

Requirements Register

Register of Requirements within schedule 2 of the M25 junction 10/A3 Wisley interchange Development Consent Order

Notes:

1. The Secretary of State for Transport granted development consent for the M25 junction 10/A3 Wisley interchange Development Consent Order (DCO) on 12th May 2022. The following are links to useful decision documentation:
 - Secretary of State for Transport's decision letter and statement of reasons
https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010030/TR010030-001502-220512_M25J10_DECISION_LETTER.pdf
 - DCO https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010030/TR010030-001503-220512_M25J10_Validated_order.pdf as made by the Secretary of State for Transport. The requirements in the register in this document can be found on pages 54 to 63 of the DCO and the process for discharging the requirements can be found on pages 64 to 65 of the DCO.
 - Examining Authority's report and recommendations to the Secretary of State for Transport
https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010030/TR010030-001501-201012_M25J10_Final_Report_and_appendices.pdf
2. The made DCO is Statutory Instrument 2022 No. 549 and can be found on the Legislation.Gov.UK website.
3. Requirements are conditions that have been included in the DCO, which control how the project it consents must be implemented (constructed and maintained). Implementing the DCO in accordance with these conditions involves completing consultation and approval processes that have been defined in the DCO. These processes are referred to here and in the DCO as "discharging" the requirements.
4. This Requirements Register is a live document and will be updated as the process to discharge the requirements progresses. The latest version will always be published here:
<https://nationalhighways.co.uk/our-roads/south-east/m25-junction-10/>. This register will be maintained for three years following completion of the project.
5. To capture all changes made to the Requirements Register, a log is located on Page 2. This will be filled in each time a change is made to the register.
6. How the requirements fall within the responsibility of different tiers of local authority was determined during early meetings with those authorities.
7. The Department for Transport's National Transport Casework Team will act on behalf of the Secretary of State in determining the discharge of requirements.
8. The comments column may, for example, give further information on the meaning of the requirement, links to documents referred to in the requirement and identifies if the requirement is fulfilled or does not require discharge.
9. Where the Requirement Description refers to a document submitted as part of the DCO application and examination process, a link is provided to the document held on the Planning Inspectorate website. Where the Requirement Description refers to a document produced after the DCO has been consented, a link is provided to the document stored by Highways England.
10. Any questions or observations regarding the content can be directed to the m25j10@nationalhighways.co.uk

Below is a table of updates which have been made to the Requirements Register

Date	Requirement Register Version Number	Detail of update
13/06/2022	P01	Input of requirements
16/02/2023	P02	Register of requirements updated
27/07/23	P03	Register of requirements updated
20/02/24	P04	Register of requirements updated
10/10/24	P05	Register of requirements updated

Requirement No.	Requirement Description	Discharge Document Produced	Statutory Duty Holder to be consulted	Date of Issue to Statutory Duty Holder	Statutory Duty Holder response	Date of Issue to Secretary of State	Secretary of State Approval	Comments
Interpretation								
1	<p>In this Schedule—</p> <p>“Bolder Mere mitigation and enhancement area” means the area within which environmental mitigation and enhancement measures will be undertaken, to prevent any deterioration in the classification status of Bolder Mere as a surface water body and to ensure compliance with relevant environmental objectives in accordance with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017(a), (as provided for by Work No.55 in Schedule 1 (authorised development) of this Order);</p> <p>“CEMP” means any construction environmental management plan prepared and approved under requirement 3;</p> <p>“commence” means beginning to carry out any material operation (as defined in section 56(4) of the 1990 Act) forming part of the authorised development other than operations consisting of non-intrusive investigations and surveys, ecological surveys and pre-construction ecological mitigation, investigations for the purpose of assessing and monitoring ground conditions and levels, erection of any temporary</p>	None	None					No approvals needed. Requirement contains definitions and does not require discharge.

	<p>means of enclosure, and the temporary display of site notices or advertisements, and "commencement" is to be construed accordingly;</p> <p>"Common land and open space" have the same meanings as in sections 131 and 132 of the Planning Act 2008(b) and in section 19 of the Acquisition of Land Act 1981(c);</p> <p>"Completion or completed" means the relevant parts of the authorised development are completed and fully open for traffic;</p> <p>"County Archaeologist" means the individual appointed as such by Surrey County Council;</p> <p>"Ecological Clerk of Works" means the individual appointed as such by the undertaker; "engineering drawings and sections" means the drawings and sections certified under article 46 (certification of documents, etc.) of this Order;</p> <p>"Environmental statement" means the environmental statement submitted under regulation 5(2)(a) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009(d) (as amended) and the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017(e) and certified under</p>							
--	---	--	--	--	--	--	--	--

