



# The Planning Inspectorate

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All Interested Parties, Statutory Parties  
and Other Persons

Your Ref:

Our Ref: TR010030

Date: 15 October 2019

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Dear Sir/ Madam

## **Planning Act 2008 – Section 88 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 6 etc**

### **Application by Highways England for an Order Granting Development Consent for the M25 Junction 10/A3 Wisley Interchange improvement project.**

### **Notice of appointment of the Examining Authority and date, time and place of the Preliminary Meeting**

I write to you following my appointment by the Secretary of State as the lead member of a Panel who will be the Examining Authority (the Panel) to carry out an examination of the above application. I am Gavin Jones and the other member of the Panel is Grahame Gould. A copy of the appointment notice can be viewed at: <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010030/TR010030-000306-TR010030%20Notice%20of%20Appointment%20of%20Panel%20of%20Examiners.pdf>

We would like to thank those of you who submitted Relevant Representations. These representations have assisted us when preparing our proposals regarding how to examine this application.

### **Invitation to the Preliminary Meeting**

This letter is an invitation to the Preliminary Meeting to discuss the Examination procedure. It contains a number of important supporting annexes.

**Date of meeting: Tuesday, 12 November 2019**

**Seating available from: 9.30am**

**Meeting begins: 10.00am**



**Venue:** **The Mandolay Hotel, 36-40 London Road, Guildford, Surrey, GU1 2AE**

**Access and parking:** <https://www.guildford.com/contact-us/>

**Note:** Given the volume and frequency of letters the Planning Inspectorate needs to send to Interested Parties during an Examination, we aim to communicate with people by email wherever possible as electronic communication is more environmentally friendly and cost effective for the Inspectorate as a government agency. If you have received a postcard but are able to receive communications by email, please confirm this with the Case Team using the contact details at the top of this letter, as soon as possible.

### **Purpose of the Preliminary Meeting**

The purpose of the Preliminary Meeting is to enable views to be put to us about the way in which the application is to be examined. At this stage the Panel is looking at the procedure and not the merits of the application. The merits of the application will only be considered once the Examination starts; which is after the Preliminary Meeting has closed.

We wish to run a fair, efficient and effective meeting so that all relevant views can be heard. As such, we strongly encourage groups of individuals who have similar views on the procedure to choose one representative to speak for the group.

The agenda for the meeting is at **Annex A**. This has been set following our Initial Assessment of Principal Issues arising from our reading of the application documents and the Relevant Representations received. That assessment is set out in **Annex B**. As a result of this assessment we wish to hear at the meeting from the Applicant, Interested Parties, Statutory Parties and local authorities where they consider changes may be needed to the draft Examination Timetable set out in **Annex C**.

Up-to-date information about the project and the Examination can be obtained from: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-10a3-wisley-interchange-improvement/?ipcsection=overview>. This is the address for the project webpage on the National Infrastructure Planning website, from which the Planning Inspectorate will make copies of all Examination Documents available to the public. As the Examination process makes substantial use of electronic documents, it will be useful for you to become familiar with this resource.

### **Attendance at the Preliminary Meeting**

If you wish to attend the Preliminary Meeting please contact the Case Team using the details set out at the top of this letter. Please confirm this by **no later than 5 November 2019**.

It will help the management of the Preliminary Meeting and benefit everyone if as part of the above confirmation you also:

- tell us whether you wish to speak at the meeting and on which agenda items, listing points you wish to make;
- notify us of any special requirements you may have (e.g. disabled access, hearing loop etc).

The Preliminary Meeting provides a useful introduction to the Examination process. We will use it to make Procedural Decisions that will affect everyone participating in the Examination. The meeting provides you with an opportunity to have your say about procedural issues before these decisions are finalised. If you intend to play an active part in the Examination or you have questions about procedure it is useful to attend the meeting.

However, please note that **you are not required to attend the Preliminary Meeting in order to participate in the Examination**. If you are an Interested Party you will still be able to make a Written Representation and comments on the Written Representations made by other Interested Parties. You will also be able to participate in any hearings that are arranged. Should you no longer wish to be an Interested Party and do not wish to be involved in the Examination process, you can notify the Case Team of this in writing.

### **After the Preliminary Meeting**

After the Preliminary Meeting you will be sent a letter setting out the finalised Examination Timetable. An audio recording and a note of the meeting will also be published on the project webpage on the National Infrastructure Planning website.

