

# M25 junction 28 improvement scheme

**TR010029**

## **10.13 Proposed Scheme Changes 5-7 - Drawings**

Regulation 5(2)(q)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
Regulations 2009

Volume 10

April 2021

# Infrastructure Planning

## Planning Act 2008

### The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

### M25 junction 28 improvement scheme Development Consent Order 202[x ]

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#### 10.13 Proposed Scheme Changes 5-7 - Drawings

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<b>Regulation Number:</b>	Regulation 5(2)(q)
<b>Planning Inspectorate Scheme Reference</b>	TR010029
<b>Application Document Reference</b>	TR010029/EXAM/10.13
<b>Author:</b>	M25 junction 28 scheme, Project Team, Highways England

<b>Version</b>	<b>Date</b>	<b>Status of Version</b>
0	April 2021	Request for Changes 5-7

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# 1. Introduction

## 1.1 Purpose of this Document

- 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 has identified three further changes to the Scheme (the Proposed Changes or Changes 5-7) as described in the accompanying written report (TR010029/APP/10.12).
- 1.1.3 This document lists the versions of the plans, drawings and sections which would be revised as a result of the Scheme changes should the Proposed Changes be accepted. Table 1.1 provides a list of the drawings revised by Changes 5 to 7.
- 1.1.4 Should the request for the Proposed Changes be accepted, the revised drawings will become examination documents, to be submitted by Highways England at a future deadline. This would be accompanied by an updated Guide to the Application.

## 1.2 Drawings showing Changes 5 to 7

- 1.2.1 The drawings in Part 1 (listed in Table 1.1 below) show the Scheme if Changes 5 to 7 were to be accepted.

**Table 1.1: Changes 5 to 7 Revised drawings plans and sections**

Document Title	Document Number	Rev.	Appendix
<b>Land Plans – Regulation 5(2)(i)</b>			
Land Plans – Sheet 1 of 4	TR010029/APP/2.2	4	Appendix A
Land Plans – Sheet 3 of 4	TR010029/APP/2.2	3	Appendix A
<b>Works Plans - Regulation 5(2)(j)</b>			
Works Plans – Sheet 1 of 4	TR010029/APP/2.3	3	Appendix B
Works Plans – Sheet 3 of 4	TR010029/APP/2.3	2	Appendix B
<b>Scheme Layout Plans – Regulation 5(2)(o)</b>			
Scheme Layout Plans – Sheet 1 of 4	TR010029/APP/2.3	2	Appendix C
Scheme Layout Plans – Sheet 3 of 4	TR010029/APP/2.3	2	Appendix C

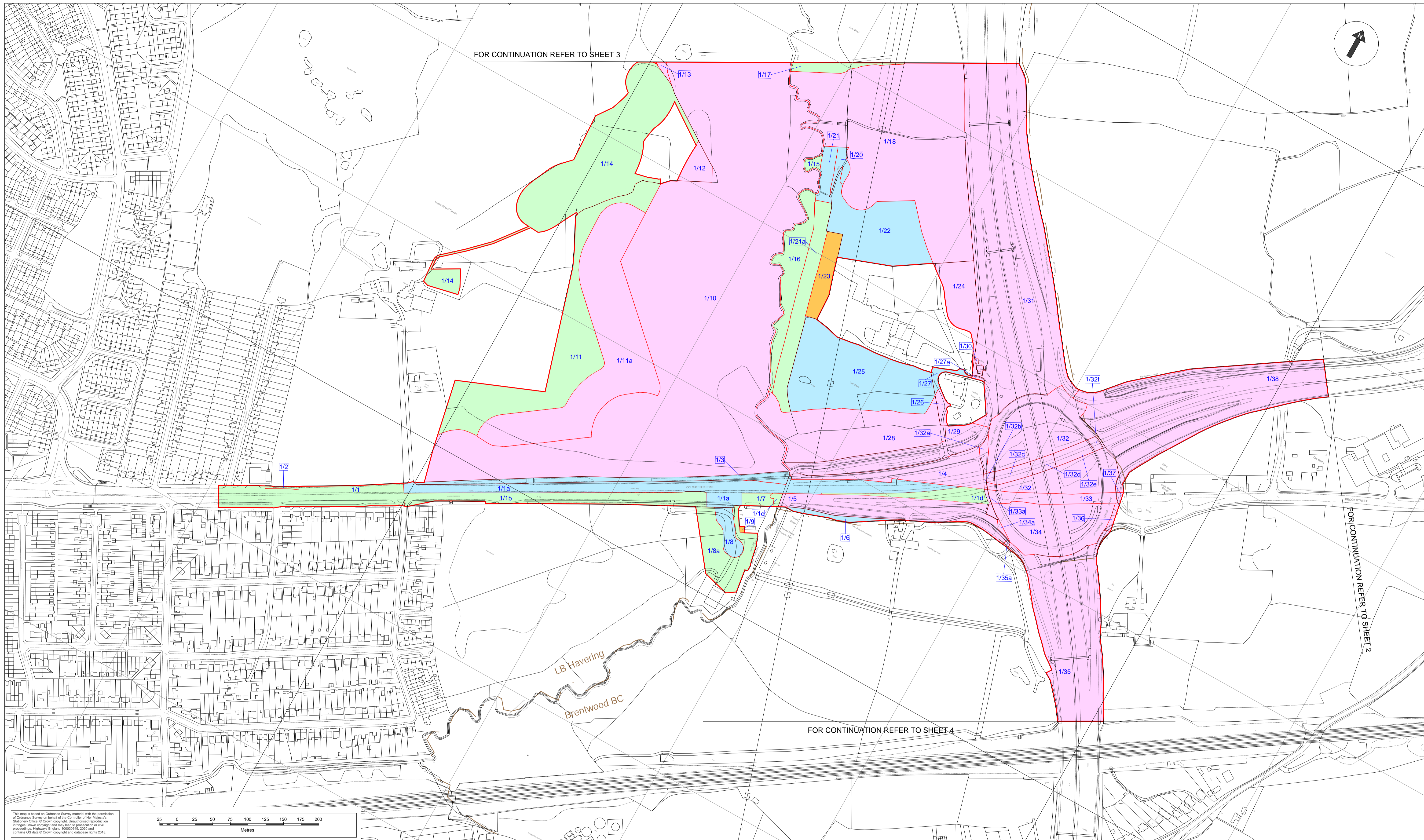


Document Title	Document Number	Rev.	Appendix
<b>Engineering Drawings and Sections – Regulation 5(2)(o) and Regulation 6(2)</b>			
Engineering Sections Duck Wood Bridge – Sheet 2 of 10	TR010020/APP/2.8	1	Appendix D
<b>Figure 2.2 Preliminary Environmental Design</b>			
Figure 2.2 Preliminary Environmental Design – Key	TR010020/APP/6.2	2	Appendix E
Figure 2.2 Preliminary Environmental Design – Sheets 3 of 4	TR010020/APP/6.2	2	Appendix E
Figure 2.2 Preliminary Environmental Design – Sheets 3 of 4	TR010020/APP/6.2	2	Appendix E

# Appendices

# Appendix A. Land Plans

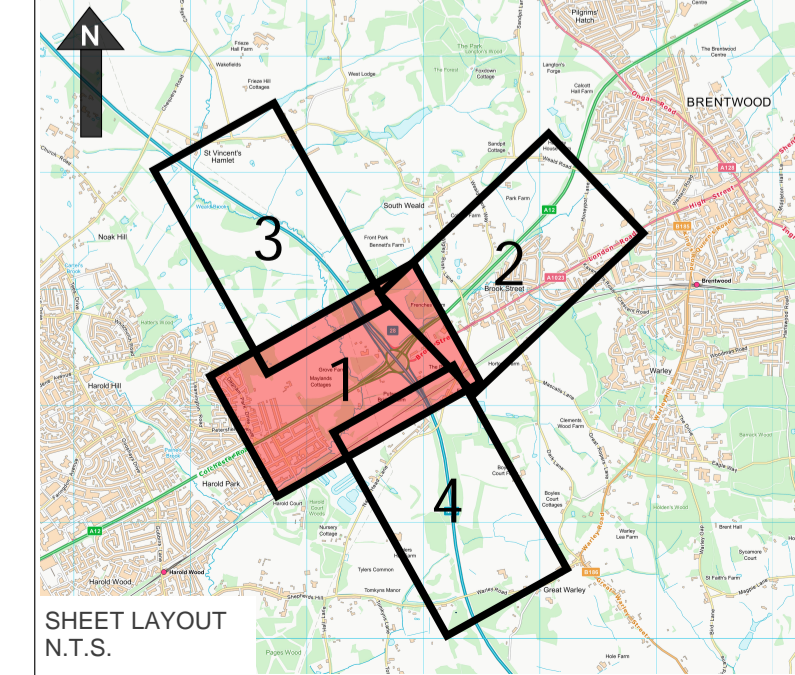




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- Notes:**
- The legend is identical on all sheets of the Land Plans and therefore not all items detailed in the legend are represented on each sheet;
  - Land Parcel/Plot numbers are annotated in blue made up of a unique plot number. These plot numbers correspond to those represented in the Book of Reference;
  - All dimensions are in metres unless stated otherwise;
  - These Land Plans should be read in conjunction with other plans and documents in the DCO application, in particular the Book of Reference (application document TR010029/APP/4.3);
  - All easements, servitudes and private rights are proposed to be extinguished on land that is to be acquired unless stated otherwise in the Book of Reference or draft DCO;
  - Plot reference numbers that do not fit into their plot area are represented in a blue box outside of their plot with a leader line pointing to their plot area.

