

M25 junction 28 improvement scheme

TR010029

9.18 Statement of Commonality for Statements of Common Ground

Rule 8(1)(k)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

Volume 9

February 2021

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 28 scheme Development Consent Order 202[x]

9.18 STATEMENT OF COMMONALITY FOR STATEMENTS OF COMMON GROUND

Rule Number:	Rule 8(1)(k)
Planning Inspectorate Scheme Reference	TR010029
Application Document Reference	TR010029/EXAM/9.18
Author:	M25 junction 28 scheme, Project Team, Highways England

Version	Date	Status of Version
2	18 February 2021	Deadline 3a
1	4 February 2021	Deadline 2
0	21 January 2021	Deadline 1

Table of contents

Chapter	Pages
1. Introduction	4
1.1 Purpose of this document	4
2. Structure of Statements of Common Ground	5
3. List of Statements of Common Ground	6
4. Statements of Common Ground requested by ExA which will not be submitted	7
4.2 Greater London Authority	7
4.3 Historic England	7
4.4 The Forestry Commission	7
4.5 Internal Drainage Boards and Lead Local Flood Authorities	7
5. Summary of current position	8
6. Commonality	10
7. Position as at Deadline 3a (18 February 2021)	13
7.2 London Borough of Havering	13
7.3 Brentwood Borough Council	13
7.4 Essex County Council	14
7.5 Transport for London	14
7.6 National Grid	14
7.7 Cadent Gas	15
7.8 Eastern Power Networks	15
7.9 Natural England	15
7.10 Environment Agency	15
7.11 Network Rail	16
7.12 DEFRA	16
 Tables	
Table 3.1 – List of SoCGs at Deadline 1	6
Table 5.1 – SoCG high level position at Deadline 3a, 18 February 2021	9
Table 6.1 – Table of commonality at Deadline 3a	11

1. Introduction

1.1 Purpose of this document

- 1.1.1 This Statement of Commonality for Statements of Common Ground (this “Statement”) relates to an application made by Highways England (the “Applicant”) to the Planning Inspectorate (“PINS”) under Section 37 of the Planning Act 2008 (the “2008 Act”) for a Development Consent Order (a “DCO”). If made the DCO would grant consent for the Applicant to undertake the M25 junction 28 scheme (the “Scheme”). A detailed description of the Scheme can be found in Chapter 2 of the Introduction to the Application (APP-001).
- 1.1.2 This Statement has been prepared to provide the Examining Authority (ExA) with a summary of the position as at Deadline 1 (21 January 2021), Deadline 2 (4 February 2021) and updated for Deadline 3a (18 February 2021), as regards the current position on Statements of Common Ground (SoCG) between the Applicant and prescribed consultees, statutory undertakers and interested parties (“other parties”) in relation to the Scheme.
- 1.1.3 During the Examination, it is the Applicant’s intention to update this Statement as a record of progress that is being made on the various SoCGs as requested by the ExA.

2. Structure of Statements of Common Ground

2.1.1 To ensure consistency in the approach taken to documenting matters agreed, matters subject to further negotiation or matters not agreed, each of the SoCG adopts a standard format in order to provide clarity to other parties and to the ExA.

2.1.2 Each SoCG has the following structure:

- Section 1: Provides an introduction to the SoCG and a description of its purpose.
- Section 2: States the engagement that has occurred between the Applicant and the other party.
- Section 3: Sets out any issues that have arisen, reporting on the status of each issue, i.e. whether it is agreed, still under discussion or not agreed, and any remaining actions.

3. List of Statements of Common Ground

- 3.1.1 SoCGs with specified parties were requested by the ExA in the Rule 6 letter dated 12 November 2020. On 4 December 2020, the Applicant explained to the ExA that in the case of some organisations, it did not consider that providing a SoCG would be of assistance to the ExA (PDA-001) and further details are provided in Section 4 below.
- 3.1.2 The Applicant has progressed SoCGs with the parties listed in Table 3.1 below. Further detail about the current position of each SoCG can be found in Chapter 5, Table 5.1 of this Statement.
- 3.1.3 A SoCG with the Environment Agency was submitted with the application and is document reference (APP-099).

