

M25 junction 28 improvement scheme

TR010029

9.92 Applicant's response to J Ellis' additional submission

Rules 8(1)(c)(i)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 28 scheme

Development Consent Order 202[x]

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1. Purpose and structure of this response

- 1.1.1 This document provides the comments of the Applicant, Highways England, in response to Mr Ellis' additional submission (AS-040) submitted to the Examining (ExA)ate (for Deadline 5.
- 1.1.2 Highways England has sought to provide comments where it is helpful to the Examination to do so, for instance where a representation includes a request for further information or clarification from Highways England or where Highways England considers that it would be appropriate for the Examining Authority (ExA) to have Highways England's views in response to a matter raised by an Interested Party in its representations. Where issues raised within a representation have been dealt with previously by Highways England, for instance in response to a question posed by the ExA in its first round of written questions or within one of the application documents submitted to the Examination, a cross reference to that response or document is provided to avoid unnecessary duplication. The information provided in this document should, therefore, be read in conjunction with the material to which cross references are provided.
- 1.1.3 Highways England has not provided comments on every point made within the representation (for instance, Highways England has not responded to comments made about the adequacy of its pre-application consultation given that Highways England has already provided a full report of the consultation it has undertaken as part of its application for the Development Consent Order (DCO)) and the Planning Inspectorate has already confirmed the adequacy of the pre-application consultation undertaken when the application was accepted for Examination. In some cases, no comments have been provided, for instance, because the written representation was very short, or because it expressed objections in principle to the Scheme or expressions of opinion without supporting evidence.
- 1.1.4 For the avoidance of doubt, where Highways England has chosen not to comment on matters raised by Interested Parties, this is not an indication Highways England agrees with the point or comment raised or opinion expressed.

2. AS-040 J Ellis additional submission

Response reference:	Representation Issue	HE Response
AS-040-01	<p>M25 j28 planned works</p> <p>I write with reference to the above and following my initial letter dated July 2020 and various communication since from yourselves in relation to the planned works for the widening of the A12/ M25 J28 road improvement scheme.</p> <p>I have now taken advice from Strutt and Parker in relation to the long term impact of the scheme on my property.</p> <p>My concerns are as follows:</p> <ul style="list-style-type: none"> • Impact on the value of my property and the devaluation it will likely cause • Increased noise during works • Increased noise beyond the works phase and long term. <p>The scheme is still going via planning and is likely to conclude later this year and it is likely the above points will need addressing later in the year subject to the planning phase concluding.</p> <p>Of the points the latter two are linked to fencing / noise reduction barrier which can be installed and left in situ but the first point will remain relevant.</p> <p>Suggest we progress the above once the planning phase concludes.</p>	<p>Highways England's response to Mr Ellis's relevant representation (RR-015-01) in Highways England's response to Relevant Representations (REP1-002) outlines the circumstances where those with an interest in a property affected by the Scheme may be entitled to compensation Under Part I of the Land Compensation Act 1973 ('the Act').</p> <p>This response also explains that an assessment of the Scheme on noise and vibration has been undertaken and is presented in Chapter 6 (Noise and Vibration) of the Environmental Statement (ES) (REP5-014). The property is identified as one of the representative noise sensitive receptors in both Appendix 6.2 for construction noise and Appendix 6.3 for operational noise (REP5-024) and is shown on Figure 6.1 (REP5-012). The assessment concludes that with the application of recommended management and mitigation measures, outlined in the Register of Environmental Actions and Commitments (REAC) (REP5-028), there are unlikely to be adverse effects from noise due to the construction of the Scheme and changes in noise from the operation of the Scheme will be negligible. As there are negligible effects during both construction and operation on the property, a noise barrier is not required to be installed during either construction or operation.</p> <p>The design, mitigation and enhancement measures detailed in section 6.9 of Chapter 6 (REP5-014) include the contractor being part of the Considerate Contractors Scheme and keeping local residents informed of the works. During construction, measures will be in place to ensure that traffic will be managed appropriately in order to avoid, as far as practicable, adverse effects on the road network. These measures will be set out in a Traffic Management Plan (TMP) that will be produced in line with Requirement 10 of the draft DCO (dDCO) (TR010029/APP/3.1(5)).</p>

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