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Transport Infrastructure Planning Unit  
Department for Transport  
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For the attention of: Ms Natasha Kopala, Head of  
Transport Infrastructure Planning Unit

Highways England  
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1 March 2021

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

Dear Ms Kopala,

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

**Planning Inspectorate reference: TR010030**

**Highways England's Response to Consultation Letter from the Secretary of State –  
15 February 2021**

**Please find enclosed Highways England's response to the Secretary of State's  
consultation letter dated 15 February 2021.**

The submission comprises the following documents in addition to this letter (the revision number for the document is in brackets after the Volume number in the list below):

- 2.1 Location Plan (**document reference TR010030/Volume 2.1(2)**);
- 2.2 Land Plans (**document reference TR010030/Volume 2.2(4)**);
- 2.3 Works Plans (**document reference TR010030/Volume 2.3(3)**);
- 2.4 Streets, Rights of Way and Access Plans (**document reference TR010030/Volume 2.4(2)**);
- 2.5 Special Category Land Plans (**document reference TR010030/Volume 2.5(3)**);
- 2.6 Crown Land Plans (**document reference TR010030/Volume 2.6(4)**);
- 2.7 Speed Limits and Traffic Regulations Plans (**document reference TR010030/Volume 2.7(2)**);
- 2.8 Scheme Layout Plans (Sheets 1-10 of 31) (**document reference TR010030/Volume 2.8(2)**);
- 2.8 Scheme Layout Plans (Sheets 11-31 of 31) (**document reference TR010030/Volume 2.8(4)**);
- 2.9 Engineering Drawing and Sections (**document reference TR010030/Volume 2.9(2)**);
- 2.10 Temporary Works Plans (**document reference TR010030/Volume 2.10(2)**);
- 3.1 Draft Development Consent Order (**document reference TR010030/Volume 3.1(7)**);

- 7.3 Register of Environmental Actions and Commitments (**document reference TR010030/Volume 7.3(5)**);
- 9.6 Guide to the Application (**document reference TR010030/Volume 9.6(15)**);
- 9.159 DCO Validation Report (**document reference TR010030/Volume 9.159**);
- 9.160 Schedule of Change to the Book of Reference – Secretary of State’s letter of 15 February 2021 (**document reference TR010030/Volume 9.160**);
- 9.161 Revised draft Development Consent Order (Tracked) (**document reference TR010030/Volume 9.161**).

The amendments to the documents above reflect the reduction in the amount of replacement land to be provided that the Secretary of State has consulted upon, together with other consequential changes. In this regard, Highways England wishes to draw the Secretary of State’s attention to the following points when considering the updated documents.

### **Plot 11/17h (part of “PBF3” replacement land parcel at Park Barn Farm)**

With respect to “part of the southern end of land plot 11/17h”, as described in the Secretary of State’s letter of 20 January 2021, Highways England has interpreted the boundaries of this plot as shown on the figure submitted with Highways England’s previous response submitted to the Secretary of State on 3 February 2021 (**document reference TR010030/Volume 9.158**). Highways England has also sought a meeting with the owner of Park Barn Farm and their appointed agents in order to seek to agree the land boundary. However, as at the date of this submission this has not been possible. Notwithstanding this, the land boundaries shown in the enclosed documents are consistent with the proposed replacement land provision described in the Secretary of State’s letter of 20 January 2021.

### **Plot 13/9 (part of CF2 replacement land parcel at Chatley Farm)**

With respect to plot 13/9, the enclosed documents show the removal of the existing plot to reflect the reduction in replacement land provision set out in the Secretary of State’s consultation letter. However, Highways England wishes to emphasise its previous response (**Document 9.150 - Applicant’s Response to Secretary of State’s Consultation Letter – 4 November 2020** at 3.1.14 and document **9.155 - Other information in respect of environmental effects requested by the Secretary of State in relation to his Replacement Land proposals** at 2.1.10) that the western part of plot 13/9 is needed for a temporary construction compound for the reasons given previously (see, for example, sheets 3 and 7 of the temporary works plans document reference **TR010030/Volume 2.10(2)**).

Accordingly, part of the plot should be retained within the Order limits (for the purposes of temporary possession) so that the land can be used as a construction compound, as has always been intended. Accordingly, Highways England proposes that plot 13/9 is reduced in size and the commensurate land acquisition powers reduced from permanent acquisition to temporary possession so that the plot encompasses the area needed for the temporary construction compound, as reflected in the enclosed documents and to be consistent with the justification for the use of the land given previously.

Additionally, Highways England wishes to highlight that part of plot 13/9 is also required as part of the Scheme for ancillary works including a ditch and headwall, and a filter drain, as shown on Sheet 13 of the Scheme Layout Plans, and in connection with the maintenance of an environmental barrier, as reflected in the entry for plot 13/9 in Table A.1 of the Statement

of Reasons **[REP11-004]**. Although the Secretary of State has indicated that he proposes to exclude plot 13/9 from the replacement land package, it is necessary for permanent rights to be acquired over a very small part of the plot in order for the Scheme to be delivered. Consequently, Highways England has made provision for two small new land parcels, namely plots 13/9b and 13/9c to be created from the former plot 13/9 and to be subject to the acquisition of rights only to reflect this requirement, as shown in the enclosed documents. As with the temporary construction compound, these ancillary works formed part of the Scheme from application and the minor amendments which are proposed to the documents simply reflect Highways England's requirements for the land which have been explained and justified throughout the examination.

### **Deletion of Work Nos. 39 and 51**

As described in Highways England's previous response (**document reference TR010030/Volume 9.155**), the reduction in replacement land which has been consulted on by the Secretary of State has implications for proposals to create new rights of way through some of the removed replacement land areas. As a consequence, the reduction in replacement land which has been consulted upon will necessitate the omission from the Scheme of:

- A new bridleway linking the proposed new Red Hill Bridleway Overbridge with Pointers Road. This is shown as Work No.39 on the Works Plans (**document reference TR010030/Volume 2.2(4)**) and is routed through land that was proposed as replacement land in the application Scheme and identified as parcel CF1 in the SoR Appendix C Common land and open space report **[REP12-004]**; and
- A new footpath connecting footpath 71 and bridleway 18 at Hatchford End, together with a short section of footpath connecting with Old Lane. These are shown as Work Nos. 51 and 51a on the Works Plans (**document reference TR010030/Volume 2.2(4)**) and routed through land proposed as replacement land in the application Scheme and identified as parcels HE1 and HE2 in the SoR Appendix C Common land and open space report **[REP12-004]**.

The enclosed documents therefore include the removal of these two works from the Scheme to reflect the replacement land package which the Secretary of State has consulted upon.

### **Book of Reference**

The Book of Reference is also being updated accordingly (**document reference TR010030/Volume 4.3(4)**). Unfortunately a significant technical issue with production has prevented this document being finalised for submission with this response. It will however be submitted to the Secretary of State by 5 March 2021 at the latest. In the meantime a Schedule of Change to the Book of Reference (**document reference TR010030/Volume 9.160**) has been produced indicating the changes that will be shown in this revised Book of Reference as a result of the Secretary of State's consideration of replacement land provision.

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 Secretary of State.

Yours sincerely,



Jonathan Wade

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