

M25 junction 10/A3 Wisley interchange TR010030

9.99 Applicant's Response to Ronald Alderson's Deadline 7 Submissions

Rule 8(1)(c)(i)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

Volume 9

May 2020

Infrastructure Planning

Planning Act 2008

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)(c)(i)
Planning Inspectorate Scheme Reference	TR010030
Application Document Reference	TR010030/9.99
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Version	Date	Status of Version
Rev 0	01 May 2020	Deadline 8

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1. Response to Ronald Alderson's Deadline 7 submissions

1.1 Introduction

- 1.1.1 This document supplements Highways England's submission at deadline 7 [REP7-005] It is not intended to be an comprehensive response to the points made by the interested party in his deadline 7 submissions [REP7-033] and [REP7-034], many of which have been addressed previously in Highways England's responses in REP6-014, REP5a-012, REP4-004 and REP2-014. Where Highways England has chosen not to comment on matters contained in the response, this should not be taken to be an indication that Highways England agrees with the point or comment raised or opinion expressed.
- 1.1.2 This document should also be read in the light of representations made by other interested parties on this matter. In response to the ExA's question 3.9.3 requesting the local authorities to state their preferences regarding the potential options suggested by Highways England for reductions in the quantum of replacement land [in REP5a-012], the ExA will note that the three local authorities have not supported any of the options that include a reduction in the land take from Park Barn Farm (see the responses of Guildford Borough Council at [REP7-022 at page 3] Surrey County Council at [REP7-025 at pages 12-13] and Elmbridge Borough Council at [REP7-020 at Annex A]).
- 1.1.3 Some of the options suggested by Highways England entail reductions in the extent of land to be acquired from Park Barn Farm, with Option 4 in particular being an attempt to identify a variant of the land-take proposed as part of the Scheme that takes into account some of the objections raised by the landowner, should the ExA or Secretary of State be minded to prefer an alternative land-take proposal. In response to this, Mr Alderson has proposed two further options, 4A and 4B, based on larger, but related reductions in the acquisition from Park Barn Farm.
- 1.1.4 In response to point 3.9.3 of Mr Alderson's response [REP7-033 at page 2], Highways England has expanded the Table 1 provided in its Technical Note on potential reductions in replacement land [REP5a-012] to include Mr Alderson's options 4A and 4B. Please note that this option numbering relates to that used in his deadline7 response and not that used in his deadline 6 response [REP6-025] at paragraph 22.
- 1.1.5 Further to paragraph 1.4.2 of the Technical Note [REP5a-012], Highways England has also updated the land plans to show the subdivision of the plots of replacement land at Park Barn Farm, to enable the Secretary of State, if so minded, to make the DCO with a reduced provision of replacement land. Table 1 sets out which of these sub-plots relate to which of the options. As noted at 1.1.7 of REP7-005, the making of these sub-divisions is without prejudice to Highways England's case that it should be granted powers of compulsory acquisition over all of the land parcels at Park Barn Farm within the Scheme boundary.
- 1.1.6 These subdivisions relate to options 4, 4A and 4B, which entail a reduction in the acquisition of land at Park Barn Farm whilst not, in Highways England's view, having a significant detrimental impact on the quantity and quality of the overall replacement land package to be provided as part of the Scheme. The ExA's

attention is drawn to the fact that, since REP5a-012 was submitted at deadline 5, Highways England has amended the boundaries of option 4, which has been reduced in area to be more akin to options 4A and 4B to minimise the number of plot subdivisions needed and to align more closely with the landowner's stated preferences.

