

Requirements Register

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

Notes:

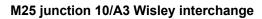
- The Secretary of State for Transport granted development consent for the M25 junction 10/A3 Wisley interchange Development Consent Order (DCO) on 12th May 2022. The following are links to useful decision documentation:
 - Secretary of State for Transport's decision letter and statement of reasons
 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



M25 junction 10/A3 Wisley interchange

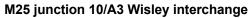
Below is a table of updates which have been made to the Requirements Register

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



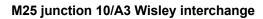


Requirement No.	Requirement Description	Discharge Document Produced	Statutory Duty Holder to be consulted	Date of Issue to Statutory Duty Holder	Statutory Duty Holder response	Date of Issue to Secretary of State	Secretary of State Approval	Comments
Interpretation								
1	"Bolder Mere mitigation and 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);	None	None					No approvals needed. Requirement contains definitions and does not require discharge.
	"CEMP" means any construction environmental management plan prepared and approved under requirement 3;							
	"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							



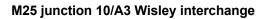


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means of enclosure, and the temporary display of site notices or advertisements, and "commencement" is to be				
construed accordingly; "Common land and open space" have the same meanings as in sections 131				
and 132 of the Planning Act 2008(b) and in section 19 of the Acquisition of Land Act 1981(c);				
"Completion or completed" means the relevant parts of the authorised development are completed and fully open for traffic;				
"County Archaeologist" means the individual appointed as such by Surrey County Council;				
"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;				
"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				



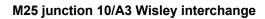


article 46 (certification of documents, etc.) of this Order;				
"European protected species" has the same meaning as in regulations 42 and 46 of the Conservation of Habitats and Species Regulations 2017(f);				
"Habitats Regulations Assessment" means the report certified under article 46 (certification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



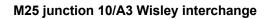


	"REAC" means the Register of				
	Environmental Actions and				
	Commitments certified under				
	article 45 (certification of				
	documents, etc.);				
	"Replacement land" means				
	the replacement land identified				
	in Part 4 of Schedule 10;				
	iii i ait 4 0i Schedule 10,				
	" -				
	"Requirement 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				
	undertaker making an				
	application to discharge the				
	relevant requirement;				
	"RHS Tree Protection Plan"				
	means the plan of that				
	description certified under				
	article 45 (certification of				
	article 45 (certification of				
	documents, etc.);				
	"Scheme Layout Plans"				
	means the plans of that				
	description certified under				
	article 45 (certification of				
	documents, etc.);				
	doddffiofito, cto.),				
	"SPA Management and				
	SPA Wanagement and				
	Monitoring Plan" means the				
	document of that name which				
	forms part of the				
	environmental statement;				
	"Suitably qualified and				
	experienced ecologist"				
	means an ecologist who is a				
	full manufactor of the Object and				
	full member of the Chartered				
	Institute of Ecology and				
	Environmental Management				
	and having at least 10 years of				
	relevant experience;				
	,				
	"Thames Basin Heaths				
1	Special Protection Area				



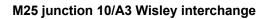


Time Limits	(SPA) compensation land" means the land outside the existing SPA boundary and which is to be acquired or used for the purposes of creating compensatory habitat to offset the loss of existing SPA habitat (as provided for by Work No.57 in Schedule 1 (authorised development)); "Thames Basin 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)); "Water Framework Directive Assessment Report" means the report of that description certified under article 45 (certification of documents, etc.).					
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			No approvals needed. Requirement sets the timescales for the validity of the made Order. The DCO Order was made on 12 th May 2022 and came into force on 2 nd June 2022



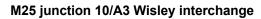


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Construction and	l I handover environmental mana	gement plans						
3(1)	No part of the authorised development is to commence until a CEMP, substantially in accordance with the outline CEMP, for that part has been submitted to and approved in writing 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)	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— (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; (b) require adherence to the	None	None					None
	workings hours of 07:30 to 18:00 on Mondays to Fridays and 08:00 to 19:00 on Saturdays, except for— (i) night-time closures for bridge demolition and installation or other works requiring the full or partial closure of, or otherwise							
	(i) night-time closures for bridge demolition and installation or other works requiring the full or partial							



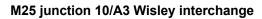


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(ii) any oversize deliveries or deliveries where daytime working would be excessively disruptive to normal traffic operation;				
(iii) the provision of services at compounds, including CCTV and vehicle recovery;				
(iv) works associated with the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