- Legend:**
- Development Consent Order (DCO) boundary
  - Local Authority boundary
  - Land to be acquired – permanent title acquisition
  - Rights to be acquired permanently
  - Land to be used temporarily
  - Land not subject to compulsory acquisition or temporary possession
  - Cut Line
  - Plot Reference Numbers



Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date

Drawing Suitability: **DCO EXAMINATION**

Status: **A4**

Project Title: **M25 junction 28 improvement scheme**

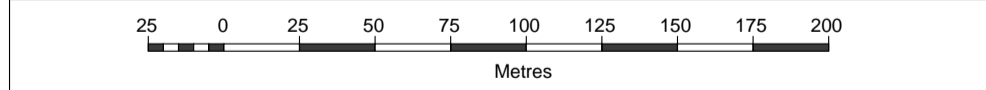
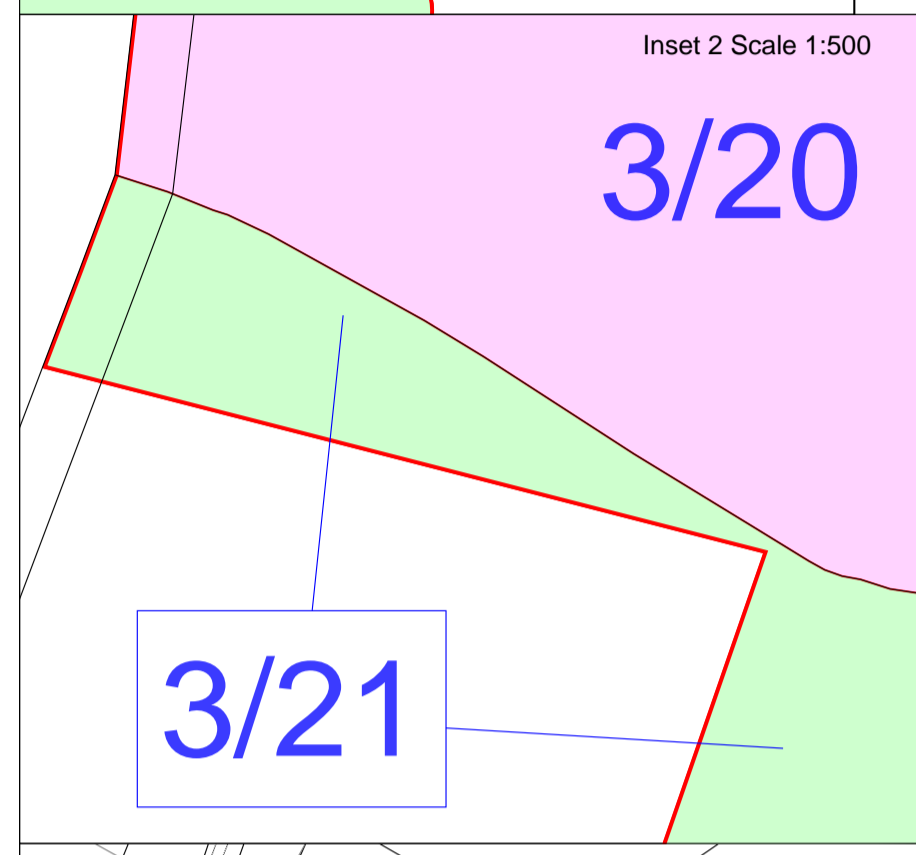
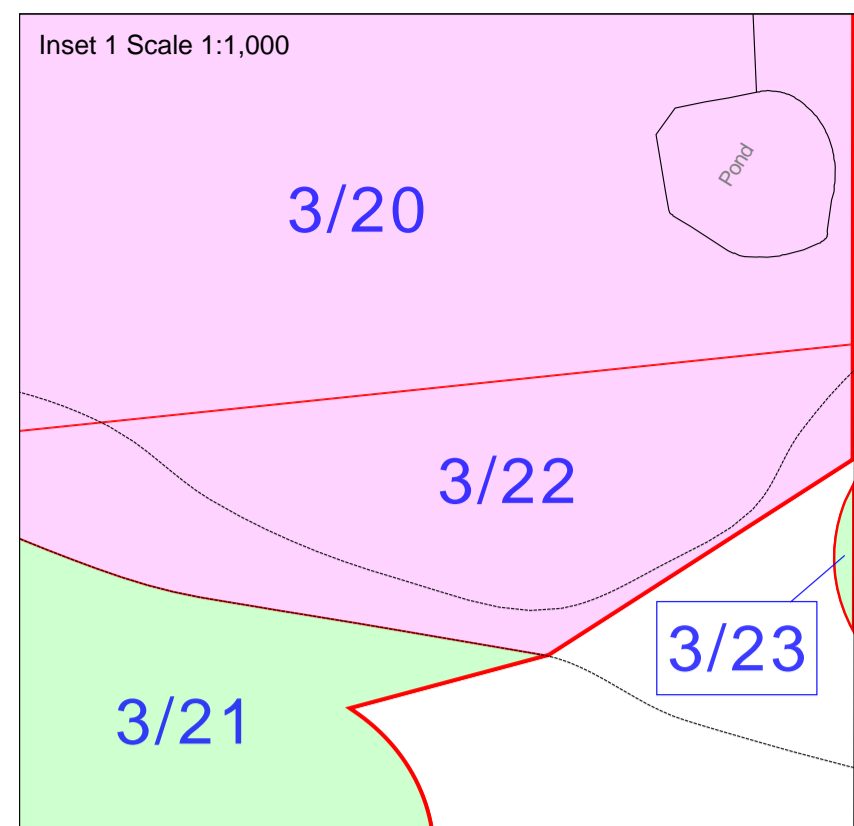
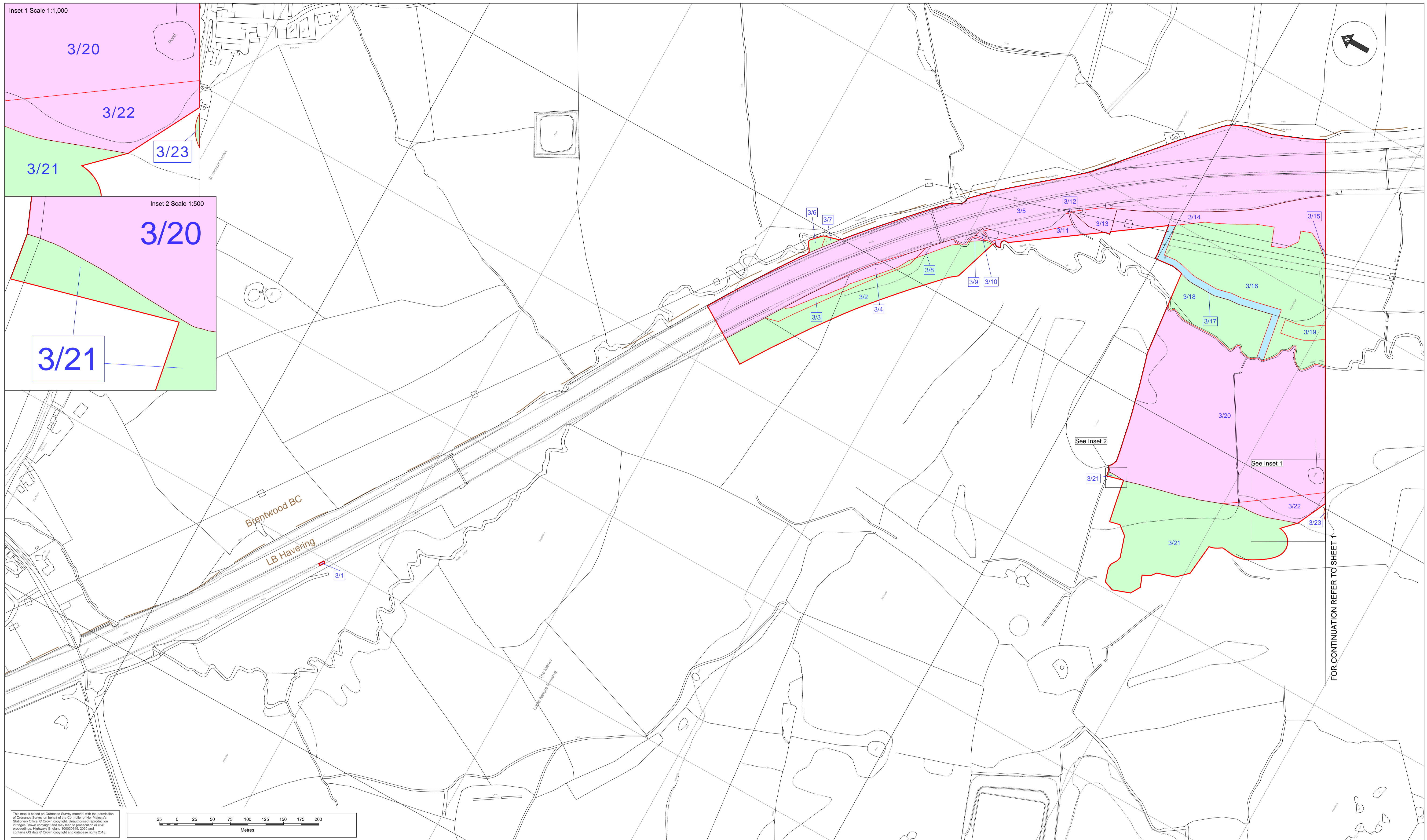
Created by:  
TerraQuest Solutions Limited  
Quayside Tower  
252-260 Broad Street  
Birmingham  
B1 2HF

www.terraquest.co.uk  
e: info@terraquest.co.uk

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**highways england**

Drawing Title:	<b>LAND PLANS REGULATION 5(2)(i) Sheet 1 of 4</b>
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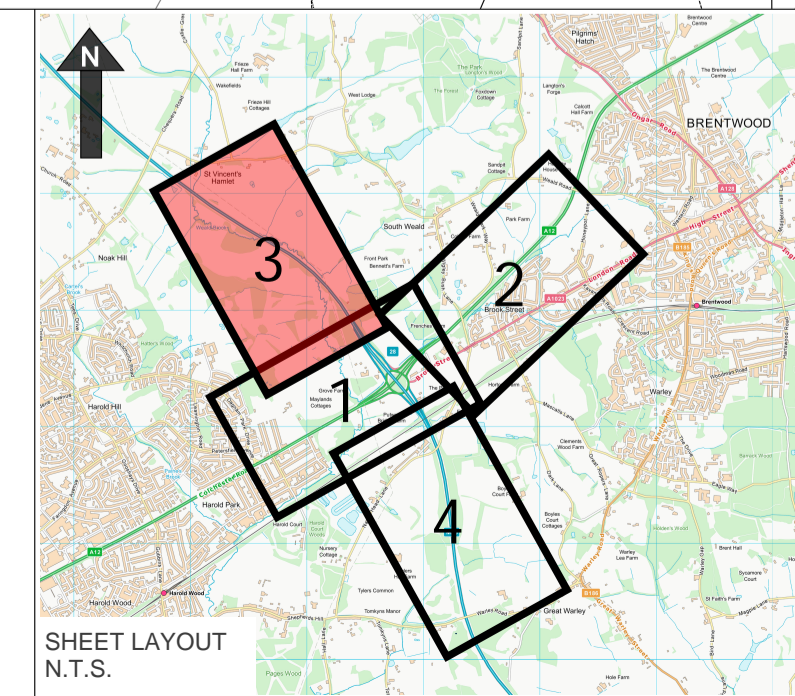


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FOR CONTINUATION REFER TO SHEET 1

- Notes:**
- The legend is identical on all sheets of the Land Plans and therefore not all items detailed in the legend are represented on each sheet;
  - Land Parcel/Plot numbers are annotated in blue made up of a unique plot number. These plot numbers correspond to those represented in the Book of Reference;
  - All dimensions are in metres unless stated otherwise;
  - These Land Plans should be read in conjunction with other plans and documents in the DCO application, in particular the Book of Reference (application document TR010029/APP/4.3);
  - All easements, servitudes and private rights are proposed to be extinguished on land that is to be acquired unless stated otherwise in the Book of Reference or draft DCO;
  - Plot reference numbers that do not fit into their plot area are represented in a blue box outside of their plot with a leader line pointing to their plot area.

