

M25 junction 28 improvement scheme

TR010029

10.12 Report on Proposed Scheme Changes 5-7

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1. Introduction

1.1 Background

- 1.1.1 Highways England made an application under section 37 of the Planning Act 2008 for an order granting development consent (DCO) for the proposed M25 junction 28 improvement scheme (“the Scheme”). That application (“the Application”) was submitted to the Examining Authority on 27 May 2020 and was accepted for examination on 24 June 2020. The Application is being considered by an examining authority (ExA) appointed by the Secretary of State.
- 1.1.2 Since submission of the Application, Highways England has continued to engage with stakeholders and to undertake further design work to develop plans for the implementation and construction of the Scheme. As a result of this work and following consideration of the representations which have been made by interested parties, Highways England identified three changes to the Scheme (the Proposed Changes or Changes 5-7) as described further in sections 2-5 below. The ExA was first notified of these intended changes by Highways England in a letter dated 10 March 2021 (Appendix A the Addendum Consultation Report).

1.2 Purpose

- 1.2.1 The main purposes of this document are:
- To set out the background to the Proposed Changes, including an assessment of the environmental effects of each change, consideration of land powers and implications and commentary on stakeholder engagement.
 - To explain the amendments which are required to the documents submitted with the Application as a result of the Proposed Changes.
- 1.2.2 Sections 3, 4 and 5 of this report set out the background to the Proposed Changes, including an assessment of the environmental effects of each change, consideration of land powers and implications, plus stakeholder engagement. For each change, details of amendments that would be required to the draft development consent order (dDCO) are provided (at Appendix D).
- 1.2.3 Section 6 explains the implications for the Funding Statement and section 7 explains the implications for the Statement of Reasons. Section 8 explains the implications for the Case for the Scheme.
- 1.2.4 Section 9 provides a schedule of the application documents which are affected by the Proposed Changes together with details of any other documents which have been prepared in support of them.
- 1.2.5 A targeted non-statutory consultation exercise was carried out in relation to the changes from 23 March to 22 April 2021. Letters and emails outlining the Proposed Changes were sent out to the affected land interests and other stakeholders. Full details of the targeted consultation methodology, the responses received and how views have been responded to are provided in

Appendix A (Addendum Consultation Report). Discussions regarding the Proposed Changes have taken place with relevant owners and other land interests, the Environment Agency (EA), statutory undertakers, other relevant interests.

- 1.2.6 This report should be read in conjunction with the Drawings on proposed Changes 5-7 report (TR010029/EXAM/10.13).

2. Proposed changes

2.1 Scheme changes

2.1.1 The Proposed Changes are summarised below and have been made following ongoing design refinement, engagement and feedback from key stakeholders, the Scheme contractor (who has been appointed since submission of the Application) and affected land interests.

- Change 5 – Reduction to the realignment of the Weald Brook (Work No. 23C)
- Change 6 – Realignment of UK Power Networks (UKPN) diversion (Work No. 30)
- Change 7 – Refinement of Maylands golf course accommodation works (Work No. 32)

2.1.2 Details of the Proposed Changes are included in sections 3 to 5 below with a schedule provided in section 9 of those Application documents which will need to be updated if the Changes are accepted by the ExA.

3. Change 5 – Reduction to the realignment of the Weald Brook (Work No. 23C)

3.1 Description of proposed change

- 3.1.1 In the submitted application for the Scheme, Highways England included a two-span bridge (Duck Wood bridge) (Work No. 6C), at the northern end of the loop road with a central supporting pier which resulted in the need to realign a stretch of the Weald Brook (Work No. 23C).
- 3.1.2 As a result of design development, revisions are proposed to the design of the bridge, including removal of the central supporting pier, meaning that the extent of realignment of the Weald Brook is reduced.
- 3.1.3 This change would reduce the length of straightening of the Weald Brook from approximately 70 m to 40 m. Realignment (straightening) of the Weald Brook is required due to the construction of the new loop road (Work No. 6), including a new bridge, 'Duck Wood bridge' (Work No. 6C) which will carry the new loop road over the Weald Brook.

Figure 3.1: Scheme Layout Plans extracts from the Application (REP5-006) (left hand side) and for proposed Change 5 (TR010029/EXAM/10.13 (right hand side))

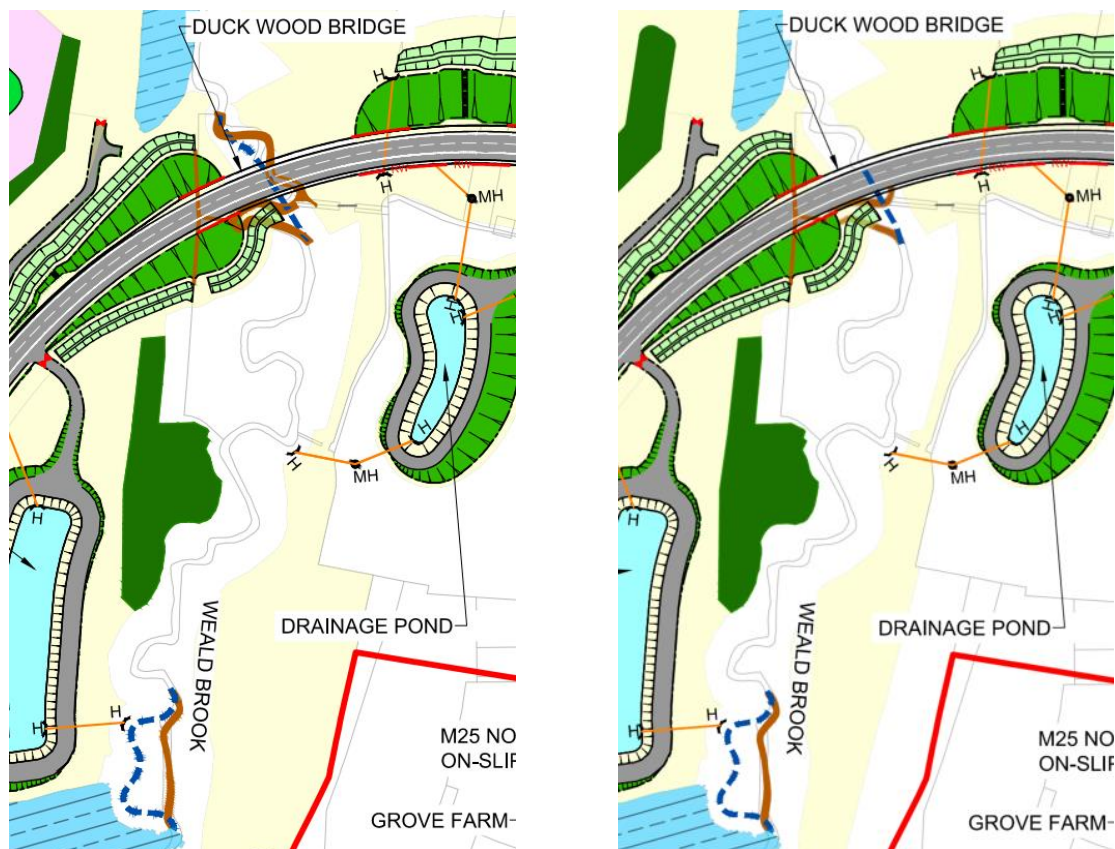
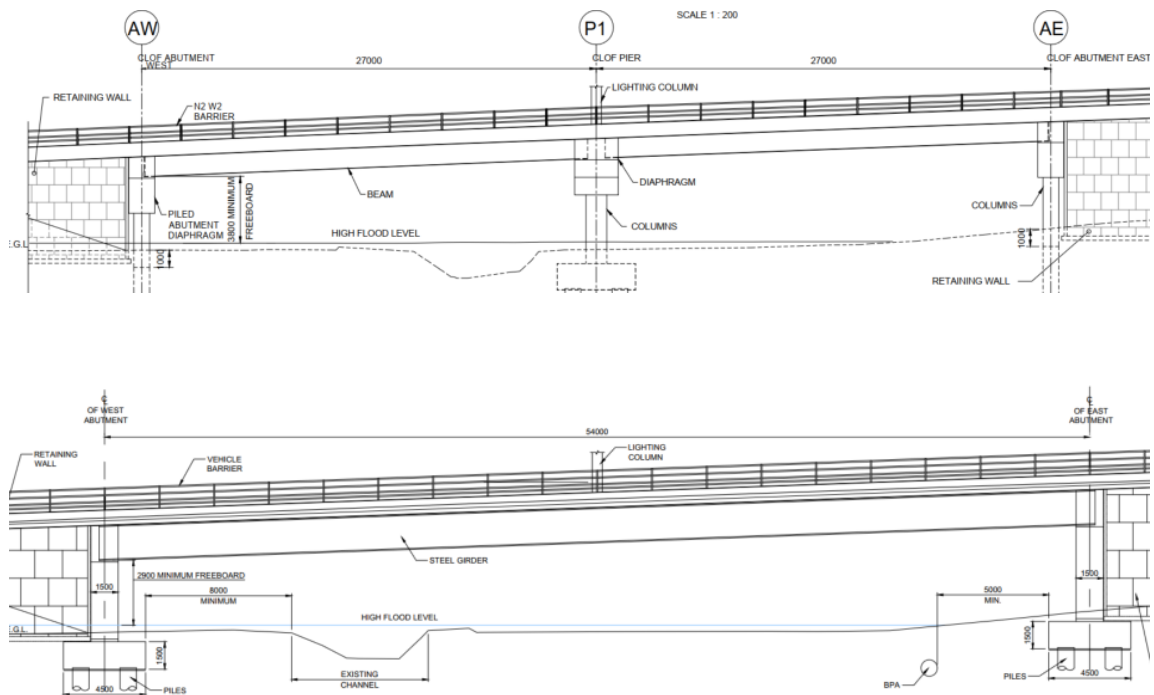


Figure 3.2: Engineering Sections extracts from the Application (REP5-007) (top) and for proposed Change 5 (TR010029/EXAM/10.13) (bottom)



3.2 Reason for change

3.2.1 The original design for Duck Wood bridge was a two-span bridge with a central supporting pier which resulted in the need to realign a stretch of the Weald Brook (Work No. 23C). As a result of design development, revisions are proposed to the design of the bridge, including removal of the central supporting pier, meaning that the extent of realignment of the Weald Brook is reduced.

3.3 Engagement

3.3.1 Change 5 was discussed with the Environment Agency and the London Borough of Havering during its development and both provided positive feedback.

3.3.2 The Environment Agency and the London Borough of Havering have since both responded to the non statutory targeted consultation. The Environment Agency are generally supportive of Change 5 and are pleased that the central pier will be removed and that the realignment will be reduced allowing for a more natural watercourse. The London Borough of Havering welcomes the reduction in impacts on the watercourse, with a query raised requiring clarification on the expected environmental effects of this change

3.3.3 Full details of the consultation issues raised for Change 5 and Highways England's response to those issues are provided in the Consultation Report at Appendix A.

3.4 Effect of Change 5

Environmental effects

- 3.4.1 There is no/negligible change in the environmental effects for Change 5 in comparison to those described in the Environmental Statement (ES) for all the following topics: air quality (APP-027); noise and vibration (REP5-014); biodiversity (APP-029) road drainage and the water environment (APP-030); landscape and visual (REP5-015); geology and soils (APP-032); cultural heritage (APP-033); materials and waste (REP5-016) people and communities (REP5-017); climate (APP-036) and the assessment of cumulative effects (REP5-018).

3.5 Mitigation and compensation

- 3.5.1 No additional mitigation and compensation measures are required for this change.

3.6 Land

- 3.6.1 Change 5 does not involve any changes to the Scheme Order limits or to the land powers proposed in this area which are still required for construction of the new loop road. The affected plots are Plots 1/10 and 1/18, which are subject to permanent acquisition of title and therefore no changes to land powers are required for Change 5.

3.7 Potential dDCO changes

- 3.7.1 Table D.1 in Appendix D sets out the amendments which would be required to the text of the dDCO (TR010029/APP/3.1(5)), were Change 5 to be accepted.

4. Change 6 – Realignment of UK Power Networks (UKPN) diversion (Work No. 30)

4.1 Description of proposed change

4.1.1 This change is to the realignment of the diversion underground of an existing 11kV overhead electric line owned and operated by UKPN approximately 640 metres long (Work No. 30). In the Application the diversion commences at a point situated south of the loop road (Work No. 6) in proximity of the proposed Grove bridge, and terminates approximately 120 metres north of the loop road and Duck Wood bridge as shown on sheets 1 and 3 of the Works plans (REP5-003).

4.1.2 Change 6 is to revise the alignment for the cable diversion – which would still be below ground – moving it closer to the M25. The diversion would commence at UKPN’s substation on the M25 northbound on-slip near the Brook Street roundabout and terminate at UKPN’s existing underground cable adjacent to the Weald Brook culvert to the west of the M25.

4.1.3 The underground cable requires a 3 metre wide easement which means that the revised realignment would affect some sections where woodland replacement planting is currently proposed. The proposed woodland planting will be replaced elsewhere within the Scheme and small shrub and grassland species will be planted within the easement as far as practicable.

Figure 4.1: Works plan extract from the Application (REP5-003) (left hand side) and from proposed Change 6 (TR010029/EXAM/10.13) (right hand side)



4.2 Reason for change

4.2.1 UKPN has recently expressed concerns that sections of the proposed diversion route in the Application are subject to surface water flooding and so UKPN has asked for the route to be revised. Change 6 therefore is to revise the alignment to address those concerns and the revised route has been agreed with UKPN.