- 1.1.7 Highways England considers that option 4 is the most suitable of these three options as it also achieves the criteria set out in point 3.9.3 of REP7-033 for options 4A and 4B, in that it *“still affords a significant advantage to the owners and occupiers of Park Barn Farm, namely:-*
- *The existing contours of the land better protect their privacy;*
 - *Both ornamental ponds are retained;*
 - *The current location of the summerhouse is also preserved in situ, with its views over the land which slopes away to the north.”*
- 1.1.8 The relevant plot subdivisions are shown on sheets 11 to 14 and 27 to 30 of the land plans submitted as part of Highways England's Deadline 8 submission.
- 1.1.9 To assist the ExA in consideration of options 4, 4A and 4B, Highways England has included alternate versions of Table C.5 from appendix C to the Common Land and Open Space Report [AS-005] at the end of this response, to clarify which replacement land plots are applicable to each option and what land status they would have.
- 1.1.10 The second column of the revised Table 1 below indicates which plots would need to be excluded from the scope of compulsory acquisition under the draft DCO in the event that the ExA wished to recommend, or the Secretary of State wished to opt for one of the options in Table 1 in order to reduce the overall amount of replacement land to be provided. The relevant replacement land plots would also need to be removed from article 38 and schedule 10 of the DCO .
- 1.1.11 The third column of the revised Table 1 also specifies associated adjustments in the role and/or extent of some other plots of replacement land.
- 1.1.12 The ExA should note that, in the event that any of options 1-3 and 5-10 are implemented by the Secretary of State, further sub-divisions of plots and/or adjustments to the status of the replacement land as between common land units and open space will need to be made.
- 1.1.13 Note that some areas quoted for the reduction options have been amended slightly from those in the previous technical note, on the basis that the potential reductions in the plot areas at Park Barn Farm have been limited to that land which is within the registered title of Park Barn Farm.
- 1.1.14 All ratios and land measurements referred to in Table 1 are approximate.

Table 1 (Revised): Summary of various possible options for reduction in the quantum of replacement land being provided

