

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

**9.119 Applicant's note for Action Point
5 (Session 1 Non-site specific CA and
TP matters)**

8(1)(k)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

Volume 9

July 2020

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 10/A3 Wisley interchange Development Consent Order 202 [x]

9.119 Applicant's note for Action Point 5 (Session 1 Non-site specific CA and TP matters)

Rule Number:	Rule 8(1)(k)
Planning Inspectorate Scheme Reference	TR010030
Application Document Reference	TR010030/9.119
Author:	M25 junction 10/A3 Wisley interchange project team, Highways England and Atkins

Version	Date	Status of Version
Rev 0	03 July 2020	Deadline 11

Table of contents

Chapter	Pages
1. Introduction	4
2. Applicant's note on Nutberry Farm	5

1. Introduction

1.1.1 This document sets out Highways England's response to the Examining Authorities request from Session 1 Non-site specific CA and TP matters to:

- **Action Point 5** - *To provide a note outlining the discussions and the overall position regarding the objection to the proposed TP at the Nutberry Farm site.*

2. Applicant's note on Nutberry Farm

- 2.1.1 For the purposes of clarity, substantial negotiations have been carried out between Highways England, its agent and Emmanuel and Maria Coccolios and their agent from 13 September 2019 to date. These negotiations have superseded the written response from Emmanuel Coccolios published on the Planning Inspectorate's website on 8 June 2020.
- 2.1.2 Highways England and its agent are liaising with Emmanuel and Maria Coccolios regarding access off Portsmouth Road during the construction of the Scheme. Highways England will need to know the frequency of the tractor access required by Mr Coccolios and this will need to be assessed in relation health and safety considerations.
- 2.1.3 The parties are liaising with on compensation considerations in relation to the impact of the temporary compound on the car boot sales.

Further information in respect of Nutberry Farm and the rights sought by Highways England in respect of this land owner.

Landowner	<p>Emmanuel Nicholas Coccolios and Maria Nicholas Coccolios</p> <p>* Emmanuel Nicholas Coccolios and Maria Nicholas Coccolios hold the equitable interest in the property being the land on the south side of Ockham Mill Road, Ockham (registered title number SY504933) as tenants in common.</p>
Representation	AS-034 – written representation from Emmanuel Nicholas Coccolios
Land parcel(s)	<p>Plot 1/3 - 7,239 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/5 - 5,161 square metres, or thereabouts, of public adopted highway (Portsmouth Road (B2215)) and overhead telecommunication lines situated to the south west of Stratford Bridge and to the east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/6 - 56,342 square metres, or thereabouts, of agricultural land, scrubland, private tracks and overhead telecommunication lines situated to the north of Nutberry Fruit Farm and to the west of Stratford Bridge, in the Borough of Guildford</p> <p>Plot 1/7 - 3,429 square metres, or thereabouts, of roundabout and overhead telecommunication lines situated to the west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p>

	<p>Plot 1/8 - 462 square metres, or thereabouts, of roundabout under bridge carrying public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/9 - 6,893 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/10 - 2,399 square metres, or thereabouts, of roundabout situated to the south west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/23 - 438 square metres, or thereabouts, of roundabout under bridge carrying public adopted highway (Ripley By-Pass (A3)) situated to the west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/26 - 7,376 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) and overhead telecommunication lines situated to the west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/27 - 1,506 square metres, or thereabouts, of wooded area and overhead telecommunication lines situated to the north west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/29 - 26 square metres, or thereabouts, of public adopted highway (Mill Lane) and overhead telecommunication lines situated to the north west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/30 - 563 square metres, or thereabouts, of public adopted highway (Mill Lane) and overhead telecommunication lines situated to the north west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p> <p>Plot 1/31 - 6 square metres, or thereabouts, of public adopted highway (Mill Lane) situated to the north west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford</p>
--	---

Purpose for which land interests are required - see [APP-022](#) - Statement of Reasons

Compulsory acquisition and rights (Cat 1 sub-soil interest)

Plot number	DCO Work No.	Purpose for which land is required
1/29	31(e)	31(e) - For the improvement of the A3 Ockham Park junction and Mill Lane 52(a) - For the construction of drainage attenuation pond and access