- Legend:**
- Development Consent Order (DCO) boundary
  - Local Authority boundary
  - Land to be acquired – permanent title acquisition
  - Rights to be acquired permanently
  - Land to be used temporarily
  - Cut Line
  - 1/1 Plot Reference Numbers
  - 1/1 Plot Reference Numbers



Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date

Drawing Suitability: **DCO EXAMINATION** Status: **A4** Project Title: **M25 junction 28 improvement scheme**

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w: [www.terraquest.co.uk](http://www.terraquest.co.uk)  
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Client: **Working on behalf of**

Business & Property Solutions  
 A Mears Group plc Company

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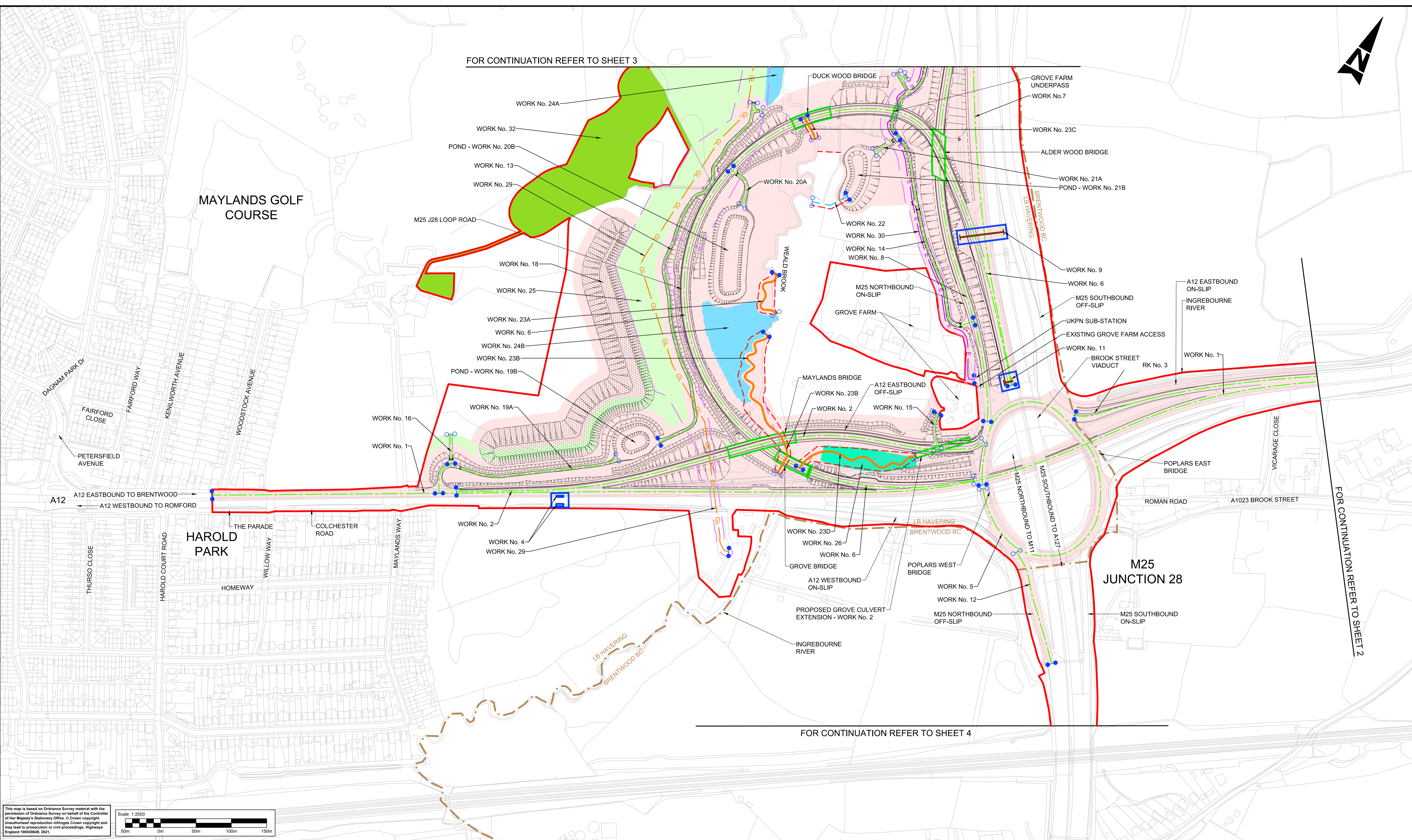
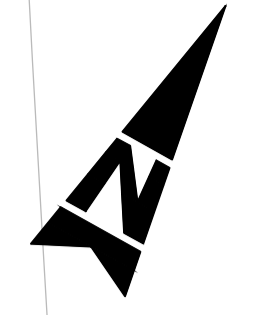


# Appendix B. Works Plans

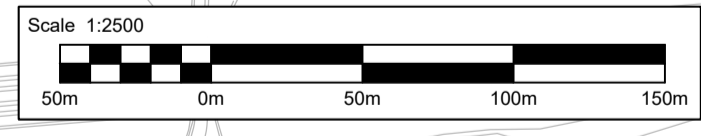


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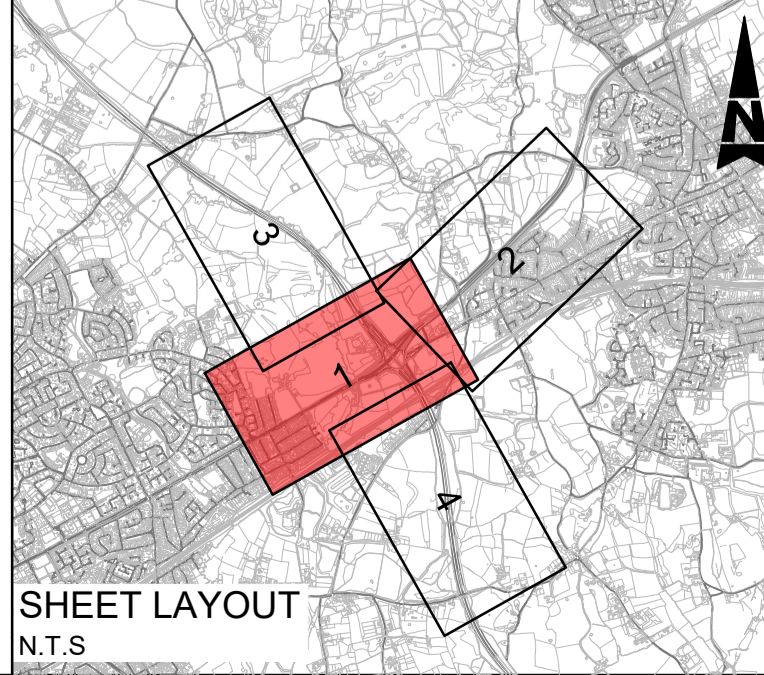
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- Notes**
- These plans should be read in conjunction with Schedule 1 (Authorised Development) to the Development Consent Order (application document reference TR010029/APP/3.1), the Land plans (application document reference TR010029/APP/2.2) and the Engineering drawings and sections (application document reference TR010029/APP/2.8).
  - The proposed works will be subject to detailed design development. Any changes will be limited to being within the DCO boundary or the relevant limits of deviation where not coincident with the DCO boundary and subject to the requirements of Schedule 2 to the Development Consent Order (application document reference TR010029/APP/3.1).
  - Utilities, Diversions and Drainage pipe works are only shown if proposed outside of the highway work limit of deviation. Other utilities are present. Diversions and other drainage pipe works are required and covered within the Development Consent Order (application document reference TR010029/APP/3.1).

**Legend:**

	Development Consent Order (DCO) boundary		Flood compensation area
	Scheme layout (shown for illustrative purposes)		Environmental mitigation area
	Proposed New Bridge/Proposed Culvert Extension		Ecological mitigation area
	Existing highway		Golf Course accommodation works
	Highway work centre line		Realigned watercourse
	Highway and other works limit of deviation		Limit of deviation for realigned water course / Proposed pipe network (only pipes outside highway work limit of deviation are shown)
	Termination of linear works		Gas diversion (centre line)
	Commencement of linear works		Utility diversion limit of deviation
	Local Authority boundary		Electric Line diversion (centre line)
	Non-linear work boundary/limit		Proposed Pipe Network
	Proposed Gantry / Cantilever		



