

The Planning Inspectorate  
National Infrastructure Planning  
Temple Quay House  
Temple Quay  
Bristol  
BS1 6PN

Highways England  
Bridge House  
1 Walnut Tree Close  
Guildford  
Surrey  
GU1 4LZ

18 February 2020

By email to: [m25junction10@planninginspectorate.gov.uk](mailto:m25junction10@planninginspectorate.gov.uk)

Dear Sirs,

**M25 junction 10/A3 Wisley interchange scheme (the Scheme)**

**Planning Inspectorate reference: TR010030**

**Highways England's Deadline 4a submission – 18 February 2020**

Please find enclosed the submission of Highways England for Deadline 4a. This submission consists of this letter and a number of enclosures, which are submitted in response to the various requests made in the Examining Authority's (ExA) Rule 8(3) and Rule 17 letter issued on 14 February 2020.

In response to the requests for clarifications and further information as raised in the ExA's letter, Highways England's responses are given below.

**Change 1 – extension of the proposed green element on Cockcrow Bridge:**

Following its formal application on 11 February 2020 to make changes to the Scheme, Highways England has now received one of the two outstanding consents from affected land interests to the inclusion of the additional land needed for the change in the red line boundary for the Scheme. Highways England is in active discussions with the remaining affected land interest which has not yet provided its consent and is confident that the remaining consent will be received imminently.

As there is now only one outstanding consent\* relating to a single change, and no reason to suspect that it will not be forthcoming, Highways England considers that it would be disproportionate to invoke the prescribed procedure under the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (2010 Regulations) in those circumstances.

As explained in the covering letter in support of the Scheme changes [REP4-013], the application of the 2010 Regulations to Change 1 need not preclude the ExA from accepting the other changes in the interim. However, Highways England acknowledges that as there remains an outstanding consent relating to Change 1, the ExA is not yet able to accept Change 1 for examination.

Highways England will keep the ExA updated in relation to the progress of the outstanding consent. Assuming that the consent is obtained imminently as expected, Highways England

will provide the ExA with a schedule which explains the parties affected by Change 1 together with a full set of the relevant consents.

Highways England acknowledges that if the outstanding consent is not provided, the ExA will not be able to accept Change 1 for examination. This would be a most unfortunate outcome given the strong level of support for Change 1 from stakeholders and consultees and the very modest amendments to the red line boundary which it entails.

\*Highways England acknowledges that a very small area of land for which rights are required in order to implement Change 1 identified in the addendum book of reference (REP4-039) as plot 4/79a contains unknown interests. This matter is being addressed and, if necessary, the plot will be removed from the scope of the application. Accordingly, and subject to receipt of the outstanding consent referred to above, the ExA may accept Change 1 for examination if it is so minded, on the basis that the consent of all affected parties will have been obtained under regulation 4(b) of the 2010 Regulations.

### **Change 2 – incorporation of two toad underpasses at Old Lane and other mitigation measures:**

The ExA has requested that evidence be provided showing that the affected land interests have consented to the inclusion of their land within the Order limits in relation to this change.

As stated at paragraph 4.2.1 of the Report on Proposed Scheme Changes [REP4-035], Change 2 requires minor adjustments to the red line boundary of the Scheme. However, the change does not engage the 2010 Regulations because it does not involve the compulsory acquisition of ‘additional land’ (as defined in the 2010 Regulations).

Change 2 requires minor additional powers of temporary possession in order to carry out the works to provide the toad crossings and other mitigation measures. Temporary possession of land is not a form of compulsory acquisition. No interest in land is to be acquired by Highways England. This position has been accepted by examining authorities considering previous DCO applications. Enclosed with this letter at **Appendix 1** is a copy of the examining authority’s rule 17 letter dated 30 January 2014 in respect of the A556 Knutsford to Bowdon scheme in which it acknowledged that temporary possession of land did not amount to compulsory acquisition of land which engaged the 2010 Regulations.