Compulsory acquisition and rights (Cat 2 and 3 interest)

Plot number	DCO Work No.	Purpose for which land is required
1/3	1(a) 1(b) 5(a) 31(f)	1(a) - For the improvement of the A3 northbound, including resurfacing and modifications to existing infrastructure 1(b) - For the improvement of the A3 northbound including the provision of a new cycle track 5(a) - For the improvement of the A3 southbound including resurfacing and modifications to existing infrastructure 31(f) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track
1/5	1(b) 31(b) 31(f) 31(g)	1(b) - For the improvement of the A3 northbound including the provision of a new cycle track 31(b) - For the improvement of the A3 Ockham Park junction and B2215 31(f) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track 31(g) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track
1/7	31(a) 31(b) 31(d) 31(f) 31(g)	31(a) - For the improvement of the A3 Ockham Park junction Work No. 31(b) - For the improvement of the A3 Ockham Park junction and B2215 Work No. 31(d) For the improvement of the A3 Ockham Park junction and B2215 Work No. 31(f) For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track Work No. 31(g) For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track
1/8	1(a) 5(a) 31(a) 31(f)	1(a) - For the improvement of the A3 northbound, including resurfacing and modifications to existing infrastructure 5(a) - For the improvement of the A3 southbound including resurfacing and modifications to existing infrastructure 31(a) - For the improvement of the A3 Ockham Park junction 31(f) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track
1/9	1(a) 5(a)	1(a) - For the improvement of the A3 northbound including resurfacing and modifications to existing infrastructure 5(a) - For the improvement of the A3 southbound including resurfacing and modifications to existing infrastructure
1/10	31(a) 31(f) 31(g)	31(a) - For the improvement of the A3 Ockham Park junction 31(f) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track 31(g) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track

1/23	1(a) 5(a) 31(a) 31(g)	1(a) - For the improvement of the A3 northbound including resurfacing and modifications to existing infrastructure 5(a) - For the improvement of the A3 southbound including resurfacing and modifications to existing infrastructure 31(a) - For the improvement of the A3 Ockham Park junction 31(g) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track
1/26	1(a) 5(a) 6 6(a) 31(a) 31(d) 31(e) 31(g) 52(a)	1(a) - For the improvement of the A3 northbound including resurfacing and modifications to existing infrastructure 5(a) - For the improvement of the A3 southbound including resurfacing and modifications to existing infrastructure 6- For the improvement of A3 southbound off-slip road at A3 Ockham Park junction 6(a) - For works to culvert 31(a) - For the improvement of the A3 Ockham Park junction 31(d) - For the improvement of the A3 Ockham Park junction and B2215 31(e) - For the improvement of the A3 Ockham Park junction and Mill Lane 31(g) - For the improvement of the A3 Ockham Park junction including the provision of a footway / cycle track 52(a) - For the construction of drainage attenuation pond and access
1/27	52(a)	For the construction of drainage attenuation pond and access

Temporary Possession (Cat 1 freehold legal owner)

Plot number	DCO Work No.	Purpose for which land is required
1/6		The main site compound to include, but not limited to, site offices, welfare facilities, parking provisions, storage of plant and materials
1/30	Work No.31(e) Work No.31(d) Work No. 52(a)	For works relating to the improvement of Mill Lane at the tie-in with the A3 northbound on-slip and construction of a drainage attenuation pond.

Temporary Possession (Cat 2 and 3 interest)

Plot number	DCO Work No.	Purpose for which land is required
1/31	Work No.31(e) Work No.31(d) Work No. 52(a)	For works relating to the improvement of Mill Lane at the tie-in with the A3 northbound on-slip and construction of a drainage attenuation pond

Other related landowners	David Beeks (summer tenant) of plots 1/6 and 1/27 *Revealed by way of the LIQs.
---------------------------------	--

© Crown copyright (2020).

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence:

visit www.nationalarchives.gov.uk/doc/open-government-licence/

write to the Information Policy Team, **The National Archives, Kew, London TW9 4DU**,
or email psi@nationalarchives.gsi.gov.uk.

Printed on paper from well-managed forests and other controlled sources.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