4.3 Engagement

4.3.1 Highways England consulted UKPN on the proposed alignment prior to the Application being made and the proposed diversion was agreed in principle at that time. The new realignment is addressing UKPN's concerns outlined in paragraph 4.2.1 above.

4.3.2 Highways England engaged with National Grid in relation to Change 6 as it has a 275kV overhead electricity transmission line asset in proximity to the realigned route. In response to the non statutory targeted consultation, National Grid requested an adjustment to the position of the UKPN cable where it passes close to one of its towers.

4.3.3 In response to the non statutory targeted consultation the London Borough of Havering raised comments regarding the proximity of the amended UKPN diversion to a veteran tree and additional woodland tree planting.

4.3.4 Full details of the consultation issues raised for Change 6 and Highways England's response to those issues are provided in the Consultation Report at Appendix A.

4.4 Effect of Change 6

4.4.1 Change 6 would not involve any changes to the Scheme Order limits. There will be changes to the land powers sought for some plots which are no longer required in relation to Work No. 30 as a result of this change. This is explained in section 4.6 below. Plot 1/23 will no longer be required and although it remains within the red line boundary, will be coloured orange to show that no land powers are sought in respect of it.

4.4.2 The changes to the environmental effects from Change 6 compared to those reported in the ES are explained below.

4.4.3 Change 6 requires revisions to the dDCO as shown in Table D.2 of Appendix D.

Environmental effects

4.4.4 The following paragraphs address the changes to the environmental effects for Change 6 in comparison to those already assessed and presented in the ES.

4.4.5 There is no/negligible change in the environmental effects of the following topics: air quality (APP-027); noise and vibration (REP5-014) road drainage and the water environment (APP030); geology and soils (APP-032); cultural heritage

(APP-033); materials and waste (REP5-016), people and communities (REP5-017), climate (APP-036) and the assessment of cumulative effects (REP5-018).

- 4.4.6 The following topics required further assessment and/or need a change in the assessment which is discussed below.

Landscape and visual

- 4.4.7 The underground cable requires a 3 metre wide easement which means that the revised realignment would affect some sections where woodland replacement planting is proposed in the Application (located along the M25 north of the loop road as shown on Figure 2.2 Preliminary environmental design (REP5-020)). As tree planting will not be able to take place within the easement, this portion of proposed woodland planting will be included within the proposed embankment planting located to the south west of the loop road and within other areas of proposed woodland planting to the north of the loop road within the Scheme boundary. Shrub and grassland species will be planted within the easement as far as practicable (as shown on the revised Figure 2.2 (TR010029/EXAM/10.13)). This revision to replacement planting would not change the total amount of woodland planting proposed for the Scheme or the assessment of effects presented in the landscape and visual assessment chapter (REP5-015) of the ES.

Biodiversity

- 4.4.8 As described above (under landscape and visual), there will be a slight revision to the planting proposals to accommodate Change 6. With the proposed updates to the preliminary environmental design described in the landscape section above the total area of tree planting remains the same. Therefore, the revision to the planting proposals does not change the assessment of effects presented in the biodiversity chapter (APP-029).
- 4.4.9 The revised UKPN diversion will pass adjacent to veteran tree T095 as shown on the revised Figure 2.2, Sheet 3 (TR010029/EXAM/10.13). Tree protection measures currently proposed for the Scheme, in line with BS5837:2012 - Tree Management Protection during Construction, includes a construction exclusion zone which will require tree protection barriers to mitigate any effects on this tree during construction. The barriers are currently 13.3 m from the base of the tree in the direction of the UKPN diversion. This considers the root protection area radius of the tree. There is further 8.7 m of land between the protective barriers and the proposed UKPN diversion. Therefore, any potential root protection area encroachment is mitigated for by the barriers.
- 4.4.10 Details of the tree protection measures are included in the Outline Arboricultural Method Statement (AMS) (REP5-040), including details of the specification for the barriers and the locations shown on the Tree Protection Plans in Appendix C of the Outline AMS.

4.5 Mitigation and compensation

- 4.5.1 No additional mitigation and compensation measures are required for this change.

4.6 Land

- 4.6.1 The landowners with an interest in and affected by Change 6 are the owners of Grove Farm and Highways England. There are also utility companies with an interest in the land plots affected by Change 6.
- 4.6.2 Change 6 would not involve any changes to the Scheme Order limits nor would it require any additional land or land powers to be acquired.
- 4.6.3 In the submitted Application, Work No. 30 falls within Plots 1/17, 1/18, 1/20, 1/21, 1/22, 1/28, 3/15 and 3/19 which are being sought for permanent acquisition of rights or permanent acquisition of land. Work No. 30 in the Application is also within Plots 1/15, 1/16 and 1/23 which are sought for temporary possession.
- 4.6.4 The realignment of UKPN under Change 6 follows the M25 northbound slip road and the relevant land plots are: 1/18, 1/24, 1/30, 1/31, 3/5, 3/11, 3/13 and 3/14. All of these plots are being sought in the Application for permanent acquisition of land and therefore no land power changes are required to accommodate the revised UKPN alignment.
- 4.6.5 With the proposed change, the permanent acquisition of rights in plots 1/17, 1/21 and 3/19 are no longer required for Work No. 30 but temporary possession of these plots are required for access and construction works. Plot 1/21 will be split into two plots, one remaining as permanent acquisition of rights to enable the maintenance of Work No. 22 (new drainage outfall pipe) and the remainder (new Plot 1/21a) required for temporary possession associated with the realignment of Weald Brook. Plot 1/23 is no longer required. Whilst it will remain within the Scheme Order limits it will be coloured orange to show that no land powers are sought in respect of it.
- 4.6.6 Refer to the revised Land plans ((TR010029/EXAM/10.13), Book of Reference (TR010029/EXAM/10.14) and Schedule of Changes to the Book of Reference (TR010029/EXAM/10.15) submitted with this Change Request which shows the plots that are required for Work No. 30 and the land powers sought which are affected by Change 6.

4.7 Potential dDCO changes

- 4.7.1 Table D.2 in Appendix D sets out the amendments which would be required to the text of the dDCO (TR010029/APP/3.1(5)), were Change 6 to be accepted.

5.2 Reason for change

5.2.1 This change is as a result of continued discussions with Luddington Golf Ltd and Glebelands Estates Ltd to develop appropriate mitigation proposals arising from the Scheme on the golf course. The change is to pursue the alternative option put forward by Luddington Golf Ltd and Glebelands Estates Ltd for the remodelling of the golf course.

5.3 Engagement

5.3.1 Highways England met with representatives of Luddington Golf Ltd and Glebelands Estates Ltd prior to the targeted consultation to develop the proposed arrangement for the golf course, including to agree the layout of the remodeled golf course, the timing of the works and to ensure that Change 7 meets their requirements.

5.3.2 In response to the non statutory targeted consultation the London Borough of Havering confirmed it is satisfied with the proposed planting compensation but sought clarification on related matters. Full details of the consultation issues raised for Change 7 and Highways England's response to those issues are provided in the Consultation Report at Appendix A.

5.4 Effect of Change 7

5.4.1 Change 7 would require an extension to the Order limits to those submitted in the Application to cover the areas required for the golf course remodelling works, for associated landscape and ecological works, as well as to facilitate an area required for an associated construction compound. The extension to the Order limits is required to include additional land (28,450m²) for temporary possession. The overall total area of Work No.32 for Change 7 is 54,578m².

5.4.2 The changes to the environmental effects from Change 7 compared to those reported in the ES are explained below.

5.4.3 Change 7 requires revisions to the dDCO as shown in Table D.3 of Appendix D and the REAC as described in section 5.5.1.

Environmental effects

5.4.4 The following paragraphs address the changes to the environmental effects for Change 7 in comparison to those already assessed and presented in the ES.

5.4.5 There is no/negligible change in the environmental effects of the following topics: air quality (APP-027); noise and vibration (REP5-014) road drainage and the water environment (APP-030); geology and soils (APP-032); cultural heritage (APP-033); materials and waste (REP5-016), climate (APP036), people and communities (REP5-017) and the assessment of cumulative effects (REP5-018).

5.4.6 The following topics required further assessment and/or needed a change in the assessment which is discussed below.

Landscape and visual

- 5.4.7 Change 7 requires a larger area of land outside the current Maylands golf course boundary than the golf course accommodation works (Work No. 32) proposed in the Application. However, this additional land take is not considered sufficient enough to alter the results of the assessment regarding effects on the landscape and visual receptors presented in the Landscape and visual chapter in the ES (REP5-015). Change 7 will require the removal of additional trees in order to facilitate the construction of golf course accommodation works. The design comprising Change 7 proposes compensation for the tree loss by planting trees within the Scheme DCO boundary (as shown on the revised Figure 2.2 (TR010029/EXAM/10.13)) with the primary aim being to delineate the golf course boundary and to connect existing areas of woodland to reinforce the existing landscape character.
- 5.4.8 The incorporation of these measures means that Change 7 results in no change in the assessment conclusions regarding landscape and visual effects presented in the ES (REP5-015).

Biodiversity

- 5.4.9 In comparison to the golf course remodelling works submitted with the Application (Work No. 32), Change 7 requires a slightly larger area of land within Ingrebourne Valley Site of Metropolitan Importance for Nature Conservation (SMI). The assessment of effects in the biodiversity chapter of the ES (APP-029) concludes there is a residual slight adverse effect on Ingrebourne Valley SMI due to the proposed permanent loss of approximately 1.9 % of land within the SMI boundary¹. Change 7 will require the removal of additional trees including a small area of plantation woodland. The design comprising Change 7 includes compensation for this tree loss including planting trees elsewhere within the Scheme boundary. Due to the large size of the SMI (263ha) the small increase in area of land required for Change 7 and number of trees removed does not result in an increase in the calculated permanent loss of approximately 1.9%. Change 7 does not result in any other impacts to the SMI not already set out in the biodiversity chapter of the ES. Therefore, with the mitigation proposed, Change 7 does not alter the assessment of a residual slight adverse effect on the SMI already presented in the biodiversity chapter.
- 5.4.10 Change 7 does not require the removal of veteran trees or any trees with potential roosting features for bats.
- 5.4.11 Change 7 affects terrestrial habitat suitable for great crested newts. Change 7 includes habitat creation to mitigate the impact of the change on terrestrial habitat. This includes woodland edge planting, tussocky grassland and understory planting beneath existing woodland as shown on the revised preliminary environmental design (Figure 2.2 - TR010029/EXAM/10.13).

¹ Permanent loss is taken to include: new road and road infrastructure including balancing ponds and verge (taken to be areas designed with 'highways amenity seed mix'. The figure for permanent loss is also includes area of land which will be incorporated into Maylands Golf Club operational land.

5.4.12 Change 7 includes and further develops mitigation measures required for important ecological resources. Change 7 does not change the assessment of effects on any important biodiversity resources presented in the biodiversity chapter of the ES (APP-029).

5.5 Mitigation and compensation

5.5.1 Mitigation measures contained in the Register of Environmental Actions and Commitments (REAC) will need to be amended to reflect the changes as shown in Appendix E of this report. The tables included in Appendix E detail the amendments which would be required to the text of the REAC (TR010029/APP/7.3(3)), were Change 7 to be accepted. Amendments to the text in the REAC reflect the change in habitat creation.

5.6 Land

5.6.1 The landowner affected by Change 7 is Glebelands Estates Ltd (GEL) (Plots 1/14, 3/21 and 3/23) and the occupiers are Luddington Golf Ltd (LGL) (Plots 1/14, 3/21 and 3/23) and Cadent Gas Ltd (Plot 3/23).

5.6.2 Change 7 would require an extension to the Order limits to those submitted in the Application to cover the areas required for the golf course remodelling works, for the associated landscape and ecological works, as well as to facilitate an area required for a construction compound associated with this change.

5.6.3 The required extension to the Order limits is to include additional land currently occupied by the golf course for temporary possession. This will require an extension to Plots 1/14 and 3/21 and the creation of new Plot 3/23. The additional land from the submitted Application is 28,450m² which breaks down as follows:

- The size area for Plot 1/14 in the submitted Application is 7,007m². This has increased to 24,826 m² which is a difference of 17,819m² of additional land required for temporary possession.
- The size of Plot 3/21 in the submitted Application is 12,568m². This has increased to 23,161 m² which is a difference of 10,593m² of additional land required for temporary possession.
- New plot 3/23 of 38m² required for temporary possession.

5.6.4 Highways England is seeking powers for the additional land identified above on a temporary basis only and accordingly, The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 would not be engaged.

5.6.5 Refer to the revised Land plans (TR010029/EXAM/10.13), Book of Reference Addendum (TR010029/EXAM/10.14 – clean and TR010029/EXAM/10.16 - tracked)) and Schedule of Changes to Book of Reference (TR010029/EXAM/10.15) submitted with this Change Request which shows the plots that are affected by Change 7 and the land powers sought.

5.7 Potential DCO Changes

- 5.7.1 Table D.3 (Appendix D) details the amendments which would be required to the text of the dDCO (TR010029/APP/3.1(5)), were Change 7 to be accepted.

6. Implications for the Funding Statement

6.1 Introduction

6.1.1 The Proposed Changes do not have any material implications for the Funding Statement (APP-020). The clarifications below should be read in conjunction with the version of the Funding Statement (APP-020) submitted with the Application.

