



HIGHWAYS ENGLAND

M25 JUNCTION 28 IMPROVEMENT SCHEME

SECTIONS 91, 92 AND 93 OF THE PLANNING ACT 2008

RULE 13(6) OF THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010

NOTICE OF HEARINGS RELATING TO THE M25 JUNCTION 28 IMPROVEMENT SCHEME

PLANNING INSPECTORATE REFERENCE: TR010029

NOTICE IS HEREBY GIVEN that, at the dates, times and places set out below, Issue Specific Hearings, Compulsory Acquisition Hearings and Open-floor Hearings will be held by the Examining Authority (appointed by the Secretary of State) for the examination of the application made by Highways England for a Development Consent Order ("the DCO") for the M25 junction 28 improvement scheme ("the Application").

The Application was made to the Secretary of State (via the Planning Inspectorate) under sections 14, 22 and 37 of the Planning Act 2008 on 27 May 2020 and was accepted by the Planning Inspectorate for examination on 24 June 2020. The Application has been given the Planning Inspectorate reference number TR010029.

SUMMARY OF THE SCHEME

The Application seeks development consent for the M25 junction 28 improvement scheme ("the Scheme"), located within the administrative area/areas of Brentwood Borough Council, the London Borough of Havering and Essex County Council. The Scheme comprises an alteration of junction 28 of the M25 and is needed to reduce congestion, improve safety and support development and economic growth. The DCO would, amongst other things, authorise the following:

- (a) the creation of a new two lane loop road with hard shoulder, for traffic travelling from the M25 northbound carriageway onto the A12 eastbound carriageway, including the provision of three new bridges and an underpass to carry the new loop road over a proposed access track;
- (b) realignment of the existing A12 eastbound exit (off-slip) road to accommodate the new loop road including the provision of a new bridge and the extension of the existing Grove culvert;
- (c) improvements to the existing A12 eastbound and westbound carriageways and A12 eastbound entry (on-slip) road;
- (d) realignment of the existing M25 northbound on-slip;
- (e) improvements to the existing Junction 28 roundabout, the existing M25 northbound carriageway and the M25 northbound off-slip;
- (f) provision of new gantries over the M25 carriageway;
- (g) alterations of existing private access and egresses and the provision of new private means of access to accommodate the new loop road;
- (h) earthworks including the deposit of surplus construction materials on two identified sites;
- (i) three new attenuation ponds and associated drainage and access roads and a new drainage outfall pipe;
- (j) realignment of the Weald Brook and the Ingrebourne River;

- (k) two new flood compensation areas and the provision of new ecological compensation and mitigation areas and two new environmental ponds;
- (l) diversion of an already underground high pressure gas pipeline and diversion underground of an existing overhead electric line; and
- (m) accommodation works to provide replacement facilities for Maylands Golf Course.

The DCO also includes the necessary rights and powers to ensure the delivery and the operation of the Scheme, including powers of compulsory acquisition and temporary possession.

HEARINGS

The Examining Authority's letter dated 13 January 2021 contains a programme for the examination of the Application, including a number of hearings. Those hearings will be conducted virtually either over the internet, or by telephone link for anyone without access to the internet, or by teleconference. You will be able to take part at home on the dates and times set out in the table below.

Date	Hearing Type	Time	Joining Details
Monday 1 March 2021	Compulsory Acquisition Hearing (CAH1)	Hearing starts at 14:00 Arrangements Conference at 13:30	Virtually via Microsoft Teams
Monday 1 March 2021	Open Floor Hearing (OFH1)	Hearing starts at 18:30 Arrangements Conference at 18:00	
Wednesday 3 March 2021	Issue Specific Hearing 1 (ISH1) – Environmental matters; will include but not be limited to the following: <ul style="list-style-type: none"> • Traffic and transport • Air quality • Flooding • People and Communities 	Hearing starts at 10:00 Arrangements Conference at 09:30	
Thursday 4 March 2021	Continuation of ISH1	Hearing starts at 10:00 Arrangements Conference at 09:30	
Friday 5 March 2021	Issue Specific Hearing 2 (ISH2) – Development Consent Order	Hearing starts at 10:00 Arrangements Conference at 09:30	

The Examining Authority intends to cover all matters in the above timeframe. However, notification is also made for reserve hearings during the following week in case the Examining Authority considers that it is necessary to use this, for example due to more time being needed or if a session is disrupted by technical or other issues.