<p>article 46 (certification of documents, etc.) of this Order;</p> <p>"European protected species" has the same meaning as in regulations 42 and 46 of the Conservation of Habitats and Species Regulations 2017(f);</p> <p>"Habitats Regulations Assessment" means the report certified under article 46 (certification of documents, etc.) of this Order;</p> <p>"HEMP" means the Handover Environmental Management Plan prepared by the undertaker;</p> <p>"Landscape and Ecology Management and Monitoring Plan" means the plan contained in Appendix 7.20 of the Environmental Statement certified under article 45 (certification of documents, etc.);</p> <p>"Outline CEMP" means the outline construction environmental management plan certified under article 45 (certification of documents, etc.);</p> <p>"pre-construction ecological mitigation" means any non-intrusive preparatory works of an environmental character;</p> <p>"Protected species" means species which are subject to protection under the laws of England or which are European protected species;</p>								
---	--	--	--	--	--	--	--	--

<p>"REAC" means the Register of Environmental Actions and Commitments certified under article 45 (certification of documents, etc.);</p> <p>"Replacement land" means the replacement land identified in Part 4 of Schedule 10;</p> <p>"Requirement consultee" means a body that is specified in any requirement within this Schedule as a body to be consulted prior to the undertaker making an application to discharge the relevant requirement;</p> <p>"RHS Tree Protection Plan" means the plan of that description certified under article 45 (certification of documents, etc.);</p> <p>"Scheme Layout Plans" means the plans of that description certified under article 45 (certification of documents, etc.);</p> <p>"SPA Management and Monitoring Plan" means the document of that name which forms part of the environmental statement;</p> <p>"Suitably qualified and experienced ecologist" means an ecologist who is a full member of the Chartered Institute of Ecology and Environmental Management and having at least 10 years of relevant experience;</p> <p>"Thames Basin Heaths Special Protection Area"</p>							
---	--	--	--	--	--	--	--

	<p>(SPA) compensation land" means the land outside the existing SPA boundary and which is to be acquired or used for the purposes of creating compensatory habitat to offset the loss of existing SPA habitat (as provided for by Work No.57 in Schedule 1 (authorised development));</p> <p>"Thames Basin Heaths Special Protection Area (SPA) enhancement area" means the area within the existing SPA boundary and within which compensatory ecological enhancement measures will be implemented to offset other potential adverse effects on the SPA (as provided for by Work No.58 in Schedule 1 (authorised development));</p> <p>"Water Framework Directive Assessment Report" means the report of that description certified under article 45 (certification of documents, etc.).</p>							
Time Limits								
2	The authorised development must not commence later than the expiration of 5 years beginning with the date on which this Order comes into force	None	None					<p>No approvals needed.</p> <p>Requirement sets the timescales for the validity of the made Order.</p> <p>The DCO Order was made on 12th May 2022 and came into force on 2nd June 2022</p>

Construction and handover environmental management plans								
3(1)	No part of the authorised development is to commence until a CEMP, substantially in accordance with the outline CEMP, for that part has been submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority and the local highway authority	Requirement 3 Construction Environmental Management Plan	Guildford Borough Council, Elmbridge Borough Council and Surrey County Council	Guildford Borough Council, Elmbridge Borough Council and Surrey County Council on 12th November 2020	Response from Elmbridge Borough Council on the 9th December 2020 and from Guildford Borough Council and Surrey County Council on the 10th December 2020	Requirement discharge pack submitted to the Secretary of State on 27th May 2022	Approval received from the Secretary of State on 13th June 2022	None
3(2)	<p>The CEMP must be written in accordance with the principles of ISO14001 and reflect the commitments made in the REAC and mitigation measures detailed in the Environmental Statement, to avoid, reduce or mitigate environmental effects or risks during construction. The CEMP must—</p> <p>(a) contain a record of all sensitive environmental features that have the potential to be affected by the construction of the authorised development, including an environmental constraints map;</p> <p>(b) require adherence to the workings hours of 07:30 to 18:00 on Mondays to Fridays and 08:00 to 19:00 on Saturdays, except for—</p> <p>(i) night-time closures for bridge demolition and installation or other works requiring the full or partial closure of, or otherwise adversely affecting the operation of the M25 and A3 carriageways;</p>	None	None					None

	<p>(ii) any oversize deliveries or deliveries where daytime working would be excessively disruptive to normal traffic operation;</p> <p>(iii) the provision of services at compounds, including CCTV and vehicle recovery;</p> <p>(iv) works associated with the diversion of existing utilities;</p> <p>(v) junction tie-in works;</p> <p>(vi) works associated with traffic management and signal changes;</p> <p>(vii) cases of emergency; and</p> <p>(viii) as otherwise agreed by the relevant planning authority or local highway authority in advance.</p> <p>(c) include the following management plans and method statements for undertaking the authorised development—</p> <p>(i) an arboricultural method statement setting out details of the trees to be retained and measures for their protection during construction;</p> <p>(ii) the control of noise and vibration;</p> <p>(iii) the control of dust, odour and smoke;</p> <p>(iv) construction site artificial lighting;</p>							
--	--	--	--	--	--	--	--	--