Interested Parties have the right to request an Open Floor Hearing and those persons affected by any request for Compulsory Acquisition or Temporary Possession of their land or rights may request a Compulsory Acquisition Hearing. Any other Issue Specific Hearings are held at the discretion of the Panel and will be arranged if we feel that consideration of oral representations would ensure an issue is adequately examined. Our Examination will comprise of Written Representations about the proposal and oral representations made at any hearings, in addition to consideration of the application documents, policy and legal positions, site inspections and any other matters we consider to be relevant and important.

All relevant and important matters will be taken into account when we make a recommendation to the Secretary of State for Transport, who will take the final decision in this case.

### **Notification of hearings**

We have made the Procedural Decision to hold an Issue Specific Hearing into the draft Development Consent Order at **2pm** and an Open Floor Hearing at **6pm** on **Tuesday 12th November 2019** at the **Mandolay Hotel, Guildford**. Important information about these hearings is contained within **Annex D**.

If you wish to make oral representations at either the Issue Specific Hearing or the Open Floor Hearing or both please contact the Case Team using the contact details at the top of this letter. We will need to receive notice of your attendance by **no later than 5 November 2019**.

It will help the management of these hearings and benefit everyone if you also:

- tell us whether you wish to speak at the hearing(s) and set out the issues about which you wish to make oral representations; and
- notify us of any special needs you may have (eg disabled access, hearing loop etc).

### **Other Procedural Decisions made by the Examining Authority**

In addition to the hearings notified above, we have made some further Procedural Decisions which are set out in full at **Annex F**.

### **Your status in the Examination**

You have received this letter because you fall within one of the groups described in this FAQ document: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2019/02/Status-faq.pdf>

You are in Group A if you have made a Relevant Representation, are a host local authority or if your reference number begins M25J10-AP, M25J10-S57 or M25J10 - IP. You are in Group B if your reference number begins with M25J10-SP and you have not made a Relevant Representation and are not a host authority. You are in Group C if your reference number begins with M25J10-OP.

If having read the FAQ document published at the link above you are still unsure about your status, please contact the Case Team using the details at the top of this letter.

### **Award of costs**

We also draw your attention to the possibility of the award of costs against Interested Parties who behave unreasonably. You should be aware of the relevant costs guidance 'Awards of costs; examinations of applications for development consent orders' which applies to Nationally Significant Infrastructure Projects. This guidance is available at: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/guidance/>

### **Management of information**

The Planning Inspectorate has a commitment to transparency. Therefore, all information submitted for this project (if accepted by the Panel) and a record of any advice which has been provided by the Planning Inspectorate, is published at: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-10a3-wisley-interchange-improvement/?ipcsection=docs>

All Examination Documents can also be viewed electronically at the locations listed in **Annex E**.

Please note that in the interest of facilitating an effective and fair Examination, we consider it necessary to publish some personal information. To find out how we handle your personal information, please view our [Privacy Notice](#).

We look forward to working with all parties in the examination of this application.

Yours faithfully

*Gavin Jones*

**Lead Member of the Panel of Examining Inspectors**

**Annexes**

- A** Agenda for the Preliminary Meeting
- B** Initial Assessment of Principal Issues
- C** Draft Examination Timetable
- D** Notification of hearings
- E** Availability of Examination Documents
- F** Other Procedural Decisions made by the Examining Authority

## Agenda for the Preliminary Meeting

<b>Date:</b>	<b>12 November 2019</b>
<b>Seating available from:</b>	<b>9:30am</b>
<b>Meeting start time:</b>	<b>10:00am</b>
<b>Venue:</b>	<b>The Mandolay Hotel, 36-40 London Road, Guildford, Surrey, GU1 2AE</b>