Table 3.1 – List of SoCGs at Deadline 1

Stakeholder
Local authorities
London Borough of Havering
Brentwood Borough Council
Essex County Council
Transport for London
Prescribed consultees
National Grid
Cadent Gas
Eastern Power Networks
Natural England
Environment Agency
Network Rail
DEFRA

4. Statements of Common Ground requested by ExA which will not be submitted

4.1.1 For those parties where a SoCG was requested by the ExA in the Rule 6 letter (PD-006) and it is proposed that one will not be provided, an explanation is set out below.

4.2 Greater London Authority

4.2.1 The Greater London Authority confirmed by email on 8 December 2020 that they are content not to enter into a SoCG.

4.3 Historic England

4.3.1 In a letter dated 3 December 2020, Historic England (East) noted that most of the application falls outside of their region and remit and that heritage matters should be addressed to their colleagues in Historic England (London & South East).

4.3.2 Historic England (London & South East) has explained that it forms part of the Greater London Archaeological Advisory Service (GLAAS), who will be advising the London Borough of Havering (LBH) on heritage matters. In view of this the Applicant will address any heritage comments in the SoCG with the LBH.

4.3.3 In line with the ExA's expectation in Annex B of the Rule 8 letter (PD-007) the SoCG with Brentwood Borough Council and the London Borough of Havering covers the 'Historic Environment'.

4.4 The Forestry Commission

4.4.1 In an email dated 27 November 2020, the Forestry Commission confirmed it has no outstanding issues in relation to the Scheme, and therefore takes the view that a SoCG is not necessary.

4.5 Internal Drainage Boards and Lead Local Flood Authorities

4.5.1 There are no Internal Drainage Boards relevant to the Scheme. The Lead Local Flood Authorities (LLFAs) in relation to the Scheme are Essex County Council (ECC) and LBH. Therefore, the Applicant proposes that ECC and LBH's responsibilities as LLFAs are best dealt with in the SoCGs with the County Council and LBH.

5. Summary of current position

- 5.1.1 This section provides the current position of each SoCG. Where applicable, the latest version of the SoCG (as at Deadline 3a on 18 February 2021) has been submitted alongside this Statement. An updated SoCG with Transport for London has been submitted alongside this statement.
- 5.1.2 Table 5.1 provides a high-level position and where necessary includes further detail to assist the ExA. The high-level positions used in the table are:
- **Final Signed SoCG all matters agreed** – The final SoCG has been signed by both parties and all matters are agreed.
 - **Final Signed SoCG with matters outstanding** – The final SoCG has been signed by both parties, and there remain matters outstanding that the Applicant and the other party agree will not be resolved during the Examination.
 - **SoCG in draft** – The SoCG has been drafted by the Applicant, it has been shared with the other party and comments have been provided. Discussion is ongoing to reach a ‘Final Signed SoCG all matters agreed’ or ‘Final Signed SoCG with matters outstanding’.
- 5.1.3 Where SoCGs have been submitted with matters ‘under discussion’, all parties will continue to review these matters in order that a final version can be provided at the earliest opportunity.

Table 5.1 – SoCG high level position at Deadline 3a, 18 February 2021

Document Reference	Party	Position at Deadline 1 21 January 2021	Position at Deadline 2 4 February 2021	Position at Deadline 3a 18 February 2021
TR010029/EXAM/9.8	London Borough of Havering	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.9	Brentwood Borough Council	Final Signed SoCG all matters agreed	Final Signed SoCG all matters agreed	Final Signed SoCG all matters agreed
TR010029/EXAM/9.10	Essex County Council	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.11	Transport for London	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.12	National Grid	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.13	Cadent Gas	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.14	Eastern Power Networks	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.15	Natural England	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/APP/8.1	Environment Agency	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.16	Network Rail	SoCG in draft	SoCG in draft	SoCG in draft
TR010029/EXAM/9.17	DEFRA	SoCG in draft	SoCG in draft	SoCG in draft

6. Commonality

6.1.1 This section of the Statement provides a summary of principal issues covered in the SoCGs and demonstrates where there is commonality in the topics or matters.

6.1.2 Table 6.1 is presented in such a way to show topics covered within the various SoCGs and how these are relevant to each other party and a position for each topic as follows:

	Matter agreed
	Matter subject to further discussion
	Matter not agreed

6.1.3 Where a matter is not relevant to the other party, it is not included within the SoCG, and therefore not covered in **Table 6.1** and shown as a blank.

