

From: [REDACTED]
To: [Hanlon, Paige](#)
Cc: [M25 J28 Improvements](#); [M25 Junction 28](#)
Subject: M25 Junction28 - Letter to PINs change 8 – Grove Farm egress and clarification regarding Work No. 7 (extent of M25 carriageway works)
Date: 13 April 2021 11:15:56
Attachments: [HE551519-ATK-GEN-XX-LN-ZM-000016.pdf](#)

Hi Paige

Please find attached our letter containing details of a proposed change (no.8) and a clarification.

As an aside the ExA has requested A1 copies of the Works Plans – could you advise where these need to be posted to?

Thanks

Tom

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Our Ref: HE551519-ATK-GEN-LN-XM-000016

Mr Richard Allen
Lead Member Examining Authority
Planning Inspectorate
National Infrastructure Planning
By email only

Thomas Selby
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[REDACTED]
[REDACTED]
13 April 2021

Dear Sir

**M25 junction 28 improvement scheme
Planning Inspectorate reference: TR010029
Notification of intention to make a request for an additional change to the
Scheme (Change 8 – Grove Farm egress) and clarification regarding Work No.
7 (Extent of M25 carriageway works)**

I am writing to inform you that Highways England intends to request one additional change to its application for a Development Consent Order (DCO) for the M25 junction 28 improvement scheme ("the Application").

Since submission of the Application in May 2020, Highways England has continued to engage with stakeholders and has undertaken further preliminary design work to refine the plans for the implementation and construction of the Scheme. During the examination a number of representations have been made by landowners, and other stakeholders. As a result of this work Highways England has identified one further change that it wishes to make to the Application (the "Proposed Change" or "Change 8"), which is outlined below.

Highways England also wishes to take this opportunity to inform the Examining Authority (ExA) about a proposed adjustment to Work No. 7 (extent of M25 carriageway works) as explained below.

As the ExA is aware, Highways England submitted a change request to the Examining Authority (ExA) at Deadline 3A on 18 February 2021 for changes numbered 1 to 4. On 10 March 2021 Highways England notified the ExA of its intention to make a further change request no later than Deadline 6 (27 April 2021)

for three further changes, numbered 5, 6 and 7. Accordingly, the prospective change outlined in this letter has been numbered to follow on sequentially and as such is referred to as Change 8.

Change 8 – Grove Farm egress – revisions to Work No. 15

The dDCO describes Work No. 15 in Schedule 1 as:

“alterations to the existing egress from Grove Farm, approximately 50 metres in length, commencing at a point situated immediately to the west of the existing Grove Farm residential property and terminating at Work No. 2, as shown on sheet 1 of the works plans”.

Representations received from Grove Farm expressed concern about the proximity of the realigned A12 eastbound off slip-road (Work No. 2) and the proposed Grove Farm egress (Work No. 15). Highways England acknowledges that the owners are concerned that this will have a detrimental impact on their amenity as it may result in lorries queueing on the egress outside their residential property as they approach to join the new A12 eastbound off slip.

To deal with this concern Highways England engaged with the owners’ agent and are developing an option which involves re-positioning the egress road (Work No. 15) slightly further away from the property to mitigate their concern.

Change 8 would require additional land outside of the highways limits of deviation as shown on the Works plans (APP-006). However, The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 would not be fully engaged as the additional land required is needed for temporary possession only.

This prospective change has been discussed with the owners of Grove Farm and their professional representatives who have provided positive feedback upon it.

Extent of M25 carriageway works (Work No. 7)

The dDCO, in Schedule 1, describes Work No. 7 as:

“Improvements to a stretch of the existing M25 northbound carriageway, along a length of approximately 1,775 metres, commencing at the Poplars Railway bridge and continuing north westwards until a location situated approximately 1,250 metres north of the existing Brook Street Viaduct as shown on sheets 1, 3 and 4 of the works plans”.

However, the carriageway resurfacing and tie in works (being the improvements to which the work refers) are now proposed to start at a point on the north side of the Brook Street Viaduct on the M25 main line carriageway (instead of the south side of the viaduct) and continue north westwards until a point approximately 1,250 metres north west of the viaduct, this end point being unchanged. The length of Work No. 7 should therefore read 1,250 metres and not 1,775 metres in the dDCO, and the Works plans ought to be adjusted accordingly.

Highways England wanted to bring this matter to the ExA's attention but subject to its views does not consider that it is necessary to invoke the change request process. The adjustment in the length of the work would not require any change to the Order Limits, nor any change to the land powers sought. It would not give rise to any new or different significant environmental effects and affects only a relatively short stretch of the Strategic Road Network (SRN) owned and operated by Highways England and so in Highways England's view, there would be no need to consult in respect of the matter.

Highways England therefore intends to make the necessary minor adjustments to the Works plans and the dDCO at the next appropriate opportunity.

Proposed timetable for requesting the changes

In assessing the Proposed Change, Highways England has had regard to the advice contained in the Planning Inspectorate's Advice Note 16 (How to request a change which may be material).

Highways England recognises that the decision as to whether the changes proposed or accepted individually or cumulatively constitute material changes is a matter for the ExA to determine. Having regard to the guidance, Highways England considers that Change 8 is non-material in nature.

Highways England understands the requirement to undertake a non-statutory targeted consultation on Change 8. Consultation is therefore proposed with the owners of Grove Farm, Natural England, Environment Agency, Transport for London, affected utility companies, the London Borough of Havering, Brentwood Borough Council, Essex Country Council, those with an interest in land affected by the Proposed Change and those registered as Interested Parties to the Scheme with the Planning Inspectorate.

The responses from the non-statutory consultation will be provided in the formal change request, which will take into account all representations received. As was the case for Changes 5-7, Highways England does not intend, subject to the ExA's views, to publish newspaper notices or erect site notices advertising the consultation due to the targeted nature of it.

Highways England intends to make a formal request to the ExA to accept the Proposed Change no later than 20 May 2021 (Deadline 7).

I should be grateful if you would acknowledge safe receipt of this letter and arrange for a copy of it and its enclosures to be placed before the ExA.

I look forward to your response.

Yours faithfully,



Thomas Selby
Project Manager