

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

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

Rule 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 ]

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#### 9.134 APPLICANT'S NOTE FOR ACTION POINT 3 (SESSION 1 NON-SITE SPECIFIC CA AND TP MATTERS)

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<b>Rule Number:</b>	Rule 8(1)(k)
<b>Planning Inspectorate Scheme Reference</b>	TR010030
<b>Application Document Reference</b>	TR010030/9.134
<b>Author:</b>	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 response to the Examining Authorities request for a '*Position statement to be provided setting out each party's cases with regard to the CA and TP proposed by the Applicant at the San Domenico site*' at the Compulsory Acquisition Hearing on 16<sup>th</sup> June 2020 - Session 1 Non-site specific CA and TP matters.

## 2. San Domenico Position Statement

SUMMARY BOX	
<b>Landowner</b>	<b>Monte Blackburn Limited</b>
<b>Written representation?</b>	<u>REP1-030</u>
<b>Other submissions?</b>	Relevant Representation <u>RR-12</u>
<b>Land parcel(s)</b>	<p><b>Plot 7/4</b> - All interests and rights in 4,612 square metres, or thereabouts, of private accessway, hardstanding and electricity substation situated to the east of Long Orchard Farm and to the north of Heyswood Girl Guide Camp, in the Borough of Elmbridge. Appears on Sheet 7</p> <p>Category 1</p>
	<p><b>Plot 7/6</b> – Temporary possession and use of 19,294 square metres, or thereabouts, of woodland, grassland, buildings, car park, premises, overhead telecommunication lines and overhead electricity distribution lines situated to the north of Heyswood Girl Guide Camp and to the east of Long Orchard Farm, in the Borough of Elmbridge. Appears on Sheet 7</p> <p>Category 1</p>

**Purpose for which land interests are required** - see REP11-004 - Statement of Reasons

**Compulsory acquisition and rights (Cat 1 freehold legal owner)**

Plot number	DCO Work No.	Purpose for which land is required
<b>7/4</b>	15(a) 15(b) 15(d) 35 35(j) 63(d) 64(f) 62(j) 65(e)	15(a) - For the improvement of the A3 northbound carriageway including carriageway resurfacing and modifications to existing infrastructure 15(b) - For the improvement and widening of the A3 northbound 15(d) - For works associated with stopping up access 35 - For the construction of a bridleway 35(j) - For the realignment of access 63(d) - To divert, use and maintain utility connections and equipment including gas pipelines, equipment and apparatus including access with or without vehicles 64(f) - To divert, use and maintain utility connections and equipment including water pipelines, equipment and apparatus including access with or without vehicles 62(j) - To divert, use and maintain utility connections and equipment including high or low voltage electricity cables, equipment and apparatus including access with or without vehicles 65(e) - To divert, use and maintain utility connections and equipment including telecommunication cables, equipment and apparatus including access with or without vehicles

**Temporary Possession (Cat 1 freehold legal owner)**

Plot number	DCO Work No.	Purpose for which land is required
7/6	All works	All works - For the provision of a construction site compound

**Other occupiers**

Plot number	Interest
7/4	<i>Leaseholders</i>
	Starbucks Coffee Company UK Limited Building 4, Chiswick Park 566 Chiswick High Road London W5 5YE
7/4	<i>Occupiers</i>
	Starbucks Coffee Company UK Limited Building 4, Chiswick Park 566 Chiswick High Road London W5 5YE
	South Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of electricity substation)
	British Telecommunications plc 81 Newgate Street London EC1A 7AJ (in respect of underground telecommunications cables)
	South Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of underground electricity distribution cables)
	Southern Gas Networks plc St. Lawrence House Station Approach Horley RH6 9HJ (in respect of underground gas mains)
<b>Plot 7/6</b>	<i>Leaseholders</i>
	Starbucks Coffee Company UK Limited Building 4, Chiswick Park 566 Chiswick High Road London W5 5YE
<b>Plot 7/6</b>	<i>Occupiers</i>
	Starbucks Coffee Company UK Limited Building 4, Chiswick Park 566 Chiswick High Road

Plot number	Interest
	<p>London W5 5YE</p> <p>British Telecommunications plc 81 Newgate Street London EC1A 7AJ (in respect of underground telecommunications cables)</p> <p>South Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of underground electricity distribution cables)</p> <p>Southern Gas Networks plc St. Lawrence House Station Approach Horley RH6 9HJ (in respect of underground gas mains)</p> <p>British Telecommunications plc 81 Newgate Street London EC1A 7AJ (in respect of overhead telecommunication lines)</p>

Status	
	<p>Project team met with representatives during the earlier stages of the scheme; before, during and after statutory consultation.</p> <p>Negotiations for lands commenced October 2018.</p> <p>Agent fee basis agreed. Initial discussion held with agent Autumn 2018</p> <p>22 January 2019 Agent notes that without prejudice to its right to oppose the scheme, his client had instructed him to proceed with negotiations to sell the freehold interest in the site to the Applicant</p> <p>15 March 2019 VOA invite discussions regarding valuations.</p> <p>18 April 2019, Agent confirmed contact with his clients.</p> <p>Further communications in August and September 2019 intimated that progress was imminent.</p> <p>Draft Ground Investigation access licence sent to agent and invited discussion regarding value of land interest.</p>

	<p>Agent to meet with client to discuss acquisition further.</p> <p>31 January 2020 communication noted Agent was unable to progress discussions with his client.</p> <p>5 February 2020 further chaser sent to claimants agent inviting engagement.</p> <p>No further engagement has been forthcoming.</p> <p>Land is subject to planning appeal reference: APP/K3605/W/19/3235260 in relation to an application for <i>Development incorporating petrol filling station (Sui Generis) with ancillary convenience store and food-to-go outlet, 4 pump islands, canopy, underground tanks, single storey rear extension and external alterations to existing coach house, revisions to vehicular access, parking and circulation arrangements, landscaping and associated works following demolition of existing main building</i> (LPA Ref: 2017/0524).</p>
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