Accordingly there is no requirement under the 2010 Regulations for Highways England to obtain the consent of the affected land interests to the inclusion of plot 24/4 (and indeed other plots needed for Change 2 which are also to be subject to temporary possession only). In any event, Surrey County Council as highway authority for Old Lane has given its consent to the inclusion of its interest in plot 24/4 within the red line boundary of the Scheme, as shown in document 2.2 within **Appendix 2** to this letter.

### **Change 4 – amendments to Saturday construction working hours**

Highways England is grateful to the ExA for identifying minor inconsistencies in the description of Change 4 in certain documents which were submitted in support of its application to make changes to the Scheme.

Although the scope of the proposed change was clearly identified in Highways England’s original notification to the ExA [AS-023] and in the non-statutory notice which accompanied the targeted consultation into the proposed Scheme changes [Appendix B of REP4-040], Highways England acknowledges that the wording of the non-statutory consultation brochure may have given consultees the incorrect impression that the proposed change was limited to

Saturday working hours only. The change was also incorrectly described in this manner in Highways England's covering letter [REP4-013].

Notwithstanding this minor inconsistency, consultees were adequately informed of the proposed changes to Saturday working hours and responded to the targeted non-statutory consultation accordingly.

Accordingly, Highways England proposes that the extent of the change be limited to extended Saturday working hours only, and has submitted revised versions of the documents to clarify the position.

### **Change 5 – diversion of a new gas main crossing of the M25**

The ExA has requested that evidence be provided showing that the affected land interests have consented to the inclusion of their land within the Order limits. The land interests who would be affected by Change 5 are listed in the table below.

#### **Relevant landowners to the works forming Change 5**

<b>Plot number (with reference to REP4-036 and REP4-039)</b>	<b>Land Interest Name</b>	<b>Land Interest Address</b>	<b>Reference in Appendix 2 to this submission</b>
12/25b, 12/25d	Southern Gas Networks	Southern Gas Networks plc St. Lawrence House Station Approach Horley RH6 9HJ	2.1
12/25, 12/25b, 12/25d	Surrey County Council	Surrey County Council c/o Head of Legal Services County Hall Penrhyn Road Kingston upon Thames KT1 2DN	2.2
12/25, 12/25b, 12/25d	Surrey Wildlife Trust	Surrey Wildlife Trust School Lane Pirbright Woking GU24 0JN	2.3

Copies of the consents relating to the inclusion of these land parcels within the Order limits of the dDCO are enclosed at **Appendix 2** of this submission.

The ExA also requested that the Environment Agency's consultation response be provided with regard to Change 5. This is provided in **Appendix 3**.

#### **General matters**

Following receipt of the ExA's letter, Highways England has reviewed the documents relating to its Request for Changes to the DCO, submitted at Deadline 4, for errors and inconsistencies.

Revised versions of the following documents have been provided as part of Highway's England's Deadline 4a submission. The Statement of Reasons (Volume 10.3 [REP4-020]) has been resubmitted. In addition, as result of Highways England's response to Change 4 above, Volume 10.1 [REP4-035], 10.11 [REP4-045], 6.2 [REP4-020] and 7.2 [REP4-033] have also been updated. In relation to other documents submitted at Deadline 4a, no significant changes to the material has been made, but the documents have been reformatted to reflect any issues. All documents that have been resubmitted, with brief summary of changes are indicated below:

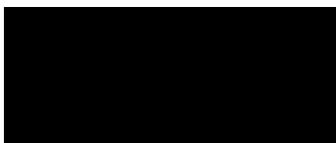
- **6.2 Environmental Statement Non-technical Summary [REP4-020];** *This document referenced the wrong volume in the cover sheet. In addition, on page 4 text has been amended to reflect the changes to working hours as reflected in the commentary above about Change 4. This tracked in the document in red.*
- **7.2 Outline Construction Environmental Management Plan [REP4-033];** *Table numbers were updated. In addition, within Section 5.3, text has been amended to reflect the changes to working hours as reflected in the commentary above about Change 4. This is tracked in the document in red.*
- **10.1 Report on Proposed Changes [REP4-035];** *Table numbers were updated. In addition, text has been added (Paragraph 6.1.3 to 6.1.5) to reflect the changes to working hours as reflected in the commentary above about Change 4. This is tracked in the document in red.*
- **10.2 Change Request Drawings [REP4-036];** *Page numbers are corrected.*
- **10.3 Addendum to the Statement of Reasons [REP4-037];** *This document has been resubmitted as an inconsistent version was submitted.*
- **10.4 Addendum to Funding Statement [REP4-038];** *Page numbers have been corrected.*
- **10.5 Addendum to Book of Reference [REP4-039];** *Page numbers and paragraph numbers have been corrected.*
- **10.8 Schedule of Change to Book of Reference [REP4-042];** *Page numbers and Regulation number have been corrected.*
- **10.11 Schedule of Change to draft Development Consent Order [REP4-045];** *Page numbers and footer were corrected. In addition, on page 4, Highways England have replaced the text to reflect what is now required as result of Change 4 commentary on working hours above. This is tracked in the document in red.*

## Data protection

Highways England wishes to make the ExA aware that the consents enclosed at Appendix 2 contain signatures and should be appropriately redacted prior to publication on the Planning Inspectorate website.

I should be grateful if you would acknowledge safe receipt of this letter and arrange for a copy of it and its enclosures to be placed before the ExA.

Yours faithfully,



Jonathan Wade

**Project Manager, Regional Investment Programme (South East)**  
**Highways England**  
Enc.

# Appendix 1: Examining Authority's rule 17 letter on A556 Knutsford to Bowdon improvement scheme regarding application of Infrastructure Planning (Compulsory Acquisition) Regulations 2010 to temporary possession of land



3/18 Eagle Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: [enquiries@infrastructure.gsi.gov.uk](mailto:enquiries@infrastructure.gsi.gov.uk)

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Mohammed Swapan

Your Ref:

Our Ref: TR010002

Date: 30 January 2014

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Dear Mr Swapan

## **Rule Rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010**

### **Application by the Highways Agency for an Order Granting Development Consent for the A556 Knutsford to Bowdon Scheme located between Junction 19 of the M6 and Junction 7 of the M56 to the south of Manchester**

#### **Further questions**

The ExA is concerned that the applicants legal submissions in response to Rule 17 questions do not adequately address the application of the CA regulations to the extra land which the applicant is now seeking to include within the Order Limits.

In the absence of any compelling legal reason not to, in this untested area, the ExA is prepared to accept the applicant's submissions that the power to temporarily use land is not a compulsory acquisition power. However the ExA considers that the creation of new rights over land is a compulsory acquisition power. Section 159 Planning Act 2008 provides that "Land" includes any interest in or right over land and acquiring a right over land includes acquiring it by the creation of a new right as well as by the acquisition of an existing one. Thus the compulsory acquisition of a right over land includes the creation of a new right over it. This appears to be accepted by the applicant in paragraph 26 of its submissions.

This means that if the DCO permits the creation of a new right over any of the extra land now proposed to be included within the DCO; this land will be additional land for the purposes of the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA regulations) and the procedures in regulations 5-19 will have to be followed unless all persons with an interest in this land consent to its inclusion. This applies to plot 2/2i.

The ExA understands that the applicant also seeks to include within the DCO plots 5/1n and 5/1o for permanent acquisition so that the Regulations would also clearly

apply to those plots.

The applicant states that where relevant that they have consent of all those with interests in in the additional land. In order to demonstrate this, please supply evidence of such consent in relation to plots 5/1n and 5/1o and the rights sought in respect of plot 2/2i.

The ExA understands that the applicant also seeks to include within the DCO plots 2/1h, 2/2b, 2/2e, 2/2g, 2/2j, 2/6f, 2/7c, 2/8e, 2/8f, 2/8g, 2/8h, 3/2p, 3/7, 4/2d, 4/2l, 4/7e, 4/7f, 4/7g, 5/1p, 2/4m, 6/3g for use on a temporary basis only.