<b>9:30am</b>	Seating available
<b>Item 1 (10:00am)</b>	Welcome and introductions
<b>Item 2</b>	The Examining Authority's (ExA's) remarks about the examination process
<b>Item 3</b>	Initial Assessment of Principal Issues – see <b>Annex B</b>
<b>Item 4</b>	Deadlines for submission of: <ul style="list-style-type: none"> <li>• Written Representations</li> <li>• Local Impact Reports</li> <li>• Responses to the ExA's Written Questions</li> <li>• Statements of Common Ground (SoCGs)</li> <li>• Notifications relating to hearings</li> <li>• Procedural requests relating to these items that have been submitted to the Planning Inspectorate in advance of the Preliminary Meeting by <b>5 November 2019</b>.</li> </ul>
<b>Item 5</b>	Hearings and Accompanied Site Inspection (ASI): <ul style="list-style-type: none"> <li>• Arrangements for and date of ASI(s) to application site and surrounding area</li> <li>• Date of Issue Specific Hearing on draft Development Consent Order</li> <li>• Dates reserved for Open Floor Hearing(s)</li> <li>• Time period reserved for Issue Specific Hearings</li> <li>• Time period reserved for Compulsory Acquisition Hearing</li> <li>• Procedural requests relating to these items that have been submitted to the Planning Inspectorate in advance of the Preliminary Meeting by <b>5 November 2019</b>.</li> </ul>
<b>Item 6</b>	Any remaining submissions regarding procedural matters not set out in the agenda that have been submitted to the

	Planning Inspectorate in advance of the Preliminary Meeting by <b>5 November 2019</b> .
<b>Item 7</b>	Any other matters
<b>Close of the Preliminary Meeting</b>	

**Please note:** Please be available from the start and throughout the meeting. The agenda is subject to change at the discretion of the ExA. The ExA will conclude the meeting as soon as all relevant contributions have been made. If there are any additional matters to be dealt with or submissions take a considerable amount of time the ExA may change the order of the agenda items and may introduce breaks in the proceedings.

## **Initial Assessment of Principal Issues**

This is the Initial Assessment of the Principal Issues prepared under s88(1) of the Planning Act 2008 (PA2008). This initial assessment has had regard to consideration by the Examining Authority (ExA) of the application documents and of Relevant Representations received in respect of the application.

It is not a comprehensive or exclusive list of all relevant matters. The ExA will have regard to all important and relevant matters during the Examination and when it writes its Recommendation Report to the Secretary of State for Transport after the Examination has concluded.

The order of the issues listed does not imply any order of prioritisation or importance.

The policy and consenting requirements and documents associated with the PA2008 are an integral part of the Examination and are therefore not set out as separate Principal Issues.

It should be noted that a number of the Principal Issues set out below have an interrelationship and overlap and these will be reflected in the Examination. It should also be noted that:

- whilst the effects of the proposal on the achievement of sustainable development including the mitigation of, and adaption to, climate change are not listed as specific Principle Issues; and
- whilst the effects of the proposal in relation to human rights and equalities duties are not listed as specific Principle Issues;

the ExA will conduct all aspects of the Examination with these objectives in mind.

### **Air Quality and Emissions** - to include:

- Adequacy of baseline assessment;
- Construction effects of the proposed development, including dust and particulate emissions;
- Operational effects of the development on human and ecological receptors, including implications for Air Quality Management Areas.

### **Biodiversity, Ecology and Natural Environment** - to include:

- Adequacy of baseline assessment;
- The effects on habitats and species including impacts on the ecological value, quality and capacity of land and water;
- Implications for European/international sites and their qualifying features;
- Implications for statutorily and locally protected sites and RHS Wisley;
- Effects on specific fauna and flora species and their habitats (including European protected species, ancient woodland and TPO trees);
- Timing of works and potential seasonal effects;
- Feasibility and adequacy of the proposed mitigation, including long-term management and monitoring;
- Sustainable waste management and opportunities for recycling/using recycled products;

- Climate change implications.

**Compulsory Acquisition and /or Temporary Possession** - to include:

- The need for the land proposed to be subject to compulsory acquisition and/or temporary possession and whether a compelling case in the public interest has been established;
- Effects on Statutory Undertakers and infrastructure;
- Alternatives in relation to individual plots;
- Adequacy and security of funding for compensation;
- Implications for Common Land;
- Whether the proposals meet the requirements of the 2008 Act in all other respects.

**Draft Development Consent Order (dDCO)** - to include:

- The structure of the dDCO;
- The appropriateness of proposed provisions, including justification for any departures from the model provisions;
- Relationships with other consents;
- Protective provisions;
- Whether the dDCO is satisfactory in all other respects.

**Economic and Social Effects** - to include:

- Alternatives to the submitted scheme;
- Economic and employment effects on the local and wider economy, during construction and operation;
- Effects on local communities including on agriculture, businesses and nearby residents, during construction and operation.

**Historic Environment** - to include:

- Adequacy of baseline assessment;
- Effects on designated and non-designated heritage assets and their settings, during construction and operation.