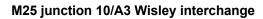


	(v) the management of					
	materials;					
	(vi) the management and storage of topsoil; (vii) the management of site waste;					
	(viii) the protection of surface water and groundwater;					
	(ix) the protection of ecological habitats and species;					
	(x) the control of invasive species; and					
	(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.	НЕМР	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



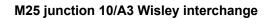


3(6)	(a) the environmental information needed for the future maintenance and operation of the authorised development; (b) the long-term commitments to aftercare, monitoring and maintenance activities relating to the environmental features and mitigation measures that will be required to ensure the continued 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 (c) a record of the consents, commitments and permissions resulting from liaison with statutory bodies The authorised development must be operated and maintained in accordance with the HEMP.	None	None					None
Traffic managem	ent 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 authorized development has been submitted to and approved in writing by the Secretary of State, following consultation with the relevant	Traffic management plan	Surrey County Council Guildford Borough Council Elmbridge Borough Council	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	



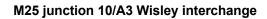


	planning authority and the local highway authority							
4(2)	The authorised development must be constructed in accordance with the traffic management plan approved under sub-paragraph (1)	None	None					
Detailed design								
5(1)	The authorised development must be designed in detail and carried out 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	28th September 2022	26 th October 2022	24th 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



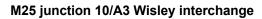


	Council					
	Surrey County Council					
DCO change Non Through Junction Running	Elmbridge Borough Council	26 th January 2023	10 th February 2023	27 th March 2023	31st March 2023	None
	Guildford Borough Council					
	Surrey County Council					
DCO change Junction lowering	Elmbridge Borough Council	17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



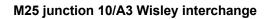


			Council					
		DCO change Painshill junction	Elmbridge Borough Council Surrey County Council	7 th November 2024	8 th February 2024	19 th February 2024	28 th February 2024	None
		DCO change PROW Wisley Lane bridge	Guildford Borough Council Surrey County Council	16 th January 2024	24 th April 2024	2 nd 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
Eandscaping 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



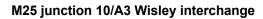


	be substantially in accordance with the Scheme Layout Plans and the Landscape and Ecology Management and Monitoring Plan. It must reflect the results of any arboricultural walkover surveys undertaken in accordance with British Standard 5837:2012 and requirement 3.					
6(3)	The landscaping scheme prepared under sub-paragraph (1) must include details of— (a) location, number, species mix, size and planting density of any proposed planting;	None	None			None
	(b) cultivation, importing of materials and other operations to ensure plant establishment;					
	(c) existing trees to be retained, with measures for their protection during the construction period;					
	(d) proposed finished ground levels;					
	(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					
	(f) a timetable for the implementation of the landscaping works.					
6(4)	All landscaping works must be carried out in accordance with	None	None			None



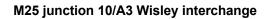


	the relevant recommendations							
	of appropriate British							
	Standards or other recognised							
	codes of good practice							
6(5)	Any tree or shrub planted as	None	None					None
	part of the authorised							
	development that, within a							
	period of 5 years after							
	planting, is 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.							
	consent to a variation.							
Design, layout a	and implementation of Replaceme	ent Land						
7(1)	No part of the authorised	Requirement 7	Guildford	Guildford Borough	Response from Guildford	Requirement	Approval received	Surrey Wildlife Trust
	development comprising the	Replacement Land	Borough	Council, Elmbridge	Borough Council and	discharge pack	from the Secretary	and Natural England
	creation of an area of	'	Council,	Borough Council	Elmbridge Borough	submitted to the	of State on 13th	were also consulted
	replacement land (Work		Elmbridge	and Surrey County	Council on the 16th	Secretary of	June 2022	as interested parties
	No.59) is to commence until		Borough	Council on the	December 2020 and	State on 31st		despite not being
	for that part details of the		Council and	19th November	Surrey County Council on	May 2022		mentioned in the
	layout and design of the land		Surrey County	2020	the 17th December 2020	,		Requirement
	have been submitted to and		Council					11094
	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—							
	(a) a landscaping scheme for							
	the replacement land in							
	accordance with requirement 6							
	,			i .	1	1	1	1
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	of this Order;							
	of this Order;							