	(v) the management of materials; (vi) the management and storage of topsoil; (vii) the management of site waste; (viii) the protection of surface water and groundwater; (ix) the protection of ecological habitats and species; (x) the control of invasive species; and (xi) pollution prevention plan and procedures for dealing with any unexpected environmental emergencies; (d) set out the arrangements for monitoring and recording compliance with environmental commitments during construction; and (e) contain a community relations strategy							
3(3)	The authorised development must be constructed in accordance with the approved CEMP	None	None					None
3(4)	The undertaker must prepare a HEMP by the end of the construction, commissioning and handover stage of the authorised development, in accordance with the process set out in the approved CEMP.	HEMP	None					None
3(5)	The HEMP must address the matters set out in the approved CEMP that are relevant to the operation and maintenance of the authorised development, and must contain—	None	None					None

	<p>(a) the environmental information needed for the future maintenance and operation of the authorised development;</p> <p>(b) the long-term commitments to aftercare, monitoring and maintenance activities relating to the environmental features and mitigation measures that will be required to ensure the continued long-term effectiveness of the environmental design and mitigation measures and the prevention of unexpected environmental impacts during the operation of the authorised development; and</p> <p>(c) a record of the consents, commitments and permissions resulting from liaison with statutory bodies</p>							
3(6)	The authorised development must be operated and maintained in accordance with the HEMP.	None	None					None
Traffic management during construction								
4(1)	No part of the authorised development comprising the alteration or improvement of the M25 or A3 is to commence until a traffic management plan relevant to that part of the authorised development has been submitted to and approved in writing by the Secretary of State, following consultation with the relevant	Traffic management plan	<p>Surrey County Council</p> <p>Guildford Borough Council</p> <p>Elmbridge Borough Council</p>	Guildford Borough Council, Elmbridge Borough Council and Surrey County Council on 12th November 2020	Response from Elmbridge Borough Council, Guildford Borough Council on the 10th December 2020 and Surrey County Council on the 11th December 2020	Requirement discharge pack submitted to the Secretary of State on 28th May 2022	Approval received from the Secretary of State on 13th June 2022	

	planning authority and the local highway authority							
4(2)	The authorised development must be constructed in accordance with the traffic management plan approved under sub-paragraph (1)	None	None					
Detailed design								
5(1)	The authorised development must be designed in detail and carried out so that it is compatible with the preliminary scheme design shown on the works plans, the Scheme Layout Plans and the engineering drawings and sections, certified under article 46 (certification of documents, etc.) of this Order, unless otherwise agreed in writing by the Secretary of State, following consultation with the relevant planning authority and the local highway authority on matters related to their functions and provided that the Secretary of State is satisfied that any amendments would not give rise to any materially new or materially different significant environmental effects in comparison with those described in the environmental statement.	DCO change – Long Orchard Utilities	Elmbridge Borough Council Surrey County Council	28 th September 2022	26 th October 2022	24 th November 2022	30 th November 2022	None
		DCO change Heyswood utilities	Elmbridge Borough Council Surrey County Council	14 th October 2022	8 th November 2022	16 th November 2022	17 th November 2022	None
		DCO change Cockcrow utilities	Guildford Borough Council Surrey County Council	14 th October 2022	9 th December 2022	13 th March 2023	17 th March 2023	None
		DCO change Redhill utilities	Elmbridge Borough	14 th October 2022	8 th November 2022	7 th June 2023	9 th June 2023	None

			Council Surrey County Council					
		DCO change Non Through Junction Running	Elmbridge Borough Council Guildford Borough Council Surrey County Council	26 th January 2023	10 th February 2023	27 th March 2023	31 st March 2023	None
		DCO change Junction lowering	Elmbridge Borough Council Guildford Borough Council Surrey County Council	17 th January 2023	13 th February 2023	27 th March 2023	31 st March 2023	None
		DCO change Low Noise surfacing	Guildford Borough Council Surrey County Council	10 th February 2023	31 st March 2023	13 th November 2023	24 th November 2023	None
		DCO change Flood compensation	Guildford Borough Council Environment Agency Royal Horticultural Society Surrey County Council	10 th February 2023	16 th March 2023	13 th November 2023	17 th November 2023	None
		DCO change Mill Lane shared cycle footway	Guildford Borough Council Surrey County	24 th February 2023	23 rd November 2023	19 th December 2023	29 th December 2023	None