Option	Extent of reduction (related land plots)	Associated adjustments	Resultant ratios			Implications for reducing or omitting parcels of replacement land on the quality of overall resultant replacement land provision
			Common	Open space	Rights	
1	Omit PBF1 5.0 ha (Omit plots 11/17, 11/17a, 11/17b and 11/17c)	Open space moves to CF2. The RHS parcel of RL (11/17a) reduces to approximately 1.2 ha and moves to the west side of PBF2.	2.1:1	1.8:1	0.9:1	Omission of damp agricultural grassland and some woodland, with good connectivity to existing and proposed SCL. Reduced scope for woodland planting. Impact may be limited as PBF1 is potentially also affected by Sanway FAS proposals, which will reduce public benefit provided by this area, during wet and flood conditions [see REP3-027].
2	Omit PBF2 and PBF3 16.32 ha (Omit plots 11/17d, 11/17e, 11/17f, 11/17g, 11/17h, 11/17i and 11/17j)	PBF1 becomes all common land CL350; rest of CL350 RL moves to CF1 and CF2. CL447 RL moves to CF4. AW receptor site moves to HE1 with some at east end of CF3. RHS parcel of RL (11/17a) reduces to approximately 0.8 ha.	1.4:1	1.3:1	0.5:1	Omission of dry and damp grassland spaces, a pond and largely broadleaved woodland, including some ancient woodland management, with good connectivity to existing and proposed SCL and to AW. Omission of a large proportion of the areas of RL that can be made available for public access at the outset, without substantial additional work. Omission of receptor site for AW translocation and alternatives appear less suitable. Omission of improved connectivity between existing SCL areas and between existing woodland habitats, including AW. Reduced scope for woodland planting. Omission of new bridleway link.
3	Omit PBF1, PBF2 and PBF3 21.32 ha (Omit plots 11/17a, 11/17b, 11/17c, 11/17d, 11/17e, 11/17f, 11/17g, 11/17h, 11/17i and 11/17j)	RHS parcel of RL reduces to approximately 0.7 ha and would be in Chatley Farm RL given the removal of all of the PBF parcels from the red line boundary of the Scheme under this option, which would be remote from the remainder of the RHS landholding and thus suboptimal. CL350 and CL447 RL move to CF1 and CF2. AW receptor site moves to HE1 with some at east end of CF3.	1.2:1	1.1:1	0.3:1	As for all of options 1 and 2. Largest reduction in area and includes substantial areas to which public access can be provided initially and with good connectivity to existing SCL. Limited scope for public access to remaining RL plots initially, due to scope of works required.
4	Reduce PBF2 and PBF3 7.64ha (Omit plots 11/17d and 11/17h)	Open space part of PBF1 changes to common land (CL350). West side of CF2 becomes common land CL350 (plot 13/12a). CF2 also includes some CL350 common land (plot 13/9b). RHS parcel of RL (11/17a) reduces to approx 1.1ha. Plot 11/17b becomes SCC common land (CL350).	2.0:1	1.7:1	0.8:1	Reduction from northern part of parcel, mostly in PBF3, where the land falls to the north away from the rest of the RL. Omission of dry and damp grassland, open woodland and woodland, including some AW management and a pond, with good connectivity to proposed SCL and to existing AW. New bridleway link in plots 11/17e and 11/17f realigned slightly.
4A	Omit PBF1 and reduce PBF2 and PBF3 14.2ha (Omit plots 11/17, 11/17a, 11/17b, 11/17c, 11/17d, 11/17e and 11/17h)	West side of CF2 becomes common land CL350 (plot 13/12a). CF2 becomes all common land CL350 (plots 13/9 and 13/9b). CF4 becomes all common land CL446. RHS parcel of RL reduces to approx 0.9 ha and moves to west side of PBF2 as plot 11/17g.	1.5:1	1.4:1	0.6:1	Omission of dry and damp grassland, damp agricultural grassland, open woodland and woodland, with good connectivity to existing and proposed SCL and to existing AW. Reduced scope for woodland planting. Impact may be partially limited as PBF1 is potentially also affected by Sanway FAS proposals, which will reduce public benefit provided by this area, during wet and flood conditions [see REP3-027]. New bridleway link now all in plot 11/17f and realigned.
4B	Reduce PBF2 and PBF3 as per 4A 9.2ha (Omit plots 11/17d, 11/17e and 11/17h)	Open space part of PBF1 (11/17) changes to common land (CL350). CF2 also includes some CL350 common land as plot 13/12a. RHS parcel of RL (11/17a) reduces to approx 1.1 ha. Plot 11/17b becomes SCC common land (CL350).	1.8:1	1.7:1	0.8:1	Reduction from northern part of parcel, where the land mostly falls to the north away from the rest of the RL. Omission of dry and damp grassland, open woodland and woodland, including some AW management and a pond, with good connectivity to proposed SCL and to existing AW. New bridleway link now all in plot 11/17f and realigned.
5	Omit CF3 4.23 ha (Omit plot 14/3)	Open space proportion increases in PBF1 and part of CF2 becomes open space. RHS parcel of RL (11/17a) reduces to approx 1.25 ha.	2.2:1	1.8:1	0.9:1	Omission of damp mature broadleaved woodland, approx 3.5 ha of which is AW needing management and enhancement, close to but not contiguous with existing and proposed SCL. Small reduction in scope for woodland planting.
6	Omit CF3 and CF4 6.12 ha (Omit plots 14/1, 14/1a and 14/3)	PBF1 becomes open all space; part of CF2 becomes open space. RHS parcel of RL (11/17a) reduces to approx 1.2 ha.	2.1:1	1.8:1	0.8:1	As option 5 plus omission of mixed woodland alongside M25 with limited connectivity to existing and proposed SCL and some scope for enhancement and planting.
7	Omit HE1 and HE2 1.73 ha (Omit plots 26/4, 26/4a, 26/5, 26/5a and 26/6)	East part of CF2 becomes open space and proportion increases in PBF1. RHS parcel of RL (11/17a) reduces slightly.	2.4:1	1.9:1	1:1	Omission of small area of grassland, scrub and woodland alongside Old Lane with one-sided connectivity to existing SCL. Reduced scope for woodland planting. Loss of new footpath link.

