

Our ref: HE551522-ATK-GEN-J10-LN-ZM-000011

The Planning Inspectorate
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Highways England
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3 April 2020

By email to: m25junction10@planninginspectorate.gov.uk

Dear Sirs,

M25 junction 10/A3 Wisley interchange improvement scheme (the Scheme)
Planning Inspectorate reference: TR010030
Proposed Non-Material Amendments- Change 7 to 9

Further to recent discussions with the Planning Inspectorate I am writing to advise you that Highways England intends to submit a written request to the Examining Authority (ExA) seeking three non-material changes to the Scheme (the **Proposed Changes**). The Proposed Changes are described further below.

Change 7 – Optional alternative private means of access route through Heyswood Campsite

Following representations made by Girlguiding Greater London West (GGLW), residents at Close Court Farm, Highways England has developed an optional alternative proposal for the Private Means of Access (PMA) through Heyswood Campsite which would run along the periphery of the campsite and include five passing places before terminating at Court Close Farm.

This option has been developed to minimise impacts on the Heyswood Campsite. The alternative proposal would reduce the severance of the campsite and lessen the need for security fencing to address safeguarding concerns, though would result in the loss of additional ancient woodland.

As has been indicated previously, this change is being promoted as an alternative in the draft development consent order (dDCO), so that the examining authority is able to recommend one of the options, and the Secretary of State is ultimately able to decide between the two alternatives.

This change would result in minor changes to the red line boundary and require a modest amount of additional compulsory acquisition and temporary possession. All of the land affected by the additional compulsory acquisition and temporary possession is ancient woodland. As explained further below, Highways England has obtained the consent of all interests affected

by the change to the inclusion of the additional land in the red line boundary pursuant to the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (**2010 Regulations**).

Change 8 – Old Lane/Elm Lane junction visibility splay

Following discussions with Surrey County Council and Surrey Wildlife Trust, Highways England has identified a need to improve the forward visibility splay at Old Lane, on the inside of the corner where it meets Elm Lane. Highways England proposes an amended design at this location in order to address road safety concerns.

The change would require minor alterations to the red line boundary and additional temporary possession powers in order to clear a small amount of vegetation.

Change 9 – Wisley Airfield construction worksite

Following the appointment of a contractor for the Scheme, a review has been undertaken of the Scheme's constructability. As a result of that review, it is proposed that material processing activities currently proposed at the Nutberry Farm compound will be incorporated into the worksite at the former Wisley Airfield. It is anticipated that materials processing activity is likely to be carried out intermittently for periods of around two to three weeks every few months during the construction period.

The change also involves the incorporation of a small traffic management area together with welfare facilities for construction personnel.

The proposed change would require minor amendments to Schedule 7 (land of which temporary possession may be taken) of the dDCO to clarify that temporary possession of the land may be taken for the additional purposes identified above..

The proposed change has been discussed with the landowner Wisley Property Investments Limited and with the residents of Elm Corner. A topsoil bund of at least 3m in height is proposed as part of the change to mitigate any additional noise.

This proposed change has been assessed for environmental effects, including noise, and it has been confirmed that the proposed change would not present any material changes to the effects already assessed in the Environmental Statement. Further information on the assessment of the environmental effects of the proposed changes will be included in the material submitted to accompany the application for changes to the DCO.

Proposed Timetable for requesting the Proposed Changes

In assessing the Proposed Changes, Highways England has had regard to the advice contained in the Planning Inspectorate's Advice Note 16 (How to request a change which may be material). Having regard to the guidance, Highways England considers that the Proposed Changes do not alter the substance of the Scheme as applied for.

Highways England considers that Changes 7, 8 and 9 are non-material changes but recognises that ultimately this is a matter for the ExA to determine.

As noted above, Changes 7 and 8 will require minor adjustments to the red line boundary although it is not anticipated that they will involve any newly-affected parties. The consent of

all land interests affected by the additional compulsory acquisition of land in order to implement Change 7 has been obtained and evidence will be provided separately. Change 8 requires additional temporary possession of land only and does not engage the 2010 Regulations.

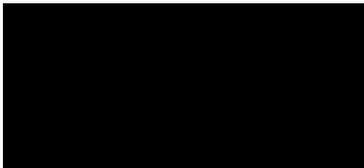
Given the modest nature of the Proposed Changes, Highways England has not, and does not propose to, carry out formal consultation on the Proposed Changes. In any event Highways England has engaged with the parties affected by the Proposed Changes, who will have the opportunity to make representations concerning the Proposed Changes should they be accepted for examination.

Highways England intends to make the formal request to the ExA to accept the Proposed Changes in the week commencing 6 April 2020, subject to no unforeseen issues in this unprecedented time.

Highways England would welcome the opportunity to discuss the procedural matters which may arise from this notification, particularly in the light of the current situation regarding Covid-19.

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**

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