		DCO change Painshill junction	Council Elmbridge Borough Council Surrey County Council	7 th November 2024	8 th February 2024	19 th February 2024	28 th February 2024	None
		DCO change PROW Wisley Lane bridge	Guildford Borough Council Surrey County Council	16 th January 2024	24 th April 2024	2 nd May 2024	7 th May 2024	
5(2)	Where amended details are approved by the Secretary of State under sub-paragraph (1), those details are deemed to supersede the corresponding drawings and plans certified under article 46 of this order and the undertaker must make those amended details available in electronic form for inspection by members of the public and undertake the works in accordance with the approved amended details.	None	None					None
Landscaping								
6(1)	The authorised development must be landscaped in accordance with a landscaping scheme which sets out details of all proposed hard and soft landscaping works and which has been submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority	Requirement 6 – Landscaping Scheme	Guildford Borough Council Elmbridge Borough Council Surrey County Council Surrey Wildlife Trust	17 th March 2022	Guildford Borough Council on 23 rd May 2022 Elmbridge Borough Council on 13 th April 2022 Surrey County Council on 12 th April 2022 Surrey Wildlife Trust on 20 th April 2022	18 th October 2022	28 th October 2022	None
6(2)	The landscaping scheme must reflect the mitigation measures set out in the REAC and must	None	None					None

	be substantially in accordance with the Scheme Layout Plans and the Landscape and Ecology Management and Monitoring Plan. It must reflect the results of any arboricultural walkover surveys undertaken in accordance with British Standard 5837:2012 and requirement 3.							
6(3)	<p>The landscaping scheme prepared under sub-paragraph (1) must include details of—</p> <p>(a) location, number, species mix, size and planting density of any proposed planting;</p> <p>(b) cultivation, importing of materials and other operations to ensure plant establishment;</p> <p>(c) existing trees to be retained, with measures for their protection during the construction period;</p> <p>(d) proposed finished ground levels;</p> <p>(e) hard landscaping and materials, minor structures and street furniture associated with any new public right of way or upgraded public right of way proposed to support sustainable travel movement along the A3 corridor or for the purposes of providing improved access to proposed areas of replacement land; and</p> <p>(f) a timetable for the implementation of the landscaping works.</p>	None	None					None
6(4)	All landscaping works must be carried out in accordance with	None	None					None

	the relevant recommendations of appropriate British Standards or other recognised codes of good practice							
6(5)	Any tree or shrub planted as part of the authorised development that, within a period of 5 years after planting, is removed, dies or becomes in the opinion of the relevant planning authority, seriously damaged or diseased, must be replaced in the first available planting season with a specimen of the same species and size as that originally planted, unless the Secretary of State, following consultation with the relevant planning authority on matters related to its function, gives consent to a variation.	None	None					None
Design, layout and implementation of Replacement Land								
7(1)	<p>No part of the authorised development comprising the creation of an area of replacement land (Work No.59) is to commence until for that part details of the layout and design of the land have been submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority and with the prospective owner of the replacement land identified in Part 4 of Schedule 10. The details must include—</p> <p>(a) a landscaping scheme for the replacement land in accordance with requirement 6 of this Order;</p> <p>(b) the extent, methods and timing of any tree felling or</p>	Requirement 7 Replacement Land	Guildford Borough Council, Elmbridge Council, Elmbridge Borough Council and Surrey County Council	Guildford Borough Council, Elmbridge Borough Council and Surrey County Council on the 19th November 2020	Response from Guildford Borough Council and Elmbridge Borough Council on the 16th December 2020 and Surrey County Council on the 17th December 2020	Requirement discharge pack submitted to the Secretary of State on 31st May 2022	Approval received from the Secretary of State on 13th June 2022	Surrey Wildlife Trust and Natural England were also consulted as interested parties despite not being mentioned in the Requirement

	<p>other vegetation clearance required within the boundary of the replacement land to render the land suitable for public recreational access;</p> <p>(c) measures for the management and protection of any ancient woodland, veteran trees or trees which are the subject of a tree preservation order, if present within the boundary of the relevant part of the replacement land;</p> <p>(d) the location and extent of any translocation of ancient woodland soils if proposed within the relevant part of the replacement land;</p> <p>(e) the detailed alignment and surface treatment of any proposed new paths or public rights of way to be created through the replacement land;</p> <p>(f) any measures, including street furniture and signage to be provided for the purposes of supporting, promoting and managing non-motorised public access to the land;</p> <p>(g) boundary treatment measures, including details of any new fencing, gates and barriers necessary to manage public access both within the replacement land and to restrict access to other adjoining land;</p> <p>(h) timetable for the implementation, completion and opening of the replacement land for public access; and</p>							
--	---	--	--	--	--	--	--	--

