

M25 junction 10/A3 Wisley interchange

TR010030

9.14 The Compulsory Acquisition (CA) Objections Schedule from the Applicant (Response to ExA Question 1.16.1)

Rule 8(1)(b)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 10/A3 Wisley interchange Development Consent Order 202[x]

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Rule Number:	Rule 8(1)(b)
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Author:	M25 junction 10/A3 Wisley interchange project team, Highways England and Atkins

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1. Introduction

- 1.1.1 This Compulsory Acquisition Objections Schedule relates to an application made by Highways England (the “Applicant”) to the Planning Inspectorate under the Planning Act 2008 (the “2008 Act”) for a Development Consent Order (“DCO”). If made, the DCO would grant consent for the Applicant to undertake the M25 junction 10/A3 Wisley interchange (the “Scheme”).
- 1.1.2 This document has been compiled in response to the Examining Authority’s Written Question 1.16.1, which requested:
- “The ExA has prepared the annexed Compulsory Acquisition Objections Schedule (Annex A), which summaries the positions with respect to objections to the proposed CA and TP stated in the submitted RRs. The Applicant is requested to complete and review the entries within this schedule as the examination of the Proposed Development progresses, giving reasons for any additions and changes as negotiations progress with the Affected Persons.”*
- 1.1.3 This Compulsory Acquisition Objections Schedule lists the plots of land which have been objected to, over which the Applicant is seeking powers of compulsory acquisition (articles 21 and 24) and powers of temporary possession (articles 31 and 32) in the DCO for the purposes of the Scheme.
- 1.1.4 A description of each plot and the principal land use power(s) sought in the draft DCO in respect of that plot can be found in the Book of Reference [APP-025].
- 1.1.5 The Compulsory Acquisition Objections Schedule identifies the two stages, Relevant Representations (RR Rep) and Written Representation (WR Rep), at which the objection was made over the plots and lists the type of interest held by each person within Part 1, Part or Part 3, as is defined within the Book of Reference [APP-025].
- 1.1.6 As this Compulsory Acquisition Objections Schedule is part of the application documents it should be read in conjunction with the Land Plans [AS-002] and the Special Category Land Plans [APP-009], the Statement of Reasons [APP-022], the Book of Reference [APP-025] and the draft DCO [APP-018].

2. Compulsory Acquisition Notes

- 2.1.1 Each plot of land shown in this Compulsory Acquisition Objections Schedule has been given a unique reference. The first number relates to the Land Plans sheet on which the plot is located. The second number differentiates between different land parcels on that sheet which are split down based on requirements (i.e. what is being sought from the land) and ownership/interest boundaries.

