



Planning Act 2008 – section 92

Application by Highways England for an Order granting Development Consent for the M25 Junction 28 Improvement Scheme

Hearing	Date and Time	Location
Compulsory Acquisition Hearing 1	Monday 1 March 2021 at 2:00pm	Virtual meeting via Microsoft Teams

Compulsory Acquisition Hearing 1

All Interested Parties are invited to attend issue specific hearings but it would assist the running of the hearings if notice could be given to the Inspectorate's Case Team (M25Junction28@planninginspectorate.gov.uk) of a wish to participate prior to the hearing by Thursday 25 February 2021 – Deadline 3b.

Each Interested Party is entitled to make oral representations at hearings. However, this is subject to the Examining Authority's (ExA) power to control hearings.

The arrangements conference will commence 30 minutes prior to the start of each hearing to enable a prompt start. Hearings will finish as soon as the ExA deems that all those present have had their say and that all matters have been covered.

The agenda is for guidance only. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration of them. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of further written questions.

Every effort will be made to ensure that the issues will be discussed on the days that they are scheduled for. Should the consideration of the issues take less time than anticipated, the ExA may conclude the Hearing as soon as all relevant contributions have been made and all questions asked and responded to.

If there are additional matters to be dealt with or there are submissions that take a considerable amount of time at any Hearing, there may be a need to continue the session for longer on the day. Alternatively, it may be necessary to prioritise matters and defer others to further written questions.

Please Note:

In order to ensure timely publication of the agenda, this has been drafted very shortly after the receipt of submissions for Deadline 3a as a consequence the ExA may need to adjust the agenda at the meeting to allow for responses received at this deadline.



Agenda

Title of Meeting Compulsory Acquisition Hearing 1

Date Monday 1 March 2021

Time 2:00pm

Venue Virtually via Microsoft Teams

Attendees Invitees

The main purpose of the first Compulsory Acquisition Hearing 1 is:

- To consider the compulsory acquisition and related provisions within the Development Consent Order (DCO);
- To consider whether the conditions relating to the purpose for which compulsory acquisition may be authorised would be met;
- To discharge the ExA's duty to hear persons affected by Compulsory Acquisition (CA) and Temporary Possession (TP) proposals (Affected Persons) who request to be heard; and
- To address related matters.

Please Note:

Matters concerning Protective Provisions particularly concerning Cadent Gas, Transport for London and the Environment Agency will be discussed at the Issue Specific Hearing on the draft Development Consent Order to be held on Friday 5 March 2021.

Matters concerning the effects of the Proposed Development to the Maylands Golf Course and the designs of the second green, as well as the specific matters concerning Grove Farm will be discussed at the Issue Specific Hearing on Environmental Matters to be held on Wednesday 3 March and Thursday 4 March

1. Welcome, introductions, arrangements for the hearing

2. Section 122 and 123 of the Planning Act 2008 (PA2008)

- 2.1 The Applicant to briefly outline the case for CA and TP and whether it meets the tests of the PA2008 including whether all reasonable alternatives have been considered and whether the rights to be required are reasonably necessary and proportionate; and
- 2.2 The Applicant to provide a brief update on the progress of negotiations and deadlines for their conclusion.



3. Plots 4/2 to 4/11

- 3.1 Discussion on the Applicant's response to WQ1 CA 1.12 [REP2-011].
- 3.2 Whether Plots 4/5, 4/6 and 4/7 constitute Crown land having regard to the response from the Forestry Commission [REP2-027].
- 3.3 Matters of clarification concerning Plots 4/2, 4/4, 4/6 and 4/9

4. Plot concerning Gardens of Peace Muslim Cemetery

- 4.1 Whether the proposed Change Request (No.4) submitted by the Applicant at Deadline 3a [REP3A-030], if accepted into the Examination, would be sufficient to overcome the concerns raised by the Gardens of Peace Muslim Cemetery in relation to Plot 1/8.

5. Plots concerning Glebelands Estates (including Maylands Golf Course)

- 5.1 The changes to Plot 1/11 proposed by the Applicant at Deadline 3a [REP3A-030].
- 5.2 The extent of land required for Plots 1/11, 1/10, 3/20 and 3/22.
- 5.3 The need for CA freehold of Plot 1/12.

6. Grove Farm

- 6.1 Whether alternative CA options have been considered to alleviate potential concerns to the occupiers of Grove Farm from works at Plot 1/29.

7. AOB

8. Action Points and Close of Hearing

Attendees

The following parties are requested to attend because the ExA considers that the material they have submitted raises issues that the ExA may wish to explore at the hearing:

- The Applicant
- Representatives of Gardens of Peace Muslim Cemetery
- Representatives of Glebelands Estates Limited
- Representatives of Luddington Golf Limited
- Representatives of Grove Farm
- Network Rail
- Essex County Council
- London Borough of Havering