Option	Extent of reduction (related land plots)	Associated adjustments	Resultant ratios			Implications for reducing or omitting parcels of replacement land on the quality of overall resultant replacement land provision
			Common	Open space	Rights	
8	Omit CF3, HE1 and HE2 5.96 ha (Omit plots 14/3, 26/4, 26/4a, 26/5, 26/5a and 26/6)	PBF1 becomes open all space; part of CF2 becomes open space. RHS parcel of RL (11/17a) reduces to approx 1.2 ha.	2.1:1	1.8:1	0.8:1	As for all of options 5 and 7.
9	Omit CF3, CF4, HE1 and HE2 7.85 ha (Omit plots 14/1, 14/1a, 14/3, 26/4, 26/4a, 26/5, 26/5a and 26/6)	PBF1 becomes open all space as does part of PBF2; some open space in CF2. RHS parcel of RL (11/17a) reduces to approx 1.1 ha.	2.0:1	1.7:1	0.8:1	As for all of options 6 and 7.
10	Omit PBF1, HE1 and HE2. 6.73 ha (Omit plots 11/17, 11/17a, 11/17b, 11/17c, 26/4, 26/4a, 26/5, 26/5a and 26/6)	PBF1 becomes open all space; part of CF2 becomes open space. RHS parcel of RL reduces to approx 1.15 ha and moves to west side of PBF2.	2.0:1	1.8:1	0.8:1	As for all of Options 1 and 7.

CL = Common Land

AW = Ancient Woodland

SCL = Special Category Land

RL = Replacement Land

FAS = Flood Alleviation Scheme

RHS = Royal Horticultural Society

PBF = Park Barn Farm

CF = Chatley Farm

HE = Hatchford End

1.2 Commentary and analysis of Table 1 (revised)

1.2.1 In the event that the Examining Authority is minded to recommend to the Secretary of State that, in its opinion, the target ratios which have been used by Highways England to calculate the amount of replacement land which has been provided are excessive (a point not accepted by Highways England), the following analysis describes the relative merits of omitting any one or more of the replacement land parcels. The options fall into three broad groups, as discussed below.

Options that would not materially reduce the quantity or quality of the overall replacement land package to be provided as part of the Scheme

1.2.2 Option 7 omits a relatively small area at one end of Ockham Common that does not connect to any other areas of special category land.

1.2.3 Option 5 omits a woodland area that has some of the character of the special category land to be acquired and has potential to be attractive and interesting, after considerable remedial work, but is separate from the existing and proposed extent of special category land.

Options that would have a moderate impact on the overall quality and quantity of the replacement land package to be provided as part of the Scheme

1.2.4 Option 1 omits an area that embodies some of the character of the special category land to be acquired and is well connected to existing special category land, but has the advantage it conveys somewhat limited by being partially within the river floodplain and may potentially (as a result of the Sanway FAS) become increasingly within the floodplain.

1.2.5 Option 4 aims to address the landowner's objection by omitting a part of the replacement land that includes a summerhouse and provides winter views westwards back down towards the house and northwards up into the woodland within the farm, in line with the criteria stated in paragraph 3.9.3 in REP7-033. The remainder of the land that would remain within the Scheme boundary can be integrated into the extent and character of the adjoining special category land with little influence on the visual character and quality of the setting of Park Barn Farm, due to the intervening terrain. This also means that the omission of the area within plots 11/17d and 11/17h, although attractive in its own right, will not adversely influence the visual character or quality of the rest of the replacement land to the south nor the advantage it conveys.

1.2.6 Option 4B is similar to option 4, but with a reduced area of replacement land (plot 11/17e), resulting in a less successful connection between the two existing portions of Wisley Common and between the bridleways, as well as relating less well to the landform of the low ridge that runs just to the north of plot 11/17e. Option 4A combines option 4B and option 1, resulting in additional reduction in replacement land.

1.2.7 On this basis, Highways England considers that option 4 is the most suitable out of options 4, 4A and 4B.

1.2.8 Option 6 omits a pair of plots that have much of the character of the special category land to be acquired and the potential to be attractive and interesting,