6.2 The revised Scheme

6.2.1 There are no additional land requirements or changes in land powers for Change 5.

6.2.2 For Changes 6 and 7 there are changes to the land powers sought for certain plots as set out below.

Plot No.	Submitted application	Proposed change (no.)
1/14	Temporary possession	Temporary possession (increase to plot size for Change 7)
1/17	Permanent rights	Temporary possession (Change 6)
1/21	Permanent rights	Permanent rights (reduced Change 6)
1/21a	-	Temporary possession (Change 6)
1/23	Temporary possession	No longer included in the Order Limits (Change 6)
3/19	Permanent rights	Temporary possession (Change 6)
3/21	Temporary possession	Temporary possession (increase to plot size for Change 7)
3/23	-	New plot created for temporary possession (Change 7)

6.3 Sources of funding

6.3.1 Funding is available for changes in land powers that have occurred as a result of Changes 6 and 7.

6.3.2 In addition to the information related to sources of funding described in the Funding Statement (APP-020) submitted with the Application, the Highways England Delivery Plan (2020-2025) sets out in detail how Highways England will deliver its strategic outcomes and measure success. Page 36 of this Delivery Plan lists M25 junction 28 as a 'Scheme open for traffic during Road Programme 2 (RP2)' along with a reference in Annex B on page 75 to the anticipated start of works and open for traffic timescales (REP3A-030).

6.4 Blight

- 6.4.1 As stated in Section 4 of Funding Statement (APP-020), the term 'blight' refers to the reduction of economic activity or property values in a particular area resulting from possible future development, or restriction of development. Blight notices may be served on Highways England by those with a qualifying interest in affected land.
- 6.4.2 To date no blight notices have been served in respect of the Scheme.
- 6.4.3 Should any future claims for blight arise as a consequence of the proposed compulsory acquisition of land, or rights in land, affected by the proposed changes, the costs of meeting any valid claim will be met by Highways England.

7. Implications for the Statement of Reasons

7.1 Introduction

- 7.1.1 There are no changes sought to the compulsory acquisition and temporary possession powers in respect of Change 5. For Change 6 there will be changes to the land powers sought with some plots (or part of plots) only being required for temporary possession instead of permanent rights. For Change 7 additional land outside of the Scheme Order Limits in the submitted Application is required for temporary possession.
- 7.1.2 The extent and nature of the change in the land interests affected by the compulsory acquisition and temporary possession powers sought by Highways England is described in Appendices B and C.
- 7.1.3 Change 6 requires changes in land powers sought for the alternative UKPN 11kv cable diversion (Work No.30). The realignment of the cable under Change 6 follows the M25 northbound slip road and the relevant land plots are: 1/18, 1/24, 1/30, 3/5, 3/11, 3/13, 3/14. All of these plots are being sought in the Application for permanent acquisition of land and therefore no changes to land power are required.
- 7.1.4 With Change 6, Plots 1/17 and 3/19 are no longer required for Work No.30 but are required for temporary possession for access and construction other works. Part of Plot 1/21 is also no longer required for Work No. 30. Therefore Plot 1/21 will be split into two plots, one remaining as permanent acquisition of rights to enable the maintenance of Work No. 22 and the remainder (new Plot 1/21a) required for temporary possession associated with the realignment of Weald Brook. Plot 1/23 is no longer required.
- 7.1.5 Change 7 requires temporary possession of an additional 28,450m² of land for the golf course remodelling works, for the associated landscape and ecological works, as well as to facilitate an area required for a construction compound associated with this change. This will require an extension to Plots 1/14 and 3/21 and the creation of a new plot 3/23.
- 7.1.6 Highways England has carried out diligent inquiry to identify all persons with an interest in the Additional Land. Additional Land in this instance is defined as the plots associated with Change 7 which are subject to additional temporary possession. The status of negotiations with affected landowners for Change 7 which require additional land, is set out in Appendix C.

7.2 Crown land, National Trust land and statutory undertaker land

- 7.2.1 There is no Crown land, National Trust land or statutory undertaker land affected by Changes 5-7.

7.3 Special category land required

7.3.1 Matters relating to special category land are not affected by Changes 5-7.

7.4 Other consents

7.4.1 Matters related to other consents remain as set out in the version of the Consents and agreement position statement (REP5-012) submitted with the Application.

8. Implications for the Case for the Scheme

8.1 Introduction

8.1.1 The impact of the Proposed Changes on the Case for the Scheme and Schedule of Accordance with National Policy Statement has been reviewed and assessed. It is not necessary to update the Case for the Scheme (CftS) (APP-095) although a commentary on the impacts of the Proposed Changes to the relevant sections of the CftS are noted below.

8.2 Conformity with planning policy and transport plans

8.2.1 Section 5 of the CftS (APP-095) and Appendices A and B of that document provide an assessment of the Scheme's compliance with local and national planning policy and conformity with the National Policy Statement for National Networks.

8.2.2 Changes 5-7 are proposed as a result of design development and to respond to concerns raised by stakeholders and seeks to mitigate these concerns. The assessment of conformity of Changes 5-7 with planning policy as detailed in the Application is still applicable and the outcome of the assessment contained within the CftS is not changed as a result.

8.3 Conformity with Green Belt policy

8.3.1 Section 5.5 of the CftS (APP-095) sets out the Scheme's conformity with Green Belt policy. It notes that the Scheme is anticipated to provide significant benefits to the local transport network and that Very Special Circumstances exist to justify the development within the Green Belt.

8.3.2 Changes 5-7 seek to refine the design of a bridge and associated changes which reduce the extent of Weald Brook to be realigned, address concerns from UKPN on the alignment of the power cable diversion and provide a revised approach to the remodelling of Maylands Golf Course. These changes are not expected to alter the position that the Scheme would provide significant benefits to the local transport network and do not change the position that Very Special Circumstances exist to justify the Scheme.

8.4 Planning balance

8.4.1 Section 5.20 of the CftS (APP-095) provides an assessment of the planning balance for the Scheme and notes that it is considered that the benefits of the Scheme outweigh the adverse effects. Given that Changes 5-7 seek to address concerns raised and provide additional measures to mitigate associated impacts, the position of the planning balance in favour of the Scheme remains the same.

9. Amendments or addenda to current Application documents

9.1.1 The Proposed Changes have resulted in amendments and/or addenda to a number of the Application documents as set out below.

Table 9.1: Proposed changes application documents

DCO change request document			Current application/ examination document		
Title	Volume number	Rev	PINS ref.	HE volume	Doc title
Report on Proposed Changes 5-7	10.12	0	-	-	-
<ul style="list-style-type: none"> Appendix A Targeted non-statutory consultation to support Changes 5-7 Appendix B Details of the purpose for which compulsory acquisition and temporary possession powers are sought Appendix C Schedule of interests in the land and progress of negotiations with person subject to compulsory acquisition and temporary possession powers Appendix D Changes to the dDCO Appendix E Proposed changes to the REAC 					
Drawings on Proposed Changes 5-7	10.13	0	-	-	-
<ul style="list-style-type: none"> Land Plans (sheets 1 and 3 of 4) Works Plans (sheets 1 and 3 of 4) Scheme Layout Plans (sheets 1 and 3 of 4) Engineering Sections Duck Wood Bridge (sheet 2 of 10) Figure 2.2 Preliminary Environmental Design Plans (sheets 1 and 3 of 4) 					
Addendum to Book of Reference clean Changes 5-7	10.14	0	-	-	-
Schedule of Change to Book of Reference Changes 5-7	10.15	0	-	-	-
Addendum to Book of Reference tracked Changes 5-7	10.16				

10. Summary of Changes 5-7

- 10.1.1 This report provides details of changes required to the Application if Changes 5-7 were to be accepted by the Examining Authority.
- 10.1.2 Change 5 relates to a reduction to the realignment of the Weald Brook (Work No. 23C) and is introduced largely as a result of design development. This change involves redesigning Duck Wood Bridge (Work No. 6C) from a two-span bridge to a single span, thereby removing the central supporting pier, resulting in a reduction in the proposed alignment of the Brook from approximately 70 metres to 40 metres.
- 10.1.3 There is no/negligible change in the environmental effects for Change 5. The Environment Agency are generally supportive of this change and welcome removal of the central bridge pier. London Borough of Havering welcomes the reduction in impacts on this watercourse but have raised a clarification regarding the stated anticipated environmental effects. Change 5 does not involve any changes to the Scheme Order limits or to the land powers proposed in this area.
- 10.1.4 Change 6 is to revise the alignment for the UKPN cable diversion (Work No. 30) - which would still be below ground – moving it closer to the M25. The diversion would commence at UKPN's substation on the M25 northbound on-slip near the Brook Street roundabout and terminate at UKPN's existing underground cable adjacent to the Weald Brook culvert to the west of the M25. This change is proposed as UKPN expressed concerns that sections of the proposed diversion route in the Application are subject to surface water flooding and so requested that the route be revised. The underground cable requires a 3 metre wide easement which means that the revised realignment would affect some sections where woodland replacement planting is currently proposed, which will be replaced elsewhere within the Scheme under Change 6. There is no/negligible change in the environmental effects associated with this change. Highways England engaged with National Grid in relation to this change as it has a high pressure gas pipeline and an overhead electricity transmission line in proximity to the realigned UKPN route. National Grid requested an adjustment to the position of the UKPN cable where it passes close an electric grid pylon asset, which has been incorporated into Change 6 as a result of the non statutory targeted consultation. London Borough of Havering have raised specific queries regarding veteran trees and proposed mitigation planting works.
- 10.1.5 Change 6 would not involve any changes to the Scheme Order limits however, there are changes to land powers for Plots 1/17, 3/19 and part of Plot 1/21 which are only required for temporary possession with Change 6 rather than permanent acquisition of rights as with the submitted Application. Plot 1/23 is no longer required for Work No. 30.
- 10.1.6 Change 7 is a refinement of the Maylands golf course accommodation works (Work No. 32) to provide an alternative design for the relevant part of the golf course. This change is to pursue the alternative option put forward by Luddington Golf Ltd and the landowner, Glebelands Estates Ltd for the remodelling of the golf course. LB Havering is satisfied that Change 7 proposes appropriate

planting compensation but seek clarification whether additional ecological surveys are required, on the quality of this tree stock, the extent of replacement planting and stated impacts on the SMI, and on great crested newt mitigation licence. There are no / negligible changes in the environmental effects associated with this change. An extension to the Order limits is required in order to include additional land to construct the accommodation works on land which is currently occupied by the golf course (an extension to Plots 1/14, 3/21 and creation of a new Plot 3/23). The additional land identified would be required on a temporary basis in order to construct the works.

Appendices

Appendix.A Targeted non-statutory consultation to support changes 5-7

**M25 junction 28 improvement scheme
TR010029**

**Appendix A Consultation Report to 10.12
Changes 5-7 Report**

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1. Introduction

1.1 Purpose of this document

1.1.1 This Consultation Statement has been prepared in respect of the M25 junction 28 improvement scheme (“the Scheme”).

1.1.2 The primary purpose of this report is to provide evidence to the Examining Authority (“the ExA”) that Highways England has carried out proportionate further non-statutory targeted consultation associated with Changes 5-7.

1.1.3 This statement sets out:

- A summary of the consultation context and why the process has been undertaken
- A general description of the consultation process undertaken
- The responses to the consultation, along with Highways England’s reply.

1.2 Background

1.2.1 On 26 May 2020, Highways England submitted an application under section 37 of the Planning Act 2008 for a Development Consent Order (DCO) in order to construct the Scheme. The application was accepted by the ExA for examination on 24 June 2020.

1.2.2 The Order, if made, would authorise Highways England to carry out the following works:

- to increase capacity and reduce congestion and delays by providing an improved link from M25 to A12.
- reduce the incident rate and resulting disruption by increasing the capacity of the roundabout.
- improve safety on the roundabout by reducing traffic levels and redesigning the existing layout.
- cater for future traffic demands to enable development and economic growth.
- minimise the impact on local air quality and noise by smoothing traffic flow.
- protect access for non-motorised users (pedestrians and cyclists) and improve conditions wherever possible.

1.3 Consultation context

1.3.1 Highways England wishes to make changes to the submitted DCO application as a result of ongoing stakeholder engagement and further development of the Scheme. These changes are referred to as Changes 5-7.

1.3.2 The intention to make changes to the Scheme was first notified by Highways England in a letter to the ExA dated 10 March 2021 (Appendix B).

1.3.3 The three proposed changes to the Scheme (“the Proposed Changes”) that Highways England consulted on are:

- Change 5 - Reduction to the realignment of the Weald Brook (Work No. 23C)
- Change 6 - Realignment of UK Power Network (UKPN) diversion (Work No. 30)
- Change 7 - Refinement of Maylands golf course accommodation works (Work No. 32).

2. Non-statutory targeted consultation

2.1 Overview of non-statutory targeted consultation and notification

2.1.1 Highways England conducted a period of non-statutory targeted consultation in relation to the three Proposed Changes it sought to make to the Scheme. This consultation took place from 23 March 2021 to 22 April 2021.

2.1.2 Highways England targeted the following consultees:

- affected prescribed bodies (as defined by the Planning Act 2008)
- landowners and people with an interest in affected land
- Interested Parties registered with the Planning Inspectorate (for whom Highways England held contact details).

2.1.3 A full list of prescribed consultees can be found at Appendix B.

2.1.4 On 23 March 2021, Highways England sent affected prescribed bodies, landowners and people with an interest in affected land and Interested Parties the following:

- a personalised letter or email inviting the consultee to respond to the consultation and setting out how to respond (Appendix C)
- those consultees also received a hardcopy of the consultation drawings, (Appendix C) setting out the Proposed Changes and the associated effects.

2.1.5 Consultees were invited to respond to the targeted consultation by:

Email: M25j28@highwaysengland.co.uk

Post: FREEPOST M25 junction improvement scheme.