**Landscape and Visual Effects** - to include:

- Design of the Proposed Development, including consideration of alternatives;
- The effects on landscape character;
- Long-term and short-term visual effects;
- Cumulative effect.

**Noise, Vibration and Lighting** - to include:

- Adequacy of baseline assessment.
- Construction effects;
- Operational effects;
- Procedures for the management and monitoring of effects.

**Other Strategic Projects and Proposals** - to include:

- Cumulative and in-combination effects on and with other major projects and Proposals, during construction and operational.

**Planning Policy** – to include:

- National Policy Statements;

- Local Plans;
- Green Belt.

**Transportation and Traffic** - to include:

- Scheme context – strategic vision and objectives, and alternatives including alternative design solutions and additional mitigation;
- The need for and benefits of the scheme;
- Construction effects on the surrounding road network, including highway safety and accessibility considerations for local residents;
- Co-ordination with other major construction projects;
- Operational effects on traffic movements and the safety of users for both the Proposed Development and for other local routes;
- Construction effects on the use of the Public Right of Way (PRoW) network;
- Implications for non-motorised users both during construction and operation;
- Adoption, mitigation and long-term management.

**Water Environment** - to include:

- Construction effects on groundwater, water courses and water bodies;
- Water abstraction and drainage, including impacts on Boldmere lake;
- Operational effects;
- Compliance with the requirements of the Water Framework Directive and climate change considerations.

## Draft Examination Timetable

The Examining Authority (the Panel) is under a duty to complete the examination of the application by the end of the period of six months beginning with the day after the close of the Preliminary Meeting.

The examination of the application primarily takes the form of the consideration of written submissions. The Panel will also consider any oral representations made at hearings.

Item	Matters	Due Dates
1.	<b>Preliminary Meeting (PM)</b>	<b>Tuesday 12 November 2019</b> <b>10am</b>
2.	<b>Issue Specific Hearing (ISH) on the draft Development Consent Order (dDCO)</b>	<b>Tuesday 12 November 2019</b> <b>2pm</b>
3.	<b>Open Floor Hearing (OFH)</b>	<b>Tuesday 12 November 2019</b> <b>6pm</b>
4.	Issue by the ExA of: <ul style="list-style-type: none"> <li>• The Examination Timetable</li> <li>• ExA's Written Questions (ExQ1)</li> </ul>	As soon as practicable following the PM
5.	<b>Deadline 1 (D1)</b> Deadline for receipt by the ExA of: <ul style="list-style-type: none"> <li>• Comments on any updates to Application documents submitted by the Applicant before or at the PM (if relevant)</li> <li>• Comments on Relevant Representations (RR)</li> <li>• Summaries of any RRs exceeding 1500 words</li> <li>• Written Representations (WRs)</li> <li>• Summaries of any WRs exceeding 1500 words</li> <li>• Post PM, dDCO ISH and OFH submissions, including written submissions of oral case</li> <li>• Notification by Statutory Parties of wish to be considered as an Interested Person (IP) by the ExA</li> <li>• The Compulsory Acquisition (CA) Schedule from the Applicant</li> </ul>	<b>26 November 2019</b>

	<ul style="list-style-type: none"> <li>• Provision of suggested locations and justifications for site inspections for consideration by the ExA</li> <li>• Notification of wish to attend any Accompanied Site Inspection (ASI)</li> <li>• Draft itinerary to be provided by the Applicant for an ASI</li> <li>• Notification from any Affected Person of wish to speak at a Compulsory Acquisition Hearing (CAH)</li> <li>• Notification of wish to speak at subsequent ISHs</li> <li>• Notification of wish to speak at a subsequent OFH</li> <li>• Notification of wish to have future correspondence electronically</li> <li>• Responses to any further information requested by the ExA</li> </ul>	
<b>6.</b>	<p><b>Deadline 2 (D2)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on WRs and responses to comments on RRs</li> <li>• Responses to ExQ1</li> <li>• Comments on Applicant's draft ASI itinerary</li> <li>• Local Impact Reports (LIR) from any Local Authorities</li> <li>• Schedule of Changes to the Book of Reference and Negotiations Tracker from the Applicant</li> <li>• Comments on Statements of Common Ground (SoCGs) submitted with the application documents</li> <li>• Applicant's revised dDCO (if required)</li> <li>• Comments on any additional information/submissions received by D1</li> <li>• Responses to any further information requested by the ExA</li> </ul>	<b>17 December 2019</b>
<b>7.</b>	<p>Dates reserved for: Hearings and ASI</p> <ul style="list-style-type: none"> <li>• Accompanied Site Inspection</li> <li>• Open Floor Hearing</li> <li>• Issue Specific Hearing on any matter(s)</li> <li>• Compulsory Acquisition Hearing</li> <li>• Issue Specific Hearing on the draft Development Consent Order (dDCO)</li> </ul>	<b>Tuesday 14 to Thursday 16 January 2020</b>
<b>8.</b>	<p><b>Deadline 3 (D3)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Post-hearing submissions including written submissions of oral case</li> </ul>	<b>Tuesday 28 January 2020</b>

