



National Infrastructure Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer
Services: 0303 444 5000
e-mail: M25junction10@planninginspect
orate.gov.uk

To Interested Parties, Statutory Parties
and Other Persons invited to the
Preliminary Meeting

Your Ref:

Our Ref: TR010030

Date: 20 November 2019

Dear Sir/ Madam

The Planning Act 2008 – Section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 8 etc

Application by Highways England for an Order Granting Development Consent for the M25 Junction 10/A3 Wisley interchange improvement project

Examination Timetable and procedure

This letter provides you with the Examination Timetable, details of the publication of the Examining Authority's (ExA) Written Questions and other important information about the Examination.

All documentation associated with this project, including a note of the Preliminary Meeting and the audio recording taken at that meeting, can be found using this link:

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

The Examination Timetable

We have made a Procedural Decision about the way the application will be examined. The final Examination Timetable is attached at **Annex A**.

The Examination Timetable replaces the draft timetable that was included in the Rule 6 letter dated 15 October 2019¹. In finalising the Examination Timetable, we have sought to accommodate requests and suggestions made at the Preliminary Meeting and in representations submitted in advance of that meeting.

¹ Your invitation to the Preliminary Meeting

Please note that the Examination Timetable contains a number of deadlines for receipt of information by the Planning Inspectorate. All deadlines are at 23:59 on the date specified. Please ensure submissions arrive by the deadline. If you do not make your submissions by the dates specified in the timetable, we may disregard them.

We request that Interested Parties send, where practicable, electronic copies of their submission as email attachments to m25junction10@planninginspectorate.gov.uk on or before the applicable deadline. Electronic attachments should be clearly labelled with the subject title and not exceed 12MB for each email. Providing links to websites where your submissions can be viewed is not acceptable. All submissions must be made in a format that can be viewed in full on the National Infrastructure Planning website. Any submissions that exceed 1500 words should also be accompanied by a summary; this summary should not exceed 10% of the original text.

If we consider it necessary to vary the Examination Timetable during the Examination, notification will only be sent to Interested Parties and Other Persons² invited to the Preliminary Meeting. The changes will be published on the M25 Junction 10/A3 project page of the National Infrastructure Planning website.

Other Procedural Decisions

Annex B contains important details and clarifications about our other Procedural Decisions made at, or following, the Preliminary Meeting. These include decisions in respect of:

- **Examination Timetable;**
- **Examining Authority's Written Questions;**
- **Statements of Common Ground;**
- **Local Impact Reports;**
- **Accompanied Site Inspection (ASI);**
- **Relevant Representation;**
- **Amended documents submitted into the Examination;**
- **Hard copy requests;**
- **Amendment to dDCO Issue Specific Hearing action points;** and
- **Guide to the Application.**

Written Representations

All Interested Parties are now invited to submit Written Representations and any comments on the Relevant Representations already submitted. These should be submitted by **Deadline 1** in the Examination Timetable (**Annex A**).

² Other Persons are persons that we chose to invite to the Preliminary Meeting, in addition to the prescribed persons listed in section 88(3) of the Planning Act 2008 – see 'Your status in the Examination and future notifications' below

Written Representations can cover any relevant matter and are not restricted to the matters set out in our Initial Assessment of Principal Issues discussed at the Preliminary Meeting and included in our Rule 6 letter³. Nor are they restricted to the content of our Written Questions (see next heading, below).

Any person, other than the Applicant, who submits a Written Representation must identify those parts of the application with which they agree and those parts with which they do not agree, explaining the reasons why⁴. Interested Parties should also provide with their Written Representations "***the data, methodology and assumptions used to support their submissions***"⁵.

Further written submissions will be requested by the ExA at various points in the Examination.

Any Written Representations, and any further written submissions requested by the ExA in the course of the Examination which exceed 1500 words should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the written submission and must be representative of the submission made.

ExA's Written Questions

We have compiled Written Questions (ExQ1) about the application and the representations received so far. These questions are published on the National Infrastructure Planning website and can be accessed through the following link:

<http://infrastructure.planninginspectorate.gov.uk/document/TR010030-000391>

Answers to the ExQ1 must be provided by **18 December 2019** (Deadline 2) in the Examination Timetable (**Annex A**).

If you require a hard copy of the ExQ1, please contact the Case Team who will send you a copy.

Hearings

We have decided to hold a series of hearings during the week commencing 13 January 2020, and also if required during the week commencing 23 March 2020. The details of the types of hearings to be held, as well as timings and locations, will be notified to all Interested Parties at least 21 days in advance of them taking place. That notification will include an additional deadline for Interested Parties to inform the Planning Inspectorate if they wish to attend the notified hearing(s).