2.1.6 A telephone number was also provided in the event that consultees had any questions or required further information.

3. Analysis of responses to the consultation

- 3.1.1 This section provides an overview of responses received, in relation to the Proposed Changes.
- 3.1.2 Any responses received after the closing date of 22 April 2021, have been considered as late responses and included in the analysis.
- 3.1.3 Highways England received a total of six written responses to the consultation. Key issues raised in the responses are presented in Table 3.1 together with Highways England's response to those issues.

Table 3.1: Key themes raised in consultation responses

Consultee	Proposed Change	Consultation response – key themes	Highways England’s response
London Borough of Havering	Change 5	London Brough of Havering welcomed the reduction in impacts on this watercourse but queried why the consultation document refers to no change in the environmental effects. LB Havering requested clarification from Highways England on this matter.	Highways England can confirm that following an assessment, this change does not alter the environmental effects presented in the Environmental Statement (ES). However, the assessment was broad scale and made in the context of the overall effect of the Scheme on rivers and floodplain. Local to Duck Wood Bridge, the effects of the Scheme are reduced. In particular, removal of the central pier of the bridge eliminates a potential constraint on the lateral mobility of the river and the length of channel straightening reduces from approximately 70 m to 40 m. The change will not alter the mitigation presented in the Water Framework Directive.
London Borough of Havering	Change 6	<p>LB Havering raised concerns regarding the proximity of the amended UKPN diversion to a veteran tree. LB Havering stated that a buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree or, 5m from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter. LB Havering requested clarification is needed as to whether this guidance has been applied to this diversion location.</p> <p>LB Havering noted it is satisfied with the revised planting works subject of this change but suggested additional woodland tree planting is incorporated into the proposed woodland blocks surrounding the proposed loop road. LB Havering suggested that alternative locations are chosen with connectivity of habitats in mind.</p> <p>LB Havering requested confirmation that the</p>	<p>As detailed in the Outline Arboricultural Method Statement (AMS) (REP5-040) Table 4.1 (page 39), the veteran tree T095 is to be protected with tree protective barriers. The specification for these barriers is covered within section 3.3 of the Outline AMS. The location of these barriers is illustrated within Appendix C of the Outline AMS.</p> <p>The tree protection barriers are currently 13.3m from the base of the tree in the direction of the UKPN diversion. This considers the root protection area radius of the tree in accordance with BS5837:2012 – Trees in relation to design demolition and construction. There is further 8.7m of land between the protective barriers and the proposed UKPN diversion. Therefore, any potential root protection area encroachment is mitigated for by the barriers. Additional woodland planting will be added to the</p>

Consultee	Proposed Change	Consultation response – key themes	Highways England’s response
		<p>relevant documents e.g. REAC and CEMP will be updated in due course.</p>	<p>block of woodland proposed around the western edge of the loop road.</p> <p>The updates required to the REAC to reflect Changes 5, 6 and 7 are presented at Appendix E to the Report on Proposed Scheme Changes. If the Changes are accepted by the ExA then the REAC will be updated to incorporate those amendments. There are no updates required to the Outline CEMP as a result of Changes 5,6 and 7.</p>
<p>London Borough of Havering</p>	<p>Change 7</p>	<p>LB Havering is satisfied that Change 7 proposes appropriate planting compensation but requested clarification as to whether additional protected species checks on the trees to be lost to the development have been undertaken and details of the quality of the tree stock.</p> <p>LB Havering would expect an equal or greater substitution through replacement tree planting and habitat creation to be provided to compensate for the loss.</p> <p>LB Havering notes that the alternative solution for the re-design of the relevant parts of the golf course increases the impact on Ingrebourne Valley Site of Metropolitan Importance (SMI) for Nature Conservation as it requires a slightly larger area of land within this designated site. LB Havering requested clarification on the statement in the consultation document that “this is not considered to alter the results of the assessment regarding effects of the Scheme on the SMI”.</p> <p>LB Havering also requested confirmation of any amendments to the application for the great crested newt mitigation licence.</p>	<p>An updated survey of the trees requiring removal was carried out in March 2021, to update the information about the trees present and collect updated information regarding bat roosting potential or other protected and priority species which could be affected.</p> <p>The additional trees requiring removal include a small area of planted trees comprised of mainly hybrid black poplar and grey poplar trees. These are semi-mature to early mature specimens. Other trees along the existing golf course boundary requiring removal include hawthorn and young oak. Mature oak trees along the existing boundary will be retained. No veteran trees are present. The BS5837:2012 data on the trees present in this area is available in the Outline AMS submitted at Deadline 5 (see REP5-040, Appendix B, pages 14-16, and Appendix C pages 44 and 46).</p> <p>Change 7 does not require the removal of any trees with potential roosting features for bats.</p> <p>In comparison to the golf course remodelling works</p>

Consultee	Proposed Change	Consultation response – key themes	Highways England’s response
			<p>submitted with the Application, Change 7 requires a slightly larger area of land within Ingrebourne Valley Site of Metropolitan Importance for Nature Conservation (SMI). The assessment of effects in the biodiversity chapter of the ES (APP-029) concludes there is a residual slight adverse effect on Ingrebourne Valley SMI due to the proposed permanent loss of approximately 1.9% of land within the SMI boundary¹. Change 7 will require the removal of additional trees including a small area of plantation woodland (consisting of hybrid black poplar and grey poplars). The design comprising Change 7 includes compensation for this tree loss including planting trees elsewhere within the Scheme boundary. Due to the large size of the SMI (263ha) the small increase in area of land required for Change 7 and number of trees removed does not result in an increase in the calculated permanent loss of 1.9%. Change 7 does not result in any other impacts to the SMI not already set out in the biodiversity chapter of the ES. Therefore, Change 7 does not alter the assessment of a residual slight adverse effect on the SMI already presented in the biodiversity chapter.</p> <p>The draft great crested newt licence will be updated to reflect the changes to impacts and mitigation for terrestrial habitat which results from Change 7.</p>
National Grid	Change 6	National Grid were consulted as part of the non-statutory consultation exercise in relation to this	The requested route adjustment has been incorporated into the Change 6 proposals which are

¹ Permanent loss is taken to include: new road and road infrastructure including balancing ponds and verge (taken to be areas designed with ‘highways amenity seed mix’. The figure for permanent loss is also includes area of land which will be incorporated into Maylands Golf Club operational land.

Consultee	Proposed Change	Consultation response – key themes	Highways England’s response
		change as it has an overhead electricity transmission line and high pressure gas pipeline in proximity to the realigned UKPN route. National Grid requested an adjustment to the position of the UKPN cable where it passes close its electricity transmission line asset and requested that additional protection measures be installed to the cable where it runs in the vicinity of that asset.	the subject of this Change Request as a result of this issues raised by National Grid. In relation to the request for additional protections measures, this will be subject to ongoing discussions between UKPN and National Grid.
Chelmsford City Council	Changes 5-7	The scheme continues to be supported by Chelmsford City Council for the reasons set out in its response in August 2020. Chelmsford City Council has no further comments to make on the proposed amendments but wishes to remain involved in future consultations.	Noted.
Transport for London	Changes 5-7	Transport for London has reviewed the proposed Changes 5 to 7 for the M25 Junction 28 improvements Development Consent Order and has no comments on the proposals.	Noted.
Environment Agency	Change 5	The Environment Agency expressed support for change 5 and are pleased that the central pier will be removed and that the realignment will be reduced thus allowing for a more natural watercourse. The Environment Agency noted, following the meeting on the 18/02/21, that these changes will need to be included in the detailed design of the flood modelling. The Environment Agency stated that it expected the flood modelling to reflect any changes to the scheme such as this and consent will be required via Protective Provisions in due course.	Noted.
Environment Agency	Change 6	The Environment Agency noted the change to move the existing UK Power Network cable and divert it to along the M25 rather than to the east of the Weald Brook. The Environment Agency noted	Noted.

Consultee	Proposed Change	Consultation response – key themes	Highways England’s response
		<p>its consent will be required for any works near the Weald Brook for the relocation of the cables via the Protective Provisions within the DCO to ensure the Weald Brook is protected adequately during the works.</p>	
Environment Agency	Change 7	<p>The Environment Agency raised no concerns with this change but highlighted standard advice regarding permitting. Any development using controlled waste or other material for engineering works may require an Environmental Permit unless it is exempt from the need for a permit. Waste transported to and from the development must only be carried by a registered waste carrier. A draft waste recovery plan has been submitted and is being assessed. If there is the intention to abstract water from a surface water source e.g. a stream, river or from underground strata via borehole or well for any particular purpose then you may require an abstraction licence in accordance with Section 24 of the Water Resources Act 1991. This only applies if intending to abstract more than 20 cubic metres of water per day. Most of the groundwater aquifers within river catchments are already heavily used and either closed to new abstractions or restricted. Unfortunately, there is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.</p>	<p>Highways England does not envisage to use controlled waste for the golf course accommodation works therefore an environmental permit for Change 7 is not likely to be required.</p>
Openreach	Changes 5 to 7	<p>Openreach requested further details regarding grid references and more detailed plans.</p>	<p>The requested information was provided to Openreach.</p>

Appendices

Appendix A Correspondence with the Examining Authority regarding consultation

Highways England's letter to the Examining Authority requesting a change to the DCO application, dated 10 March 2021.



Our Ref: HE551519-ATK-GEN-LN-XM-000011

[REDACTED]
Lead Member Examining Authority
Planning Inspectorate
National Infrastructure Planning
By email only

[REDACTED]
Project Manager
Highways England
1 Walnut Tree Close
Guildford
Surrey GU1 4LZ

M25j28@highwaysengland.co.uk
0300 123 5000

10 March 2021

Dear Sir

M25 junction 28 improvement scheme
Planning Inspectorate reference: TR010029
Notification of intention to make a request for additional changes to the Scheme (Changes 5-7)

I am writing to inform you that Highways England intends to submit an additional request for three changes 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. As a result of this work Highways England has identified three further changes that it wishes to make to the Application (the Proposed Changes), which are outlined below.

As Highways England submitted an earlier change request to the Examining Authority (ExA) at deadline 3A on 18 February 2021 for changes numbered 1-4, the changes outlined in this letter have been numbered to follow on sequentially from those, and as such are referred to as Changes 5, 6 and 7.

Change 5 – Reduction to the realignment of the Weald Brook (Work No. 23C)

This change would reduce the length of straightening of the Weald Brook from approximately 70 metres to 40 metres. Realignment (straightening) of the Weald Brook is required due to the construction of the new loop road (Work No. 6),

including a new bridge, 'Duck Wood bridge' (Work No. 6C) which will carry the new loop road over the Weald Brook.

The original design for Duck Wood bridge was a two-span bridge with a central supporting pier which resulted in the need to realign a stretch of the Weald Brook (Work No. 23C). As a result of design development, revisions are proposed to the design of the bridge, including removal of the central supporting pier, meaning that the extent of realignment of the Weald Brook is reduced.

This change has been discussed with the Environment Agency and the London Borough of Havering who have provided positive feedback on this proposed change.

Change 6 – Realignment of UK Power Networks (UKPN) diversion (Work No. 30)

This change is to the realignment of the diversion underground of an existing 11kV overhead electric line owned and operated by UKPN approximately 640 metres long (Work No. 30). In the Application the diversion commences at a point situated south of the loop road (Work No. 6) in proximity of the proposed Grove bridge, and terminates approximately 120 metres north of the loop road and Duck Wood bridge as shown on sheets 1 and 3 of the Works plans [APP-006].

Change 6 is to revise the alignment for the cable diversion – which would still be below ground – moving it closer to the M25. The diversion would commence from UKPN's existing underground cable adjacent to the Weald Brook culvert to the west of the M25 and terminate at UKPN's substation on the M25 northbound on-slip near the Brook Street roundabout.

Highways England consulted UKPN on the proposed alignment prior to the Application being made and the proposed diversion was agreed in principle at that time. However, UKPN has recently expressed concerns that sections of the proposed diversion route in the Application are subject to surface water flooding and so UKPN has asked for the route to be revised. Change 6 therefore is to revise the alignment to address those concerns and the revised route has been agreed with UKPN. Further details of the proposed realignment will be included in the consultation materials being prepared in relation to these changes.

Change 7 – Refinement of Maylands golf course accommodation works (Work No. 32)

Change 7 is a refinement of the golf course accommodation works (Work No. 32) to accommodate an alternative design for replacement hole 2, associated remodelling, landscaping and other related works. This change follows continued discussions with Luddington Golf Ltd, which included reviewing the information provided as part of their Written Representations [REP2-032] together with that received from the landowner, Glebelands Estates Ltd [REP2-031].

As explained at the Issue Specific Hearing 1 (ISH1) held on Wednesday 3 March and Thursday 4 March 2021, Highways England continues to engage with the operator of Maylands Golf Course, Luddington Golf Ltd, and the freeholder Glebelands Estates Ltd, in order to best mitigate impacts of the Scheme on the

existing layout at Maylands Golf Course. As a result, an alternative solution for the redesign of the relevant part of the golf course is proposed, and further details of this will be included in the consultation materials being prepared in relation to these changes.

Change 7 would require an extension to the Order limits in the Application to include additional land occupied by the golf course. The additional land is only needed on a temporary basis. Highways England does not need to acquire it or rights in it. Accordingly, The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (the 2010 Regulations) would not be engaged.

Notwithstanding this prospective change, as explained at the ISH1, Highways England would be grateful if the ExA would proceed to determine whether to accept Change 3. If Change 7 is applied for following consultation and accepted by the ExA, Highways England's intention is to then withdraw Change 3 and proceed only with Change 7.