Table 2-1 Compulsory Acquisition Objections Schedule

Objection Number	Landowner Name / Statutory Undertaker	IP/AP Ref	RR Rep Ref	WR Rep ref	Other Document Reference	Type of Interest	Permanent / Temporary	Plot Ref	Compulsory Acquisition Y/N	Status of Objection
1	ADDA Hotels (represented by LGH Hotels Management UK Limited))			REP1-028		Part 1	Title Acquisition	7/19	Y	See Zinc Hotels (Objector no 25 below) for further information. Ardent is acting as agent for all parties.
							Temporary Possession	7/22	Y	
2	Affinity Water (SU) In respect of underground water mains		RR-007			Part 1 & Part 2	Title Acquisition	1/3,1/5, 1/7, 1/8, 1/10, 1/16, 1/25, 1/26, 1/32, 1/33, 2/17, 2/35, 2/38, 3/23, 3/30, 4/1a, 4/5, 4/5a, 4/8, 4/9, 4/6, 4/18, 4/19, 4/59, 4/85, 5/16, 5/20, 5/25, 5/26, 6/6, 6/6a, 6/6b, 6/22, 6/22a, 6/25, 7/3, 8/3, 8/4, 8/5a, 8/8, 8/9, 8/14, 8/16, 8/17, 8/18, 8/20, 8/22, 8/26, 8/36	Y	The draft development consent order (dDCO) (APP-018) contains protective provisions for the benefit of water undertakers. The protective provisions offer protection to Affinity Water in respect of its apparatus which may be affected by the construction of the Scheme. Discussions on protective provisions and construction requirements have been initiated as have discussions on the need for further design work from Affinity.
							Temporary Possession	1/14, 1/30, 2/21, 8/7a, 8/27, 8/28, 8/29, 9/4, 9/7, 9/8, 9/9, 24/1, 24/2	Y	
							Permanent Rights with Temporary Possession	5/24, 5/24a, 7/23, 8/12, 8/12a	Y	
3	Agnes Patricia Engelen			REP1-055 & REP1-056		Part 1	Title Acquisition	6/23	Y	Notification of Statutory, Targeted and additional Targeted Consultations provided. Numerous meetings held. Land agent appointed and meetings held. Ongoing engagement with agent regarding land acquisition.
							Permanent Rights with Temporary Possession	6/23a		
4	Amy Denise Barklam		RR-034			Part 1 & Part 2	Permanent Rights with Temporary Possession	23/1	Y	The Scheme has been designed to minimise land take from and interference with the rights of third parties. Highways England is committed to ongoing engagement with all landowners throughout the development of the Scheme. Meetings have held with the Elm Corner Group as a collective, however no further individual discussions have been held. Letter regarding Compulsory Acquisition requirements were sent out in July. Those individuals whom Highways England had not heard from were sent a second letter 31 October 2019.
							Temporary Possession	23/2, 23/7	Y	

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5	The Young Family		RR-061			Part 1	Temporary Possession	23/7, 24/1, 24/2	Y	The Scheme has been designed to minimise land take from and interference with the rights of third parties. Highways England is committed to ongoing engagement with all landowners throughout the development of the Scheme. Meetings held with the Elm Corner Group as a collective, however no further individual discussions have taken place. Letter regarding Compulsory Acquisition requirements were sent out in July a second letter sent 31 October 2019.
6	Diana Andreea Varbanescu		RR-050 & RR-059			Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	y	Notification of Statutory Consultation held February 2018
							Temporary Possession	8/5C	y	Notification of Targeted Consultation held November 2018 Notification of DCO Acceptance Letter/S56 Notice
7	Elmbridge Borough Council		RR-001	REP1-011 & REP1-012		Part 1, Part 2 & Part 3	Temporary Possession	6/18, 6/21a, 6/21b	Y	On-going negotiation and discussion relating to the acquisition of land.
							Title Acquisition	6/18a, 6/21, 7/2, 7/3, 7/29, 8/8	Y	
							Permanent Rights with Temporary Possession	8/5c	Y	
8	Emily Tamsin Inge		RR-044			Part 1	Temporary Possession	23/7	Y	The Scheme has been designed to minimise land take from and interference with the rights of third parties. Highways England is committed to ongoing engagement with all landowners throughout the development of the Scheme. Meetings have held with the Elm Corner Group as a collective, however no further individual discussions have been held. Letter regarding Compulsory Acquisition requirements were sent out in July and a second letter was sent 31 October 2019
9	Euro Garages (Monte Blackburn Ltd)		RR-012	REP1-030		Part 1	Title Acquisition	7/4	Y	Agents fee basis agreed and initial discussion held with agent, VOA, HE in Autumn 2018. 2 October 2019 exchange between claimant's agent and VOA. On 5 November, Highways England spoke to agent to request for clients to engage.