6.1.4 Similar to the tables above, as the SoCGs are progressed, the Applicant will update **Table 6.1**.

Table 6.1 – Table of commonality at Deadline 3a

SoCG Ref	Party	Draft DCO	The need & principle of the proposed development & examination of alternatives	Development in the Green Belt	People & communities	Flooding & water	The effects on the highway network from construction & operational issues	Scope of works & design	Landownership & rights	Landscape & visual impacts	Historic environment	Environmental impacts	Biodiversity (including arboriculture)	Traffic & access	Air quality	Noise and vibration	Crown land consent	Planning policy	Ecology, habitats & nature conservation	Cumulative effects	Materials and waste	Protective provisions	The effects on existing services, apparatus & infrastructure	The provisions set out in section 127 of the Planning Act 2008	Outline CEMP/REAC	Proposed scheme changes	Draft licenses
TR010029/ EXAM/9.8	London Borough of Havering	Yellow	Green	Green	Yellow					Green	Yellow	Yellow	Green	Yellow	Yellow	Yellow		Yellow	Green	Yellow		Green			Yellow	Yellow	
TR010029/ EXAM/9.9	Brentwood Borough Council	Green	Green	Green	Green					Green	Green	Green	Green	Green	Green	Green		Green	Green	Green					Green	Green	
TR010029/ EXAM/9.10	Essex County Council	Green	Green	Green	Green					Green	Green	Green	Green	Green	Green	Green		Green		Yellow		Yellow			Green	Green	
TR010029/ EXAM/9.11	Transport for London	Yellow					Yellow		Yellow			Yellow		Yellow					Green	Red							
TR010029/ EXAM/9.12	National Grid																					Yellow	Yellow	Yellow			
TR010029/ EXAM/9.13	Cadent Gas																					Yellow	Yellow	Yellow		Green	
TR010029/ EXAM/9.14	Eastern Power Networks																					Yellow	Yellow	Yellow			
TR010029/ EXAM/9.15	Natural England	Green										Green	Green						Green						Green		Yellow
TR010029/ EXAM/9.18	Environment Agency	Green				Green						Green	Green						Green	Green	Yellow	Yellow			Yellow		

SoCG Ref	Party	Draft DCO	The need & principle of the proposed development & examination of alternatives	Development in the Green Belt	People & communities	Flooding & water	The effects on the highway network from construction & operational issues	Scope of works & design	Landownership & rights	Landscape & visual impacts	Historic environment	Environmental impacts	Biodiversity (including arboriculture)	Traffic & access	Air quality	Noise and vibration	Crown land consent	Planning policy	Ecology, habitats & nature conservation	Cumulative effects	Materials and waste	Protective provisions	The effects on existing services, apparatus & infrastructure	The provisions set out in section 127 of the Planning Act 2008	Outline CEMP/REAC	Proposed scheme changes	Draft licenses
APP/8.1																											
TR010029/ EXAM/9.16	Network Rail																										
TR010029/ EXAM/9.17	DEFRA																										

7. Position as at Deadline 3a (18 February 2021)

7.1.1 This section provides a summary of the position between the Applicant and each interested party as at Deadline 3a (18 February 2021). The individual SoCGs should be referred to for further detail on specific matters.

7.2 London Borough of Havering

7.2.1 The first draft of the SoCG between the Applicant and London Borough of Havering (LBH) was shared on via email on 22 December 2020. A discussion was held on 8 January 2021 with written comments received 12 January 2021. Good progress is being made with the SoCG, however, LBH has indicated that there are a number of areas which require further discussion before agreement can be reached.

7.2.2 The SoCG with the LBH also covers heritage and archaeological related issues. A letter to the ExA from Historic England dated 7 December 2020 notes that Historic England do not intend to enter into a SoCG with the Applicant, and that archaeological and heritage advice will be provided through the LBH.

7.2.3 Key areas for continued discussions include:

- The wording of the requirements within the draft DCO
- The methodology for the NMU assessment within the People and Communities Chapter
- The proposed archaeological mitigation
- The traffic modelling and assessment
- The air quality assessment methodology
- The noise assessment methodology
- Associated planning policy compliance
- The cumulative impacts of the Scheme
- The proposed changes to the Scheme.

7.3 Brentwood Borough Council

7.3.1 The first draft of the SoCG between the Applicant and Brentwood Borough Council was shared on 15 December 2020. Written comments were received on 6 January 2021 and the SoCG has subsequently been agreed.