Proposed timetable for requesting the changes

In assessing the Proposed Changes, 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 any of the Proposed Changes individually or cumulatively constitute material changes is a matter for the ExA to determine. Having regard to the guidance, Highways England considers that Changes 5 and 6 are non-material. Change 7 may be regarded as a material change given that it would result in the need for additional land outside of the Order limits in the dDCO.

Highways England considers that it would be appropriate to engage with potentially affected stakeholders arising from these changes on a non-statutory, targeted basis. Consultation is therefore proposed with Luddington Golf Ltd, Glebelands Estates Ltd, the Environment Agency, affected utility companies, the London Borough of Havering, Brentwood Borough Council, Essex Country Council, those with an interest in land affected by the Proposed Changes and those registered as Interested Parties to the Scheme with the Planning Inspectorate.

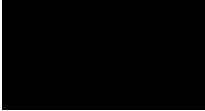
The results of all such engagement will be provided in the formal change request, which will take into account all representations received. As for Changes 1-4, Highways England does not intend, subject to the ExA's views, to publish newspaper notices or erect site notices advertising the consultation due to the targeted nature of the changes.

Highways England intends to make a formal request to the ExA to accept the Proposed Changes no later than 27 April 2021 (Deadline 6).

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,



Highways England
Project Manager for the M25 junction 28 improvement scheme

Appendix B List of statutory consultees and prescribed consultees

The table below reflects the information included in schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended). It sets out prescribed consultees, whether they have been consulted, and the reasons for consulting or not consulting with them.

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
The Welsh Ministers	The Welsh Ministers	All proposed applications likely to affect land in Wales	No	Scheme changes will not affect land in Wales.	N/A
The Scottish Executives	The Scottish Executives	All proposed applications likely to affect land in Scotland	No	Scheme changes will not affect land in Scotland.	N/A
The relevant Northern Ireland Department	The relevant Northern Ireland Department	All proposed applications likely to affect land in Northern Ireland	No	Scheme changes will not affect land in Northern Ireland.	N/A
The Health and Safety Executive	Health and Safety Executive Head Office	All proposed applications likely to affect land in England	Yes	Applies to all projects and the relevant local branch has been identified.	Redgrave Court Merton Road, Bootle Merseyside L20 7HS
The National Health Service Commissioning Board and the relevant clinical	NHS Basildon and Brentwood, Clinical Commissioning Group	All proposed applications likely to affect land in England	No	The proposed scheme changes are not likely to affect land in England	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
commissioning group (CCG)					
The relevant fire and rescue authority	Essex Fire and Rescue	All proposed applications likely to affect land in England	No	The scheme changes will not affect Essex Fire and Rescue authority	N/A
The relevant police and crime commissioner	Police, Fire and Rescue Commissioner for Essex	All cases	No	The scheme changes will not affect the Police, Fire and Rescue Commissioner for Essex	N/A
The relevant parish council	Blackmore, Hook End & Wyatts Green	All cases	No	The scheme changes will not affect the Blackmore, Hook End & Wyatts Green parish council.	N/A
The relevant parish council	Doddinghurst	All cases	No	The scheme changes will not affect Doddinghurst parish council.	N/A
The relevant parish council	Herongate & Ingrave	All cases	No	The scheme changes will not affect Herongate & Ingrave parish council.	N/A
The relevant parish council	Ingastone and Fryerning	All cases	Yes	Ingastone and Fryerning is registered as an interested party.	clerk@ingastone-fryerningpc@gov.uk

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
The relevant parish council	Kelvedon	All cases	No	The scheme changes will not affect Kelvedon parish council.	N/A
The relevant parish council	Mountnessing	All cases	No	The scheme changes will not affect Mountnessing parish council.	N/A
The relevant parish council	Navestock	All cases	No	The scheme changes will not affect Navestock parish council.	N/A
The relevant parish council	Stondon Massey	All cases	No	The scheme changes will not affect Stondon Massey parish council.	N/A
The relevant parish council	West Horndon	All cases	No	The scheme changes will not affect West Horndon parish council.	N/A
Neighbouring Authority	Thurrock Town Council	All proposed applications likely to affect land within the Council	Yes	Thurrock Town Council is registered as an interested party.	Civic Offices, New Road, Grays RM17 6SL
Host Authority	Chelmsford City Council	All proposed applications likely to affect land within the Council	Yes	Thurrock Town Council is registered as an interested party.	Civic Centre, Duke Street, Chelmsford CM1 1JE

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
The Environment Agency	The Environment Agency	All proposed applications likely to affect land in England	Yes	Scheme changes will affect land in England	South East Regional Office, Kings Meadow House, Kings Meadow Road, Reading, Berkshire, RG1 8DQ
Natural England	Natural England	All proposed applications likely to affect land in England	Yes	Scheme changes will affect land in England	County Hall, Spetchley Road, Worcester, WR5 2NP
Historic England		All proposed applications likely to affect land in England	Yes	Scheme changes will affect land in England	4th Floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA
The Scottish Environment Protection Agency	The Scottish Environment Protection Agency	All proposed applications likely to affect land in Scotland	No	Scheme changes will not affect land in Scotland	N/A
The Equality and Human Rights Commission	The Equality and Human Rights Commission		No	No longer applicable	N/A
The Commission for Sustainable Development	The Commission for Sustainable Development		No	No longer applicable	N/A
The Scottish Human Rights Commission	The Scottish Human Rights Commission	All proposed applications likely to affect land in Scotland	No	Scheme changes will not affect land in Scotland.	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
For projects in England: the relevant AONB Conservation Boards. For projects in Wales: AONB Conservation Boards.		All proposed applications likely to affect an AONB that is managed by a Conservation Board	No	Scheme changes will not affect any AONB.	N/A
Royal Commission on Ancient and Historical Monuments of Wales	Royal Commission on Ancient and Historical Monuments of Wales	All proposed applications likely to affect land in Wales	No	Scheme changes will not affect land in Wales.	N/A
The Natural Resource Body for Wales (NRW)	The Natural Resource Body for Wales (NRW)	All proposed applications likely to affect land in Wales	No	Scheme changes will not affect land in Wales.	N/A
Homes England	Homes England	All proposed applications likely to affect land in England	No	Scheme changes will not affect Homes England's land	N/A
The Joint Nature Conservation Committee (JNCC)	The Joint Nature Conservation Committee (JNCC)	All proposed applications likely to affect the marine environment	No	Scheme changes will not affect the marine environment.	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Scottish Natural Heritage	Scottish Natural Heritage	All proposed applications likely to affect land in Scotland	No	Scheme changes will not affect land in Scotland.	N/A
The Maritime and Coastguard Agency	The Maritime and Coastguard Agency	All proposed applications likely to affect the marine environment	No	Scheme changes will not affect the marine environment.	N/A
The Marine Management Organisation (MMO)	The Marine Management Organisation (MMO)	All proposed applications likely to affect the marine environment	No	Scheme changes will not affect the marine environment.	N/A
The Scottish Fisheries Protection Agency (Marine Scotland)	The Scottish Fisheries Protection Agency (Marine Scotland)	All proposed applications likely to affect land in Scotland	No	Scheme changes will not affect land in Scotland.	N/A
The Civil Aviation Authority	The Civil Aviation Authority	All proposed applications relating to airports or which are likely to affect an airport or its current or future operation	No	Scheme changes will not be likely to affect an airport or its current operation.	N/A
The Secretary of State for Transport	Department for Transport	All proposed applications likely to affect road or transport operation and/or	No	The Department for Transport was consulted with directly.	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
		planning on roads for which the Secretary of State for Transport is the highway authority			
Integrated Transport Authorities (ITAs) and Passenger Transport Executives (PTEs)	Transport for London	All proposed applications likely to affect transport within, to or from the relevant integrated transport area of the ITA or PTE	Yes	Scheme changes are within Greater London	TfL, 14 Pier Walk, London, SE10 0ES
The relevant Highways Authority	Essex County Council	All proposed applications likely to have an impact on the road network or the volume of traffic in the vicinity of the proposal	Yes	Scheme changes will affect road or transport operation and/or planning on roads for which the Secretary of State for Transport is the Highways Authority	Essex CC County Hall, Market Rd, Chelmsford, CM1 1QH
The relevant strategic highways company	London Borough of Havering	All proposed applications likely to have an impact on the road network or the volume of traffic in the vicinity of the proposal	Yes	Scheme changes will affect road or transport operation and/or planning on roads for which the Secretary of State for Transport is the Highways Authority	London Borough of Havering Town Hall, Main Road, Romford, Essex, RM1 3BD
The relevant strategic highways company	Brentwood Borough Council	All proposed applications likely to have an impact on the	Yes	Scheme changes will affect road or transport operation and/or planning on roads for	Brentwood Town Hall, Ingrave Road, Brentwood CM15 8AY

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
		road network or the volume of traffic in the vicinity of the proposal		which the Secretary of State for Transport is the Highways Authority	
The Passengers Council	The Passengers Council	All proposed applications likely to affect transport within, to or from the relevant integrated transport area of the ITA or PTE	No	No longer applicable	N/A
The Disabled Persons Transport Advisory Committee	The Disabled Persons Transport Advisory Committee		No	No longer applicable	N/A
The Coal Authority	The Coal Authority	All proposed applications that lie within areas of past, present or future coal mining	No	Scheme changes do not fall within areas of past, present or future coal mining.	N/A
The Office of Rail Regulation and approved operators	The Office of Rail Regulation and approved operators	All proposed applications likely to have an impact on road and rail.	No	Scheme changes will not affect rail and road transport industry	N/A
The Gas and Electricity Markets Authority (OFGEM)	The Gas and Electricity Markets Authority (OFGEM)	All proposed applications likely to	No	Scheme changes will not affect gas and electricity markets	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
		have an impact on gas and electricity markets.			
The Water Services Regulations Authority (OFWAT)	The Water Services Regulations Authority (OFWAT)	All proposed applications likely to have an impact on water.	No	Scheme changes will not affect the water industry	N/A
The Water Industry Commission of Scotland*	The Water Industry Commission of Scotland*	All proposed applications likely to have an impact on water industry.	No	Scheme changes will not affect the water industry in Scotland	N/A
The relevant waste regulation authority*	The relevant waste regulation authority*	All proposed applications likely to have an impact on waste infrastructure.	No	Scheme changes will not affect waste infrastructure	N/A
The Canal and River Trust	The Canal and River Trust	All proposed applications likely to have an impact on inland waterways or land adjacent to inland waterways	No	Scheme changes does not involve an identified inland waterway	N/A
	Trinity House	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes will not affect navigation in tidal waters	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Public Health England, an executive agency of the Department of Health	Public Health England, an executive agency of the Department of Health	All proposed applications likely to affect their functions as statutory undertakers	Yes	Scheme changes are near a landfill site	nsipconsultations@phe.gov.uk
The relevant local resilience forum	The relevant local resilience forum	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes are in England only	N/A
Universal Service Provider	Royal Mail	All proposed applications likely to affect their functions as statutory undertakers	Yes	Universal service provider for post.	Royal Mail Group 100 Victoria Embankment, London EC4Y 0HQ
Relevant statutory undertakers	Anglian Water Services Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes will not affect Anglia Water services.	N/A
Relevant statutory undertakers	Affinity Water	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes will not affect Affinity Water services.	N/A
Relevant statutory undertakers	Cadent Gas Limited	All proposed applications likely to affect their functions as statutory undertakers	Yes	Scheme changes will directly affect Cadent Gas Limited	Customer Care Enquiries Team, Cadent, Brick Kiln Street, Hinckley, Leicestershire, LE10 0NA

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Relevant statutory undertakers	Energetics Gas Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes will not affect Energetics Gas Limited services.	N/A
Relevant statutory undertakers	Energy Assets Pipelines Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes will not affect Energy Assets Pipelines Limited	N/A
Relevant statutory undertakers	ESP Connections Ltd ESP Utilities Group Ltd ESP Networks Ltd ESP Pipelines Ltd	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes will not affect ESP Connections Ltd, ESP Utilities Group Ltd, ESP Networks Ltd or ESP Pipelines Ltd	N/A
Relevant statutory undertakers	Fulcrum Pipelines Ltd	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	GTC Pipelines Ltd	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Independent Pipelines Limited	All proposed applications likely to	No	Assets not likely to be affected by the proposed changes to the scheme	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
		affect their functions as statutory undertakers			
Relevant statutory undertakers	Indigo Pipelines Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Quadrant Pipelines Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	National Grid Gas Plc	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Scotland Gas Networks Plc	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Southern Gas Networks	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Relevant statutory undertakers	Wales and West Utilities Ltd	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Energetics Electricity Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Fulcrum Pipelines	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	G2 Energy IDNO Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Harlaxton Energy Networks Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Independent Power Networks Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Relevant statutory undertakers	Peel Electricity Networks Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	The Electricity Network Company Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	UK Power Distribution Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Utility Assets Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	Utility Distribution Networks Limited	All proposed applications likely to affect their functions as statutory undertakers	No	Assets not likely to be affected by the proposed changes to the scheme	N/A
Relevant statutory undertakers	UK Power Networks Limited	All proposed applications likely to affect their functions as statutory undertakers	Yes	Assets which may be affected by the proposed changes to the scheme are confirmed in the area	237 Southwark Bridge Road London SE1 6NP