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							Temporary Possession	7/6	Y	
10	EXTRA MSA Cobham		RR-013	REP1-024		Part 1, Part 2 & Part 3	Title Acquisition	17/2, 1/18	Y	Notification of Additional Targeted Consultation held April 2019 Notification of DCO Acceptance Letter/S56 Notice
11	Girlguiding Greater London West			REP1-026	AS-027 & AS-028	Part 1, Part 2 & Part 3	Title Acquisition	7/1, 7/2, 7/3, 7/7	Y	Notification of the Statutory Consultation held in February 2018, Targeted Consultation in November 2018 and the additional Targeted Consultation in April 2019 supplied. Various meeting held with the owner on 24 January 2019 and 7 March 2019. General discussions on 11 March and 10 April. Highways England is liaising with the owner for further engagement and further meeting on 3 October. Highways England is seeking to engage further with a meeting booked in January.
12	Gustav Sameul Mauer		RR-050			Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	Y	Notification of statutory Consultation held February 2018.
							Permanent Rights with Temporary Possession	8/5c	Y	Notification of Targeted Consultation held November 2018. Notification of DCO Acceptance Letter/S56 Notice.
13	Karuna Lawrence		RR-047			Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	y	Notification of Statutory Consultation held February 2018.
							Permanent Rights with Temporary Possession	8/5c	y	Notification of Targeted Consultation held November 2018. Notification of DCO Acceptance Letter/S56 Notice.
14	Lesley Lloyd-Eley		RR-048			Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	Y	Notification of Statutory Consultation held February 2018.
							Permanent Rights with Temporary Possession	8/5c	Y	Notification of Targeted Consultation held November 2018. Notification of DCO Acceptance Letter/S56 Notice.

Objection Number	Landowner Name / Statutory Undertaker	IP/AP Ref	RR Rep Ref	WR Rep ref	Other Document Reference	Type of Interest	Permanent / Temporary	Plot Ref	Compulsory Acquisition Y/N	Status of Objection
15	National Grid Electricity Transmission PLC (SU) In respect of overhead electricity distribution lines		RR-019	REP1-015		Part 1, Part 2 & Part 3	Title Acquisition	6/6, 6/23, 6/24, 7/1, 7/11a, 7/15, 7/29, 8/3, 8/4, 8/5, 8/9, 8/17, 8/18, 8/20, 8/31, 8/32, 8/35	Y	Notification of the Scheme made through consultation notification and advising of DCO submission / acceptance. Highways England is in contact with National Grid regarding the interface between the Scheme and National Grid's apparatus. Highways England is seeking to engage to discuss any concerns National Grid have as to the protection of its apparatus and in relation to those concerns in related to acquisition of land.
							Temporary Possession	7/12, 7/13a	Y	
							Permanent Rights with Temporary Possession	6/23a, 7/9, 7/10, 8/5b, 8/5c	Y	
16	Painshill Park Trust Limited		RR-021	REP1-032 & REP1-033		Part 1, Part 2 & Part 3	Temporary Possession	6/18, 6/21a, 6/21b	Y	A number of meetings held to date during the consultation period. Written correspondence made between April and July 2019. Additional meeting held in October. Highways England is seeking to engage with the owner to discuss the concerns related to emergency access and the concerns related to the acquisition of land. Highways England has endeavoured to arrange meeting with the Trust and Surrey Fire and Rescue in December but were unable to get all parties together.
							Title Acquisition	6/18a, 6/21, 7/2, 7/3, 7/29, 8/8	Y	
							Permanent Rights with Temporary Possession	8/5c	Y	
17	Paul Tiller		RR-054			Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	Y	Notification of Statutory Consultation held February 2018. Notification of Targeted Consultation held November 2018. Notification of DCO Acceptance Letter/S56 Notice.
							Permanent Rights with Temporary Possession	8/5c	Y	
18	Peter John Edward Trew		RR-058			Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	y	Notification of Statutory Consultation held February 2018. Notification of DCO Acceptance Letter/S56 Notice.
							Permanent Rights with Temporary Possession	8/5c	y	
19	Robert James Brown		RR-035	REP1-051		Part 1, Part 2 & Part 3	Title Acquisition	7/29, 8/8	y	Notification of Statutory Consultation held February 2018. Notification of Targeted Consultation held November 2018. Notification of DCO Acceptance Letter/S56 Notice.
							Permanent Rights with Temporary Possession	8/5c	y	
20	Ronald George Alderson			REP1-034,			Title Acquisition	11/12, 11/17, 11/17, 11/7, 11/8, 11/8a, 12/3, 28/2,	Y	Discussions have been held with regards to the compulsory acquisition of land to