As currently drafted article 26 (8) of the DCO prevents the outright compulsory acquisition of land or existing rights in or over land contained within Schedule 7 (land of which temporary possession may be taken) but permits the creation of new rights over this land in accordance with Article 20. Article 20 permits the creation of new rights over all of the order land save that in relation to the land within schedule 5 new rights can only be created for the purpose listed in that schedule.

This means that if the applicant includes extra land within the order land, even if it is listed in schedule 7 as being for temporary possession, a new right could still be created in it. This is a compulsory acquisition power and the CA regulations will apply to extra land listed in this schedule.

Article 26(8)(b) permits the compulsory acquisition of any part of the subsoil or rights in the subsoil or airspace in accordance with Article 23. Article 23 permits the acquisition of these rights over all of the order land. Again this is a compulsory acquisition power and the CA regulations will apply.

If the applicant seeks to rely on their submission that the compulsory acquisition regulations do not apply on the basis that it is only temporary possession of the extra land that is sought, this article will need to be amended to either remove 26(8)(a) and (b) or to specifically exclude the extra land from these provisions where the applicant does not have explicit consent to include the land from all persons with an interest in the land.

If this is not done the ExA considers that the extra land will be additional land for the purpose of the CA regulations and the Secretary of State will only be able to grant powers over this land if all persons interested in it consent or the procedures in CA regulations 5-19 are followed.

The applicant is asked to explain it's position in relation to the applicability of the CA regulations to the extra land which it seeks to include in the DCO in light of the above and to remove or amend Article 26(8)(a) and (b).

Until or unless a satisfactory explanation or further amendment to the DCO is provided that takes account of these concerns, the Secretary of State is unlikely to be able to come to a conclusion on whether or not the proposed changes published on 24 January can be accepted as formal amendments to the DCO application that was made in April 2013 and accepted for Examination on 17 May 2013.

Please respond as soon as possible and no later than **7 February 2014**.

Yours Sincerely

*Peter Robottom*

**Peter Robottom  
Examining Authority**

DRAFT

## **Appendix 2: Agreements for Consent to Changes to the Order Limits (with reference to Change 5)**

These following consents are enclosed:

- 2.1 - Southern Gas Networks
- 2.2 - Surrey County Council
- 2.3 - Surrey Wildlife Trust

## 2.1 – Consent from Southern Gas Networks



21 JAN 2020

Our ref: TR010030

The Secretary  
Southern Gas Networks  
St Lawrence House  
Station Approach  
Horley RH6 9HJ

Jonathan Wade  
Highways England  
Bridge House  
1 Walnut Tree Close  
Guildford  
Surrey GU1 4LZ

15 January 2020

Dear Sir / Madam

**M25 junction 10/A3 Wisley interchange improvement scheme**  
**Planning Inspectorate reference: TR010030**

We write further to our letter of 6 January 2020 regarding the targeted non-statutory consultation on proposed changes to the M25 junction 10/A3 Wisley interchange improvement scheme (the Scheme) which Highways England is currently carrying out.

As set out in that letter, we are proposing six changes to the Scheme which aim to further reduce the impacts on the environment, the local community and landowners, and enhance buildability.

The proposed changes include:

- Extension of the proposed green element on Cockcrow Bridge;
- Incorporation of two toad underpasses at Old Lane and related mitigation measures;
- Removal of part of the proposed improvements to the A245 eastbound between the Seven Hills Road and Painshill junctions;
- Amendments to Saturday construction working hours;
- Amendment to the speed limit at Elm Lane (and including Byway 525 – Byway Open to All Traffic) from 40mph to 20mph; and
- Adjustments to the Order limits in the draft development consent order (dDCO) to accommodate the diversion of a gas main.

Below you will find details of your land or rights over such land, that Highways England would need to acquire in order to implement the Scheme with the proposed changes.