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Relevant statutory undertakers	National Grid Electricity Transmission PLC	All proposed applications likely to affect their functions as statutory undertakers	Yes	Assets which may be affected by the proposed changes to the scheme are confirmed in the area	Grand Buildings 1-3 Strand London WC2N 5EH
Relevant statutory undertakers	Crown Estate Commissioners	All proposed applications likely to affect their functions as statutory undertakers	Yes	Scheme changes may have an impact on the Crown Estate, although not directly affected land has been identified.	1 St James's Market, London, SW1Y 4AH
Relevant statutory undertakers	The Forestry Commission	All proposed applications likely to affect their functions as statutory undertakers	Yes	Scheme changes may affect the protection or expansion of forests and woodlands in England or Scotland	The Forest Office, Upper Ickneild Way Aylesbury HP22 5NF
Relevant statutory undertakers	The Natural Resources Body for Wales	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes are not located in Wales	N/A
Relevant statutory undertakers	The relevant local health board	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes are not located in Wales	N/A
Relevant statutory undertakers	The National Health Service Trusts	All proposed applications likely to affect their functions as statutory undertakers	No	The scheme changes are not likely to affect their function.	N/A

Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Relevant statutory undertakers	The Secretary of State for Defence	All proposed applications likely to affect their functions as statutory undertakers	Yes	On a precautionary basis	Ministry of Defence, Whitehall, London, SW1A 2HB
Relevant statutory undertakers	The Office of Nuclear Regulation (the ONR)	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes are not likely to affect their function.	N/A
Relevant statutory undertakers	Universal Service Provider	All proposed applications likely to affect their functions as statutory undertakers	No	Scheme changes are not likely to affect their function.	N/A
Relevant statutory undertakers	List of further consultees under 'planning application' legislation but not specifically DCO	All proposed applications likely to affect their functions as statutory undertakers	No	Sport England Garden History Society Scheme changes are not likely to affect their function.	N/A
Relevant Statutory Undertakers	Network Rail	All proposed applications likely to affect their functions as statutory undertakers	Yes	Scheme changes are likely to impact on assets in the area	Network Rail Infrastructure Ltd, 1 Eversholt Street London, NW1 2DN
Category 1 Land Interests	Owner, lessee, tenant or occupier of the land affected		Yes	Scheme changes are likely to affect land in England and Wales.	N/A


Description	Prescribed Consultee:	Circumstances when that person must be consulted about the proposed application	Consulted (Y/N):	Reason for inclusion or exclusion:	Prescribed Consultee Contact Details:
Category 2 Land Interests	Persons with an interest in the land or power to sell/convey or release the land		Yes	Scheme changes are likely to affect land in England and Wales.	N/A
Category 3 Land Interests		Persons entitled to make a relevant claim under S.10 of the Compulsory Purchase Act 1965 for the taking or injurious affection of land subject to CA, or entitled to make a claim under Part 1 of the Land Compensation Act 1973, for depreciation in value by physical factors caused by use of public works.	Yes	Scheme changes are likely to affect land in England and Wales.	N/A

Appendix C Covering letter and targeted non-statutory materials (23 March 2021)



Examining Authority ref: TR010029

Name
Add1
Add2
Add3
email


Project Manager
Highways England
1 Walnut Tree Close
Guildford
Surrey GU1 4LZ

M25j28@highwaysengland.co.uk
0300 123 5000
23 March 2021

Dear **Name**

M25 junction 28 improvement scheme
TARGETED NON-STATUTORY CONSULTATION UNTIL 22 April 2021
RELATING TO CHANGES 5-7 TO SUBMITTED DEVELOPMENT CONSENT ORDER

I am writing to you regarding Highways England's proposed M25 junction 28 improvement scheme (the Scheme). The Scheme is for the upgrade of the junction between the M25 and A12, providing a free-flowing link from the northbound M25 to the eastbound A12. An application (the Application) for a Development Consent Order (DCO) to build, operate and maintain the Scheme was accepted by the Planning Inspectorate on 24 June 2020. The Examination stage of the project is currently in progress and the Examining Authority (ExA) will make recommendations upon the Scheme to the Secretary of State for Transport following the conclusion of the Examination.

As a result of further design refinement and in response to issues raised by those affected by the Scheme Highways England is now proposing three further changes to the Scheme that it wishes to pursue. Highways England notified the ExA of the intention to make the changes to the Scheme in a letter dated 10 March 2021.

The proposed changes are:

Change 5 - Reduction to the realignment of the Weald Brook (Work No. 23C)

Change 6 - Realignment of UK Power Network (UKPN) diversion (Work No. 30)

Change 7 - Refinement of Maylands golf course accommodation works (Work No. 32).

The changes have been numbered to follow on sequentially from changes 1 to 4 which were submitted to the ExA on 18 February 2021 and have since been accepted to the examination.

Highways England is seeking views on change 5 to 7 and invites you to respond to this targeted consultation. The attachment to this letter sets out the background to the proposed changes and the associated illustrations, together with a summary of the impact of each change on the Scheme. We are consulting relevant stakeholders, landowners and those with property interests in land affected by the changes and interested parties registered with the Planning Inspectorate. This consultation relates only to the proposed changes 5, 6 and 7.

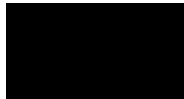
You can access the full Application on the National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-28-improvements>.

Please submit your comments on these proposed changes by emailing M25j28@highwaysengland.co.uk or by writing to us at **FREEPOST M25 J28 improvement scheme**. All feedback received will be taken into consideration and outlined in a consultation statement that will be prepared by Highways England. If Highways England decides to make a formal request to the Examining Authority to include the changes in the Scheme, the consultation statement will form part of that request.

The consultation closes at 23:45 on 22 April 2021.

If you have any questions or require further information, please contact Highways England via M25j28@highwaysengland.co.uk or telephone 0300 123 5000.

Yours sincerely,



Highways England
Project Manager for the M25 junction 28 improvement [scheme](#)

Proposed Changes

Change 5 – Reduction to the realignment of the Weald Brook (Work No. 23C)

This change would reduce the length of realignment (straightening) of the Weald Brook from approximately 70 metres to 40 metres. Realignment of the Weald Brook is required due to the construction of the new loop road (Work No. 6), including a new bridge, 'Duck Wood bridge' (Work No. 6c) which will carry the new loop road over the Weald Brook.

The original design for Duck Wood bridge was a two-span bridge with a central supporting pier which resulted in the need to realign a stretch of the Weald Brook (Work No. 23C). As a result of design refinement, revisions are proposed to the design of the bridge, including removal of the central supporting pier, meaning that the extent of realignment of the Weald Brook is reduced.

This proposed change has been discussed with the Environment Agency and London Borough of Havering who have provided positive feedback on it.

Change 5 does not involve any changes to the Scheme Order limits or to the land powers proposed in this area which are still required for construction of the new loop road.

There will be no change in the environmental effects associated with this change.

Please refer to Figures 1 to 4 below providing details of Change 5.

Change 6 – Realignment of UK Power Network (UKPN) diversion (Work No. 30)

This change relates to the diversion of an existing 11kV overhead electric line owned and operated by UKPN approximately 640 metres long (Work No. 30). In the Application, the below ground diversion commences at a point situated south of the loop road (Work No. 6) in proximity of the proposed Grove bridge, and terminates approximately 120 metres north of the loop road and Duck Wood bridge as shown on sheets 1 and 3 of the Works plans (APP-006).

Change 6 proposes to revise the realignment for the cable diversion – which would still be below ground – moving it closer to the M25. The diversion would commence from UKPN's existing underground cable adjacent to the Weald Brook culvert to the west of the M25 and terminate at UKPN's substation on the M25 northbound on-slip near the Brook Street roundabout.

Highways England consulted UKPN on the realignment submitted with the Application, which was agreed in principle at that time. However UKPN has recently identified that sections of the proposed diversion route in the Application are subject to surface water flooding and requested that Highways England revise the route to address those concerns. The revised route has been agreed in principle with UKPN.

This proposed change would not involve any changes to the Scheme Order limits nor to the land powers required for the Scheme.

The revised UKPN realignment will run along the proposed private means of access (Work No. 14) and connect to the existing UKPN line close to M25 northbound on-slip as shown on Figure 6. The route of the revised realignment will be close to a veteran tree T095 (shown on Figure 6 below) but that tree will not be affected by this change and appropriate root protection measures will be put in place to protect it during the construction works.

The underground cable requires a 3m wide easement which means that the revised realignment would affect some sections where woodland replacement planting is currently proposed (located along the M25 north of the loop road as shown on Figure 2.2 Preliminary environmental design (APP-039)). As tree planting will not be able to take place within the easement, the proposed woodland planting will be replaced elsewhere within the Scheme and small shrub and grassland species will be planted within the easement as far as practicable. This revision to replacement planting would not change the assessment of effects presented in the environmental statement.

With the implementation of the measures noted above, there will be no change in environmental effects associated with this change.

Please refer to Figures 5 and 6 below providing details of Change 6.

Change 7 – Refinement of Maylands golf course accommodation works (Work No. 32)

Change 7 is a refinement of the golf course accommodation works (Work No. 32) to accommodate an alternative design for replacement hole 2, associated remodelling, landscaping and other related works. This change follows from continued discussions with the operator of Maylands golf course, Luddington Golf Ltd, and the landowner, Glebelands Estates Ltd. The aim of those discussions was to consider how best to mitigate impacts of the Scheme on the existing layout at Maylands golf course. As a result, an alternative solution for the redesign of the relevant parts of the golf course is proposed which has been agreed with Luddington Golf Ltd and Glebelands Estates.

Change 7 involves an alternative design for replacement hole 2 that was submitted as Change 3 at Deadline 3A (REP3A-002). Change 7 would require re-modelling of holes 1, 2 and 3. The proposal would involve the lengthening of hole 1 and the alteration to the existing hole 3 to create a new second and third hole. Replacement tree planting and habitat creation works are proposed in association with this change.

Change 7 would require an extension to the Order limits to those submitted in the Application to cover the areas required for the golf course remodelling works, for the associated landscape and ecological works, as well as to facilitate an area required for a construction compound associated with this change. The extension to the Order limits is required to include additional land occupied by the golf course. The additional land is only needed on a temporary basis. Highways England does not need to acquire it or have any permanent rights in it. Accordingly, The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 would not be engaged.

In comparison to the golf course remodelling works submitted with the Application, [Change 7](#) requires a slightly larger area of land within Ingrebourne Valley Site of Metropolitan Importance (SMI) for Nature Conservation. However, this is not considered to alter the results of the assessment regarding effects of the Scheme on the SMI. Change 7 will require the removal of additional trees and a small area of woodland. The design comprising Change 7 proposes compensation for this tree loss including planting trees within the Scheme boundary. Change 7 also includes habitat creation works to mitigate the impact of the change on terrestrial habitat used by great crested newt. The incorporation of these measures means that Change 7 results in no change in the assessment conclusions regarding biodiversity resources presented in the environmental statement.

There will be no change in any other environmental effects associated with this change.

If Change 7 is accepted by the ExA, Highways England's intention is to then withdraw Change 3 and proceed only with Change 7.

Please refer to Figures 7 and 8 below providing details of Change 7.

