix 6.3 - Noise Sensitive Receptors	1	Latest	27.05.20
6.3	APP-056	Environmental Statement – Appendix 6.4 - Noise Nuisance	1	Latest	27.05.20
6.3	APP-057	Environmental Statement – Appendix 7.1 - Biodiversity Legislation	1	Latest	27.05.20
6.3	APP-058	Environmental Statement – Appendix 7.2 - Desk Study Report	1	Latest	27.05.20
6.3	APP-059	Environmental Statement – Appendix 7.3 - Phase 1 Habitat Survey	1	Latest	27.05.20
6.3	APP-060	Environmental Statement – Appendix 7.4 - National Vegetation Classification	1	Latest	27.05.20
6.3	APP-061	Environmental Statement – Appendix 7.5 - River Corridor Survey	1	Latest	27.05.20
6.3	APP-062	Environmental Statement – Appendix 7.6 - Aquatic Survey Report	1	Latest	27.05.20
6.3	APP-063	Environmental Statement – Appendix 7.7 - Arboricultural Impact Assessment	1	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.3	APP-064	Environmental Statement – Appendix 7.8 - Invertebrate Scoping Survey	1	Latest	27.05.20
6.3	APP-065	Environmental Statement – Appendix 7.9 - Great Crested Newt Survey	1	Latest	27.05.20
6.3	APP-066	Environmental Statement – Appendix 7.10 - Reptile Survey	1	Latest	27.05.20
6.3	APP-067	Environmental Statement – Appendix 7.11 - Breeding Bird and Barn Owl Survey	1	Latest	27.05.20
6.3	APP-068	Environmental Statement – Appendix 7.12 - Bat Survey	1	Latest	27.05.20
6.3	APP-069	Environmental Statement – Appendix 7.13 - Dormouse Survey	1	Latest	27.05.20
6.3	APP-070	Environmental Statement – Appendix 7.14 - Badger Survey (CONFIDENTIAL)	1	Latest	27.05.20
6.3	APP-071	Environmental Statement – Appendix 7.15 - Otter and Water Vole Survey	1	Latest	27.05.20
6.3	APP-072	Environmental Statement – Appendix 7.16 - Outline Landscape and Ecological Management and Monitoring Plan	1	Latest	27.05.20
6.3	APP-073	Environmental Statement – Appendix 8.1 - HAWRAT Outputs	1	Latest	27.05.20
6.3	APP-074	Environmental Statement – Appendix 9.1 - Landscape and Visual Impact Assessment	1	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.3	AS-008	Environmental Statement – Appendix 9.2: Photomontage methodology – Accepted at the discretion of the Examining Authority	0	Superseded	22.07.20
<b>6.3</b>	<b>REP1-017</b>	<b>Environmental Statement – Appendix 9.2: Photomontage methodology – Accepted at the discretion of the Examining Authority</b>	<b>1</b>	<b>Latest</b>	<b>21.01.21</b>
6.3	APP-075	Environmental Statement – Appendix 10.1 - Preliminary Geo-Environmental Assessment Report	1	Latest	27.05.20
6.3	APP-076	Environmental Statement – Appendix 10.2 - Classification of Probability and Consequence	1	Latest	27.05.20
6.3	APP-077	Environmental Statement – Appendix 10.3 - Envirocheck Datasheets and 1:10,000K Scale Historical Maps	1	Latest	27.05.20
6.3	APP-078	Environmental Statement – Appendix 10.4 - Historical Maps Summary	1	Latest	27.05.20
6.3	APP-079	Environmental Statement – Appendix 10.5 - UXO Risk Map	1	Latest	27.05.20
6.3	APP-080	Environmental Statement – Appendix 10.6 - Email Correspondence	1	Latest	27.05.20
6.3	APP-081	Environmental Statement – Appendix 10.7 - Risk Assessment and Impact Assessment	1	Latest	27.05.20
6.3	APP-082	Environmental Statement – Appendix 11.1 - Cultural Heritage Gazetteer	1	Latest	27.05.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.3	APP-083	Environmental Statement – Appendix 11.2 - Archaeological Desk-Based Assessment	1	Latest	27.05.20
6.3	APP-084	Environmental Statement – Appendix 13.1 - Driver Stress	1	Latest	27.05.20
6.3	APP-085	Environmental Statement – Appendix 14.1 - Climate Carbon Tool	1	Latest	27.05.20
6.3	APP-086	Environmental Statement – Appendix 14.2 - Climate Vulnerability Baseline Conditions	1	Latest	27.05.20
6.3	APP-087	Environmental Statement – Appendix 15.1 - Assessment of Cumulative Effects Stage 1 Long List	1	Latest	27.05.20
6.4	APP-088	Environmental Statement – Non-Technical Summary	1	Latest	27.05.20
6.5	APP-089	Statutory Nuisance Statement	1	Latest	27.05.20
6.6	APP-090	Flood Risk Assessment	1	Latest	27.05.20
6.7	APP-091	Water Framework Directive Compliance Assessment Report	1	Latest	27.05.20
6.8	APP-092	Drainage Strategy Report	1	Latest	27.05.20
6.9	APP-093	Habitat Regulations Assessment - No Significant Effects Report	1	Superseded	27.05.20
<b>6.9</b>	<b>TBC</b>	<b>Habitat Regulations Assessment - No Significant Effects Report (Clean version)</b>	<b>2</b>	<b>Latest</b>	<b>04.02.21</b>



Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
6.10	APP-094	Scoping Report and Opinion (as submitted in November 2017 and received December 2017)	1	Latest	27.05.20
<b>Volume 7. Other Documents</b>					
7.1	APP-095	Case for the Scheme and Schedule of Accordance with National Policy Statement	0	Latest	27.05.20
7.2	APP-096	Outline Construction Environmental Management Plan	1	Latest	27.05.20
7.3	APP-097	Register of Environmental Actions and Commitments	1	Latest	27.05.20
7.4	APP-098	Transport Assessment Report	1	Latest	27.05.20
<b>Volume 8. Statements of Common Ground</b>					
8.1	APP-099	Statement of Common Ground with the Environment Agency	1	Superseded	27.05.20
8.1	<b>REP1-003</b>	<b>Statement of Common Ground with the Environment Agency</b>	<b>2</b>	<b>Latest</b>	<b>21.01.21</b>
<b>Volume 9. Additional Submissions</b>					
9.1	REP1-016	Guide to the Application	0	Superseded	21.01.21
<b>9.1</b>	<b>TBC</b>	<b>Guide to the Application</b>	<b>1</b>	<b>Latest</b>	<b>04.02.21</b>
9.2	AS-010	Book of reference – tracked changes	1	Superseded	21.09.20
<b>9.2</b>	<b>AS-023</b>	<b>Book of reference – tracked changes</b>	<b>2</b>	<b>Latest</b>	<b>16.10.20</b>
N/A	AS-012	Site Photos – Panorama Photos A-E	0	Latest	29.09.20

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
N/A	AS-013	Site Photos – Panoramas 1-10a	0	Latest	29.09.20
N/A	AS-014	Site Photos – Site Context Panorama Location Plan Rev B	0	Latest	29.09.20
N/A	AS-015	Site Photos – M25 junction 28 Maylands Golf Course Photographs	0	Latest	29.09.20
N/A	AS-016	Site Photos – Aerial Photographs	0	Latest	29.09.20
N/A	AS-017	Site Photos – Panorama Photographs 11a-15a	0	Latest	29.09.20
9.3	PDB-004	Suggested locations for the Unaccompanied Site Inspection	0	Latest	21.12.20
9.4	PDB-001	Habitats Regulation Assessment (HRA) Screening Matrices	0	Superseded	21.12.20
<b>9.4</b>	<b>TBC</b>	<b>Habitats Regulation Assessment (HRA) Screening Matrices</b>	<b>1</b>	<b>Latest</b>	<b>04.02.21</b>
9.5	PDB-003	Transport Assessment supplementary information report	0	Latest	21.12.20
9.6		Not used			
9.7	REP1-002	Applicants Responses to Relevant Representations	0	Latest	21.01.21
9.8		Statement of Common Ground with the London Borough of Havering	0	Latest	21.01.21
9.9	REP1-005	Statement of Common Ground with Brentwood Borough Council	0	Latest	21.01.21