### Your land interest

According to our records, you have an interest in the following plots which will be affected by the Scheme:

Plot 12/25b (temporary with permanent rights) – the plot size required has increased from 220m<sup>2</sup> to 315m<sup>2</sup>

Plot 4/26 (permanent acquisition) – the plot size required has increased from 1825m<sup>2</sup> to 2182m<sup>2</sup>

Proposed changes to the scheme can be viewed in the consultation brochure, available at: [www.highwaysengland.co.uk/projects/m25-junction-10-to-a3-wisley-interchange](http://www.highwaysengland.co.uk/projects/m25-junction-10-to-a3-wisley-interchange)

**Please note that this letter represents a formal request, subject to contract, to commence discussions to acquire the additional land, or rights in such land, by agreement.**

I would be grateful if you could confirm that you are agreeable to the abovementioned change and to Highways England including the additional land within the Order limits of the dDCO by signing and returning the enclosed letter.

If you have any queries about this letter, please do not hesitate to contact me using the details provided below. If you have any queries regarding the land acquisition, please contact:

Deborah Hagarth-Dodd  
Highways England  
Principal Property Adviser  
Telephone: 07714 272215  
Email: Deborah.Hagarth-Dodd@highwaysengland.co.uk

I look forward to hearing from you.

Yours sincerely,



Jonathan Wade  
Project Manager, Regional Investment Programme (South East)  
Highways England



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To Highways England:

I confirm my consent to the inclusion of the additional land, set out in the enclosed letter dated 15 January 2020, within the Order limits of the dDCO for the M25 junction 10/A3 Wisley interchange improvement scheme.

Signed: [REDACTED] .....

Print name: [REDACTED] .....

Print organisation: SGN .....

Date: 28.01.20 .....

## 2.2 – Consent from Surrey County Council



**SURREY**  
COUNTY COUNCIL

Jonathan Wade  
Highways England  
Bridge House  
1 Walnut Tree Close  
Guildford  
Surrey GU1 4LZ

DX31509 Kingston upon Thames  
County Hall  
Penrhyn Road  
Kingston upon Thames  
Surrey KT1 2DN.

Your ref: TR010030  
Our ref: Legal/71325/KPA

11 February 2020

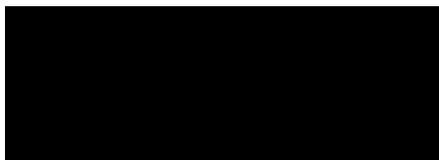
Dear Jonathan,

**RE: M25 junction 10/A3 Wisely interchange improvement scheme (the Scheme)  
Planning Inspectorate reference TR010030**

I write further to your letter of 10 February 2020 in relation to proposed Scheme changes.

I confirm that Surrey County Council ("SCC") consents to the inclusion of the additional land in Highways England's application as set out in the letter of 10 February 2020 but reserves its rights to make representations in relation to compulsory acquisition when the relevant compulsory acquisition hearings are convened. For the avoidance of doubt, this consent does not fetter SCC's position regarding compulsory acquisition or any other legal rights.

Yours sincerely



Chris Duke | **Development Manager**  
Telephone: 020 8541 9859  
Email: [cduke@surreycc.gov.uk](mailto:cduke@surreycc.gov.uk)

## 2.3 – Consent from Surrey Wildlife Trust



Our ref: TR010030

The Secretary  
Surrey Wildlife Trust  
School Lane  
Pirbright  
Woking GU24 0JN

Jonathan Wade  
Highways England  
Bridge House  
1 Walnut Tree Close  
Guildford  
Surrey GU1 4LZ

15 January 2020

Dear Sir / Madam

**M25 junction 10/A3 Wisley interchange improvement scheme**  
**Planning Inspectorate reference: TR010030**

We write further to our letter of 6 January 2020 regarding the targeted non-statutory consultation on proposed changes to the M25 junction 10/A3 Wisley interchange improvement scheme (the Scheme) which Highways England is currently carrying out.

As set out in that letter, we are proposing six changes to the Scheme which aim to further reduce the impacts on the environment, the local community and landowners, and enhance buildability.

