

**M25 junction 10/A3 Wisley interchange
TR010030**

**9.97 Applicant's comments to Wisley
Property Investment Limited's (WPIL)
Deadline 7 Submission**

Rule 8(1)(c)(i)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 10/A3 Wisley interchange

Development Consent Order 202[x]

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Author:	M25 junction 10/A3 Wisley interchange project team, Highways England and Atkins

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1. Introduction

- 1.1.1. This document sets out Highways England's comments on Wisley Property Investment Limited's (WPIL) submission at Deadline 7 [REP7-030].
- 1.1.2. Where issues raised within the submission have been dealt with previously by Highways England, a cross reference to that response or document is provided to avoid unnecessary duplication. The information provided in this document should, therefore, be read in conjunction with the material to which cross references are provided.
- 1.1.3. In order to assist the Examining Authority, Highways England has not provided comments on every point made by WPIL, including for example statements which are matters of fact and those which it is unnecessary for Highways England to respond to. However, and for the avoidance of doubt, where Highways England has chosen not to comment on matters contained in the response, this should not be taken to be an indication that Highways England agrees with the point or comment raised or opinion expressed.

2. Highways England's comments on WPIL's Deadline 8 submission.

- 2.1.1. Highways England has previously responded to most of the issues raised in WPIL's Deadline 7 submission [REP7-030] in their response to WPIL's Written Submissions [REP2-014]. The parties are continuing negotiations and it is hoped that agreement can be reached very soon. The final Statement of Common Ground, submitted at Deadline 8 [TR0130030/Volume 9.39 (2)], provides the position on where agreement has been reached between the parties, and where agreement has not (yet) been reached.
- 2.1.2. For completeness, please find below Highways England's comments on the key issues raised in WPIL's Deadline 7 submission.

Specific issue 1- the use of compound area.

- 2.1.3. Highways England welcomes WPIL's confirmation that they do not in principle object to the use of compound area and notes WPIL's request that practical arrangements for use of the compound site need to be confirmed in an agreement with Highways England. A mechanism setting out these arrangements in respect of both the Wisley Lane worksite and a SANG expected to form part of WPIL's redevelopment proposals near to the site of the compound is being discussed with WPIL with a view to an agreement reached on these matters.

Specific Issue 2- Wisley Lane

- 2.1.4. Highways England notes that WPIL's position remains that key aspects of the design of the Wisley Lane realignment (i.e. the Wisley Lane diversion) should be agreed at this stage and not at the detailed design stage. However, the level of detail requested by WPIL would only become available as the Scheme progresses to detailed design and will not be available prior to completion of examination. However, to address WPIL's concerns, the proposed agreement mentioned above includes provisions for the design of the Wisley Lane diversion to accommodate features to avoid habitat severance and for the protection of certain trees and other valuable existing habitat in so far as practicable in establishing the worksite.

Specific Issue 3 - Stratford Brook

- 2.1.5. Highways England has previously confirmed its willingness to include in the above-mentioned agreement arrangements with WPIL for the long-term maintenance of the Stratford Brook works by WPIL in relation to the redevelopment of the airfield.
- 2.1.6. The proposed agreement includes provisions for the parties to agree arrangements whereby WPIL will undertake Stratford Brook maintenance responsibilities on Highways England's behalf in accordance with the specification provided for in the agreement and in conformity with the relevant requirement of the DCO (requirement 12 of the dDCO [REP6-008]).

Efforts to acquire by agreement

- 2.1.7. Highways England has agreed reasonable professional fees with other parties affected by the Scheme as part of land negotiations and is willing to do so in respect of negotiations with WPIL on the basis that such fees are reasonable.

Highways England and WPIL have made significant progress on agreeing the fees in their recent discussions. Highways England will continue to engage with WPIL on this matter in the hope that an agreement can be reached soon.

- 2.1.8. Highways England has been engaging with WPIL in order to reach a mutually acceptable solutions in respect of the issues raised. In the absence of such an agreement, however, it is necessary for Highways England to secure the land and rights in land required for the Scheme by way of compulsory powers.

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