	(i) a scheme for the maintenance and management of the replacement land, including details of any environmental monitoring measures.							
7(2)	The authorised development must be carried out, maintained, managed and monitored in accordance with the details approved under sub-paragraph (1).	None	None					None
Thames Basin Heaths Special Protection Area (SPA) Compensatory Habitat Creation and Enhancement Measures								
8(1)	<p>Details of the compensatory habitat creation and enhancement measures to be undertaken in respect of the Thames Basin Heaths SPA (on the compensation land (Work No.57) and in the enhancement areas (Work No.58)) must be submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority, Surrey County Council and Natural England. The details must be substantially in accordance with the preliminary Scheme design shown on the Scheme Layout Plans and must reflect the measures set out in the Environmental Statement, the REAC and in the Habitats Regulations Assessment certified under article 46 (certification of documents, etc.) of this Order. The details must include—</p> <p>(a) existing vegetation to be retained and any new planting species proposed within the Thames Basin Heaths SPA compensation land, including details of establishment methods;</p>	Requirement 8 Special Protection Area	Guildford Borough Council, Elmbridge Borough Council, Surrey County Council and Natural England	<p>Guildford Borough Council, Elmbridge Borough Council, Surrey County Council and Natural England on the 19th November 2020</p> <p>And</p> <p>Guildford Borough Council, Elmbridge Borough Council, Surrey County Council and Natural England on the 23rd September 2021</p>	<p>Response from Guildford Borough Council and Elmbridge Borough Council on the 16th December 2020 and from Surrey County Council on the 17th December 2020</p> <p>And</p> <p>Response from Elmbridge Borough Council on the 20th October 2021, response from Surrey County Council and Natural England on the 21st October 2021 and response from Guildford Borough Council on the 3rd November 2021</p>	Requirement discharge pack submitted to the Secretary of State on 31st May 2022	Approval received from the Secretary of State on 13th June 2022	<p>The initial consultation was for the SPA Compensation Areas and the second consultation was for the SPA Enhancement Areas</p> <p>Surrey Wildlife Trust were also consulted as an interested party despite not being mentioned in the Requirement</p>

	<p>(b) the extent, methods and timing of any tree felling, and stump removal required within the SPA enhancement areas;</p> <p>(c) the extent and depth of any topsoil removal necessary for the purposes of re-establishing heathland habitat;</p> <p>(d) measures for the protection of habitats and species within the SPA to be adopted during the enhancement works;</p> <p>(e) measures to support and manage public recreational access within the compensation land and enhancement areas which comprise common land or open space, including any new signage, gates, styles where proposed and consistent with ecological conservation management objectives;</p> <p>(f) a timetable for the completion of the environmental mitigation and enhancement works (Work Nos. 57 and 58); and</p> <p>(g) a scheme for the maintenance, management and monitoring of the compensatory habitat creation and enhancement measures in respect of the Thames Basin Heaths SPA that reflects the measures set out in the SPA Management and Monitoring Plan.</p>							
8(2)	The compensatory habitat creation and enhancement measures must be carried out and maintained, managed and	None	None					None

	monitored in accordance with the details approved under sub-paragraph (1).							
8(3)	Unless otherwise approved by the Secretary of State in writing, following consultation with Natural England, the compensatory habitat creation measures on the proposed Thames Basin Heaths SPA compensation land must be begun before any part of the authorised development within the boundary of the SPA may commence.	None	None					None
8(4)	No trees may be felled, or other preparatory works undertaken within the SPA enhancement areas (Work No.58) until the methods and timing for such works have been approved in writing by the Secretary of State under sub-paragraph (1).	None	None					Refers to document in 8(1)
Cockrow Green Bridge								
9(1)	No part of the authorised development comprising the construction of the replacement Footpath 17 Cockrow Bridge (Work No.35(b)) is to commence until details of the bridge design features, substantially in accordance with the preliminary design shown on the Engineering Drawings and Sections certified under article 46 (certification of documents, etc.) of this Order have been approved in writing by the Secretary of State, following consultation with the relevant planning authority, Natural England and the local highway authority	Requirement 9 – Cockrow Green Bridge	Guildford Borough Council Natural England Surrey County Council Surrey Wildlife Trust	4 th January 2021	Guildford Borough Council on 28 th January 2021 Natural England on 7 th January 2021 Surrey County Council on 28 th January 2021 Surrey Wildlife Trust on 1 st February 2021	22 nd July 2022	26 th July 2022	None
9(2)	Work No.35(b) must be constructed in accordance with the details approved under	None	None					None

	subparagraph (1) unless otherwise agreed by the Secretary of State.							
9(3)	Notwithstanding subparagraph (1) and (2), the Secretary of State may approve under this requirement a bridge design excluding any soft verge wildlife crossing	None	None					None
Bolder Mere Mitigation and Enhancement Area								
10(1)	<p>No part of Work No.5(c) is to commence until details of the environmental mitigation and enhancement measures to be undertaken in the Bolder Mere mitigation and enhancement area (Work No.55) have been submitted to and approved in writing by the Secretary of State, following consultation with the Environment Agency, Natural England, Surrey County Council and the relevant planning authority. The details must substantially accord with the measures described in the Environmental Statement and in the Water Framework Directive Assessment Report certified under article 46 (certification of documents, etc.) of this Order and must include—</p> <p>(a) details of any vegetation to be removed to improve the hydrosere of the shore of Bolder Mere;</p> <p>(b) the extent, shape and species composition of the replicate marginal vegetation to be provided alongside the proposed retaining wall, including the method of implementation;</p>	Requirement 10 - Boldermere	<p>Environment Agency</p> <p>Natural England</p> <p>Surrey County Council</p> <p>Guildford Borough Council</p>	13 th January 2022	<p>Environment Agency on 22nd March 2022</p> <p>Natural England on 14th January 2022</p> <p>Surrey County Council on 10th February 2022</p> <p>Guildford Borough Council on 16th March 2022</p>	22 nd July 2022	26 th July 2022	None