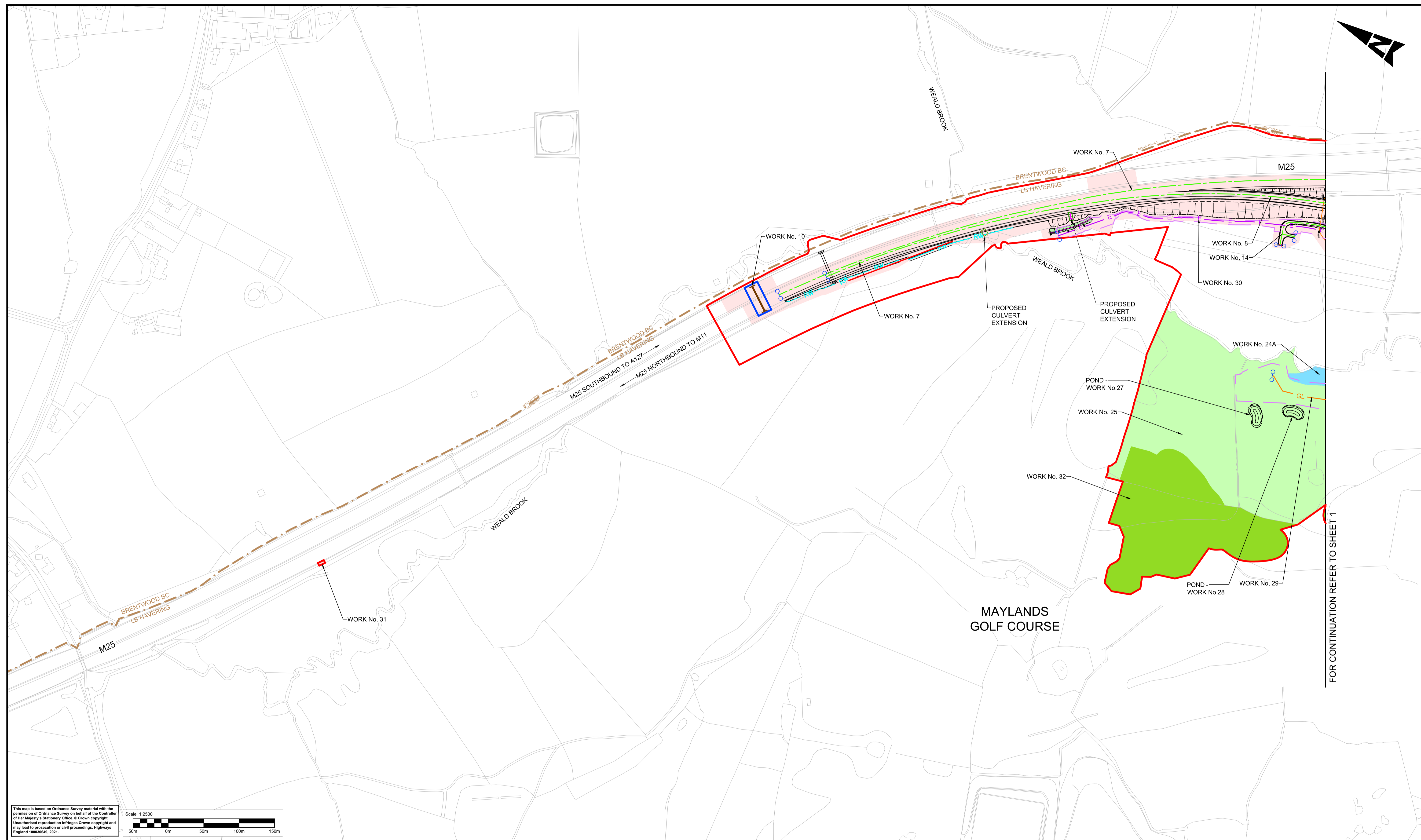
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highways england		TR010029/APP/2.3
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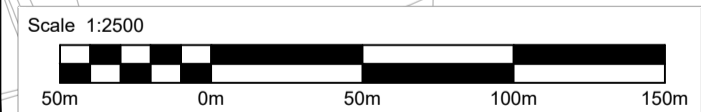
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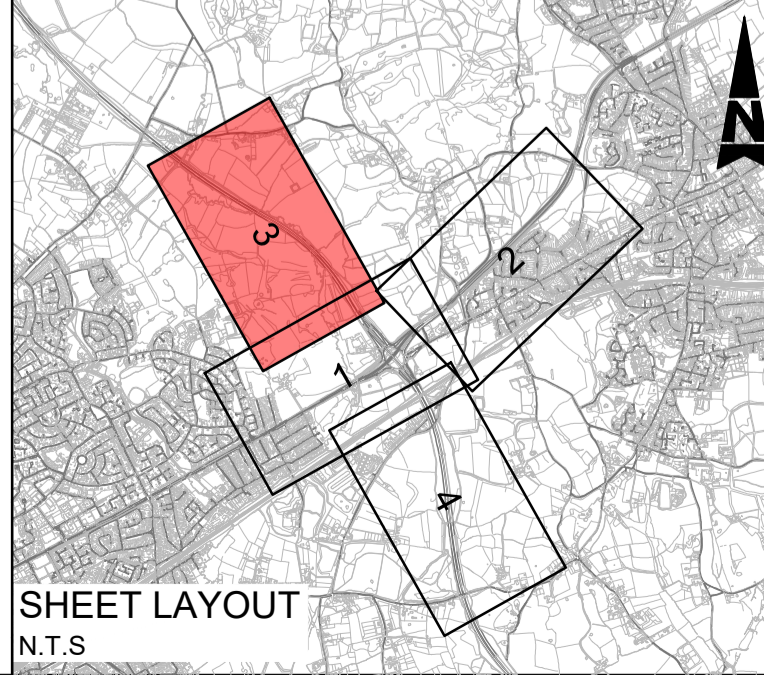
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- Notes**
- These plans should be read in conjunction with Schedule 1 (Authorised Development) to the Development Consent Order (application document reference TR010029/APP/3.1), the Land plans (application document reference TR010029/APP/2.2) and the Engineering drawings and sections (application document reference TR010029/APP/2.8).
  - The proposed works will be subject to detailed design development. Any changes will be limited to being within the DCO boundary or the relevant limits of deviation where not coincident with the DCO boundary and subject to the requirements of Schedule 2 to the Development Consent Order (application document reference TR010029/APP/3.1).
  - Utilities, Diversions and Drainage pipe works are only shown if proposed outside of the highway work limit of deviation. Other utilities are present. Diversions and other drainage pipe works are required and covered within the Development Consent Order (application document reference TR010029/APP/3.1).

**Legend:**

	Development Consent Order (DCO) boundary		Earthworks		Environmental bund
	Scheme layout (shown for illustrative purposes)				Flood compensation area
	Proposed New Bridge/Proposed Culvert Extension				Environmental mitigation area
	Existing highway				Ecological mitigation area
	Highway work centre line				Golf Course accommodation works
	Highway and other works limit of deviation				Realigned watercourse
	Termination of linear works				Limit of deviation for realigned water course / Proposed pipe network (only pipes outside highway work limit of deviation are shown)
	Commencement of linear works				GL Gas diversion (centre line)
	Local Authority boundary				Utility diversion limit of deviation
	Non-linear work boundary/limit Proposed Gantry / Cantilever				E Electric Line diversion (centre line)
					Proposed Pipe Network



Description	Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date
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Drawing Suitability	DCO EXAMINATION	Status	A4	Project Title	M25 junction 28 improvement scheme
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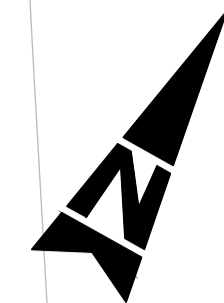


# Appendix C. Scheme Layout Plans

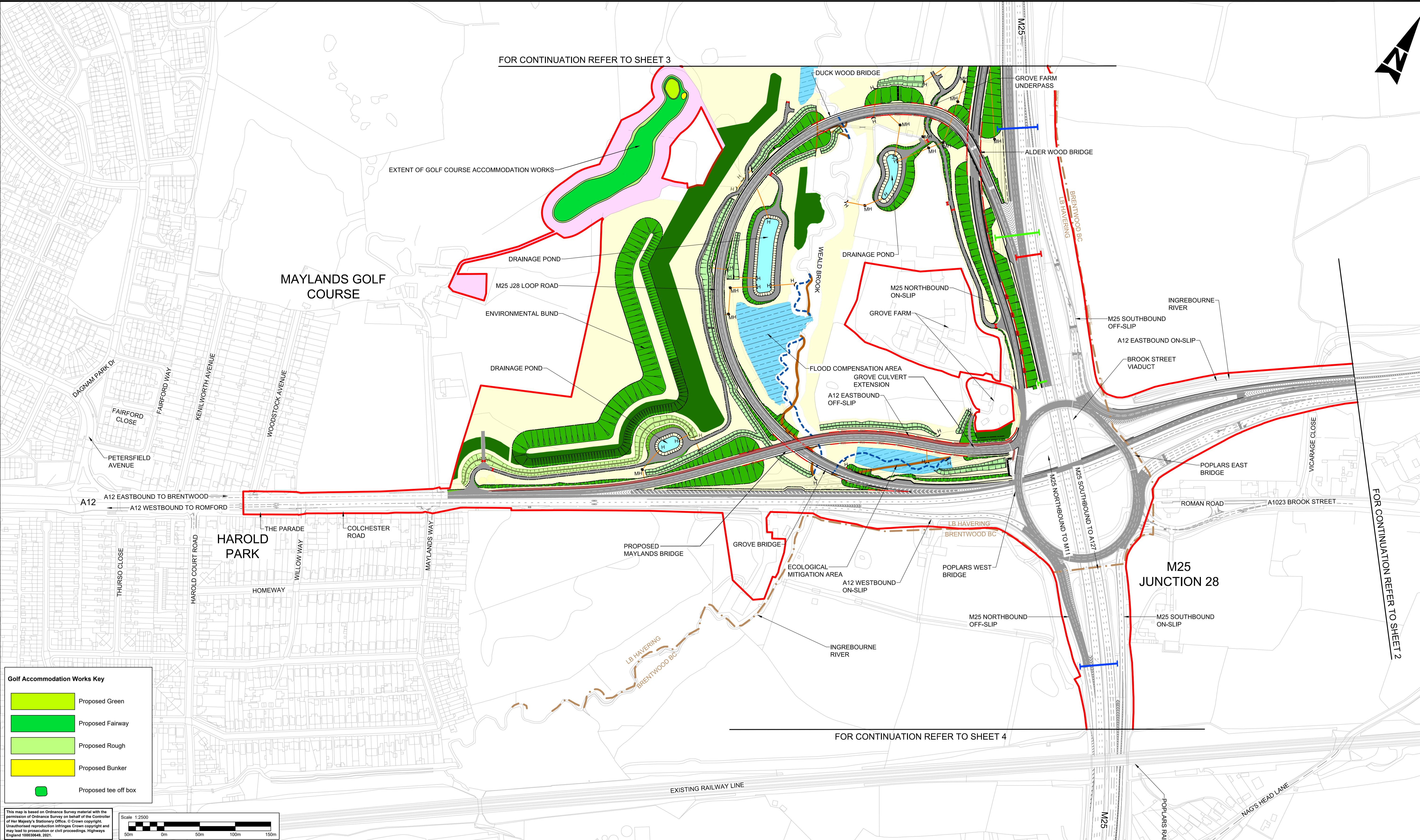


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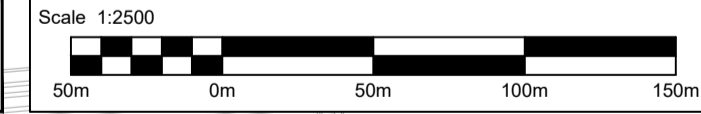
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FOR CONTINUATION REFER TO SHEET 4