The proposed changes include:

- Extension of the proposed green element on Cockcrow Bridge;
- Incorporation of two toad underpasses at Old Lane and related mitigation measures;
- Removal of part of the proposed improvements to the A245 eastbound between the Seven Hills Road and Painshill junctions;
- Amendments to Saturday construction working hours;
- Amendment to the speed limit at Elm Lane (and including Byway 525 – Byway Open to All Traffic) from 40mph to 20mph; and
- Adjustments to the Order limits in the draft development consent order (dDCO) to accommodate the diversion of a gas main.

Below you will find details of your land or rights over such land, that Highways England would need to acquire in order to implement the Scheme with the proposed changes.

### **Your land interest**

According to our records, you have an interest in the following plots which will be affected by the Scheme:

Plot 24/4b (temporary possession) – this is a new plot of 15m<sup>2</sup> that will be required

Plot 24/4c (temporary possession) – this is a new plot of 76m<sup>2</sup> that will be required

Plot 12/25d (temporary possession) – this is a new plot of 822m<sup>2</sup> that will be required

Plot 4/51 (temporary with permanent rights) – the plot size required has been reduced from 3012m<sup>2</sup> to 2992m<sup>2</sup>

Plot 4/54 (temporary with permanent rights) – the plot size required has been reduced from 2761m<sup>2</sup> to 2557m<sup>2</sup>

Plot 4/48a (temporary with permanent rights) – the plot size required has increased from 195m<sup>2</sup> to 224m<sup>2</sup>

Plot 24/4a (temporary possession) – the plot size required has increased from 104m<sup>2</sup> to 361m<sup>2</sup>

Plot 12/25 (temporary possession with permanent rights) - the plot size required has increased from 1751m<sup>2</sup> to 1996m<sup>2</sup>

Plot 12/25b (temporary possession with permanent rights) - the plot size required has increased from 220m<sup>2</sup> to 315m<sup>2</sup>

Plot 4/47 (temporary possession with permanent rights) – the plot size required has decreased from 571m<sup>2</sup> to 551m<sup>2</sup>

Plot 4/49a (temporary possession with permanent rights) - the plot size required has increased from 70m<sup>2</sup> to 78m<sup>2</sup>

Plot 4/43a (temporary possession with permanent rights) – the plot size required has decreased from 249m<sup>2</sup> to 200m<sup>2</sup>

Plot 4/43b (temporary possession with permanent rights) - the plot size required has decreased from 379m<sup>2</sup> to 319m<sup>2</sup>

Plot 4/43 (temporary possession with permanent rights) - the plot size required has increased from 662m<sup>2</sup> to 727m<sup>2</sup>

Plot 4/23 (temporary possession with permanent rights) - the plot size required has increased from 1969m<sup>2</sup> to 2395m<sup>2</sup>

Plot 4/22b (temporary possession with permanent rights) – this plot is no longer required

Plot 4/59 (permanent acquisition) – the plot size required has decreased from 4210m<sup>2</sup> to 4015m<sup>2</sup>

Plot 4/85 (permanent acquisition) – the plot size required has decreased from 97m<sup>2</sup> to 81m<sup>2</sup>

Plot 4/26 (permanent acquisition) – the plot size required has increased from 1825m<sup>2</sup> to 2182m<sup>2</sup>

Plot 4/24 (temporary possession) – the plot size required has decreased from 2777m<sup>2</sup> to 2237m<sup>2</sup>

Plot 4/3a (temporary possession) – the plot size required has decreased from 124m<sup>2</sup> to 98m<sup>2</sup>

Plot 4/45 (temporary possession) – the plot size required has increased from 259m<sup>2</sup> to 366m<sup>2</sup>

Plot 4/46a (temporary possession) – the plot size required has increased from 209m<sup>2</sup> to 307m<sup>2</sup>

Plot 4/46b (temporary possession) – the plot size required has increased from 32m<sup>2</sup> to 54m<sup>2</sup>

Plot 4/40 (temporary possession) – the plot size required has decreased from 977m<sup>2</sup> to 688m<sup>2</sup>