Date	Hearing Type	Time	Joining Details
Monday 8 March 2021	Continuation of ISH1 and/or ISH2	Hearing starts at 14:00 Arrangements Conference at 13:30	Virtually via Microsoft Teams
Tuesday 9 March 2021	Continuation of ISH1 and/or ISH2	Hearing starts at 10:00 Arrangements Conference at 09:30	

PLACES OF THE HEARING — The hearings will be held with participants at different locations, such as their home or office. A web address and/or telephone number will be provided to allow access to the hearing by a tablet or computer connected to the internet and/or by telephone.

ARRANGEMENTS CONFERENCE — All participants will be required to attend an Arrangements Conference before each session of the hearing. This will be held with the Case Team 30 minutes before the start of each session. This gives time for the Case Team to admit everyone to the hearing.

CANCELLATION OF HEARING — If any of the sessions are no longer required, reasonable notice will be provided of the Planning Inspectorate’s decision to cancel them by the posting of a banner on the project website.

Any hearings further to those listed will be advertised by one or more further notices. In accordance with Rule 13(3) of the Infrastructure Planning (Examination Procedure) Rules 2010, as amended, the Planning Inspectorate will also notify interested parties of the date, time and place fixed for each hearing.

For more information on the hearings, the examination of the Application and full timetable (and any amendments to it), including how and when to register to speak at the hearings and how and when to make written submissions, please contact the Planning Inspectorate using the details below, or visit its website where procedural decisions and notices of hearings are available to download: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-28-improvements/>

COPIES OF THE APPLICATION DOCUMENTS

Copies of the Application documents, including the draft Development Consent Order, the compulsory acquisition information (including the Land Plans, Book of Reference, Funding Statement and Statement of Reasons) and the Environmental Statement can be viewed and downloaded online at the Planning Inspectorate’s project website:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-28-improvements/?ipcsection=docs>

Given the current COVID-19 pandemic (“coronavirus”), associated Government guidance and in the interests of health and safety, it will not be possible to view the Application documents at public locations.

ACCOMPANIED SITE INSPECTION

In addition to the above hearings, the Examining Authority has arranged an accompanied site inspection in the company of interested parties during the week commencing 14 June 2021. An itinerary for the accompanied site inspection will be published in advance of the site visit on the Planning Inspectorate's project website:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-28-improvements/>

The format and details of this will depend on the Government's public health restrictions relating to the COVID-19 Pandemic in force at the time. If restrictions remain, the inspection will not likely take place. If it were to take place, attendance may be limited and socially distanced.

If you wish to attend the site inspection please contact the Planning Inspectorate's Case Manager, Paige Hanlon, at the postal or email address at the end of this notice.

FURTHER INFORMATION

Further information about the Application, the hearings, how to take part in the Examination and any other matters covered in this notice may be obtained from the Planning Inspectorate or Highways England M25 junction 28 Improvement Scheme using the following contact details—

The Planning Inspectorate

During the current Covid-19 period and in the interests of public health, the Planning Inspectorate should be contacted in written form via the following e-mail address:

m25junction28@planninginspectorate.gov.uk

Telephone: 0303 444 5000

Website:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-28-improvements/>

Please quote the Application reference number TR010029 in any correspondence with the Planning Inspectorate about this Scheme.

Correspondence about this Scheme should be marked:

FAO M25 junction 28 improvement scheme

Highways England

During the current Covid-19 period and in the interests of public health, Highways England would request that written correspondence should be directed to the following email address:

M25j28@highwaysengland.co.uk

Telephone: 0300 123 5000

Post: "FREEPOST M25 junction 28 improvement scheme"

Correspondence about this Scheme should be marked:

FAO M25 junction 28 scheme

10 February 2021