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
9.10	REP1-006	Statement of Common Ground with Essex County Council	0	Superseded	21.01.21
<b>9.10</b>	<b>TBC</b>	<b>Statement of Common Ground with Essex County Council</b>	<b>1</b>	<b>Latest</b>	<b>04.02.21</b>
9.11	REP1-007	Statement of Common Ground with Transport for London	0	Latest	21.01.21
9.12	REP1-008	Statement of Common Ground with National Grid	0	Latest	21.01.21
9.13	REP1-009	Statement of Common Ground with Cadent Gas	0	Latest	21.01.21
9.14	REP1-010	Statement of Common Ground with Eastern power Networks	0	Latest	21.01.21
9.15	REP1-011	Statement of Common Ground with Natural England	0	Latest	21.01.21
9.16	REP1-012	Statement of Common Ground with Network Rail	0	Latest	21.01.21
9.17	REP1-013	Statement of Common Ground with DEFRA	0	Latest	21.01.21
9.18	REP1-014	Statement of Commonality	0	Superseded	21.01.21
<b>9.18</b>	<b>TBC</b>	<b>Statement of Commonality</b>	<b>1</b>	<b>Latest</b>	<b>04.02.21</b>
9.19	REP1-015	Compulsory Acquisition Schedule	0	Superseded	21.01.21
<b>9.19</b>	<b>TBC</b>	<b>Compulsory Acquisition Schedule (Clean)</b>	<b>1</b>	<b>Latest</b>	<b>04.02.21</b>
9.20	REP1-018	Landscape and visual figures – winter photomontages viewpoint A	0	Latest	21.01.21

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
9.21	REP1-019	Landscape and visual figures – winter photomontages viewpoint B	0	Latest	21.01.21
9.22	REP1-0 REP1-020	Landscape and visual figures – winter photomontages viewpoint C	0	Latest	21.01.21
9.23	REP1-021	Landscape and visual figures – winter photomontages viewpoint D	0	Latest	21.01.21
9.24	REP1-022	Landscape and visual figures – winter photomontages viewpoint E	0	Latest	21.01.21
9.25	REP1-023	Ground Investigation report	0	Latest	21.01.21
9.25	REP1-024	Ground Investigation report Appendix A-G	0	Latest	21.01.21
9.25	REP1-025	Ground Investigation report: Appendix H-L	0	Latest	21.01.21
9.26	TBC	Applicant's Response to ExAs Written Questions (WQ1)	0	Latest	04.02.21
9.27	TBC	Applicant's Response to ExAs Written Questions (WQ1) - Appendices	0	Latest	04.02.21
9.28	TBC	Schedule of Changes to the draft Development Consent Order	0	Latest	04.02.21
9.29	TBC	Habitat Regulations Assessment - No Significant Effects Report (Tracked)	0	Latest	04.02.21
9.30	TBC	Habitats Regulation Assessment (HRA) Screening Matrices (Tracked)	0	Latest	04.02.21
9.31	TBC	Compulsory Acquisition Schedule (Tracked)	0	Latest	04.02.21

Application reference number	Planning Inspectorate reference	Document title	Revision	Version	Submission date
9.32		Draft Development Consent Order (dDCO) (Tracked)	0	Latest	04.02.21

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