**Golf Accommodation Works Key**

- Proposed Green
- Proposed Fairway
- Proposed Rough
- Proposed Bunker
- Proposed tee off box

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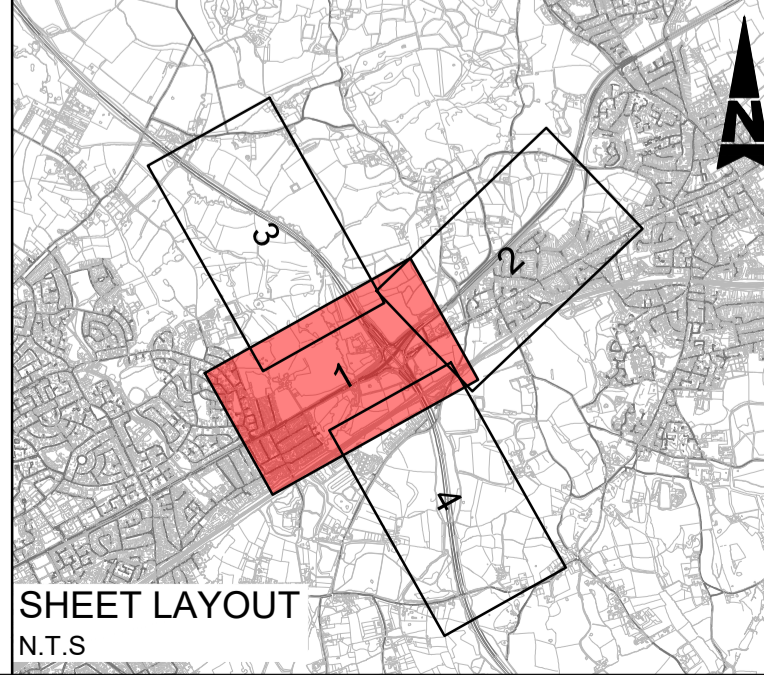


**NOTES:**

1. This drawing illustrates the layout for the M25 Junction 28 Improvement scheme.

**LEGEND**

DCO boundary	Footway	Drainage pipe (outside of carriageway footprint)
Local Authority boundary	Existing gantry (to be removed)	Gate
Carriageway/ access track and existing carriageway resurfacing	Existing gantry to be retained with signs to be replaced	Retaining wall
Earthworks	Proposed Gantry / cantilever	Realignment of watercourses
Earthworks (varying slope)	Retaining wall	Existing watercourse removed
	Drainage ditch	Environmental mitigation area/grassland (see Figure 2.2 in the ES (application document TR010029/6.2) for further details)
	Drainage headwall and manhole outside carriageway footprint	Golf Course accommodation works area (For more details on proposals, refer to Golf Accommodation Works Key)
		Native woodland
		Ground lowering for flood compensation or ecological mitigation

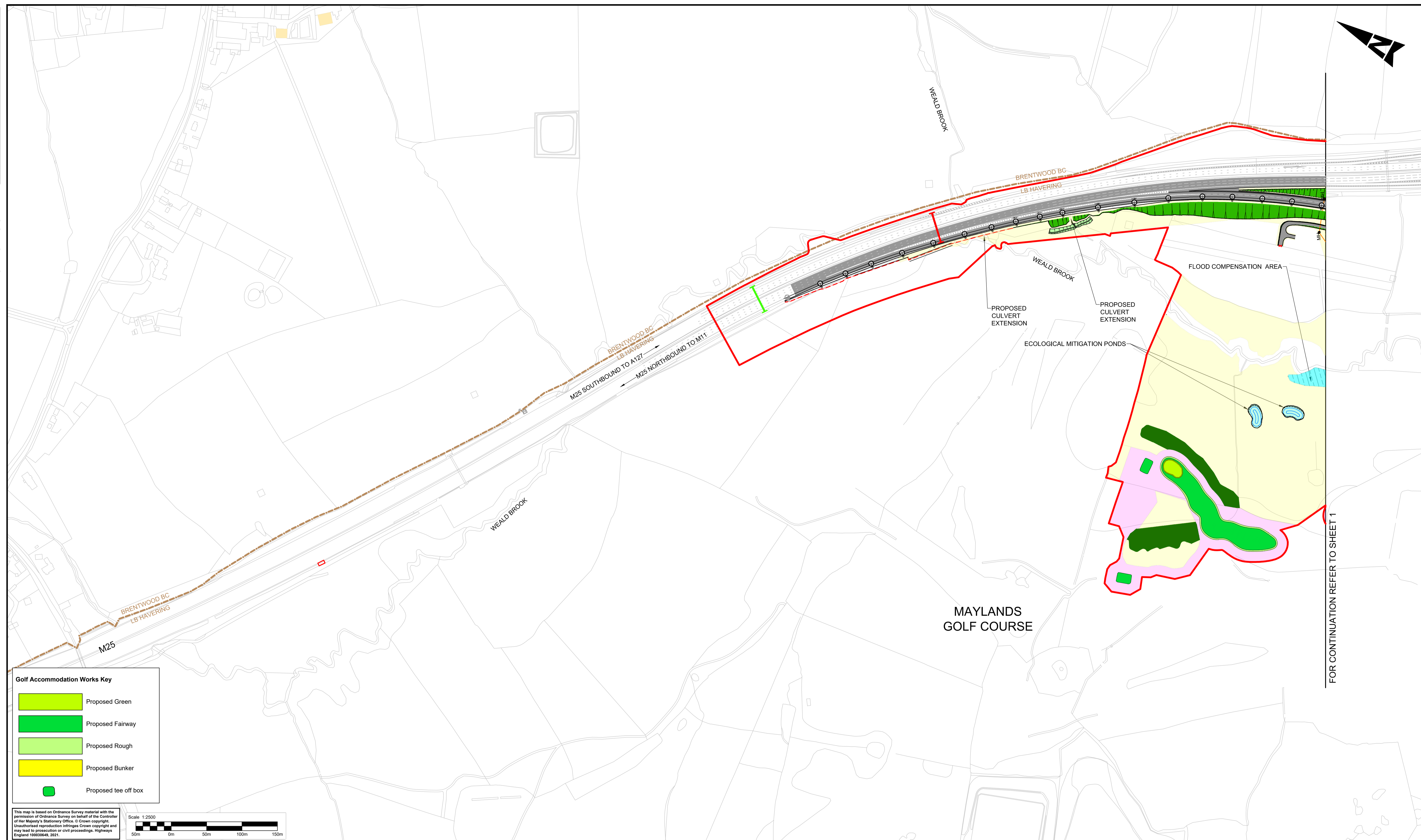


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Drawing Suitability	Status	Project Title
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highways england		TR010029/APP/2.7
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**Golf Accommodation Works Key**

- Proposed Green
- Proposed Fairway
- Proposed Rough
- Proposed Bunker
- Proposed tee off box

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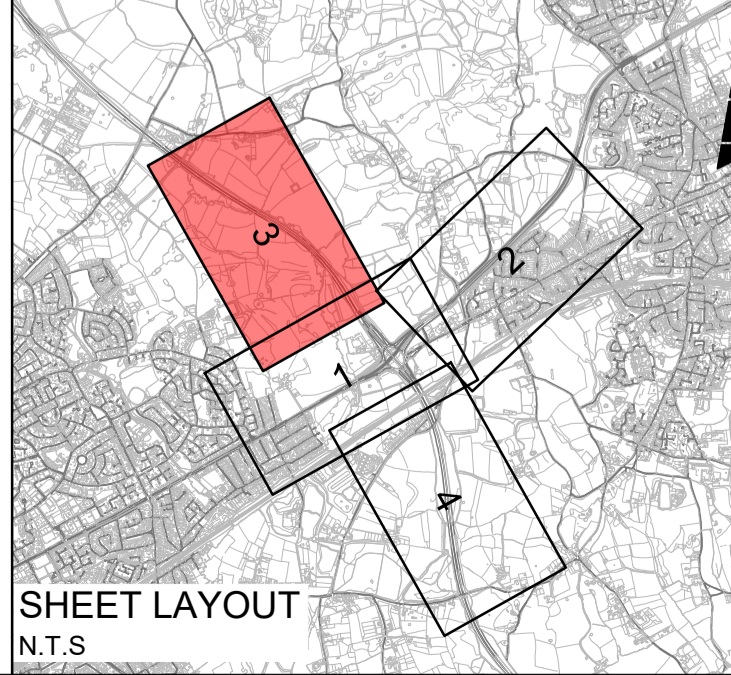
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**NOTES:**

1. This drawing illustrates the layout for the M25 Junction 28 Improvement scheme.

**LEGEND**

- DCO boundary
- Local Authority boundary
- Carriageway/ access track and existing carriageway resurfacing
- Earthworks
- Earthworks (varying slope)
- Footway
- Existing gantry (to be removed)
- Existing gantry to be retained with signs to be replaced
- Proposed Gantry / cantilever
- Retaining wall
- Realignment of watercourses
- Existing watercourse removed
- Drainage ditch
- Drainage headwall and manhole outside carriageway footprint
- Drainage pipe (outside of carriageway footprint)
- Gate
- Lighting column
- Environmental mitigation area/grasland (see Figure 2.2 in the ES (application document TR010029/6.2) for further details)
- Golf Course accommodation works area (For more details on proposals, refer to Golf Accommodation Works Key)
- Native woodland
- Ground lowering for flood compensation or ecological mitigation



Description	Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date
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Description							
Description							
Description							
Description							