Figure 2. Change 5 – Duck Wood bridge

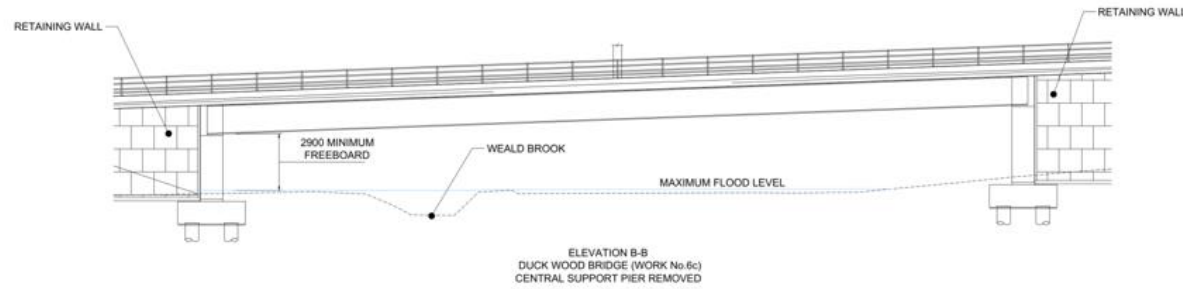
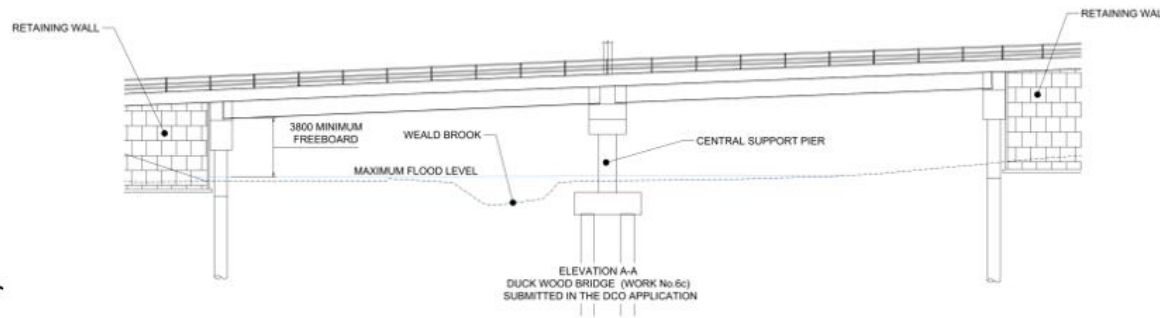
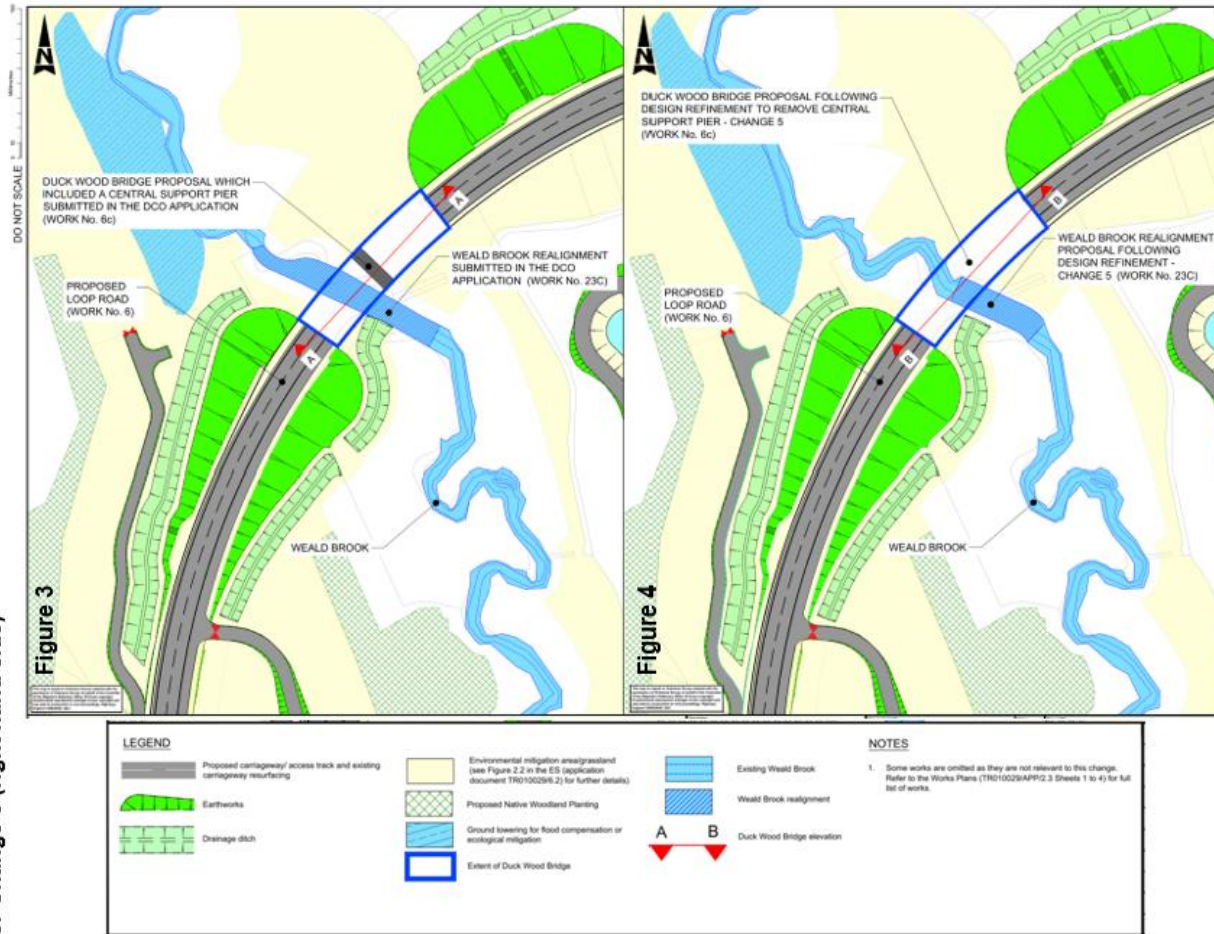


Figure 1. Proposed Duck Wood bridge included in the DCO Application (APP-10)



6
M25 Junction 28 Improvement scheme – Changes 5-7 non-statutory consultation

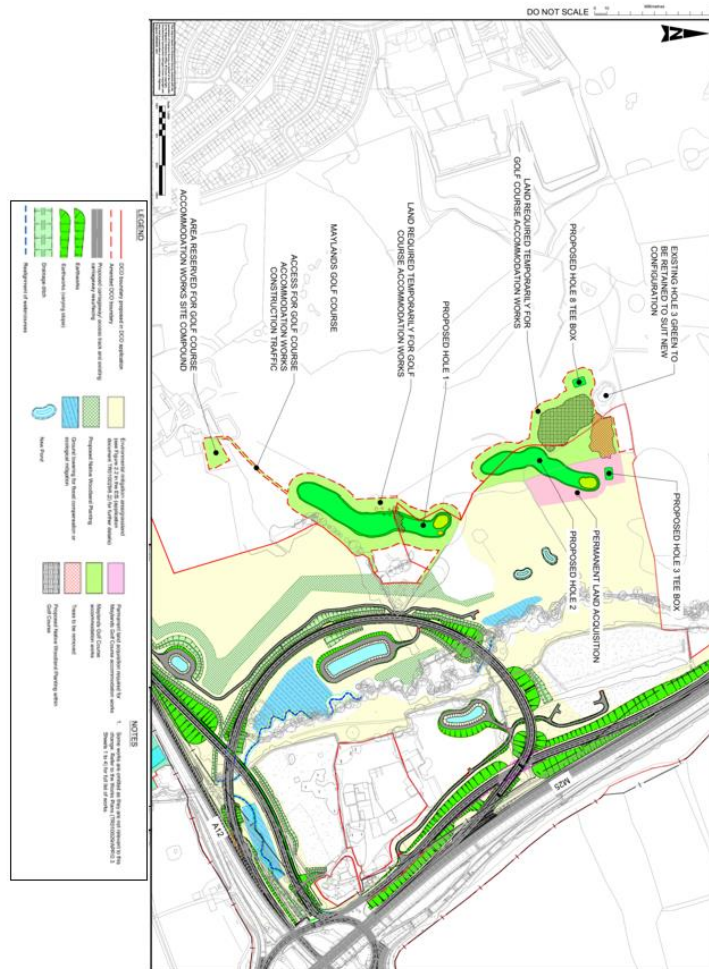
Figures 3 and 4. Application design for Weald Brook (APP-010) (left hand side) and for Change 5 (right hand side)



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M25 Junction 28 Improvement scheme – Changes 5-7 non-statutory consultation

Figure 8. Maylands golf course design for Change 7



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Highways England Company Limited registered in England and Wales number 09346363

Appendix.B Details of the purpose for which compulsory acquisition and temporary possession powers are sought

Table B.1: Permanent acquisition of land

Proposed Change	Plot number	DCO Work No	Purpose for which land is required – DCO submission	Purpose for which land is required – proposed changes to the DCO.
Change 6	1/28	2	Realignment of the existing A12 eastbound off-slip	Realignment of the existing A12 eastbound off-slip
		6	Provision of new loop road	Provision of new loop road
		15	Alterations to the existing egress from Grove Farm	Alterations to the existing egress from Grove Farm
		23B	Realignment of a stretch of the Weald Brook	Realignment of a stretch of the Weald Brook
		23C	Realignment of a stretch of the Ingrebourne River	Realignment of a stretch of the Ingrebourne River
		26	New ecological mitigation area	New ecological mitigation area
		30	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/18	6	Provision of new loop road	Provision of new loop road

Proposed Change	Plot number	DCO Work No	Purpose for which land is required – DCO submission	Purpose for which land is required – proposed changes to the DCO.
		8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		9	New gantry or similar signage	New gantry or similar signage
		14	New private means of access	New private means of access
		21A	New private means of access	New private means of access
		21B	New attenuation pond together with associated private means of access and drainage facilities	New attenuation pond together with associated private means of access and drainage facilities
		22	New drainage outfall pipe	New drainage outfall pipe
		30		Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/24	8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		14	New private means of access	New private means of access
		30	-	Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/30	8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		30	-	Diversion of an existing UKPN 11kV overhead electric line

Proposed Change	Plot number	DCO Work No	Purpose for which land is required – DCO submission	Purpose for which land is required – proposed changes to the DCO.
Change 6	1/31	6	Provision of new loop road	Provision of new loop road
		7	Improvements to a stretch of the existing M25 northbound carriageway	Improvements to a stretch of the existing M25 northbound carriageway
		9	New gantry or similar signage	New gantry or similar signage
		11	New gantry or similar signage	New gantry or similar signage
		30		Diversion of an existing UKPN 11kV overhead electric line
Change 6	3/5	7	Improvements to a stretch of the existing M25 northbound carriageway	Improvements to a stretch of the existing M25 northbound carriageway
		8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		10	New gantry or similar signage	New gantry or similar signage
		30		Diversion of an existing UKPN 11kV overhead electric line
Change 6	3/11	8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		30	-	Diversion of an existing UKPN 11kV overhead electric line

Proposed Change	Plot number	DCO Work No	Purpose for which land is required – DCO submission	Purpose for which land is required – proposed changes to the DCO.
Change 6	3/13	8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		30	-	Diversion of an existing UKPN 11kV overhead electric line
Change 6	3/14	8	Re-alignment of a stretch of the existing M25 northbound on-slip	Re-alignment of a stretch of the existing M25 northbound on-slip
		14	New private means of access	New private means of access
		30	-	Diversion of an existing UKPN 11kV overhead electric line

Table B.2: Acquisition of permanent rights

Proposed change	Plot number	DCO Work No	Purpose for which land is required – DCO Submission	Purpose for which land is required – proposed changes to the DCO.
Change 6	1/17	30	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/20	30	New drainage outfall	New drainage outfall
			Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/21	30	New drainage outfall	New drainage outfall
			Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line

Proposed change	Plot number	DCO Work No	Purpose for which land is required – DCO Submission	Purpose for which land is required – proposed changes to the DCO.
Change 6	1/22	30	New drainage outfall pipe that will need access rights for its long term maintenance Diversion of an existing UKPN 11kV overhead electric line	New drainage outfall pipe that will need access rights for its long term maintenance Diversion of an existing UKPN 11kV overhead electric line
Change 6	3/19	30	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line

Table B.3: Temporary Possession of Land

Proposed change	Plot number	DCO Work No	Purpose for which land is required – DCO Submission	Purpose for which land is required – proposed changes to the DCO.
Change 6	1/15	21B	New attenuation pond together with associated private means of access and drainage facilities	New attenuation pond together with associated private means of access and drainage facilities
		23C	Realignment of a stretch of the Weald Brook	Realignment of a stretch of the Weald Brook
		22	New drainage outfall pipe	New drainage outfall pipe
		30	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/16	23A	Realignment of a stretch of the Weald Brook	Realignment of a stretch of the Weald Brook
		23B	Realignment of a stretch of the Weald Brook	Realignment of a stretch of the Weald Brook

Proposed change	Plot number	DCO Work No	Purpose for which land is required – DCO Submission	Purpose for which land is required – proposed changes to the DCO.
		30	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line
Change 6	1/17	-	-	To facilitate construction of the works
Change 6	1/21a	23A	-	Realignment of a stretch of the Weald Brook
		23B	-	Realignment of a stretch of the Weald Brook
Change 6	1/23	30	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line
Change 6	3/15	-	Diversion of an existing UKPN 11kV overhead electric line To install, access, monitor and maintain bird boxes.	Diversion of an existing UKPN 11kV overhead electric line To install, access, monitor and maintain bird boxes.
Change 6	3/19	-	Diversion of an existing UKPN 11kV overhead electric line	Diversion of an existing UKPN 11kV overhead electric line To facilitate construction of the works
Change 7	1/14	32	Accommodation works to provide replacement facilities for Maylands Golf Course	Accommodation works to provide replacement facilities for Maylands Golf Course
Change 7	3/21	32	Accommodation works to provide replacement facilities for Maylands Golf Course	Accommodation works to provide replacement facilities for Maylands Golf Course

Proposed change	Plot number	DCO Work No	Purpose for which land is required – DCO Submission	Purpose for which land is required – proposed changes to the DCO.
				To facilitate the provision of environmental works, including the construction of ecological compensation areas
Change 7	3/23	32	-	Accommodation works to provide replacement facilities for Maylands Golf Course

Appendix C Schedule of interests in the land and progress of negotiations with persons subject to compulsory acquisition and temporary possession powers

Table C.4: Schedule of interests in the land and progress of negotiations

Landowner name	Type of interest	Permanent/temporary	Plot refs (original DCO)	Plot refs (proposed DCO change in red)	Status of negotiation with land interest
Luddington Golf Ltd	Category 1 tenant/lessees Occupier	Temporary	1/14, 3/2, 3/21	1/14, 3/2, 3/21, 3/23	A draft tri-party agreement has been shared with Luddington Golf Ltd and, Glebelands Estates Ltd
		Permanent acquisition (land)	1/12, 1/13, 3/8,3/9, 3/22	1/12, 1/13, 3/8,3/9, 3/22	
Glebelands Estates Ltd	Category 1 (Occupier)	Temporary	1/11, 1/14,3/2, 3/6,3/21, 3/3, 3/16	1/11, 1/14,3/2, 3/6, 3/21, 3/3, 3/16, 3/23	A draft tri-party agreement has been

Landowner name	Type of interest	Permanent/temporary	Plot refs (original DCO)	Plot refs (proposed DCO change in red)	Status of negotiation with land interest
					shared with Luddington Golf Ltd and, Glebelands Estates Ltd.
		Permanent acquisition (land)	1/10, 1/12, 1/13,3/8, 3/20, 3/22, 1/11a	1/10, 1/12, 1/13,3/8, 3/20, 3/22, 1/11a	
Cadent Gas	Category 1 (Occupier) (in respect of underground gas mains)	Temporary	1/1, 1/1b,1/1c,1/11, 3/2, 3/6,1/8a	1/1, 1/1b,1/1c,1/11, 3/2, 3/6,1/8a, 3/23	Draft protective provisions and a Statement of Common Ground is being discussed with Cadent Gas.
		Permanent acquisition (land)	1/5, 1/10, 1/12,1/13, 1/14, 1/35,1/35a 1/36, 1/38,1/4, 1/11a, 3/8, 3/22	1/5, 1/10, 1/12,1/13, 1/14, 1/35,1/35a 1/36, 1/38,1/4,	

