

Our ref: HE551522-ATK-GEN-J10-RP-ZM-000150

The Planning Inspectorate
National Infrastructure Planning
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Highways England
Bridge House
1 Walnut Tree Close
Guildford
Surrey
GU1 4LZ

20 April 2020

By email to: m25junction10@planninginspectorate.gov.uk

Dear Sirs,

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

Planning Inspectorate reference: TR010030

Highways England's Deadline 7 submission –20 April 2020

Please find enclosed Highways England's submission for Deadline 7. This submission consists of a number of enclosures and separate documents which are submitted in response to various requests made in the Examining Authority's (ExA) Rule 8 letter [PD-005], issued on 20 November 2019, and in the ExA's Rule 17 letter [PD-016] containing the ExA's Third Written Questions, issued on 3 April 2020.

The Deadline 7 submission comprises the following documents in addition to this letter:

1. Highways England's responses to the ExA's Third Written Questions (TR010030/Volume 9.82). We are also providing a plan showing the extent of the registered areas for Wisley Common and Ockham Common prior to the construction of the M25 in Response to ExAQ3 2.9.1(**TR010030/Volume 9.89**).

2. Responses to the following Deadline 6 submissions by interested parties:

- Response to Ronald Alderson's (Park Barn Farm) Deadline 6 submission (document reference **TR0130030/Volume 9.83**).
- Response to Regena Coult's Deadline 6 submission (document reference **TR0130030/Volume 9.84**).
- Response to Ockham Parish Council's Deadline 6 submission (document reference **TR0130030/Volume 9.85**).
- Response to Royal Horticultural Society's Deadline 6 submission (document reference **TR0130030/Volume 9.86**).
- Response to Painshill Park Trusts' Deadline 6 submission (document reference **TR0130030/Volume 9.87**).
- Response to Elm Corner Residents' Deadline 6 submission (document reference **TR0130030/Volume 9.88**).

3. Highways England's response to Examining Authority's schedule of changes to the draft Development Consent Order (dDCO)

Highways England has provided a response to the Examining Authority's schedule of changes to the draft Development Consent Order (dDCO). This is submitted at Deadline 7 in document reference **TR0130030/Volume 9.90**.

4. A revised Guide to the Application

A revised Guide to the Application is submitted with document reference (**TR010030/Volume 9.6 (8)**) and will continue to be submitted in revised form at each examination deadline in accordance with the request in the Rule 6 letter.

5. Other Deadline 7 Requirements

The examination timetable set out in the Rule 8 letter requested that the following documents be provided at Deadline 7:

- *Documentation demonstrating that the transfer and registration of Special Category Land between the Applicant and Surrey County Council, arising from the exercise of the compulsory purchase powers associated with the original construction of the M25, have been completed.*

As set out in Highways England's comments on Surrey County Council's response to ExAQ 2.16.4 [REP6-013 at page 20], the transfers of areas of historic common and exchange land have not been completed as at Deadline 7. Highways England continues to discuss the matter with Surrey County Council. As explained in the above mentioned response, the granting of development consent for the Scheme does not depend upon the completion of these transfers.

- *Certified copies of any agreement(s) under: Section 106 of the Town and Country Planning Act 1990 or any other legislation; or of a commercial nature that the Applicant intends to enter into with any other party or parties*

Further to the submissions made on behalf of Highways England at issue specific hearing (ISH) 1 on 12 November 2019, Highways England confirms that it does not propose to enter into a section 106 agreement or unilateral undertaking in respect of the Scheme.

In relation to other agreements of a commercial nature with third parties, a number of such agreements are currently being finalised. These include agreements with Surrey County Council in respect of highway and environmental matters, an agreement with Wisley Property Investments Limited in relation to the interaction between the Scheme and the proposals for the redevelopment of Wisley Airfield, together with several other agreements with statutory undertakers whose interests and apparatus may be affected by the Scheme.

Highways England does not propose to submit copies of the completed agreements to the ExA as by their nature they are private documents and it would not be appropriate for them to be disclosed into the public domain. Moreover some of the agreements may contain confidential provisions including as to payment arrangements.

Highways England therefore proposes that in lieu of providing certified copies of the agreements, it will instead confirm to the ExA as the case may be that it has concluded an agreement with the relevant interested party and, where it is appropriate to do so, to provide a summary of the terms of the agreement so that the ExA may understand the general effect of the relevant agreement.

**Statutory Undertaker Representations with regard to section 127 Planning Act 2008
(Rev 3)**

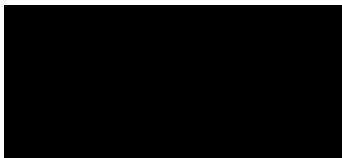
Highways England has updated the schedule of statutory undertaker representations to which section 127 of the Planning Act 2008 applies. This was submitted initially at Deadline 2 as REP2-020. It was updated for Deadline 3 [REP3-005], Deadline 5a [REP5a-009] and Deadline 6 [REP6-006]. An update is not provided at Deadline 7 as the position has not moved significantly since Deadline 6.

**Statutory Undertaker Representations with regard to section 138 Planning Act 2008
(Rev 4)**

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 subsequently updated at Deadline 3 [REP3-006], Deadline 4 [REP4-002], Deadline 5a [REP5a-010] and Deadline 6 [REP-007]. An update is not provided at Deadline 7 as the position has not moved significantly since Deadline 6.

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.