Drawing Suitability	Status	Project Title
DCO EXAMINATION	A4	M25 junction 28 improvement scheme
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<p>Amlin House Atkins 4th Floor 90-96 Victoria Road Chelmsford Essex CM1 1QU Tel: +44 (0)1245 245245 Fax: +44 (0)1245 345010 www.atkinsglobal.com</p>		<p>SCHEME LAYOUT PLANS REGULATION 5(2)(o)</p> <p>SHEET 3 OF 4</p>
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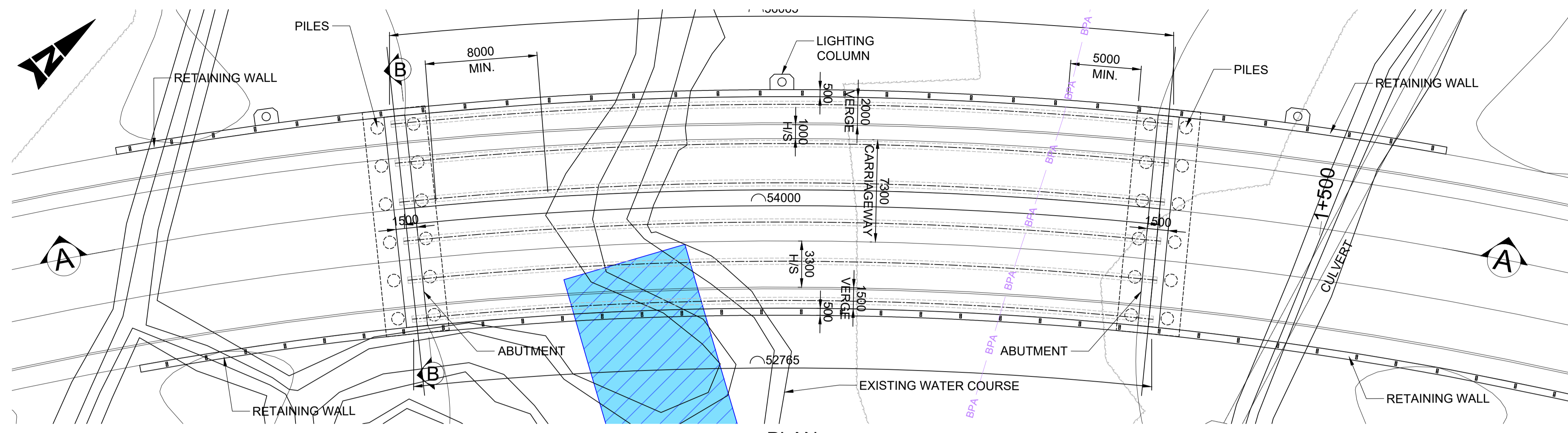
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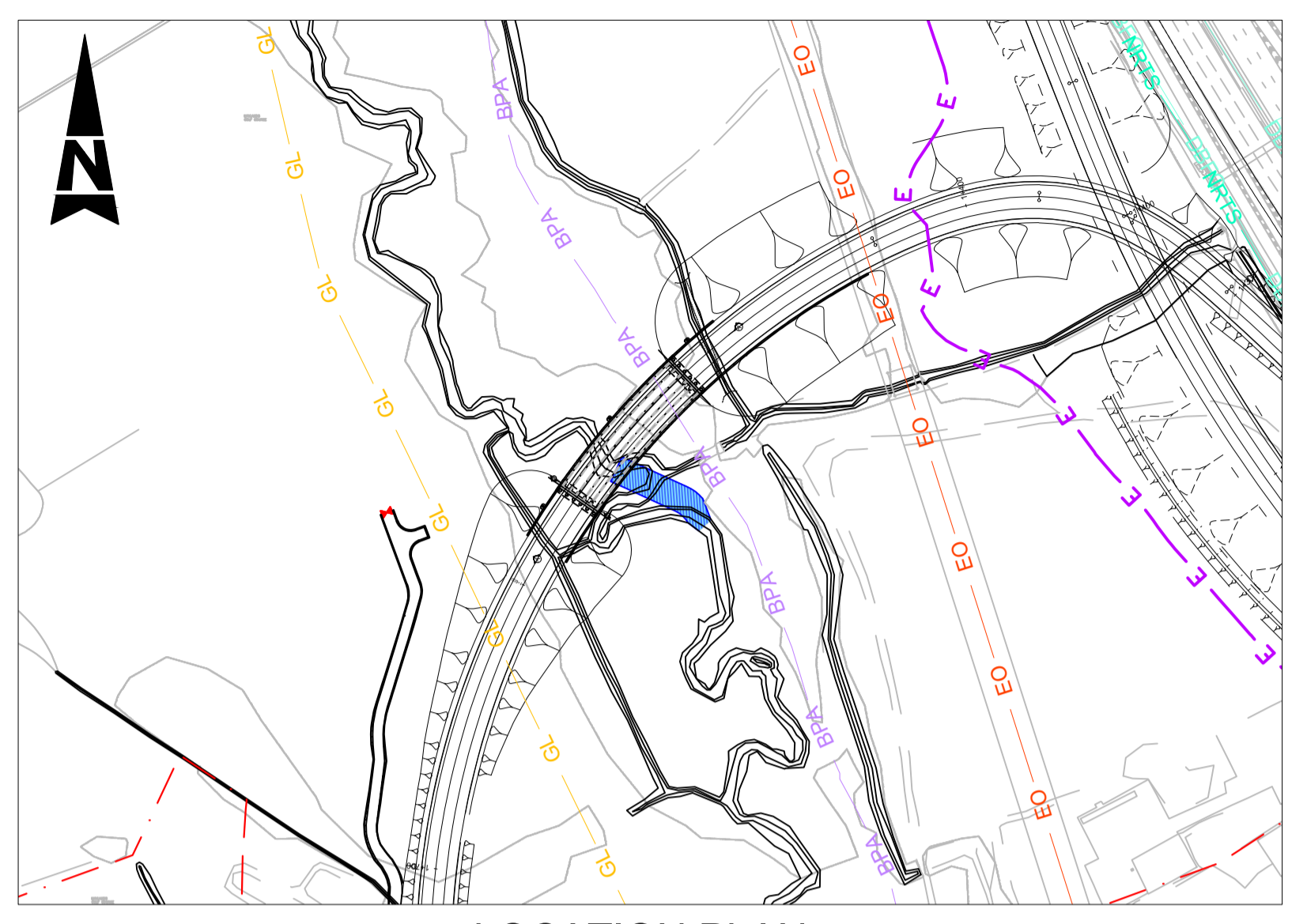
# Appendix D. Engineering Drawings and Sections

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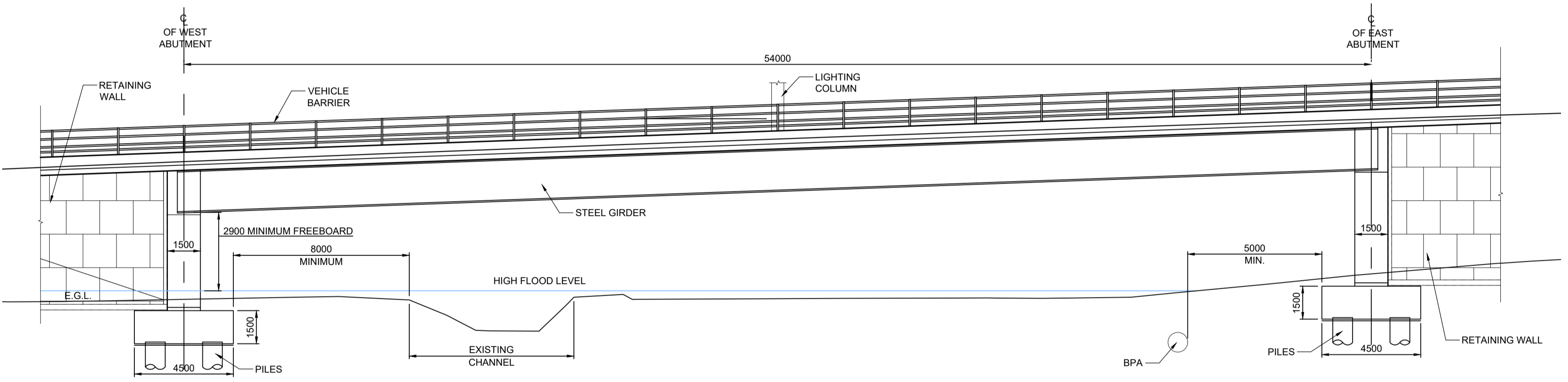
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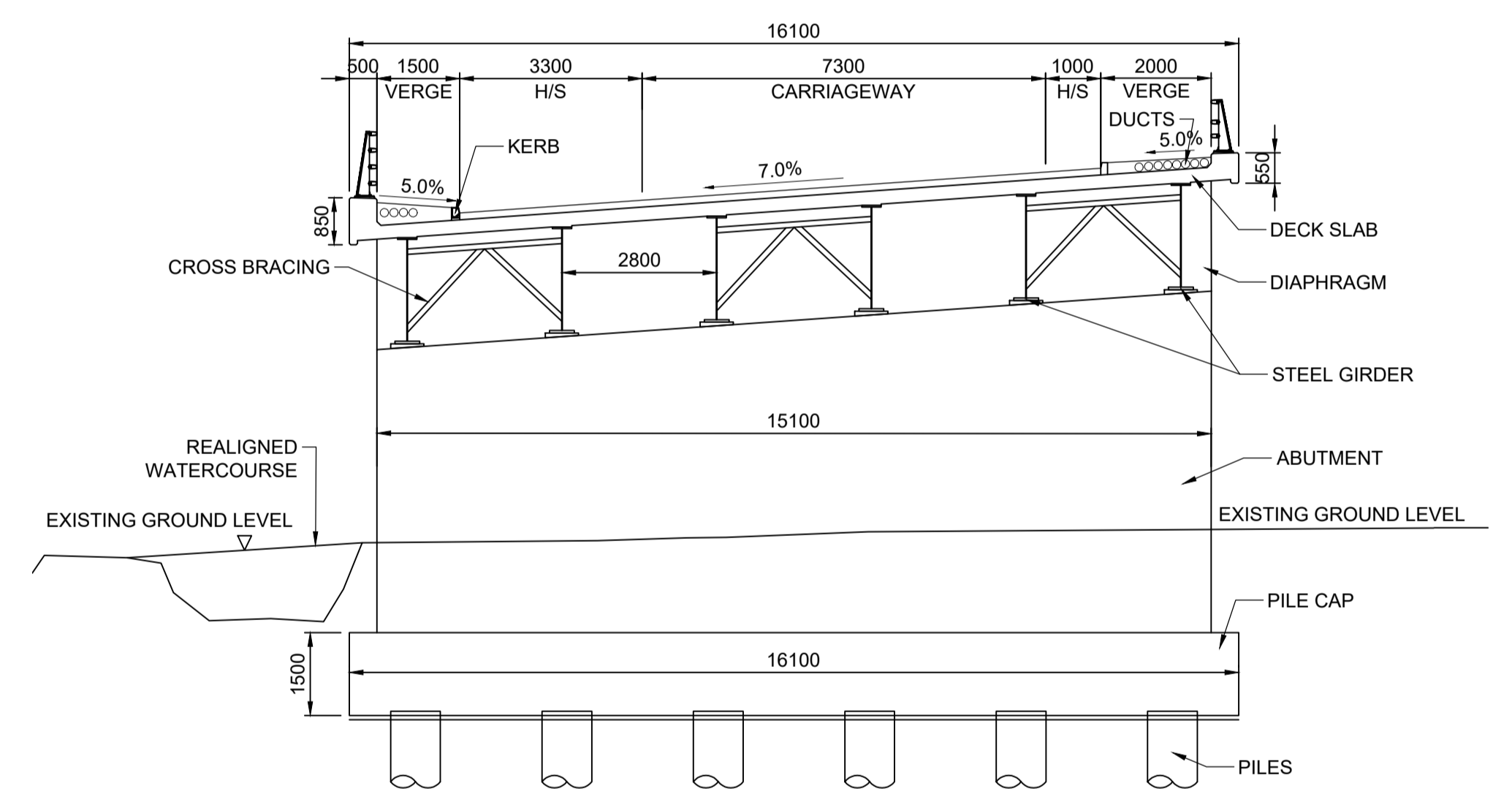
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**LOCATION PLAN**  
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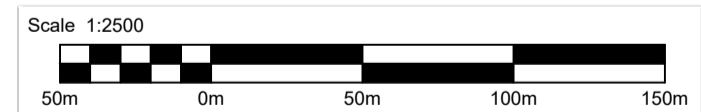


