



## Planning Act 2008 – section 91

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

Hearing	Date and Time	Location
Issue Specific Hearing 1	Wednesday 3 March 2021 at 10:00am, and; Thursday 4 March 2021 at 10:00am	Virtual meeting via Microsoft Teams

#### Issue Specific Hearings

All Interested Parties (IPs) 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](mailto:M25Junction28@planninginspectorate.gov.uk)) of a wish to participate prior to the hearing by Thursday 25 February 2021 – Deadline 3b.

Each IP 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** Issue Specific Hearing 1: Environmental Matters

**Date** Wednesday 3 March 2021

**Time** 10:00am

**Venue** Virtually via Microsoft Teams

**Attendees** Invitees

**1. Welcome, introductions, arrangements for the hearing**

**2. Traffic and Transport (including air quality effects)**

- 2.1 Baseline Data presented in the Transport Assessment Report [APP-089] and Transport Assessment Supplementary Information Report submitted by the Applicant at Procedural Deadline B [PDB-003].
- 2.2 Whether an assessment on the Proposed Development at Gallows Corner is required and if so, the likely effects the Proposed Development would cause.
- 2.3 Extended inter-green signalling at Brook Street presented within the Transport Assessment Supplementary Information Report [PDB-003]
- 2.4 The absence of an outline Traffic Management Plan (TA 1.1) and whether sufficient information is contained within the Supplementary Information Reported [PDB-003].
- 2.5 Matters concerning connectivity to non-vehicular traffic and community severance following the Applicant's response to WQ TA 1.11 and TA 1.12.
- 2.6 Suggested alterations to proposed access to and egress from Grove Farm prepared by representatives of the Jones Family submitted at Deadline 2 [REP2-033].

**3. Historic Environment**

- 3.1 The adequacy of the baseline data and assessment of Tyler's Hall Farm and the Grove.
- 3.2 The Applicant to summarise the contents of the outline Archaeological Management Plan, submitted by the Applicant and Deadline 3A [REP3A-029].

**Issue Specific Hearing 1 will be adjourned and continue the following morning, Thursday 4 March 2021, 10:00am**



#### **4. Design and Landscaping**

- 4.1 The adequacy of the design of the scheme, focussing on the bridges, following the Applicant's response to WQ LV 1.6 to 1.9 [REP2-011]
- 4.2 The Applicant's approach management and mitigation of trees and the adequacy of the Arboricultural Management Plan submitted with the outline Construction Environmental Management Plan submitted at Deadline 3A [REP3A-010].

#### **5. People and Communities**

- 5.1 The effects of the Proposed Development on the living conditions of the occupiers of Grove Farm.
- 5.2 The effects of the Proposed Development on the operations of Maylands Golf Course.
- 5.3 Any other concerns.

#### **6. Matters for Clarification**

- 7.1 Whether IPs are generally content with the outline Construction and Environmental Management Plan submitted at Deadline 3A [REP3A-010] and the inclusion of the outline Dust, Noise and Nuisance Management Plan and the outline Surface Water Management Plan, and London Borough of Havering to expand on its comments on those other Environmental Plans as listed in the draft Development Consent Order [REP3A-004].
- 7.2 Applicant to update ExA on matters around ground conditions/waste/land contamination and discussions with EA and to set out when it will submit a Materials Management Plan as recommended by the Ground Investigation Report submitted by the Applicant at Deadline 1 [REP1-023, REP1-024 and REP1-025]
- 7.3 In response to WQ1 GQ 1.9, whether a more detailed explanation of Works Nos 11-32 would be more helpful.
- 7.4 In response to WQ1 GQ 1.13, the Applicant to clarify the Proposed Development's contribution to the emissions target set within the Government's fourth Carbon Budget.
- 7.5 Applicant to summarise mitigation measures within the Proposed Development in response to concerns raised by IPs over flooding around the Brook Street junction.

#### **7. AOB**

#### **8. Action points arising from the Hearing**

#### **9. Close**



**Invited attendees:**

All IPs are welcome to attend the hearing. However, representatives for the following parties are specifically requested to attend because the ExA considers that the material that they have submitted raises issues that the ExA may wish to explore at the hearing:

- The Applicant.
- The London Borough of Havering.
- Brentwood Borough Council.
- Essex County Council.
- Transport for London.
- Representatives of Grove Farm.
- Representatives of the Maylands Golf Course.