Objection Number	Landowner Name / Statutory Undertaker	IP/AP Ref	RR Rep Ref	WR Rep ref	Other Document Reference	Type of Interest	Permanent / Temporary	Plot Ref	Compulsory Acquisition Y/N	Status of Objection
				REP1-035 & REP1-036		Part 1, Part 2 & Part 3	Permanent Rights with Temporary Possession	4/47, 4/51, 4/54, 4/72, 11/14, 11/14a, 11/19, 11/19a, 11/20, 11/21, 12/4, 12/4a,	Y	be used as replacement common land. Highways England have pegged out the land that would remain within the Alderson ownership, to help with prospective sale of the property.
							Temporary Possession	4/40, 4/52a, 4/57, 4/69, 11/9, 11/9a, 12/5,	Y	Blight notice and Counter-notice served. Continuing engagement with agent to acquire land by agreement.
21	Surrey County Council		RR-004	REP1-018, REP1-019 & REP1-020	AS-025	Part 1, Part 2 & Part 3	Title Acquisition	1/5, 1/7, 1/8, 1/10, 1/16, 1/17, 1/18, 1/19, 1/20, 1/22, 1/23, 1/24, 1/29, 1/41, 10/1a, 11/27, 11/27a, 12/1, 12/1a, 12/1b, 12/3, 12/14, 12/16, 12/32, 13/1b, 13/2a, 13/2b, 13/2c, 13/4, 13/4a, 14/11, 15/4, 17/1, 18/1, 2/16, 2/17, 2/17a, 2/17b, 2/20, 2/20a, 2/29, 2/30a, 3/12, 3/17, 3/21, 3/23, 3/8, 4/1a, 4/15, 4/17, 4/18, 4/18a, 4/26, 4/39, 4/5, 4/59, 4/5a, 4/8, 4/85, 4/87, 4/9, 5/10, 5/14, 5/19, 5/1a, 5/20, 5/5, 6/3, 6/7, 6/8, 8/10, 8/14, 8/9, 8/9a, 23/4, 1/25, 2/27, 2/28, 2/35, 2/38, 3/22	Y	VOA made initial contact with SCC in March 2019. Highways England has endeavoured to meet with all local authorities (LAs), including SCC, on a 6 weekly basis to provide an update to the Scheme and cover all concerns regarding the objections which SCC have regarding the acquisition of land.
							Temporary Possession	1/14, 1/30, 11/11, 12/1d, 12/25a, 12/5, 13/1, 13/1a, 2/11, 2/13, 2/26, 2/30, 2/31, 2/32, 2/33, 20/1a, 23/5, 23/6, 23/7, 24/1, 24/2, 24/4, 26/2a, 3/13a, 3/19b, 3/24, 3/3, 3/33, 3/34, 3/37a, 3/3c, 3/7, 4/15b, 4/19, 4/22, 4/22a, 4/24, 4/25, 4/27, 4/3, 4/30, 4/30a, 4/32, 4/3a, 4/3b, 4/40, 4/42, 4/45, 4/46a, 4/46b, 4/46b, 4/48, 4/48b, 4/49, 4/49b, 4/4c, 4/52a, 4/57, 4/58, 4/62, 4/64, 4/65, 4/66a, 4/69, 4/74, 4/80, 4/88, 5/1, 5/11, 5/12, 5/13, 5/2, 5/22, 5/23, 5/2a, 5/31, 5/7b, 5/9, 6/13a, 6/2a, 6/5, 6/5a, 8/27, 8/28, 8/29, 8/30, 9/10, 9/4, 9/7, 9/8, 9/9, 2/2, 2/3, 2/4, 2/27a, 2/30, 2/31, 2/32, 3/3c	Y	Meetings specifically dealing with land began in July 2019. Meeting with SCC on 15 October 2019 covered land areas, areas of concern, temporary/permanent take. VOA to follow up with SCC agent and provide drawings relating to the land loss at Ockham Bites (information forwarded 23 October 2019).