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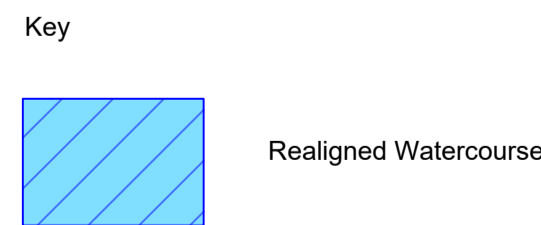


**SECTION B-B**  
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- Notes**
- All dimensions in millimetres unless stated otherwise
  - Full length of piles not shown
  - Drainage not shown
  - The proposed structure will be subject to detailed design development. Any changes will be limited to being within the DCO boundary or the relevant limits of deviation where not coincident with the DCO boundary and subject to the requirements of Schedule 2 of the Development Consent Order (application document TR010029/APP/3.1).



Description	Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date

**DCO EXAMINATION**      Status: **A4**

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**highways**  
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Project Title: **M25 junction 28 improvement scheme**

Drawing Title: **ENGINEERING SECTIONS REGULATIONS 5(2)(o) AND 6(2) DUCK WOOD BRIDGE SHEET 2 OF 10**

Client: **highways england**

Drawing Number: **TR10029/APP/2.8**      Rev: **1**

HE PIN: HE551519      Scale: AS SHOWN      Original Size: **A1**

# Appendix E. Figure 2.2 Preliminary Environmental Design



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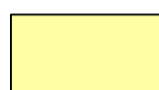

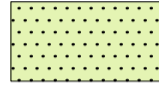

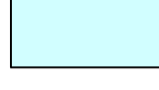

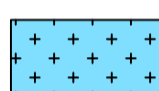


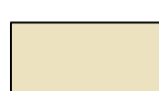




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**KEY :**

**GENERAL**






 DCO BOUNDARY

**ENVIRONMENT**







-  PROPOSED HIGHWAYS AMENITY SEED MIX
-  PROPOSED SPECIES RICH GRASSLAND
-  PROPOSED NATIVE WOODLAND PLANTING
-  PROPOSED SHRUB UNDERSTOREY
-  PROPOSED GRASSLAND AND SCRUB MIX
-  PROPOSED AQUATIC PLANTING
-  RIPARIAN TREE MANAGEMENT (W06)
-  PROPOSED DRAINAGE DITCH GRASSLAND SEED MIX
-  PROPOSED RIVERBANK GRASS MIX
-  BACKWATERS
-  LAND TO BE RESTORED TO THE REASONABLE SATISFACTION OF LANDOWNER
-  TEMPORARY WORK AREAS TO BE REPLANTED WITH SPECIES RICH GRASSLAND
-  INDIVIDUAL TREE PLANTING
-  RETAINED VEGETATION
-  GOLF COURSE WORK AREA

-  PROPOSED ECOLOGICAL PONDS
-  EXISTING PONDS
-  PROPOSED OTTER FENCING
-  PROPOSED HIBERNACULA
-  EXISTING VETERAN TREE TO BE REMOVED
-  EXISTING VETERAN TREE TO BE RETAINED

**STRUCTURES**

-  EXISTING BRIDGE
-  PROPOSED BRIDGE
-  PROPOSED RETAINING WALL
-  PROPOSED CULVERT
-  PROPOSED REINFORCED EARTH WALL




**DRAINAGE**

-  PROPOSED UNLINED DITCH (W07)
-  RETAINED EXISTING WATERCOURSES
-  PROPOSED REALIGNMENT OF WATERCOURSES
-  PROPOSED FILLED WATERCOURSES
-  PROPOSED FLOODPLAIN COMPENSATION / RECONNECTION (WET MARSHY GRASSLAND)
-  PROPOSED FILLED DITCHES

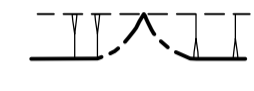

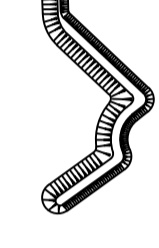
**UTILITIES**

 PROPOSED ROUTE OF GAS MAIN

**TECHNOLOGY**

-  EXISTING GANTRY (TO BE REMOVED)
-  EXISTING GANTRY (TO BE RETAINED)
-  NEW GANTRY / CANTILIVER

**HIGHWAYS**

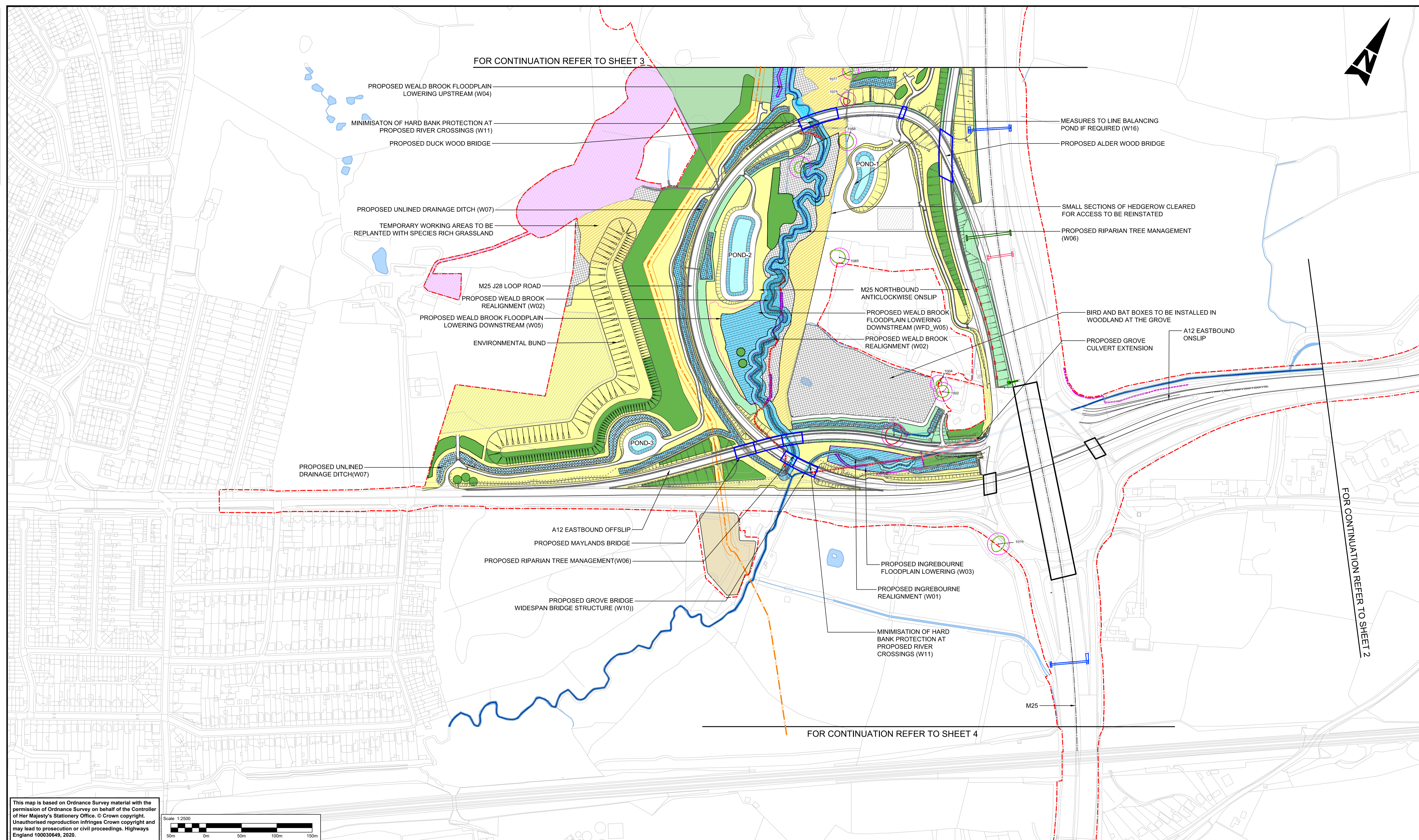
-  PROPOSED EARTHWORK SLOPE
-  PROPOSED CONSTRUCTION SITE COMPOUND
-  ENVIRONMENTAL BUND

