



Department for Transport

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To: Highways England; Elmbridge
Borough Council; The Royal
Horticultural Society; Girlguiding Greater
London West and all Interested Parties

Date: 27 November 2020

Dear Sir/Madam

Planning Act 2008 (as amended) and the Infrastructure Planning (Examination Procedure) Rules 2010

Application by Highways England (“the Applicant”) for an Order granting development consent to make improvements to the M25 Junction 10/A3 Wisley Interchange.

REQUEST FOR COMMENTS FROM THE APPLICANT, ELMBRIDGE BOROUGH COUNCIL, THE ROYAL HORTICULTURAL SOCIETY, GIRLGUIDING GREATER LONDON WEST AND ALL INTERESTED PARTIES

Following my letters of 4 November 2020 and 16 November 2020, in considering the Report and Recommendation submitted by the Examining Authority on 12 October 2020 in respect of its findings and conclusions of the above to the Secretary of State for Transport, I am writing in relation to further matters on which we would appreciate further clarification and information.

1. Proposal by the Applicant for Reduced Replacement Land (“RL”)

The Secretary of State notes that in [response to question 3 of the Secretary of State’s consultation letter of 4th November](#), the applicant has suggested that if the Secretary of State is minded to reduce the replacement land provision, a more suitable proposal would be that the RL provisions in the Order should include:

- Parcels PBF1, PBF2 and the south part of PBF3 at Park Barn Farm as proposed in the Secretary of State’s letter; in addition to the
- Areas CF1 and CF2.

The Secretary of State notes that this proposal would provide a total area of approximately 26.5ha of replacement land, which would equate to ratios of provision of approximately 1.74:1 for acquisition of special category land and 0.31:1 for acquisition of special category (rights) land. The Secretary of State notes it would also enable provision of replacement land for Chatley Heath that is contiguous with existing portions of Chatley Heath. **The Secretary of State seeks comments from all interested parties on the above proposal.**

2. Article 9 of the Draft Development Consent Order (consent to transfer benefit of Order)

In paragraph 2.1.2 of its response to the Secretary of State's letter dated 16 November 2020, the Applicant identified the relevant works applicable to five of the seven undertakers mentioned in article 9(4) of the draft DCO. No works were identified in relation to UK Power Networks (Operations) Limited or National Grid Electricity Transmission PLC. **Please would the Applicant identify the relevant works in respect of those two undertakers.** If the Order is made, the Secretary of State is minded to remove the tailpiece to paragraph (4), and remove any undertakers from the list in that paragraph where there are no specific works identified as being applicable to them.

3. Updated Air Quality Monitoring results relating to the Painshill roundabout

The Secretary of State notes that no response was received by Elmbridge Borough Council ("EBC") to his letter of 4th November and would therefore like to again invite EBC to provide details of any updated air quality monitoring results that the Council has obtained in 2020 in respect of its monitoring of the Painshill roundabout and whether they have any views on the impact of this on the air quality assessment undertaken by the Applicant as reported in Chapter 5 of the Applicant's Environmental Statement [\[APP-050\]](#).

4. Requirement relating to protection of certain tree roots at Wisley

The applicant's draft DCO includes the following requirement as requirement 18.

"18. No intrusive works in connection with the authorised development may be carried out, and no plant, materials or vehicles will be used or stored in the areas shown cross-hatched red on the RHS Tree Protection Plan, except with the consent of the owner of RHS Garden Wisley, such consent not to be unreasonably withheld or delayed."

The applicant and RHS Wisley are requested to comment on any significant implications for the proposed construction operations if the following alternative to that requirement were to be included in the Order were it to be made:

"18. No soil level changes (excavation or filling), other works or access of any sort within [the root protection areas of the trees shown on] [the areas shown cross-hatched red on] the RHS Tree Protection Plan shall be undertaken unless an arboricultural method statement describing the works or access and showing their location on a plan has been approved in writing by the Secretary of State following

consultation with the owner of RHS Garden Wisley. The works shall be undertaken in accordance with the approved arboricultural method statement.”

5. Diversion of Gas Main Between Court Close Farm and the Gas Valve Compound

The Secretary of State notes [the comments from Girlguiding Greater London West \(“GGLW”\)](#) and [the Applicant](#) on the above matter, provided in response to the [Secretary of State’s consultation letter of 4th November 2020](#). **The Secretary of State invites the Applicant and GGLW to provide any further comments in response to these.**

6. Request for comments from the Applicant and Interested Parties on the responses to the Secretary of State’s consultations of 4th and 16th November

A copy of the responses to the Secretary of State’s consultation of 4th November 2020 and 16th November 2020 can be found at <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-10a3-wisley-interchange-improvement/?ipcsection=docs&stage=6&filter1=Secretary+of+State+Consultation>

The Secretary of State would welcome any final comments on these from the Applicant or other interested parties.

The deadline for any response is Monday 7th December 2020.

Given the coronavirus (COVID 19) emergency, the Planning Inspectorate are currently unable to accept hard copies of consultation responses. Responses to the matter outlined in this letter should therefore be submitted by email to: M25Junction10@planninginspectorate.gov.uk. If you will have difficulty in submitting a response by the consultation deadline, or difficulty in submitting a response by email, please inform the Case Team.

The responses will be published on the project page for the M25 Junction 10/A3 Wisley DCO on the Planning Inspectorate’s website as soon as possible after the above deadline at: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-10a3-wisley-interchange-improvement/>

This letter is without prejudice to the Secretary of State’s decision whether or not to grant development consent for the M25 Junction 10/A3 Wisley Interchange Improvement, and nothing in this letter is to be taken to imply what that decision might be.

Yours faithfully

Natasha Kopala
Head of the Transport Infrastructure Planning Unit