



## Meeting note

<b>Project name</b>	M25 junction 28 improvement scheme
<b>File reference</b>	TR010029
<b>Status</b>	Final
<b>Author</b>	The Planning Inspectorate
<b>Date</b>	6 November 2019
<b>Meeting with</b>	Highways England
<b>Venue</b>	Temple Quay House
<b>Meeting objectives</b>	Project Update
<b>Circulation</b>	All attendees

### Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

### Design and Development changes to scheme

The Applicant gave an overview of key proposed changes made to the scheme.

- **Mitigation proposals and Weald Brook mitigation works** – the Applicant explained that the extension of the red line boundary related to ecological mitigation. It was noted that discussions with key stakeholders, including Maylands Golf Club, were ongoing regarding the detailed proposals. The Applicant stated that it is consulting with Natural England on this matter. With regards to Weald Brook, following discussions with the Environment Agency (EA) proposals are being developed to mitigate the impacts on the watercourse and floodplain in accordance with Water Framework Directive requirements.
- **High-pressure gas main diversion** – the Applicant explained that further discussions with Cadent Gas have resulted in the identification of a corridor within which the diversion of an existing high-pressure gas main could take place and indicated that it could have an impact on the overall construction period for the project.
- The Applicant explained that a burial ground is due to be implemented south of the A12 and that it is liaising with the developer to understand potential implications going forward. The Inspectorate queried whether this new area outside of the original scoping area could be considered a material change to the proposed development as described in the Scoping Opinion through introducing new receptors or potential likely significant effects. The Applicant was advised to

ensure that it is comfortable with the current scoping, taking into account the changes, as the Environmental Statement should be based on the Scoping Opinion. The Applicant responded that it will consider the cumulative effects of said changes and consider the Scoping Opinion.

- **Proposed construction and satellite compounds** – the Applicant explained that a location for a temporary construction compound and a satellite compound has been identified. The Inspectorate sought clarification that these sites are new additions to the Proposed Development and are not elements that were previously located elsewhere. The Applicant confirmed that a construction compound had been identified previously but work had been ongoing to firm up on the proposed position.
- **Redesign of A12 eastbound exit road and Ingrebourne River mitigation works** – the Applicant explained the slip road has been moved slightly north providing clearance of the overhead powerlines, as a result, no work needs to be carried out relating to them. The Applicant explained that this means extending a culvert over the river, which requires mitigation. The Applicant is consulting with the EA to agree solutions to offset the impact of the Proposed Development on rivers and flood mitigation. Work is being carried out in relation to the Water Framework Directive and assessing flood risk. The Applicant advised that landowners are being appraised throughout this process.

## **Newly identified impacts**

The Applicant informed the Inspectorate that with each change, it has noted the potential for new or changed environmental impacts, comparing these with the potential for likely significant effects are set out in the Preliminary Environmental Information Report (PIER) which has previously been consulted upon, highlighting points that potential lead to new likely significant effects.

As a result of tree surveys undertaken, 15 veteran trees have been identified. The Applicant explained it has considered as many options as possible to avoid the scheme impacting the trees and found that there were two individual trees which could not be avoided. Local Planning Authorities have been presented with the information regarding the veteran trees and Natural England are consulting with the Applicant on how to offset the impact and develop a mitigation plan. One of the trees that the Applicant has managed to mitigate against removal has been achieved through re-design of bend on the junction.

## **Consultation**

The Applicant stated that it had identified new people with an interest in the land as a consequence of the red line boundary changes. The Applicant confirmed that these interests would be referred back to the statutory consultation material. It also stated that all relevant documents are on deposit for viewing in local libraries.

The Inspectorate asked how the Applicant identified who to target for the non-statutory consultations. The Applicant described that it conducted a mailout exercise, sending the documentation, including response forms, to around 1200 people within Categories A, B and C of the Book of Reference. Prescribed consultees and

respondents to public consultations and statutory consultations in 2018 have also been resent consultation information and the response form.

Newspaper notices for the latest stage of consultation have been published in the Brentwood Gazette, Romford Recorder and Essex Chronicle and information has been posted using social media and the Local Authorities' online platforms. Response forms are accessible online and Local Authorities have hard copy brochures available. The Applicant's project team is conducting a drop-in session for new persons with an interest in land and they also have an active webpage.

The Inspectorate enquired as to how the Applicant will be treating the responses received in the Consultation Report, since they result from a non-statutory consultation. The Applicant explained that the responses received will nevertheless form part of the consultation report.

### **Follow up queries**

The Inspectorate asked for an update regarding the possibility of replacement land. The Applicant confirmed that it is considering whether any land within the scheme red line boundary is open space within the meaning of the Planning Act 2008 and, if so, whether replacement land would be required.

The Inspectorate enquired as to the relationship of this project with the Lower Thames Crossing project, particularly relating to the timing and potential dependencies. The Applicant explained that they are working closely with the project team for the Lower Thames Crossing.

The Inspectorate mentioned that there had been prior issues regarding access and asked if they had been resolved. The Applicant explained that they have resolved these with Glebelands and an agreement had been obtained to proceed with the necessary surveys.

The question of the safety of the free roaming deer in the vicinity was raised by the Inspectorate and the Applicant assured the Inspectorate that their safety will be incorporated in the detailed design stage.

### **Draft Document Submission**

The Applicant expressed their intention to submit a suite of draft documents in the first weeks of January 2020. The Applicant and Inspectorate agreed to communicate and confirm a date for the draft document submission at the beginning of December.