Landowner name	Type of interest	Permanent/ temporary	Plot refs (original DCO)	Plot refs (proposed DCO change in red)	Status of negotiation with land interest
				1/11a, 3/8, 3/22	
		Permanent acquisition (rights)	1/1a 1/6, 1/7, 1/8, 1/3	1/1a 1/6, 1/7, 1/8, 1/3	

Appendix D Changes to the dDCO

Table D.1: Proposed amendments to the dDCO for Change 5

Article/ Schedule reference	Current dDCO drafting (REP5-00X)	Proposed amendments were Change 5 to be accepted
Schedule 1	<p>Work No. 23C — Realignment of a stretch of the Weald Brook, along a length of approximately 70 metres, at a location situated towards the north western edge of Work No. 6 and passing beneath Work No. 6 at the location of the proposed Duck Wood bridge, as shown on sheet 1 of the works plans.</p>	<p>Work No. 23C — Realignment of a stretch of the Weald Brook, along a length of approximately 70 40 metres, at a location situated towards the north western edge of beneath Work No. 6 and passing beneath Work No. 6 at the location of the proposed Duck Wood bridge, as shown on sheet 1 of the works plans.</p>

Table D.2: Proposed amendments to the dDCO for Change 6

Article/Schedule reference	Current dDCO drafting (REP5-00x)				Proposed amendments were Change 6 to be accepted			
Schedule 1	<p>Work No. 30 — Diversion underground of an existing UKPN 11 kV overhead electric line, approximately 640 metres in length, commencing at a point situated south of Work No. 6, in proximity of the proposed Grove bridge and terminating approximately 120 metres north of Work No. 6 and Duck Wood bridge as shown on sheets 1 and 3 of the works plans.</p>				<p>Work No. 30 — Diversion underground of an existing UKPN 11 kV overhead electric line, approximately 640 890 metres in length, commencing at a point situated at the existing UKPN sub-station north of the existing Grove Farm access as shown on sheet 1 of the works plans and terminating adjacent to the southern proposed culvert extension to the west of the M25 northbound carriageway south of Work No. 6, in proximity of the proposed Grove bridge and terminating approximately 120 metres north of Work No. 6 and Duck Wood bridge as shown on sheets 1 and 3 of the works plans.</p>			
Schedule 1	<p>Work No. 23A — Realignment of a stretch of the Weald Brook, along a length of approximately 85 metres, commencing at a location situated to the immediate east of Work No. 20B and west of Work No. 30, as shown on sheet 1 of the works plans.</p>				<p>Work No. 23A — Realignment of a stretch of the Weald Brook, along a length of approximately 85 metres, commencing at a location situated to the immediate east of Work No. 20B, and west of Work No. 30, as shown on sheet 1 of the works plans.</p>			
Schedule 5	(1) Type of tree	(2) Work to be carried out	(3) Relevant part of the authorised development	(4) TPO reference	(1) Type of tree	(2) Work to be carried out	(3) Relevant part of the authorised development	(4) TPO reference
	Area TPO Multiple Species	Felling of trees or works to trees to	Work Nos. 6, 23C and 30	TPO 18-06-A1 Maylands Golf	Area TPO Multiple Species	Felling of trees or works to trees to	Work Nos. 6, and 23C and 30	TPO 18-06- A1 Maylands Golf

Article/Schedule reference	Current dDCO drafting (REP5-00x)			Proposed amendments were Change 6 to be accepted				
		permit the construction of the scheme being submitted as part of the DCO		Course, Colchester Road, Romford. London Borough of Havering.		permit the construction of the scheme being submitted as part of the DCO		Course, Colchester Road, Romford. London Borough of Havering.
Schedule 6	(1) Plot Reference Number shown on Land Plans	(2) Purpose for which rights over land may be acquired	(3) Relevant part of the authorised development	(1) Plot Reference Number shown on Land Plans	(2) Purpose for which rights over land may be acquired	(3) Relevant part of the authorised development		
	1/17	To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line.	Work No. 30	1/17	To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line.	Work No. 30		
	1/20	To construct, protect, operate, access and maintain the diversion underground of	Work Nos. 22 and 30	1/20	To construct, protect, operate, access and maintain the diversion underground of	Work Nos. 22 and 30		

Article/Schedule reference	Current dDCO drafting (REP5-00x)			Proposed amendments were Change 6 to be accepted		
		<p>an existing overhead electric line. To construct, access and maintain a new drainage outfall pipe</p>			<p>overhead electric line. To construct, access and maintain a new drainage outfall pipe.</p>	
	1/21	<p>To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line. To construct, access and maintain a new drainage outfall pipe.</p>	Work Nos. 22 and 30	1/21	<p>To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line. To construct, access and maintain a new drainage outfall pipe.</p>	Work Nos. 22 and 30
	1/22	<p>To provide maintenance working space and access to the diverted</p>	Work Nos. 22 and 30	1/22	<p>To provide maintenance working space and access to the diverted (underground) electricity line.</p>	Work Nos. 22 and 30

Article/Schedule reference	Current dDCO drafting (REP5-00x)			Proposed amendments were Change 6 to be accepted		
		(underground) electricity line. To construct, access and maintain a new drainage outfall pipe			To construct, access and maintain a new drainage outfall pipe	
	3/15	To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line. To install, access, monitor and maintain bird boxes.	Work No. 30 and other ancillary development (bird boxes)	3/15	To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line. To install, access, monitor and maintain bird boxes.	Work No. 30 and other ancillary development (bird boxes)
	3/19	To construct, protect, operate, access and maintain the diversion underground of an existing	Work No. 30	3/19	To construct, protect, operate, access and maintain the diversion underground of an existing overhead electric line.	Work No. 30

Article/Schedule reference	Current dDCO drafting (REP5-00x)			Proposed amendments were Change 6 to be accepted		
		overhead electric line.				
Schedule 8	(1) Plot Reference Number shown on Land Plans	(2) Purpose for which temporary possession may be taken	(3) Relevant part of the authorised development	(1) Plot Reference Number shown on Land Plans	(2) Purpose for which temporary possession may be taken	(3) Relevant part of the authorised development
	1/15	Construction works relating to the establishment of a new attenuation pond with associated drainage works, the realignment of a stretch of Weald Brook and the diversion underground of an existing overhead electric line.	Work Nos. 21B, 22, 23C and 30	1/15	Construction works relating to the establishment of a new attenuation pond with associated drainage works, and the realignment of a stretch of Weald Brook and the diversion underground of an existing overhead electric line.	Work Nos. 21B, 22 and 23C and 30
	1/16	Construction works relating to the realignment of stretches of Weald Brook and the diversion underground of an	Work Nos. 23A, 23B and 30	1/16	Construction works relating to the realignment of stretches of Weald Brook and the diversion underground of an existing overhead electric line.	Work Nos. 23A, and 23B and 30

Article/Schedule reference	Current dDCO drafting (REP5-00x)			Proposed amendments were Change 6 to be accepted		
		existing overhead electric line.		1/17	Construction works relating to the new loop road	Work No.6
	1/23	Construction working area for the diversion underground of an existing overhead electric line.	Work No. 30	1/21a	Construction works relating to the realignment of stretches of Weald Brook	Work Nos 23A and 23B
				4/23	Construction working area for the diversion underground of an existing overhead electric line.	Work No. 30
				3/19	Construction working area for improvements to the M25 north bound carriageway, the realignment of the existing northbound on-slip, and a new private means of access.	Work Nos 8 and 14

Table D.3: Proposed amendments to the dDCO for Change 7

Article/ Schedule reference	Current dDCO drafting (REP5-002)			Proposed amendments were Change 7 to be accepted		
Schedule 1	Work No. 32 — Accommodation works to provide replacement facilities for Maylands Golf Course, over an area of land approximately 14,598 square metres in area and situated at a location to the west of Work No. 29 as shown on sheets 1 and 3 of the works plans.			Work No. 32 — Accommodation works to provide replacement facilities for Maylands Golf Course, over an area of land approximately 14,598 54,578 square metres in area and situated at a location to the west of Work No. 29 as shown on sheets 1 and 3 of the works plans.		
Schedule 8	(1) Plot Reference Number shown on Land Plans	(2) Purpose for which temporary possession may be taken	(3) Relevant part of the authorised development	(1) Plot Reference Number shown on Land Plans	(2) Purpose for which temporary possession may be taken	(3) Relevant part of the authorised development
	3/21	To establish an ecological mitigation area	Work No. 25	3/21	Construction works relating to the provision of accommodation works for Maylands Golf Course and to establish an ecological mitigation area	Work Nos. 25 and 32
				3/23	Construction works relating to the provision of accommodation works for	Work No. 32

Article/ Schedule reference	Current dDCO drafting (REP5-002)	Proposed amendments were Change 7 to be accepted		
			Maylands Golf Course	

Appendix E Proposed changes to the REAC

B.1 Potential changes to the REAC

Table E.1: Proposed changes to the REAC - Table 1.1: REAC Part 1: Schedule of environmental mitigation commitments (red text is new text)

Ref	Impact	ES reference	DCO reference	Mitigation commitments	Residual effect (post mitigation) [not significant, neutral, slight/moderate/large adverse, slight/moderate/large beneficial]	Proposed plan reference (e.g. Proposed scheme layout plans, etc)
Biodiversity						
BD0.8	Great crested newts – permanent and temporary loss of terrestrial habitat / killing and injury	Ch 7, section 7.9 TR010029/APP/6.1	Requirements 4, 5 and 7	<ul style="list-style-type: none"> Where great crested newts are likely to be present, construction and habitat re-creation/enhancement will be carried out under the remit of a European Protected Species (EPS) mitigation licence from Natural England. Mitigation and compensation measures for great crested newt including site clearance methodology will be implemented in line with the detail of the method statement and work schedule as set out in the EPS licence. This may require exclusion 	Short term slight adverse effect. Long term neutral.	CEMP LEMP

Ref	Impact	ES reference	DCO reference	Mitigation commitments	Residual effect (post mitigation) [not significant, neutral, slight/moderate/large adverse, slight/moderate/large beneficial]	Proposed plan reference (e.g. Proposed scheme layout plans, etc)
				<p>and translocation of great crested newts.</p> <ul style="list-style-type: none"> Retained habitat immediately around pond P2 will be protected throughout construction. Temporary works affecting habitat close to great crested newt breeding ponds will be programmed to take place in as short a window as possible (ideally in one year), to ensure that habitat reinstatement and creation can take place in these areas as soon as possible following disturbance. Compensation habitat for great crested newts will be provided in ECA B which will be reinstated following temporary works. This will provide improved terrestrial habitat for great crested newts including tussocky grassland and scrub, wet grassland in lowered areas of floodplain, creation of at least two 		

Ref	Impact	ES reference	DCO reference	Mitigation commitments	Residual effect (post mitigation) [not significant, neutral, slight/moderate/large adverse, slight/moderate/large beneficial]	Proposed plan reference (e.g. Proposed scheme layout plans, etc)
				<p>new ponds, restoration of existing pond (P2) to remove silt build up, removal of non-native invasive species from terrestrial habitat, construction of hibernacula and refuges. These habitats will be managed appropriately for great crested newts under the Outline LEMP (Appendix 7.16 of the ES).</p> <ul style="list-style-type: none"> The two proposed new ponds to be designed to be suitable for breeding great crested newt, positioned within the slope and fed by rain water similarly to existing pond P2. The detailed design will consider the need to line the ponds depending on existing ground conditions so that they are more likely to retain water throughout the breeding season. The ponds will not be connected to the existing drain running through ECA B, to avoid any contaminants (such as fertiliser) from the adjacent golf course entering the ponds. 		

Ref	Impact	ES reference	DCO reference	Mitigation commitments	Residual effect (post mitigation) [not significant, neutral, slight/moderate/large adverse, slight/moderate/large beneficial]	Proposed plan reference (e.g. Proposed scheme layout plans, etc)
				<ul style="list-style-type: none"> To mitigate the effect of the Scheme on the adjacent Maylands Golf Club, it is necessary to redesign a section of the course in proximity to pond P2, P4 and P5. A new green and fairway will be created south (down slope) of P2. Rough grassland and scrub or woodland habitats will be created on existing green and fairway areas to compensate for creation of a new green and fairway. In addition to this, understory planting will take place beneath existing plantation woodland within the golf course in line with the Preliminary environmental design. Design will ensure there is no net loss of habitat suitable for great crested newts in relation to the golf course design itself. Other temporary working areas will be reinstated with grassland, scrub and woodland in line with the Preliminary environmental design. 		

Ref	Impact	ES reference	DCO reference	Mitigation commitments	Residual effect (post mitigation) [not significant, neutral, slight/moderate/large adverse, slight/moderate/large beneficial]	Proposed plan reference (e.g. Proposed scheme layout plans, etc)
				<ul style="list-style-type: none"> • Wide-span overbridges to allow movement of newts into area inside the new loop road to reduce potential terrestrial habitat fragmentation. • The presence of great crested newt will be considered during detailed design of road drainage features to reduce the likelihood of entrapment. • Any activities south of the A12 will be carried out sensitively under a Precautionary Method of Working (PMW) which will detail measures and steps to be taken to minimise any potential impacts to individual great crested newts south of the A12. 		

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