

National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol  
BS16NP

**Property Consultants**

Unit 2, Paris, Parklands,  
Railton Road, Guildford, GU2 9JX  
T 01483 238389  
E david.moody@brutonknowles.co.uk  
W brutonknowles.co.uk  
Offices across the UK

Dear Sirs,

**Written Representation on behalf of The Guide Association Trust Corporation in response to the Rule 6 Letter Dated 15<sup>th</sup> October 2019.****Site: Heyswood Camp, Portsmouth Road (A3), Cobham KT11 1EN**

I have set out below a series of points discussed with my client regarding the proposed temporary and permanent rights and acquisitions as a result of the proposed M25 JCT 10/A3 Wisley Interchange Improvement.

Over many months and numerous meetings with the acquiring authorities' representatives we have noted many changes to the proposals which affect our land.

In May of this year, after the latest plans were provided for consultation, serious concerns were raised about the planned works which would impact our site.

Subsequent to our queries being put to the acquiring authority in writing on the 5<sup>th</sup> May 2019, key correspondence was not received by our main stakeholders, with the details having been sent to Guides HQ in London. It had been recorded on several occasions that the sites management team (all volunteers) were not receiving the details sent to the HQ in London and that copies should be sent to other individuals linked to the site.

Unfortunately, the notification for the DCO application and subsequent representation deadlines were not known to the management team, and these points were not raised through the representation process.

A response to our letter of the 5<sup>th</sup> May (dated the 27<sup>th</sup> September 2019) and a recent meeting with representatives of the acquiring authority has provided some further information, though there remains several key queries to address before we could be satisfied that all means of mitigation have been considered in ensuring that the proposed works impact our operations as little as possible and will leave us with a safe and usable site in the future:

**Security**

The site is discreet and secure, with gated access that permits no through traffic. The location is secluded and accessible only from the Southbound carriageway off the Portsmouth Road (A3). As a Girl Guide campsite, safeguarding is of paramount importance, therefore the site is not advertised with road signs. Concerns raised were:

- The map showing the new and existing road layout is inaccurate with the underlying O.S. information not reflecting the lay of the land around the small parking area near the bungalow.



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A list of Partners is available upon request

- The latest proposals allow through traffic to a neighbouring property.
- How access could be suitably restricted whilst allowing legitimate third parties and visitors to enter the site.
- Road fencing proposals shown on the plans created unnecessary separation between the caretaker's bungalow and the remainder of the site, causing security concerns.
- The inclusion of security gates proposed at the slip road junction with the A3 that need to be clarified - explanation how legitimate visitors will gain entry.
- With through traffic permitted, the necessity for CCTV to be provided.
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### Land required

The current access from the A3 is lined with mature trees, many of which are to be removed under the latest proposals being considered for the DCO. The current road through the site is approximately 4.5m wide, which is sufficient for our needs and provides access for cars right up coaches. Points of note for the record are:

- The proposal currently suggests a width of between 12 – 17m being required for the road layout. We don't feel this amount of land is necessary to create a functional access. We ask that the acquiring authority consider keeping this to an absolute minimum with a reduction in the cleared width for the road construction.
- With a view to minimising the land required for the access road, minimising the No of trees which will need to be removed, which provide both visual and road noise screening.
- Part of the access proposal requires a diversion through third-party land. a further gated access will need to be installed to separate our site from the neighbouring property, essential as a safeguarding measure for our site users.
- The new road layout will require our shop to be relocated and will also require the removal of a large tree of regional significance. Details of replacements are to be agreed.
- Provisions for the replacement of trees will need to be considered.
- The impact on two cesspits serving the buildings on site need to be fully assessed and any likely impact mitigated. Details of any proposals will need to be provided for review.

Several representatives of the Guides are likely to attend the Preliminary Meeting proposed on the 11<sup>th</sup> November 2019.

Yours sincerely



**David Moody** MInstRE  
Associate

**By email: [M25Junction10@planninginspectorate.gov.uk](mailto:M25Junction10@planninginspectorate.gov.uk)**