7.3.2 As outlined at Deadline 1, there are no outstanding matters on this SoCG and both parties have agreed. The version of this SoCG submitted at Deadline 1 (REP1-005) is the final and agreed version of the SoCG.

7.4 Essex County Council

- 7.4.1 The first draft of the SoCG between the Applicant and Essex County Council (ECC) was shared on 18 December 2020. Further discussions were undertaken on 11 January 2021 and most of the points have been agreed.
- 7.4.2 The outstanding items to be agreed with ECC relate to:
- the cumulative construction traffic impacts
 - the disapplication of protective provisions.
- 7.4.3 An updated SoCG between the Applicant and Essex County Council is submitted alongside this statement at Deadline 2.

7.5 Transport for London

- 7.5.1 The first draft of the SoCG between the Applicant and Transport for London (TfL) was shared on 22 December 2020. Further discussions were held on 11 January 2021 and written comments were received on 20 January 2021.
- 7.5.2 A follow up meeting to discuss these comments was held on 8 February 2021 and an updated draft of the SoCG has been prepared to reflect the latest position and is submitted at Deadline 3a.
- 7.5.3 There are still some matters outstanding for discussion regarding:
- The requirements of the draft DCO
 - The effects of the Scheme on the TfL road network
 - The route of the diversion of the high-pressure gas main
 - Land ownership details contained within the Book of Reference
 - Compliance with relevant planning policy
 - Scope of the traffic modelling
 - The wording of the protective provisions.

7.6 National Grid

- 7.6.1 The first draft of the SoCG between the Applicant and National Grid was shared on 18 December 2020 and comments were received on 6 January 2021.
- 7.6.2 Good progress is being made; however further discussions are required to agree the following matters:
- The wording of the protective provisions
 - The effect of the Scheme on existing apparatus and infrastructure.
- 7.6.3 An updated draft of the SoCG will be submitted to the examination at a future deadline.

7.7 Cadent Gas

7.7.1 The first draft of the SoCG between the Applicant and Cadent Gas was shared on 18 December 2020. Comments were received 7 January 2021. Further discussions are ongoing, particularly with regard to:

- the wording of the protective provisions
- the effect of the Scheme on existing apparatus and infrastructure.

7.7.2 An updated draft of the SoCG will be submitted to the examination at a future deadline.

7.8 Eastern Power Networks

7.8.1 The first draft of the SoCG between the Applicant and Eastern Power Networks was shared on 18 December 2020. Further discussions were held on 15 January and progress is being made.

7.8.2 Further discussions are ongoing regarding:

- the wording of the protective provisions
- the effect of the Scheme on existing apparatus and infrastructure.

7.8.3 An updated draft of the SoCG will be submitted to the examination at a future deadline.

7.9 Natural England

7.9.1 The first draft of the SoCG between the Applicant and Natural England was shared on 8 December 2020. Further discussions were held on 15 December and all matters in the SoCG have been agreed except for:

- the draft licence for Great Crested Newts.

7.9.2 An updated draft of the SoCG will be submitted to the examination at a future deadline.

7.10 Environment Agency

7.10.1 The first draft of the SoCG between the Applicant and the Environment Agency was submitted with the DCO application. Further discussions have since taken place and all matters in the SoCG have now been agreed except for:

- the controlled wastes from recently deposited material in Grove Farm and the Brook Street landfill (as outlined in Section 3.3. of the SoCG).

7.10.2 An updated draft of the SoCG will be submitted to the examination at a future deadline.

7.11 Network Rail

- 7.11.1 The first draft of the SoCG between the Applicant and Network Rail was shared on 21 December 2020. A further meeting was held on 19 January 2021 with written comments yet to be received. As such, matters have been noted as under discussion until written comments are received and the Applicant is able to review and respond to them.

7.12 DEFRA

- 7.12.1 The first draft of the SoCG between the Applicant and DEFRA was shared on 21 December 2020. No response to the draft SoCG has yet been received and hence matters have been noted as under discussion until discussions can be held.

© Crown copyright (2021).

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence:

visit www.nationalarchives.gov.uk/doc/open-government-licence/

write to the Information Policy Team, **The National Archives, Kew, London TW9 4DU**,
or email psi@nationalarchives.gsi.gov.uk.

Printed on paper from well-managed forests and other controlled sources.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363