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Jonathan Wade  
Highways England

Your Ref:

By email only.

Our Ref: TR010030

Date: 17 July 2019

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Dear Mr Wade

## **Planning Act 2008 (as amended) – Section 51**

### **Application by Highways England for an Order Granting Development Consent for the M25 Junction 10/A3 Wisley Interchange**

#### **Advice following issue of decision to accept the application for examination**

On 17 July 2019 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the Applicant provided under section 51 of the PA2008 in respect of these initial observations. The Applicant should pay attention to its content and consider how appropriate action might be taken in response.

#### **Consultees identified on a precautionary basis**

Given the individual circumstances of this case, and taking a precautionary approach, the Inspectorate suggests that the Applicant may wish to include the body listed in box 6 of the checklist amongst those on whom they serve notice of the accepted application under s56(2)(a) of PA2008, unless there is a specific justification why this is not necessary.

#### **Habitats Regulations Assessment Figures (Doc 5.3)**

None of the figures noted in the index were provided. Notwithstanding the absence of the figures it is considered that the information provided in the Report is adequate for

acceptance. The Applicant should please provide these figures no later than 10 days before the Preliminary Meeting, the date of which shall be advised in due course.

### **Environmental Statement (Doc 6.4), Chapter 7: Biodiversity Figures**

Figures 7.7, 7.14, 7.27 and 7.28 were not included. The Applicant should please either provide them no later than 10 days before the Preliminary Meeting or confirm that they are not part of the application.

### **Statement of Reasons, Appendix C (Doc 4.1)**

Several 'Error' messages are present in the document. The Applicant is asked to provide an amended version no later than 10 days before the Preliminary Meeting.

### **Consultation Report (Doc 5.1)**

We note the comments by the Applicant regarding the late identification of four land interests. The Applicant is required follow due process by notifying these parties about the proposed development to enable them, if they wish, to engage in the examination.

### **Book of Reference (Doc 4.3)**

The Book of Reference includes some minor discrepancies, which the Applicant may wish to consider amending, such as:

Plot 3/3 does not mention the type of land acquisition requested.

Plot 5/29 is not shown on Land Plan sheet 28, only sheets 5 and 6.

Plot 8/12 is also on Land Plan sheet 9, as well as 8.

Plot 8/37 is also on Land Plan sheet 9, as well as 8.

Plot 12/25 is not shown on Land Plan sheet 5.

Plot 13/3 is not shown on Land Plan sheet 15.

Plot 23/7 is also on Land Plan sheet 24.

As part of checks on the plans, some minor errors were spotted, which we would like to draw to the attention of the Applicant, such as:

#### *Land Plans (Doc 2.2)*

Sheet 1 of 31 has two small breaks in the red line boundary, one of which is replicated on sheet 2.

Plot 11/24 is not identified on Sheet 12.

#### *Works Plan (Doc 2.3)*

The format of work number 35/35 (k) on sheet 7 looks incorrect.

#### *Scheme Layout Plans (Doc 2.8)*

Sheet 23 of 31 has no north direction.

Please pay close attention to the advice set out in this letter and act on it accordingly. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours Sincerely

*Eleanor Church*

**Eleanor Church  
Case Manager**

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