	<ul style="list-style-type: none"> <li>• Comments on LIRs</li> <li>• Comments on responses to the ExQ1</li> <li>• Applicant's revised dDCO following ISH on the dDCO</li> <li>• Revised/updated SoCGs (if any) and additional Statements of Common Ground (SoCGs) requested by the ExA</li> <li>• Statement of Commonality of SoCGs</li> <li>• Comments on any additional information/submissions received by D2</li> <li>• Responses to any further information requested by the ExA</li> </ul>	
<b>9.</b>	<p><b>Deadline 4 (D4)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on Applicant's revised dDCO</li> <li>• Comments on revised and additional SoCGs (if submitted)</li> <li>• Comments on any additional information/submissions received by D3</li> <li>• Responses to any further information requested by the ExA</li> </ul>	<b>Tuesday 11 February 2020</b>
<b>10.</b>	<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> <li>• ExA's Further Written Questions (ExQ2) (if required)</li> </ul>	<b>Tuesday 18 February 2020</b>
<b>11.</b>	<p><b>Deadline 5 (D5)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Responses to ExQ2 (if relevant)</li> <li>• Applicant's revised dDCO</li> <li>• Submission of updated SoCGs (if required)</li> <li>• Comments on any additional information/submissions received by D4</li> <li>• Responses to any further information requested by the ExA</li> </ul>	<b>Tuesday 3 March 2020</b>
<b>12.</b>	Dates reserved for Hearings/ASI (if required)	<b>Tuesday 24 to Thursday 26 March 2020</b>
<b>13.</b>	<p><b>Deadline 6 (D6)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Post hearing submissions including written submissions of oral case (if relevant)</li> <li>• Comments on updated SoCG (if submitted)</li> <li>• Updated Schedule of Changes to the Book of Reference and Negotiations Tracker from the Applicant</li> <li>• Comments on Applicant's revised DCO</li> </ul>	<b>Friday 3 April 2020</b>

	<ul style="list-style-type: none"> <li>• Comments on any additional information/submissions received by D5</li> <li>• Responses to any further information requested by the ExA.</li> </ul>	
<b>14.</b>	<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> <li>• Report on the Implications for European Sites (RIES)</li> <li>• Publication by the ExA of the ExA's draft DCO Schedule of Changes</li> <li>• Any request for further information under Rule 17 (if necessary)</li> </ul>	<b>Thursday 9 April 2020</b>
<b>15.</b>	<p><b>Deadline 7 (D7)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on updated Schedule of Changes to BoR and Negotiations Tracker</li> <li>• Comments on the ExA's draft DCO schedule of changes (if required)</li> <li>• Comments on any additional information/submissions received by D6</li> <li>• Responses to any further information requested by the ExA</li> </ul>	<b>Monday 20 April 2020</b>
<b>16.</b>	<p><b>Deadline 8 (D8)</b></p> <p>Deadline for receipt by ExA of:</p> <ul style="list-style-type: none"> <li>• Final draft DCO to be submitted by the Applicant in the SI template with the SI template validation report</li> <li>• Applicant's final updated Guide to the Application</li> <li>• Responses to request(s) under Rule 17 (if relevant)</li> <li>• Responses to comments on ExA's draft DCO schedule of changes (if required)</li> <li>• Final SoCGs</li> <li>• Final Statement of Commonality of SoCGs</li> <li>• Final CA Schedule from Applicant</li> <li>• Final updated version of the Book of Reference</li> <li>• Comments on RIES</li> <li>• Comments on any additional information/submissions received by D7</li> <li>• Responses to any further information requested by the ExA</li> </ul>	<b>Friday 1 May 2020</b>
<b>17.</b>	<p><b>Deadline 9</b></p> <p>Deadline for the receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on any additional information/submissions received by D8</li> </ul>	<b>Monday 11 May 2020</b>