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Description</td> <td colspan="6"></td> </tr> <tr> <td>Status</td> <td>Revision</td> <td>Drawn</td> <td>Checked</td> <td>Reviewed</td> <td>Authorised</td> <td>Issue Date</td> </tr> <tr> <td>Description</td> <td colspan="6"></td> </tr> <tr> <td>Status</td> <td>Revision</td> <td>Drawn</td> <td>Checked</td> <td>Reviewed</td> <td>Authorised</td> <td>Issue Date</td> </tr> <tr> <td>Description</td> <td colspan="6"></td> </tr> <tr> <td>Status</td> <td>Revision</td> <td>Drawn</td> <td>Checked</td> <td>Reviewed</td> <td>Authorised</td> <td>Issue Date</td> </tr> <tr> <td>Description</td> <td colspan="6"></td> </tr> <tr> <td>Status</td> <td>Revision</td> <td>Drawn</td> <td>Checked</td> <td>Reviewed</td> <td>Authorised</td> <td>Issue Date</td> </tr> <tr> <td>Description</td> <td colspan="6"></td> </tr> </table>	Description							Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	Description							Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	Description							Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	Description							Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	Description							<p>Drawing Suitability: DCO EXAMINATION</p> <p>Status: A4</p>	<p>Project Title: M25 junction 28 improvement scheme</p> <p>Drawing Title: <b>FIGURE 2.2 PRELIMINARY ENVIRONMENTAL DESIGN KEY</b></p>
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<p><b>SNC-LAVALIN</b> <b>ATKINS</b></p> <p>Member of the SNC-Lavalin Group Copyright © SNC Lavalin (2019)</p>	<p>Amlin House Atkins 4th Floor 90-96 Victoria Road Chelmsford Essex CM1 1QU Tel: +44 (0)1245 245245 Fax: +44 (0)1245 345010 www.atkinsglobal.com</p>	<p>Client: <b>Working on behalf of</b> <b>highways england</b></p>																																																															
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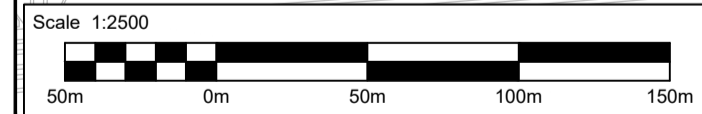


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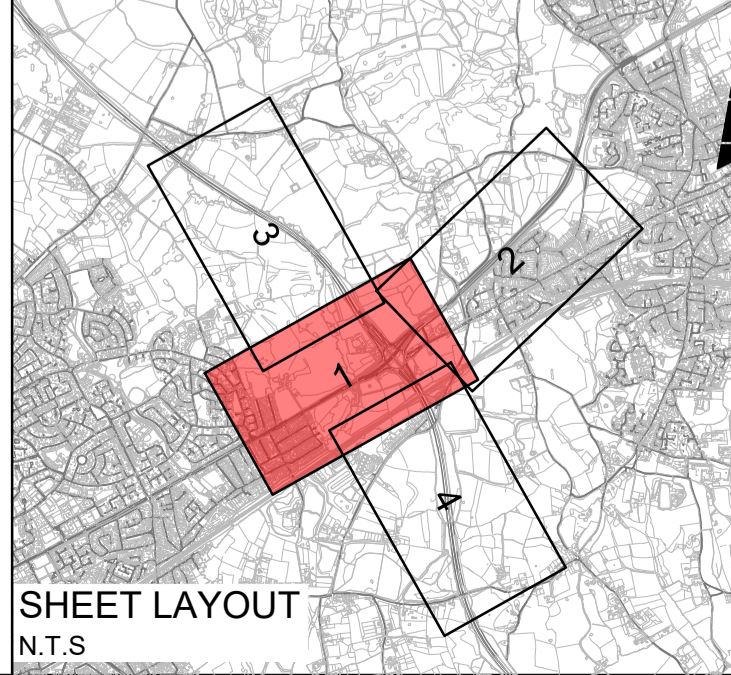
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    - THE FLOOD RISK ASSESSMENT (APPLICATION DOCUMENT TR010029/APP/6.6).
    - THE WATER FRAMEWORK DIRECTIVE ASSESSMENT (APPLICATION DOCUMENT TR010029/APP/6.7).
    - THE WORKS PLANS (APPLICATION DOCUMENT TR010029/APP/2.3). FOR THE THREE PONDS SHOWN ON THESE PLANS, POND-1 RELATES TO WORK NO. 21B, POND-2 RELATES TO WORK NO. 20B AND POND-3 RELATED TO WORK NO. 19B.
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Status: A4

Project Title: M25 junction 28 improvement scheme

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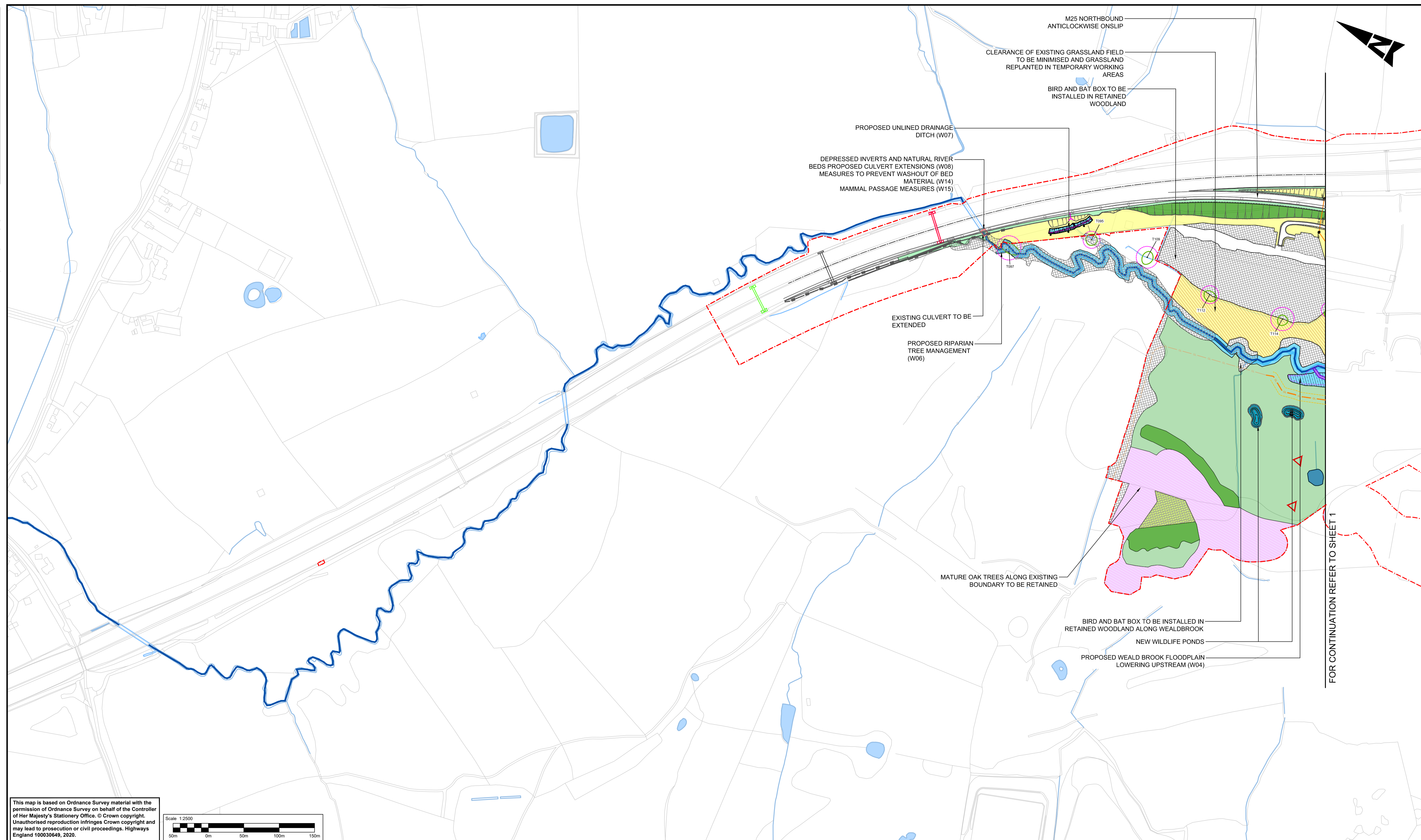
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Project	XX_ML	Type	DR - LL	Number	000001
Location	A1	Scale	1:2500	Project Ref. No.	5158157
Sheet	1 of 4	Rev.	2		

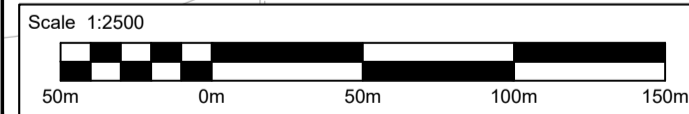


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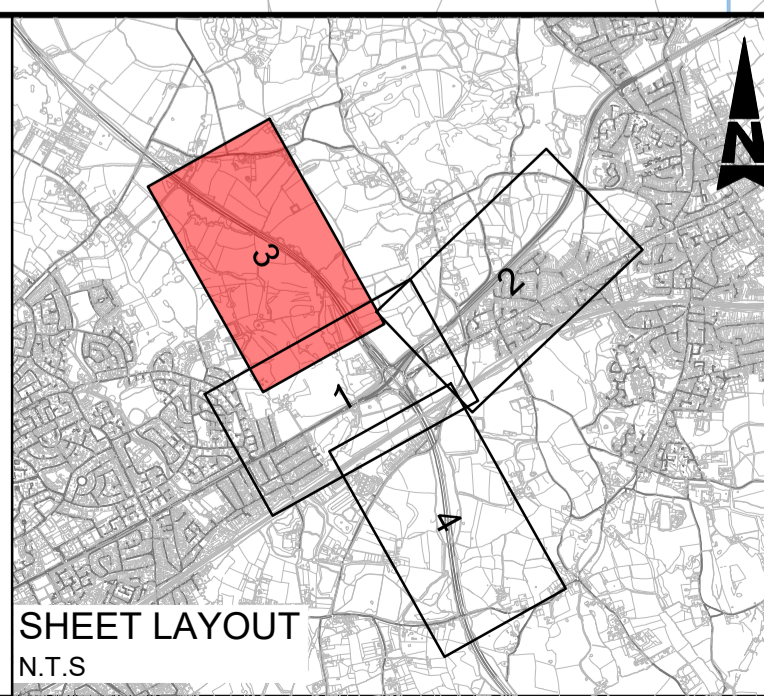
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Project Title: M25 junction 28 improvement scheme	
Drawing Title: FIGURE 2.2 PRELIMINARY ENVIRONMENTAL DESIGN SHEET 3 OF 4	
Project Number: HE551519 - ATK - ELS - XX_ML	Volume: - DR - LL - 000003
Location: A1	Scale: 1:2500
Project Ref. No.: 5158157	Sheet: 3 of 4
Rev: 2	

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