other vegetation clearance				
required within the boundary of				
required within the boundary of				
the replacement land to render				
the land suitable for public				
recreational access;				
recreational access,				
(c) measures for the				
management and protection of				
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;				
],				
(1) 41				
(d) the location and extent of				
any translocation of ancient				
woodland soils if proposed				
woodiand sons ii proposed				
within the relevant part of the				
replacement land;				
(e) the detailed alignment and				
(e) the detailed alignment and				
surface treatment of any				
proposed new paths or public				
rights of way to be created				
through the replacement land;				
unrough the replacement land,				
(f) any measures, including				
street furniture and signage to				
be provided for the purposes				
of a una aution, managing and				
of supporting, promoting and				
managing non-motorised				
public access to the land;				
(-) (-) (-) (-) (-) (-) (-) (-) (-) (-)				
(g) boundary treatment				
measures, including details of				
any new fencing, gates and				
barriers necessary to manage				
partiers necessary to manage				
public access both within the				
replacement land and to				
restrict access to other				
adjoining land;				
(h) timetable for the				
implementation, completion				
implementation, completion				
and opening of the				
replacement land for public				
access; and				

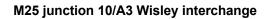




7(2)	(i) a scheme for the maintenance and management of the replacement land, including details of any environmental monitoring measures. The authorised development must be carried out, maintained, managed and monitored in accordance with the details approved under sub-paragraph (1).	None	None					None
Thames Basin H 8(1)	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— (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:	Requirement 8 Special Protection Area	Habitat Creation Guildford Borough Council, Elmbridge Borough Council, Surrey County Council and Natural England	Guildford Borough Council, Elmbridge Borough Council, Surrey County Council and Natural England on the 19th November 2020 And Guildford Borough Council, Elmbridge Borough Council, Surrey County Council and Natural England on the 23rd September 2021	Response from Guildford Borough Council and Elmbridge Borough Council on the 16th December 2020 and from Surrey County Council on the 17th December 2020 And 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	Requirement discharge pack submitted to the Secretary of State on 31st May 2022	Approval received from the Secretary of State on 13th June2022	The initial consultation was for the SPA Compensation Areas and the second consultation was for the SPA Enhancement Areas Surrey Wildlife Trust were also consulted as an interested party despite not being mentioned in the Requirement

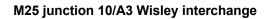


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	(b) the extent, methods and timing of any tree felling, and stump removal required within the SPA enhancement areas; (c) the extent and depth of any topsoil removal necessary for the purposes of recentablishing.					
	the purposes of re-establishing heathland habitat; (d) measures for the protection of habitats and species within the SPA to be adopted during					
	the enhancement works; (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;					
	(f) a timetable for the completion of the environmental mitigation and enhancement works (Work Nos. 57 and 58); and					
	(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					
8(2)	the measures set out in the SPA Management and Monitoring Plan. The compensatory habitat	None	None			None
0(2)	creation and enhancement measures must be carried out and maintained, managed and	INOTIC	NOTIC			NOTIC



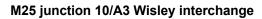


	T	T	Г					
	monitored in accordance with							
	the details approved under							
0 (0)	sub-paragraph (1).							
8(3)	Unless otherwise approved by	None	None					None
	the Secretary of State in							
	writing, following consultation							
	with Natural England, the							
	compensatory habitat creation 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.							
8(4)	No trees may be felled, or	None	None					Refers to document
	other preparatory works							in 8(1)
	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).							
Cockrow Green I				411 1 2004	0 1145 1 5 1 6 11	00.111.0000	004 11 0000	
9(1)	No part of the authorised	Requirement 9 –	Guildford	4 th January 2021	Guildford Borough Council	22 nd July 2022	26th July 2022	None
	development comprising the	Cockrow Green	Borough		on 28 th January 2021			
	construction of the replacement Footpath 17	Bridge	Council		Natural England on 7 th			
	Cockcrow Bridge (Work		Natural		January 2021			
	No.35(b)) is to commence until		England		January 2021			
	details of the bridge design		Lingianu		Surrey County Council on			
	features, substantially in		Surrey County		28th January 2021			
	accordance with the		Council		20 0411441 y 2021			
	preliminary design shown on		Courien		Surrey Wildlife Trust on 1st			
	the Engineering Drawings and		Surrey Wildlife		February 2021			
	Sections certified under article		Trust					
	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							
i e			1					
0(2)	authority	None	None					None
9(2)	authority Work No.35(b) must be	None	None					None
9(2)	authority	None	None					None