Objection Number	Landowner Name / Statutory Undertaker	IP/AP Ref	RR Rep Ref	WR Rep ref	Other Document Reference	Type of Interest	Permanent / Temporary	Plot Ref	Compulsory Acquisition Y/N	Status of Objection
							Permanent Rights with Temporary Possession	11/19, 11/19a, 11/20, 11/21, 11/23, 11/25, 11/25a, 11/26, 11/29, 12/1c, 12/11, 12/17, 12/23, 12/25, 12/25b, 12/25c, 12/31, 12/34, 12/34a, 12/34b, 12/34c, 12/4, 12/4a, 12/5a, 12/5b, 12/5c, 12/5d, 12/5e, 12/7, 13/10, 13/11, 13/11a, 13/14, 13/15, 13/2, 13/2d, 13/2e, 13/4c, 13/4d, 13/4e, 13/4f, 13/4g, 2/10, 2/12, 2/12a, 2/13a, 2/14, 2/14a, 2/14b, 2/36, 2/8, 2/9, 20/2, 20/3, 20/4, 21/1, 21/1a, 21/2, 23/1, 23/3, 25/1, 26/1, 26/2, 3/13, 3/16, 3/19, 3/19a, 3/26a, 3/31, 3/32, 3/37, 3/3a, 3/3b, 3/3d, 3/9, 4/1, 4/10, 4/15a, 4/20, 4/21, 4/22b, 4/23, 4/31, 4/38, 4/3c, 4/3d, 4/4, 4/41, 4/43, 4/43a, 4/43b, 4/43c, 4/43d, 4/46c, 4/47, 4/47a, 4/47b, 4/47c, 4/47d, 4/48a, 4/49a, 4/4a, 4/4b, 4/51, 4/51a, 4/52, 4/54, 4/61, 4/63, 4/72, 5/12a, 5/12b, 5/12c, 5/13a, 5/13b, 5/13c, 5/1c, 5/1d, 5/21, 5/21a, 5/24, 5/24a, 5/30, 5/7, 5/7a, 5/7c, 5/7d, 5/7e, 5/8, 5/8a, 5/8b, 6/1b, 6/2, 6/2b, 6/3a, 6/9, 7/23, 8/11, 8/12	Y	
22	Surrey Wildlife Trust		RR-027			Part 1	Title Acquisition	1/25, 1/41, 11/27, 11/27a, 11/28, 12/1, 12/14, 12/16, 12/1a, 12/1b, 12/3, 13/1b, 13/2a, 13/2b, 13/2c, 13/4, 13/4a, 2/17, 2/17a, 2/17b, 2/20, 2/20a, 2/29, 3/12, 3/17, 3/21, 3/8, 4/15, 4/17, 4/18, 4/26, 4/39, 4/5, 4/59, 4/5a, 4/8, 4/87, 4/9, 5/10, 5/14, 5/19, 5/1a, 5/20, 5/26a, 5/5, 6/3, 6/7, 6/8	Y	A number of meetings held to discuss land requirements including land acquisition meetings held in July 2019. Highways England is seeking to discuss the concerns related to the land acquisition with this owner.
						Temporary Possession	11/11, 11/26, 12/1d, 12/25a, 12/5, 13/1, 13/1a, 2/11, 2/13, 2/33, 20/1a, 23/5, 23/6, 24/4, 24/4a, 26/2a, 3/13a, 3/19b, 3/24, 3/3, 3/3c, 3/7, 4/15b, 4/22, 4/22a, 4/24, 4/25, 4/27, 4/3, 4/30, 4/30a, 4/32, 4/3a, 4/3b, 4/40, 4/42, 4/45, 4/46a, 4/46b, 4/48, 4/48b, 4/49, 4/49b, 4/52a, 4/57, 4/58, 4/65, 4/69, 4/74, 4/88, 5/1, 5/11, 5/12, 5/13, 5/2, 5/22, 5/23, 5/2a, 5/31, 5/7b, 5/9, 6/13a, 6/2a, 6/5, 6/5a	Y		

