

Our ref: HE551522-ATK-GEN-J10-LN-ZM-000009

The Planning Inspectorate
National Infrastructure Planning
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Highways England
Bridge House
1 Walnut Tree Close
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13 March 2020

By email to: m25junction10@planninginspectorate.gov.uk

Dear Sirs,

M25 junction 10/A3 Wisley interchange improvement scheme (the Scheme)
Planning Inspectorate reference: TR010030
Highways England's Deadline 5a submission – 13 March 2020

Please find enclosed the submission of Highways England for Deadline 5a. This submission consists of a number of enclosures and separate documents which are submitted in response to the Examining Authority's (ExA) Rule 8 letter [PD-005] issued on 20 November 2019, which was subsequently updated through a notification of hearings and updated examination timetable - Rule 8(3) [PD-011] issued on 20 February 2020.

The Deadline 5a submission comprises the following documents in addition to this letter:

1. Updated Schedule of Changes to the Book of Reference

Updated Schedule of Changes to the Book of Reference is submitted with document reference TR010030/Volume 9.73.

2. Updated Book of Reference

Updated Book of Reference is submitted with document reference TR010030/Volume 4.3 (1).

Ongoing diligent inquiry has revealed a number of interests or potential interests that have resulted in revised and additional entries in this version of the Book of Reference. Please note that in a number of cases, single newly identified interests have generated multiple additional entries due to the compact nature and limited size of the affected plots.

A number relate to corn rents referred to in title documents that appear to relate to a number of the plots however the beneficiary of these rents is unknown.

Various additional entries relate to interests where a potential entitlement to claim for compensation (i.e. people within Category 3, as defined by Section 57 of the Planning Act 2008) has been identified. It is symptomatic of the nature of this category that a subjective assessment needs to be made of such entitlement in order to evaluate who falls within it. To align with best practice, as part of their ongoing diligent inquiry, Highways England has refined its approach in this regard to include a number of new Category 3 persons in this version of the Book of Reference for completeness. In most cases the persons affected already appear

in the Book of Reference. We further note that any such entitlement to compensation remains unaffected irrespective of whether or not listed in the Book of Reference.

The remainder are people whose interests have been identified pursuant to ongoing diligent inquiry in order to make the Book of Reference as accurate as it can reasonably be at this stage.

3. Updated Land Plans

The following packages of land plans have been updated and submitted:

- Land Plans (TR010030/Volume 2.2 (2)).
- Special Category Land Plans (TR010030/Volume 2.5 (1)).
- Crown Land Plans (TR010030/Volume 2.6 (1)).
- Orange Land Plans (TR010030/Volume 9.3 (1)).

4. Updated Negotiations Tracker from the Applicant

An updated Negotiations Tracker is submitted with document reference TR010030/Volume 9.17 (1).

5. Statutory Undertaker Representations with regard to section 127 Planning Act 2008 (Rev 2)

As requested by the Examining Authority in ExAQ1 1.16.5, Highways England has provided a schedule of statutory undertaker representations to which section 127 of the Planning Act 2008 applies. This was submitted initially at Deadline 2 as REP2-020 and was updated for Deadline 3 as REP3-005. At Deadline 4 and 5 this document was not submitted. We have provided an update at Deadline 5a under TR0130030/Volume 9.25 (2).

6. Statutory Undertaker Representations with regard to section 138 Planning Act 2008 (Rev 2)

As requested by the Examining Authority in ExAQ 1.16.6, Highways England has provided a schedule of statutory undertaker representations to which section 138 of the Planning Act 2008 applies. This was submitted initially at Deadline 2 as REP2-021 and was updated for Deadline 3 [REP3-006] and Deadline 4 [REP4-002]. At Deadline 5 this was not submitted. We have provided an update at Deadline 5a under TR0130030/Volume 9.26 (3).

7. Note to Examining Authority on the implications of potential reductions in the provision of replacement land as part of the Scheme

In order to assist the Examining Authority and the Secretary of State, in understanding the implications of omitting one or more of the replacement land parcels from the scope of compulsory acquisition powers, Highways England has presented a range of options for omitting or reducing the size of various parcels of the proposed replacement land, as means of reducing the resultant ratios of provision. We have provided this as TR0130030/Volume 9.74.

8. A revised Guide to the Application

A revised Guide to the Application is submitted with document reference TR010030/Volume 9.6 (6) and will continue to be submitted in revised form at each examination deadline in accordance with the request in the rule 6 letter.

I should be grateful if you would acknowledge safe receipt of this letter and arrange for a copy of it and its enclosures to be placed before the ExA.

Yours faithfully,



Jonathan Wade

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