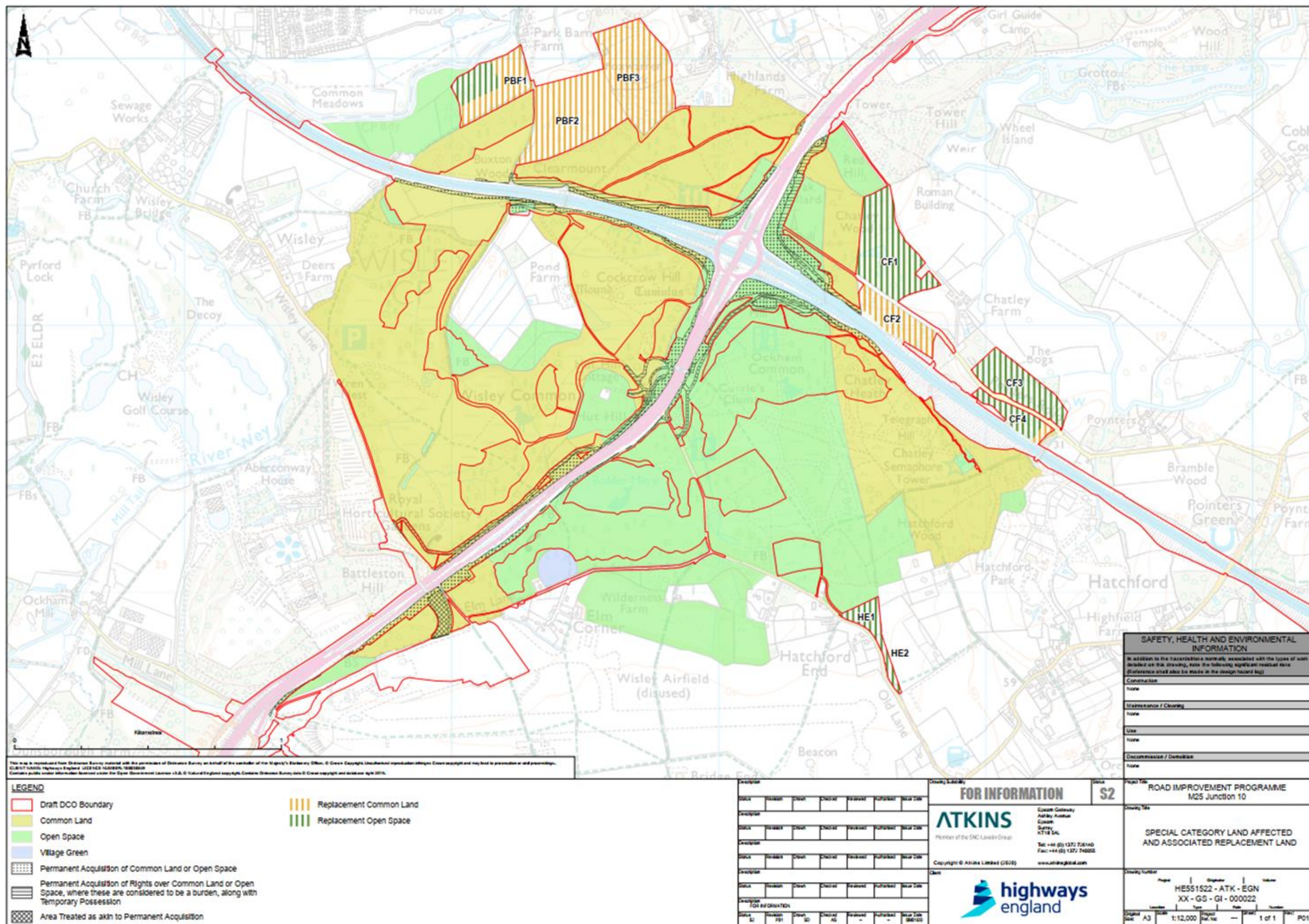
after considerable remedial work, but with no direct connection to the main extents of the existing or proposed special category land.

- 1.2.9 Options 8, 9 and 10 are combinations of some of the smaller options above that are of a broadly similar size to option 4; they would have an accumulation of the relevant effects as described.

Options that would have a significant detrimental impact on the quantity and quality of the overall replacement land package to be provided as part of the Scheme

- 1.2.10 Options 2 and 3 would entail the omission of a substantial block of replacement land that is well-matched to the character and quality of the special category land to be acquired and will provide a substantial proportion of the replacement land with immediate public access. This area has extensive shared boundary with the existing special category land and its location will enhance connections between the all but separate parts of Wisley Common at Buxton Wood and Clearmount and, in due course, between the broadleaved woodland habitats that they contain.
- 1.2.11 The remaining areas of replacement land would require substantial remedial work to bring them into suitable condition and character for public access, but several areas would have limited or no direct connectivity to existing areas of special category land.