Plot 4/48b (temporary possession) – the plot size required has increased from 804m<sup>2</sup> to 925m<sup>2</sup>

Plot 4/48 (temporary possession) – the plot size required has decreased from 1009m<sup>2</sup> to 996m<sup>2</sup>

Plot 4/49 (temporary possession) – the plot size required has decreased from 151m<sup>2</sup> to 142m<sup>2</sup>

Plot 4/30a (temporary possession) – the plot size required has decreased from 868m<sup>2</sup> to 626m<sup>2</sup>

Plot 4/22 (temporary possession) – the plot size required has increased from 448m<sup>2</sup> to 2397m<sup>2</sup>

Plot 4/57 (temporary possession) – the plot size required has increased from 688m<sup>2</sup> to 755m<sup>2</sup>

Plot 4/58 (temporary possession) – the plot size required has increased from 972m<sup>2</sup> to 1057m<sup>2</sup>

Plot 4/65 (temporary possession) – the plot size required has decreased from 107m<sup>2</sup> to 85m<sup>2</sup>

Plot 4/40a (temporary possession) – this is a new plot of 301m<sup>2</sup> that will be required

Plot 4/45a (temporary possession) – this is a new plot of 34m<sup>2</sup> that will be required

Plot 4/47d (temporary possession with permanent rights) – this is a new plot of 3m<sup>2</sup> that will be required

Plot 4/46c – this plot is no longer required

Plot 4/22a – this plot is no longer required

Plot 4/47c – this plot is no longer required

Plot 4/30 – this plot now requires temporary possession with permanent rights

Plot 4/31 (temporary possession with permanent rights) – the plot size required has increased from 464m<sup>2</sup> to 465m<sup>2</sup>

Plot 4/51a (temporary possession with permanent rights) – the plot size required has increased from 443m<sup>2</sup> to 496m<sup>2</sup>

Plot 4/43d (temporary possession with permanent rights) – the plot size required has decreased from 107m<sup>2</sup> to 103m<sup>2</sup>

Plot 4/61 (temporary possession with permanent rights) – the plot size required has decreased from 171m<sup>2</sup> to 133m<sup>2</sup>

Plot 4/47a (temporary possession with permanent rights) – the plot size required has decreased from 40m<sup>2</sup> to 5m<sup>2</sup>

Plot 4/47b (temporary possession with permanent rights) – the plot size required has increased from 15m<sup>2</sup> to 49m<sup>2</sup>

Proposed changes to the scheme can be viewed in the consultation brochure, available at: [www.highwaysengland.co.uk/projects/m25-junction-10-to-a3-wisley-interchange](http://www.highwaysengland.co.uk/projects/m25-junction-10-to-a3-wisley-interchange)

**Please note that this letter represents a formal request, subject to contract, to commence discussions to acquire the additional land, or rights in such land, by agreement.**

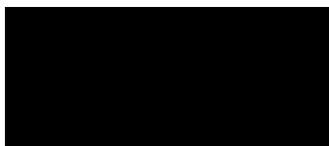
I would be grateful if you could confirm that you are agreeable to the abovementioned change and to Highways England including the additional land within the Order limits of the dDCO by signing and returning the enclosed letter.

If you have any queries about this letter, please do not hesitate to contact me using the details provided below. If you have any queries regarding the land acquisition, please contact:

Deborah Hagarth-Dodd  
Highways England  
Principal Property Adviser  
Telephone: 07714 272215  
Email: Deborah.Hagarth-Dodd@highwaysengland.co.uk

I look forward to hearing from you.

Yours sincerely,



Jonathan Wade  
Project Manager, Regional Investment Programme (South East)  
Highways England



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To Highways England:

I confirm my consent to the inclusion of the additional land, set out in the enclosed letter dated 15 January 2020, within the Order limits of the dDCO for the M25 junction 10/A3 Wisley interchange improvement scheme.

Signed: .. [redacted] .....

Print name: ... [redacted] .....

Print organisation: ... SURREY WILDLIFE TRUST

Date: ... 28/01/2020 .....