	subparagraph (1) unless							
	otherwise agreed by the							
	Secretary of State.							
9(3)	Notwithstanding sub-	None	None					None
, ,	paragraph (1) and (2), the							
	Secretary of State may							
	approve under this							
	requirement a bridge design							
	excluding any soft verge							
	wildlife crossing							
	wilding crossing							
Bolder Mere I	Mitigation and Enhancement Area							
10(1)	No part of Work No.5(c) is to	Requirement 10 -	Environment	13 th January 2022	Environment Agency on	22 nd July 2022	26th July 2022	None
10(1)	commence until details of the	Boldermere	Agency	15 January 2022	22 nd March 2022	22 July 2022	2011 July 2022	None
	environmental mitigation and	Doideilliele	Agency		ZZ WIGIGII ZUZZ			
	enhancement measures to be		Natural		Natural England on 14 th			
	undertaken in the Bolder Mere							
			England		January 2022			
	mitigation and enhancement		C		Command Caronto Carona il an			
	area (Work No.55) have been		Surrey County		Surrey County Council on			
	submitted to and approved in		Council		10 th February 2022			
	writing by the Secretary of							
	State, following consultation		Guildford		Guildford Borough Council			
	with the Environment Agency,		Borough		on 16 th March 2022			
	Natural England, Surrey		Council					
	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—							
	(a) details of any vegetation to							
	be removed to improve the							
	hydrosere of the shore of							
	Bolder Mere;							
	Doladi Moro,							
	(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;							
	<u> </u>			•			•	

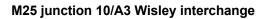




	1					
	(c) a timetable for the completion of the environmental mitigation and enhancement works (Work No.55); and (d) a scheme for the maintenance, management and environmental monitoring of the mitigation and enhancement measures at Bolder Mere					
10(2)	The environmental mitigation and enhancement works must be carried out, maintained, managed and monitored in accordance with the details approved under subparagraph (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

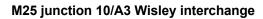


1		T	ı			1
Buxton Wood Env	vironmental Mitigation Area					
11(1)	No part of the authorised development comprising Work No.25 (improvement, realignment and widening of the M25 eastbound off-slip at M25 junction 10) is to open to traffic until details of the mitigation measures to be undertaken as part 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	None	None			None
11(3)	mitigation measures. The authorised development must be carried out,	None	None			None



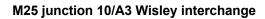


			•					
	maintained, managed and							
	monitored in accordance with							
	the details approved under							
	sub-paragraph (1) unless							
	otherwise agreed by the							
	Secretary of State following							
	consultation with the relevant							
	planning authority.							
Stratford Brook	Environmental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



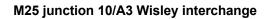


	monitored in accordance with the details approved under sub-paragraph (1) unless otherwise agreed by the Secretary of State following consultation with the Environment Agency, and under any necessary licences							
Contaminated la 13(1)	nd and groundwater No part of the authorised development involving 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 24th September 2021 Elmbridge Borough Council 28th September 2021 Guildford Borough Council on 22nd October 2021 Surrey County Council 29th September 2021	7 th July 2022	26 th July 2022	None
13(2)	An investigation and assessment under subparagraph (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)



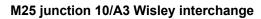


	environment within the context	I				I
	of the proposed works;					
13(3)	An investigation and					
13(3)	assessment under sub-					
	paragraph (1) must be carried					
	out in accordance with the					
	Department for Environment,					
	Food and Rural Affairs' and					
	the Environment Agency's					
	'Model Procedures for the					
	Management of Land					
	Contamination' Contaminated					
	Land Report 11 document.					
13(4)	The steps and measures	None	None			None
	identified as necessary for the					
	purposes of carrying out the					
	authorised development must					
	be implemented in accordance					
	with details approved under subparagraph (1).					
13(5)	In the event that contaminated	None currently	Environment			13(4) dependent
10(0)	material, including	140110 Garrentry	Agency			upon finding
	groundwater, is found at any		, igonoy			contaminated
	time when carrying out the		Planning			materials
	authorised development,		authority			
	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.					
13(6)	Where the undertaker	None currently	Environment			13(5) dependent
	determines that remediation is		Agency			upon required
	necessary, a written scheme					remediation
	and programme for the		Planning			
	remedial measures to be		authority			
	undertaken must be submitted					
	to and approved in writing by					
	the Secretary of State,					
	following consultation with the Environment Agency and the					
	Environment Agency and the			1		