	<p>(c) a timetable for the completion of the environmental mitigation and enhancement works (Work No.55); and</p> <p>(d) a scheme for the maintenance, management and environmental monitoring of the mitigation and enhancement measures at Bolder Mere</p>							
10(2)	The environmental mitigation and enhancement works must be carried out, maintained, managed and monitored in accordance with the details approved under sub-paragraph (1) and must be begun before any part of Work No.5(c) may commence.	None	None					None
10(3)	No part of Work No.5(c) is to commence until details of the surface water drainage and pollution control measures for that part of the A3 southbound carriageway adjoining the proposed Bolder Mere retaining wall, reflecting the results of a detailed drainage survey, have been submitted to and approved in writing by the Secretary of State, following consultation with the Environment Agency, Natural England, Surrey County Council and the relevant planning authority.	Requirement 10 - Boldermere	Environment Agency Natural England Surrey County Council Guildford Borough Council					
10(4)	The authorised development must be constructed in accordance with the detailed drainage scheme approved under sub-paragraph (3).	None	None					None

Buxton Wood Environmental Mitigation Area								
11(1)	No part of the authorised development comprising Work No.25 (improvement, realignment and widening of the M25 eastbound off-slip at M25 junction 10) is to open to traffic until details of the mitigation measures to be undertaken as part of Work No.60 have been submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority.	Requirement 11 – Buxton Wood Environmental Mitigation Area	Guildford Borough Council					
11(2)	Details to be approved under sub-paragraph (1) must be substantially in accordance with the measures described in the Environmental Statement and the REAC certified under article 46 (certification of documents, etc.) of this Order. The details must include— (a) a landscaping scheme in accordance with requirement 6 of this Order; (b) a timetable for the completion of the mitigation works; and (c) a scheme for the maintenance, management and monitoring of the mitigation measures.	None	None					None
11(3)	The authorised development must be carried out,	None	None					None

	maintained, managed and monitored in accordance with the details approved under sub-paragraph (1) unless otherwise agreed by the Secretary of State following consultation with the relevant planning authority.							
Stratford Brook Environmental Mitigation Area								
12(1)	No part of the authorised development comprising Work No.33(b) (the new Stratford Brook underbridge) or Work No.54 (environmental mitigation works on land adjoining Stratford Brook) is to commence until details of the mitigation measures to be undertaken have been submitted to and approved in writing by the Secretary of State, following consultation with the Environment Agency and the relevant planning authority.	Requirement 12 – Stratford Brook Environmental Mitigation Area	Environment Agency Guildford Borough Council Surrey County Council	5 th October 2021	Environment Agency on 8 th November 2021 (and subsequently on 18 th November, 7 th December 2021 and 29 th March 2022) Guildford Borough Council on 11 th November 2021 Surrey County Council on 4 th November 2021	22 nd July 2022	26 th July 2022	None
12(2)	Details to be approved under sub-paragraph (1) must be substantially in accordance with the measures described in the Environmental Statement, the REAC and the Water Framework Directive Assessment certified under article 46 (certification of documents, etc.) of this Order. The details must include— (a) a timetable for the completion of the mitigation works; and (b) a scheme for the maintenance, management and monitoring of the mitigation measures.	None	None					None
12(3)	The authorised development must be carried out, maintained, managed and	None	None					None

	monitored in accordance with the details approved under sub-paragraph (1) unless otherwise agreed by the Secretary of State following consultation with the Environment Agency, and under any necessary licences							
Contaminated land and groundwater								
13(1)	No part of the authorised development involving intrusive ground works is to commence until for that part a site investigation and risk assessment have been submitted to and approved in writing by the Secretary of State, following consultation with the Environment Agency and the relevant planning authority.	Requirement 13 – Contaminated Land and Groundwater	Environment Agency Elmbridge Borough Council Guildford Borough Council Surrey County Council	1 st September 2021	Environment Agency on 24 th September 2021 Elmbridge Borough Council 28 th September 2021 Guildford Borough Council on 22 nd October 2021 Surrey County Council 29 th September 2021	7 th July 2022	26 th July 2022	None
13(2)	An investigation and assessment under sub-paragraph (1) must include: (a) details of any existing sources of contamination within the Order limits that may be affected by the carrying out of the authorised development; (b) any reasonably required protective measures to ensure that the carrying out of the authorised development does not make worse any adverse conditions or risks associated with such existing sources of contamination; and (c) appropriate remediation strategies and mitigation measures to address any historic contamination within the Order limits which is shown to be having significant unacceptable effects on the	None	None					As per 13(1)