# Appendix 3: Environment Agency's Consultation Response as to the DCO Changes

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**From:** Savannah Saunders <ssaunders@cjassociates.co.uk>  
**Sent:** 10 January 2020 15:15  
**To:** Wade, Jonathan; Keen, Andy D; Bown, Graham; Barker, Jon; Desai, Viral; Watson, Neil D; MarkChallis; OliverSPENCER  
**Cc:** Paul Smith; Chi-Chi Akutu; Schulz, Suzannah; Whittle, Lauren; Mannings, Callum; Neelam Sheemar; Claire Dargle  
**Subject:** Fw: M25 J10 - targeted consultation on proposed scheme changes

All

We have received our first formal response to the consultation from EA, as per below, who have no comments to make.

We will issue a formal acknowledgement and log the response.

Regards  
Savannah

---

**From:** Gordon, Clark <clark.gordon@environment-agency.gov.uk>  
**Sent:** Friday, January 10, 2020 3:11 PM  
**To:** info@highwaysengland.co.uk <info@highwaysengland.co.uk>  
**Cc:** Ruth Heatherley <RHeatherley@cjassociates.co.uk>; Savannah Saunders <ssaunders@cjassociates.co.uk>  
**Subject:** RE: M25 J10 - targeted consultation on proposed scheme changes

Dear Sir/Madam,

### **M25 junction 10/A3 Wisley Interchange improvement - Targeted non-statutory consultation**

Thank you for consulting us with the proposed changes.

We have reviewed the proposed changes and as there are no matters within our remit, we have no comments to make on this consultation.

If you have any queries about this response, please do not hesitate to contact me.

Kind regards,

**Clark Gordon**

Strategic Planning Specialist, Strategic Planning & Engagement (Thames)

**Environment Agency** | Red Kite House, Howbery Park, Wallingford, Oxon, OX10 8BD

[clark.gordon@environment-agency.gov.uk](mailto:clark.gordon@environment-agency.gov.uk)

External: 0203 025 8998 | Mobile: 07557 846789



**Speak to us early about environmental issues and opportunities** - We can provide a free pre-application advice note or for more detailed advice / meetings / reviews we can provide a project manager to coordinate specialist advice / meetings which costs £100 per hour (plus VAT). For more information email us at [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk).

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**From:** Savannah Saunders [mailto:ssaunders@cjassociates.co.uk]  
**Sent:** 06 January 2020 14:16  
**To:** Gordon, Clark <clark.gordon@environment-agency.gov.uk>  
**Cc:** Ruth Heatherley <RHeatherley@cjassociates.co.uk>  
**Subject:** M25 J10 - targeted consultation on proposed scheme changes

**M25 junction 10/A3 Wisley Interchange improvement**  
**Planning Inspectorate reference: TR010030**  
**Targeted consultation on proposed changes to the Scheme**

Dear Clark

In Ruth's absence, I am pleased to advise that Highways England has today launched a targeted non-statutory consultation on proposed changes to the M25 junction 10/A3 Wisley interchange scheme.

This consultation will run from **6 January to 4 February 2020** and is aimed at affected statutory organisations, landowners and people with an interest in affected land and interested parties (for those that we hold contact details) registered with the Planning Inspectorate.

The Environment Agency will have received a letter in the post inviting you to respond to the consultation, together with a consultation brochure (copy attached). You can also view information about the consultation on Highways England's website: <https://highwaysengland.co.uk/projects/m25-junction-10-to-a3-wisley-interchange/>

Please let me or Ruth know if you have any questions at this time.

We look forward to receiving your response to the consultation.

Kind regards

Savannah

**Savannah Saunders**  
**Principal Consultant - Stakeholder Engagement**

Tel: 07539 829 095  
DD: 0207 529 4922

Atkins – South East Roads Investment Programme

**Working on behalf of Highways England**

**Highways England Customer Contact Centre**  
**0300 123 5000**  
**[www.highways.gov.uk](http://www.highways.gov.uk)**

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