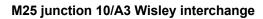


	relevant planning authority.							
13(7)	Remedial measures must be	None	None					None
	carried out in accordance with							
	the scheme approved under							
Archaeology	subparagraph (6).							
14(1)	No part of the authorised	Requirement 14	Surrey County	Surrey County	Response from Surrey	Requirement	Approval received	The local planning
	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.	Archaeology	Council	Council on the 22nd June 2020	County Council on the 3rd July 2020	discharge pack submitted to the Secretary of State on 31st May 2022	from the Secretary of State on 13th June 2022	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



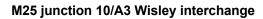


		1	ı			T
	accordance with the written					
	scheme of investigation					
	approved under sub-					
	paragraph (1).					
14(5)	In the event of any	None	None			None
, ,	archaeological remains, not					
	previously identified, being					
	revealed when carrying out the					
	authorised development, the					
	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.					
	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)					
14(6)	If having been notified under	None	None			None
(-/	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					
	une unicocales agreed under	L				





	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 subparagraph (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 spec 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			





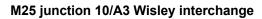
	nationally protected species					
	are present on any of the land					
	affected or likely to be affected					
	by any part of the authorised					
15(2)	development. In the event that a European	None	None			
13(2)	or other protected species or	INOILE	INUITE			
	nesting bird not previously					
	identified 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.					
15(3)	Construction of the relevant	None	None			
	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					
Foncing	England.					
Fencing 16	Any permanent and temporary	None	None			
10	fencing and other means of	INOTIC	INOTIC			
	enclosure for the authorized					
	development must be					
	constructed and installed in					
	accordance with the Manual of					



	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.					
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			



submitted to and approved in submitted to and approved in State, following consultation with the relevant planning authority, Surrey County Council and Natural England and must— (a) make suitable provision for habitor testoration measures to support the stilled qualifying species and features; (b) incorporate the measures described in the Environmental Statement and the Hobitots Ragulation Assessment Writer efevorit. (c) demonstrate how opportunities have been taken to achieve biolotiversity gains and support enhancement of the sites institute contentiation proposals; and (d) include a scheme for the maintenance, management and monitoring of the said temporarily is common land or open space, the restoration scheme under sub-paragraph (f) must make suitable profision for fartiscage and use of the land as common land or open space and must include a scheme for the maintenance and management of the said land, management of the sai	1	1	T			1
Statement and the Habitats Regulations Assessment where relevant; (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 (d) include a scheme for the maintenance, management and monitoring of the said land. 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 Secret State, following corwith the relevant place authority, Surrey Crouncil and Natura and must— (a) make suitable phabitat restoration to support the sites species and feature (b) incorporate the	proved in etary of isultation anning county I England rovision for measures qualifying es;				
opportunities have been taken to achieve biodiversity gains and support enhancement of the sites' nature conservation value within the restoration proposals; and (d) include a scheme for the maintenance, management and monitoring of the said land. 17(4) 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	Statement and the Regulations Assess	Habitats				
maintenance, management and monitoring of the said land. 17(4) 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	opportunities have to achieve biodiver and support enhan- the sites' nature co value within the res	been taken sity gains cement of nservation				
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	maintenance, mana and monitoring of the land.	agement ne said				
	temporarily is commopen space, the rescheme under sub- (1) must make suita provision for lands access measures to use of the land as called a scheme for maintenance and management of the The relevant details submitted to and appropriate to and appropriate to and appropriate to the scheme for the submitted to and appropriate to the scheme for the submitted to and appropriate to the scheme for the submitted to and appropriate to the scheme for the scheme	Restoration and/or landscaping of land used temporarily for construction or the said land. In the province of the said land. In the province of the said land. In the province of the said land the	Borough Council Guildford Borough Council Surrey County			





	with the relevant planning							
	authority and Surrey County Council.							
Protection of cer	tain tree roots at RHS Garden W	islev						
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 villa								
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					



-						
	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;					
	(b) contain a cost estimate for					
	the design and construction of					
	the proposed works and					
	specify arrangements by which					
	either—					
	eithei—					
	(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					
	(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					
10/2)	The scheme to be submitted to	None	None			
19(3)		None	ivone			
	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 Dirlag					
	through the village of Ripley					
	and the works must be					
	implemented and completed in					
	accordance with the approved					
	scheme.					
Approvals and ar	mendments to approved details					
Approvais and ai	nenaments to approved details					



M25 junction 10/A3 Wisley interchange

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