	environment within the context of the proposed works;							
13(3)	An investigation and assessment under sub-paragraph (1) must be carried out in accordance with the Department for Environment, Food and Rural Affairs' and the Environment Agency's 'Model Procedures for the Management of Land Contamination' Contaminated Land Report 11 document.							
13(4)	The steps and measures identified as necessary for the purposes of carrying out the authorised development must be implemented in accordance with details approved under subparagraph (1).	None	None					None
13(5)	In the event that contaminated material, including groundwater, is found at any time when carrying out the authorised development, which was not previously assessed in the environmental statement or a risk assessment approved under sub-paragraph (1), the undertaker must cease construction in the vicinity of that contamination and undertake a risk assessment of the contamination in consultation with the Environment Agency and relevant planning authority.	None currently	Environment Agency Planning authority					13(4) dependent upon finding contaminated materials
13(6)	Where the undertaker determines that remediation is necessary, a written scheme and programme for the remedial measures to be undertaken must be submitted to and approved in writing by the Secretary of State, following consultation with the Environment Agency and the	None currently	Environment Agency Planning authority					13(5) dependent upon required remediation

	relevant planning authority.							
13(7)	Remedial measures must be carried out in accordance with the scheme approved under subparagraph (6).	None	None					None
Archaeology								
14(1)	No part of the authorised development is to commence until for that part a written scheme for the investigation and mitigation of areas of archaeological interest, reflecting the mitigation measures set out in the environmental statement and REAC, has been submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority and the County Archaeologist.	Requirement 14 Archaeology	Surrey County Council	Surrey County Council on the 22nd June 2020	Response from Surrey County Council on the 3rd July 2020	Requirement discharge pack submitted to the Secretary of State on 31st May 2022	Approval received from the Secretary of State on 13th June 2022	The local planning authority is noted as a consultee in the Requirement but responsibility for archaeological matters is dealt with at a County level so the local planning authority was not consulted
14(2)	A written scheme prepared under sub-paragraph (1) may include provision for further sub-written schemes of investigation if required (evaluation or detailed excavation or watching brief) for any area and any phase of the works, for which approval must be sought separately in accordance with sub-paragraph (1).	None	None					None
14(3)	A written scheme prepared under sub-paragraph (1) must contain details of the arrangements and timescales within which the undertaker and County Archaeologist will agree the manner in which any further investigation and recording is to be carried out in the event of any archaeological remains, not previously identified, being revealed during construction	None	None					None
14(4)	The authorised development must be carried out in	None	None					None

	accordance with the written scheme of investigation approved under sub-paragraph (1).							
14(5)	<p>In the event of any archaeological remains, not previously identified, being revealed when carrying out the authorised development, the said remains must be retained in situ and reported to the County Archaeologist as soon as is reasonably practicable from the date they are identified.</p> <p>No construction operations are to take place within 10 metres of the remains for a period of 14 days from the date on which the County Archaeologist is notified, unless otherwise agreed in writing by the County Archaeologist. Any revealed remains must be subject to appropriate mitigation to be determined in consultation with the County Archaeologist, in accordance with the written scheme approved under sub-paragraphs (1) and within the timescales agreed under subparagraph (3)</p>	None	None					None
14(6)	<p>If having been notified under sub-paragraph (5) the County Archaeologist determines in writing that the archaeological remains require further investigation, no construction operations may resume within 10 metres of the remains until provision has been made for the further investigation and recording of the remains, in accordance with details to be approved in writing by the County Archaeologist within the timescales agreed under</p>	None	None					None

	sub-paragraph (3).							
14(7)	Where the undertaker or the County Archaeologist is of the view that the revealed remains referred to in sub-paragraph (5) may be of national significance the findings must be reported to Historic England. No construction operations may resume within 10 metres of the remains until the significance of the remains has been determined in consultation with Historic England and suitable provision is made for their analysis and recording in accordance with a scheme to be agreed in writing by Historic England.	None	None					None
14(8)	On completion of the authorised development suitable resources and provisions for the long-term storage of the archaeological archive will be agreed with the County Archaeologist.	None	None					None
14(9)	A copy of any analysis, reporting or publication required as part of the written scheme of investigation approved under sub-paragraph (1) must be deposited with the Historic Environment Record of the relevant planning authority within three years of the date of completion of the authorised development or such other period as may be agreed in writing by the County Archaeologist.	None	None					None
Protected species								
15(1)	No part of the authorised development is to commence until for that part, final preconstruction survey work has been carried out to establish whether European or	None	None					

	nationally protected species are present on any of the land affected or likely to be affected by any part of the authorised development.							
15(2)	In the event that a European or other protected species or nesting bird not previously identified in the environmental statement is found at any time when carrying out the authorized development, the undertaker must cease construction of the relevant part of the works near their location, or any works within 10m of nesting birds, and report it as soon as practicable to the Ecological Clerk of Works.	None	None					
15(3)	Construction of the relevant part of the works must not resume until either— (a) the nesting birds, if relevant, have fledged and the nest is no longer in use; or (b) a suitably qualified and experienced ecologist, holding the relevant and appropriate licence for the species in question, determines that the relevant works do not require a protected species licence, or (c) any necessary licences for the protection and mitigation of the species have been obtained from Natural England.	None	None					
Fencing								
16	Any permanent and temporary fencing and other means of enclosure for the authorized development must be constructed and installed in accordance with the Manual of	None	None					