	<ul style="list-style-type: none"> <li>Responses to any further information requested by the ExA</li> </ul>	
<b>18.</b>	<p>The ExA is under a duty to complete the examination of the application by the end of the period of six months beginning with the day after the close of the Preliminary Meeting.</p> <p>The ExA may close the examination before the end of the six-month period if he is satisfied that all relevant matters have been addressed and discussed.</p>	<b>Tuesday 12 May 2020</b>

### Publication dates

All information received will be published on the project webpage on the National Infrastructure Planning website as soon as practicable after the deadlines for submissions. An Examination Library will be kept up to date throughout the Examination and can be accessed via the 'Documents' tab on the project webpage. Each document will be given a unique reference. These references will be used by the ExA during the Examination:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-10a3-wisley-interchange-improvement/?ipcsection=docs>

### Report on the Implications for European Sites (RIES)

A Habitats Regulations Assessment (HRA) Report has been submitted with the application and that has identified that were the Proposed Development to proceed there would be an adverse effect on the integrity of part of the Thames Basin Heaths Special Protection Area (the SPA). It will be necessary for the ExA to issue a RIES during the Examination. The RIES is a factual account of the information and evidence provided to the ExA on HRA matters during the Examination up to the date of the publication of the RIES, for the purposes of enabling the Secretary of State, as competent authority, to undertake an HRA should the Secretary of State be minded to grant development consent for this application. It is not the ExA's opinion on HRA matters. Comments on the RIES will be invited by the ExA and any received will be taken into account as part of the ExA's Recommendation to the relevant Secretary of State.

The Secretary of State may rely on the consultation on the RIES to meet its obligations under Regulation 63(3) of The Habitats Regulations 2017.

## Notification of hearings

Date	Hearing	Start time	Venue
12 November 2019	Issue Specific Hearing on the Draft Development Consent Order	2pm	The Mandolay Hotel, 36-40 London Road, Guildford, Surrey, GU1 2AE
12 November 2019	Open Floor Hearing	6pm	The Mandolay Hotel, 36-40 London Road, Guildford, Surrey, GU1 2AE

Information about the venue, including access and parking, can be found here: <https://www.guildford.com/contact-us/>.

Information about hearings is included in the Planning Inspectorate's 'Advice Note 8.5: The examination: hearings and site inspections', available on the National Infrastructure Planning website here: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>

If you wish to attend any of these hearings please contact the Case Team using the details at the top of this letter by **no later than 5 November 2019**, stating:

- whether you wish to speak at the hearing and the issues about which you wish to make oral representations;
- notifying us of any special needs you may have (eg disabled access, hearing loop etc).

Seating will be available at the venue(s) 30 minutes prior to the start of the hearing to enable a prompt start. The hearing will finish as soon as the Examining Authority (ExA) deems that all those present have had their say and all matters have been covered. Depending on the numbers wishing to speak at the hearing, it may be necessary for the ExA to limit the time allocated to each speaker.

### Hearing agendas

Please note that for Issue Specific Hearings the ExA will aim to publish a detailed draft agenda on the project website at least five working days in advance of the hearing date. However, the actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.

For Open Floor Hearings agendas will not be published unless, in consideration of the number of participants notified to the Planning Inspectorate, the ExA decides that establishing a running order will facilitate the process on the day.

## Availability of Examination Documents

The application documents and Relevant Representations are available on the project webpage on the National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-10a3-wisley-interchange-improvement/?ipcsection=docs>

All further documents submitted in the course of the Examination will also be published at the above location.

For ease of navigation, please refer to the Examination Library (EL) which is accessible via a blue button under the 'Documents' tab. The EL is updated regularly throughout the Examination.

The EL records and provides a hyperlink to:

- each application document;
- each representation made to the Examination; and
- each Procedural Decision made by the Examining Authority.

Each document is given a unique reference which will be fixed for the duration of the Examination. A hyperlink to each document on the project webpage is also provided. Please use the unique reference numbers applied in the EL when referring to any Examination Documents in any future submissions that you make.

Documents can be viewed electronically, free of charge, at the following locations. Please note you must either be a library member or have ID to access the computer facilities. Please check the website for local closure dates before travelling.