Objection Number	Landowner Name / Statutory Undertaker	IP/AP Ref	RR Rep Ref	WR Rep ref	Other Document Reference	Type of Interest	Permanent / Temporary	Plot Ref	Compulsory Acquisition Y/N	Status of Objection
							Permanent Rights with Temporary Possession	11/23, 11/25, 11/25a, 11/29, 12/11, 12/1c, 12/23, 12/25, 12/25b, 12/25c, 12/34, 12/34a, 12/34b, 12/34c, 12/4, 12/4a, 12/5a, 12/5b, 12/5c, 12/5d, 12/5e, 12/7, 13/11, 13/11a, 13/14, 13/15, 13/2, 13/2d, 13/2e, 13/4c, 13/4d, 13/4e, 13/4f, 13/4g, 2/12, 2/12a, 2/13a, 2/36, 2/8, 20/2, 20/3, 20/4, 21/1, 21/1, 21/1a, 21/2, 25/1, 25/1, 26/1, 26/2, 3/13, 3/16, 3/19, 3/19a, 3/26a, 3/31, 3/31, 3/3a, 3/3b, 3/3d, 3/9, 4/1, 4/10, 4/15a, 4/21, 4/22b, 4/23, 4/31, 4/38, 4/4, 4/41, 4/43, 4/43a, 4/43b, 4/43c, 4/43d, 4/46c, 4/47, 4/47a, 4/47b, 4/47c, 4/48a, 4/49a, 4/4a, 4/51, 4/51, 4/51a, 4/52, 4/54, 4/61, 4/72, 5/12a, 5/12b, 5/12c, 5/13a, 5/13b, 5/13c, 5/1c, 5/1d, 5/21, 5/21a, 5/24, 5/24a, 5/30, 5/7, 5/7a, 5/7c, 5/7d, 5/7e, 5/8, 5/8a, 5/8b, 6/1b, 6/2, 6/2b, 6/3a, 6/9, 2/28c	Y	
23	The Royal Horticultural Society		RR-024	REP1-037 to REP1-044		Part 1	Temporary Possession	1/30, 11/1, 2/21, 2/27a, 2/28, 2/28b, 20/5	Y	Various meetings held. VOA opened discussions in April 2019. A number of meetings have been held to discuss acquisition / GI compound / additional replacement land. Site visit booked for 8 November 2019 was cancelled, suggested new date in December.
							Title Acquisition	10/7, 10/9, 11/16, 11/2a, 11/3a, 11/4a, 2/27, 2/30a	Y	
							Permanent Rights with Temporary Possession	11/2, 11/3, 11/4, 11/6, 2/28a, 2/28c	Y	
24	Wisley Property Investments Limited		RR-030	REP1-047 to REP1-050		Part 1	Title Acquisition	1/18, 1/22, 2/5b	Y	Licence terms for ground investigation agreed in July. Highways England is seeking to engage in with the owner to discuss concerns and objections relating to the acquisition of land.
							Permanent Rights with Temporary Possession	1/40, 1/18a	Y	

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							Temporary Possession	2/1, 2/1a, 2/1b, 2/3, 2/5a, 2/5c	Y	24 October 2019, meeting held between all interested parties. WIPL keen to progress and have confirmed Agents they intend to use.
25	Zinc Cobham Hotels Limited (represented by LGH Hotels Management UK Limited)			REP1-028		Part 1	Title Acquisition	7/19	Y	15 July 2019: Meeting held between Scheme, Zinc and Hilton Hotels. High level discussions based on plans and programme at the time. September 2019 Ardent instructed as Agent, fees agreed. Meeting agreed for 16 December 2019
							Permanent Rights with Temporary Possession	7/23	Y	
							Temporary Possession	7/22, 9/4	Y	

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Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
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