	Contract Documents for Highway Works maintained by or on behalf of the undertaker except where any departures from that manual are agreed in writing by the Secretary of State.							
Restoration and/or landscaping of land used temporarily for construction								
17(1)	Within three months of the authorised development being completed, a scheme for the restoration and/or landscaping of any Order land used temporarily for construction purposes, substantially in accordance with the Scheme Layout Plans and to include a programme for the said restoration and/or landscaping work, must be submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority.	Requirement 17 - Restoration and/or landscaping of land used temporarily for construction	Elmbridge Borough Council Guildford Borough Council					
17(2)	The restoration of the land subject to sub-paragraph (1) must be carried out, maintained, managed and where relevant monitored in accordance with the approved restoration scheme	None	None					
17(3)	In so far as the land used temporarily is land within the boundary of the Thames Basin Heaths Special Protection Area and/or within the boundary of the Ockham and Wisley Commons Site of Special Scientific Interest, the restoration scheme under sub-	None	None					

	<p>paragraph (1) must be submitted to and approved in writing by the Secretary of State, following consultation with the relevant planning authority, Surrey County Council and Natural England and must—</p> <p>(a) make suitable provision for habitat restoration measures to support the sites' qualifying species and features;</p> <p>(b) incorporate the measures described in the Environmental Statement and the Habitats Regulations Assessment where relevant;</p> <p>(c) demonstrate how opportunities have been taken to achieve biodiversity gains and support enhancement of the sites' nature conservation value within the restoration proposals; and</p> <p>(d) include a scheme for the maintenance, management and monitoring of the said land.</p>							
17(4)	<p>In so far as the land used temporarily is common land or open space, the restoration scheme under sub-paragraph (1) must make suitable provision for landscape and access measures to support use of the land as common land or open space and must include a scheme for the maintenance and management of the said land. The relevant details must be submitted to and approved in writing by the Secretary of State, following consultation</p>	<p>Requirement 17 - Restoration and/or landscaping of land used temporarily for construction</p>	<p>Elmbridge Borough Council</p> <p>Guildford Borough Council</p> <p>Surrey County Council</p>					

	with the relevant planning authority and Surrey County Council.							
Protection of certain tree roots at RHS Garden Wisley								
18	No soil level changes (excavation or filling), other works or access of any sort within the BS5837 and its provisions relating to root protection areas of the trees and as shown on the RHS Tree Protection Plan, are to 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.	Requirement 18 - Protection of certain tree roots at RHS Garden Wisley	RHS Wisley					
Works in the village of Ripley								
19(1)	No part of the development comprising Work No.33 ('the Wisley Lane Diversion') is to open for traffic until a scheme for the management of traffic flows along the B2215 through the village of Ripley has been submitted to and approved in writing by the Secretary of State following consultation with the local highway authority and the local planning authority.	Requirement 19 – Works in the village of Ripley	Guildford Borough Council Surrey County Council	27 th October 2023	20 th November 2023	18 th December 2023	22 nd December 2023	
19(2)	Unless proposed by the undertaker and agreed in writing by the local highway authority, the scheme to be submitted to the Secretary of State must— (a) comprise two gateway features, two puffin crossings,	None	None					

	<p>speed cushions and speed tables, or similar measures, all to be provided along a 1km stretch of the B2215 that lies between the existing village entrance signs;</p> <p>(b) contain a cost estimate for the design and construction of the proposed works and specify arrangements by which either—</p> <p>(i) the undertaker will provide funds to the local highway authority to cover the approved cost (being either the cost estimate as referred to above or if the Secretary of State considers that another figure is appropriate then that other figure) of the local highway authority designing and constructing the approved works; or</p> <p>(ii) the undertaker will undertake the design and construction of the approved works at its own expense up to the value of the approved cost pursuant to an appropriate agreement with the local highway authority</p>							
19(3)	<p>The scheme to be submitted to the Secretary of State must include a timetable for implementation and completion of the approved scheme for the management of traffic flows along the B2215 through the village of Ripley and the works must be implemented and completed in accordance with the approved scheme.</p>	None	None					
Approvals and amendments to approved details								

20	With respect to any requirement that stipulates the authorised development must be carried out in accordance with the details approved under this Schedule, the approved details are taken to include any amendments that may subsequently be approved in accordance with the provisions of the relevant requirement	None	None					Requirement is a safeguard to ensure that scheme is only carried out with details approved in this Schedule
----	--	------	------	--	--	--	--	---