### Electronic deposit locations

Local authority	Location and address	Opening hours	Printing costs
Surrey County Council	Horsley Library Parade Court Ockham Road south East Horsley Surrey KT24 6QR	Monday 2pm–5pm Tuesday 10am–1pm and 2pm–5pm Wednesday Closed Thursday 10am–1pm and 2pm–5pm Friday 10am–1pm and 2pm–5pm Saturday 10am–4pm Sunday Closed	10p for A4 20p for A3
Surrey County Council	Walton Library 54 The Heart (off Hepworth Way) Walton on Thames Surrey KT12 1GH	Monday 9.30am–5.30pm Tuesday 9.30am–7pm Wednesday 9.30am–5.30pm Thursday 9.30am–5.30pm Friday 9.30am–5.30pm Saturday 9.30am–5pm Sunday 11am–5pm	10p for A4 20p for A3

Surrey County Council	West Byfleet Library The Corner West Byfleet Surrey KT14 6NY	Monday 2pm–5pm Tuesday 10am–1pm and 2pm–5pm Wednesday Closed Thursday 10am–1pm and 2pm–5pm Friday 10am–1pm and 2pm–5pm Saturday 10am–4pm Sunday Closed	10p for A4 20p for A3
Surrey County Council	Woking Library Gloucester Walk Woking Surrey GU21 6E	Monday 9.30am–5.30pm Tuesday 9.30am–7pm Wednesday 9.30am–5.30pm Thursday 9.30am–7pm Friday 9.30am–5.30pm Saturday 9.30am - 5pm Sunday Closed	10p for A4 20p for A3
Surrey County Council	Addlestone Library Runnymede Civic Centre Station Road Addlestone Surrey KT15 2AF	Monday Closed Tuesday 9.30am - 5pm Wednesday 9.30am - 5pm Thursday 9.30am - 5pm Friday 9.30am - 5pm Saturday 9.30am - 5pm Sunday Closed	10p for A4 20p for A3
Surrey County Council	Byfleet Community Library High Road Byfleet Surrey KT14 7QN	Monday Closed Tuesday 10am - 4pm Wednesday 6pm - 8pm Thursday 3pm - 5pm Friday 10am - 4pm Saturday 10am - 4pm Sunday 2pm - 4pm	10p for A4 20p for A3
Surrey County Council	Cobham Library The Cedar Centre Cedar Road Cobham Surrey KT11 2AE	Monday Closed Tuesday 9.30am–5pm Wednesday 9.30am–5pm Thursday 9.30am–5pm Friday 9.30am–5pm Saturday 9.30am–5pm Sunday Closed	10p for A4 20p for A3
<b>Weblink to locations</b>			
Horsley Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/horsley">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/horsley</a>			
Walton Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/walton">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/walton</a>			
West Byfleet Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/west-byfleet">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/west-byfleet</a>			
Woking Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/woking">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/woking</a>			

<p>Addlestone Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/addlestone">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/addlestone</a></p> <p>Byfleet Community Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/byfleet">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/byfleet</a></p> <p>Cobham Library <a href="https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/cobham">https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/cobham</a></p>	
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## Other Procedural Decisions made by the Examining Authority (ExA)

The ExA has made the following Procedural Decisions under Section 89(3) of the PA2008:

### 1. **Deadline for Notification by Statutory Parties, or certain Local Authorities of their wish to be considered as an Interested Party**

The ExA has made a procedural decision that, in order to facilitate a timely start to the examination, Statutory Parties and certain Local Authorities must have decided whether they wish to be considered as an Interested Party and notified the Planning Inspectorate of their decision by **Deadline 1 on 26 November 2019**.

### 2. **Written Representations**

The ExA has made the decision that Written Representations will be required at **Deadline 1 on 26 November 2019**.

### 3. **Statements of Common Ground (SoCGs)**

The ExA notes that SoCGs between the Applicant and Natural England, the Environment Agency and Historic England respectively have been submitted to accompany the application. In relation to some of the Principal Issues identified in **Annex B**, the ExA would be assisted by the preparation of SoCGs between the Applicant and certain Interested Parties. The draft Examination Timetable at **Annex C** therefore provides deadlines for submission of SoCGs. These are at **Deadlines 3, 5 and 8**.