Figure 1: Replacement Land locations and existing special category land



2. Alternate versions of Table C.5 for options 4, 4A and 4B

Table C.5: Plots for replacement land - Option 4

Plot No.	Sheet No.	Proposed land type and area (sq m)				Report area ref
		Common CL350	Common CL446	Common CL447	Open Space	
11/16	11, 27	4481				PBF2
11/17	27	34961				PBF1
11/17a	27	11125				PBF1
11/17b	27	3000				PBF1
11/17c	27	973				PBF1
11/17e	27, 28	15644				PBF2
11/17f	27, 28	36699				PBF2
11/17g	11, 12, 27	9049				PBF2
11/17i	28	23000		2417		PBF3
11/17j	28				100	PBF3
13/9	13		23215			CF2
13/9b	13	8000				CF2
13/12	13, 30				54778	CF1
13/12a	13, 30	15001				CF1
14/1	14				16902	CF4
14/1a	14		2000			CF4
14/3	14				42296	CF3
26/4	26				11673	HE1
26/4a	26				126	HE1
26/5	26				3833	HE2
26/5a	26				1076	HE2
26/6	26				560	HE2
27/1	27	768				PBF1
30/1					16	CF1
Land type totals		162701	25215	2417	131360	321693

Note: Plots 27/1 and 11/17a will vest in the RHS and plot 11/17j will vest with Mr Alderson; all other replacement land will vest in SCC.

Table C.5: Plots for replacement land - Option 4A

Plot No.	Sheet No.	Proposed land type and area (sq m)				Report area ref
		Common CL350	Common CL446	Common CL447	Open Space	
11/16	11, 27	4481				PBF2
11/17f	27, 28	36699				PBF2
11/17g	11, 12, 27	9049				PBF2
11/17i	28	23400		2017		PBF3
11/17j	28				100	PBF3
13/9	13	23215				CF2
13/9b	13	8000				CF2
13/12	13, 30				54778	CF1
13/12a	13, 30	15001				CF1
14/1	14		16901			CF4
14/1a	14		2000			CF4
14/3	14				42296	CF3
26/4	26				11673	HE1
26/4a	26				126	HE1
26/5	26				3833	HE2
26/5a	26				1076	HE2
26/6	26				560	HE2
27/1	27	768				PBF1
30/1					16	CF1
Land type totals		120613	18901	2017	114458	255989

Note: Plots 27/1 and 11/17g will vest in the RHS and plot 11/17j will vest with Mr Alderson; all other replacement land will vest in SCC.

Table C.5: Plots for replacement land - Option 4B

Plot No.	Sheet No.	Proposed land type and area (sq m)				Report area ref
		Common CL350	Common CL446	Common CL447	Open Space	
11/16	11, 27	4481				PBF2
11/17	27	34961				PBF1
11/17a	27	11125				PBF1
11/17b	27	3000				PBF1
11/17c	27	973				PBF1
11/17f	27, 28	36699				PBF2
11/17g	11, 12, 27	9049				PBF2
11/17i	28	23000		2417		PBF3
11/17j	28				100	PBF3
13/9	13		23215			CF2
13/9b	13	8000				CF2
13/12	13, 30				54778	CF1
13/12a	13, 30	15001				CF1
14/1	14				16902	CF4
14/1a	14		2000			CF4
14/3	14				42296	CF3
26/4	26				11673	HE1
26/4a	26				126	HE1
26/5	26				3833	HE2
26/5a	26				1076	HE2
26/6	26				560	HE2
27/1	27	768				PBF1
30/1					16	CF1
Land type totals		147057	25215	2417	131360	306049

Note: Plots 27/1 and 11/17a will vest in the RHS and plot 11/17j will vest with Mr Alderson; all other replacement land will vest in SCC.

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Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