The aim of a SoCG is to agree factual information and to inform the ExA and all other parties by identifying where there is agreement and where the differences lie at an early stage in the examination process. The SoCG should provide a focus and save time by identifying matters which are not in dispute or need not be the subject of further evidence. They can also usefully state where and why there may be disagreement about the interpretation and relevance of the information. The reasons for the differences and interpretation of the implications of a difference can then be expanded in the evidence. Unless otherwise stated or agreed, the SoCG should be agreed between the Applicant and the other relevant Interested Party or Parties, and submitted by the Applicant. It is likely that SoCGs will need to be updated as the Examination progresses, and final versions of all SoCGs shall be submitted at **Deadline 8**.

In addition to those SoCGs already prepared, SoCGs are requested to be prepared between the Applicant and:

#### A. **Elmbridge Borough Council**, to include:

- Development Consent Order
- Economic and Social impacts
- Environmental Impact Assessment, including issues relating to cumulative effects
- Traffic and transport

- Noise, air quality and disturbance
- Construction Environmental Management Plan
- Any other potential effects including on heritage assets, biodiversity, landscape and visual impact, flood risk and contamination

**B. Guildford Borough Council, to include:**

- Development Consent Order
- Economic and Social impacts, including any implications for bringing forward the A35 allocation (Wisely Airfield) of the Guildford Local Plan 2019
- Environmental Impact Assessment, including issues relating to cumulative effects
- Traffic and transport
- Noise, air quality and disturbance
- Construction Environmental Management Plan
- Any other potential effects including on heritage assets, biodiversity, landscape and visual impact, flood risk and contamination

**C. Surrey County Council, to include:**

- Development Consent Order
- Traffic and transport, including traffic modelling and assessment of alternatives
- Effects on the Public Rights of Way Network and on cyclists, pedestrians and horse riders
- Economic and Social impacts
- Environmental Impact Assessment, including issues relating to cumulative effects
- Noise, air quality and disturbance
- Construction Environmental Management Plan
- Any other potential effects including on heritage assets, biodiversity, landscape and visual impact, flood risk and contamination
- Compulsory Acquisition (as applicable)

**D. RHS Wisley, to include:**

- Development Consent Order
- Traffic and transport, including traffic modelling and assessment of alternatives
- Economic impacts
- Effects on the Garden and the visitor experience
- Compulsory Acquisition and effect on land holdings

**E. Wisley Property Investments Limited, to include:**

- Development Consent Order
- Economic impacts
- Relationship between the Proposed Development and any current/future proposals at Wisley Airfield, including effects on traffic generation and routing for vehicles and non-motorised users, biodiversity, landscape and the timing of any redevelopment of the airfield.

**4. Additional submissions and late Relevant Representations / Extension to the Relevant Representation period**

Following acceptance of the application for examination section 51 advice was issued to the Applicant on 17 July 2019 [Document reference PD-002 in the Examination Library] recommending that a number of documents be reviewed. The Applicant submitted updates on 24 July 2019. The ExA requests that the Applicant submits any further updates to those documents by no later than **5 November 2019** after which they will be published.

The Applicant notified the Planning Inspectorate that one of the notifications sent about the period for the registration of Interested Parties was returned undelivered and that therefore one Party had not been served notice. The Applicant sent or re-sent further notifications to those Parties extending the deadline of the period for registration for that Party. No further Relevant Representations were received following the extension to the deadline.

## **5. Request for further information from the Applicant**

We have made the procedural decision to request the following information from the Applicant to aid the smooth running of the Examination:

- A new plan showing the areas of Common Land within the DCO area which have not yet been de-registered as Common Land following the 1979 and 1982 Orders, accompanied by an update on the process and timetable for transferring the common land and exchange land;
- Two new plans (at A0 size) showing the existing situation and proposed scheme, each wholly contained on one sheet;
- A new plan (or set of plans) showing the detail of the 'Orange Land', using different shading to show any different sub-sets of this land, alongside further explanation;
- Further explanation on the intended procedure for using Common Land temporarily during the construction period for the scheme;
- Double-check all document names, references and cross-references are correct and content, submitting any necessary amendments, updates and omissions.

Submissions of the above should be made by **5 November 2019**.

## **6. Guide to the Application**

The ExA requests that, at each deadline, the Applicant provides an updated Guide to the Application document which provides a list of the most up-to-date documents before the Examination. A final version must be submitted before the close of the Examination

This communication does not constitute legal advice.

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