³ <http://infrastructure.planninginspectorate.gov.uk/document/TR010030-000323>

⁴ Required under Rule 10(4) of The Infrastructure Planning (Examination Procedure) Rules 2010

⁵ <https://www.gov.uk/government/publications/planning-act-2008-examination-of-applications-for-development-consent>

The dates of these hearings are also confirmed in the Examination Timetable at **Annex A**.

Annex C provides details about what Interested Parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings.

Accompanied Site Inspection

Information about the ASI, scheduled to take place on Tuesday 14 January 2020, is also contained in **Annex B**.

We also enclose, in **Annex E**, a note of the Unaccompanied Site Inspection which we undertook on Wednesday 13 November 2019.

Availability of application documents and representations submitted to the Examination

All documentation and audio recordings associated with the examination of this application can be found using this link:

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

Annex D provides details of locations in the vicinity of the Proposed Development at which all Examination documents can be viewed electronically, free of charge.

Advice to Interested Parties about how to access and navigate the Examination Library is also provided at **Annex D**.

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>

If your reference number begins with 2002, M25J10-AP, M25J10-S57 you are in Group A. If your reference number begins with M25J10-SP you are in Group B. If your reference number begins with M25J10-OP you are in Group C.

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

You should be aware of the possibility of the award of costs against parties who behave unreasonably.

To assist understanding of what 'unreasonable behaviour' means in the context of an Examination under the PA2008, you may find it helpful to read the government guidance 'Awards of costs: examinations of applications for development consent orders' (July 2013)⁶. It is in everyone's interest that information is brought forward as early as possible in the examination process so you are encouraged to do so.

Management of information

The Planning Inspectorate has a commitment to transparency. Therefore, all information submitted for this project (if accepted by the ExA) and a record of any advice which has been provided, is published at:

[https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-
junction-10a3-wisley-interchange-improvement/?ipcsection=overview](https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-
junction-10a3-wisley-interchange-improvement/?ipcsection=overview)

All Examination documents can also be viewed electronically at the locations listed in **Annex D**.

Please note that in the interest of facilitating an effective and fair Examination, we may 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

Annexes

- A** Examination Timetable
- B** Procedural Decisions made by the Examining Authority
- C** Requests to appear and procedure to be followed at hearings
- D** Availability of representations and application documents
- E** Examining Authority's note of Unaccompanied Site Inspection on 13 November 2019

⁶ <https://www.gov.uk/government/publications/awards-of-costs-examinations-of-applications-for-development-consent-orders>

Examination Timetable

The Examining Authority (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.

Item	Matters	Due Dates
1.	Preliminary Meeting (PM)	Tuesday 12 November 2019
2.	Issue Specific Hearing (ISH) on the draft Development Consent Order (dDCO)	Tuesday 12 November 2019
3.	Open Floor Hearing (OFH)	Tuesday 12 November 2019
4.	Publication by the ExA of: <ul style="list-style-type: none"> The Examination Timetable ExA's Written Questions (ExQ1) 	As soon as practicable following the PM
5.	Deadline 1 (D1) Deadline for receipt by the ExA of: <ul style="list-style-type: none"> Comments on any updates to application documents submitted by the Applicant before the PM Comments on Relevant Representations (RR) Summaries of any RRs exceeding 1500 words Written Representations (WRs) Summaries of any WRs exceeding 1500 words Post PM, dDCO ISH and OFH submissions, including written summaries of oral case Notification by Statutory Parties of wish to be considered as an Interested Person (IP) by the ExA Provision of suggested locations and/or journey routes and justifications for site inspections for consideration by the ExA Notification of wish to attend any Accompanied Site Inspection (ASI) Draft itinerary to be provided by the Applicant for an ASI Notification from any Affected Person of wish to speak at a Compulsory Acquisition Hearing (CAH) Notification from any IP of a wish to speak at 	Tuesday 26 November 2019

	<p>subsequent ISHs</p> <ul style="list-style-type: none"> • Notification from any IP of a wish to speak at a subsequent OFH • Notification of wish to have future correspondence electronically • Any further information requested by the ExA 	
6.	<p>Deadline 2 (D2)</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on WRs and responses to comments on RRs • Responses to ExQ1 • Comments on Applicant's draft ASI itinerary • Local Impact Reports (LIR) from any Local Authorities • Schedule of Changes to the Book of Reference and Negotiations Tracker from the Applicant • Comments on Statements of Common Ground (SoCGs) submitted with application documents • Applicant's first revised dDCO • Any further information requested by the ExA • Comments on any further information requested by the ExA received by D1 	Wednesday 18 December 2019
7.	<p>Dates reserved for:</p> <ul style="list-style-type: none"> • Accompanied Site Inspection (ASI) • Issue Specific Hearing on any matter(s) • Any requested OFH • Any requested CAH 	Tuesday 14 to Thursday 16 January 2020
8.	<p>Deadline 3 (D3)</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Post-hearing submissions including written summaries of oral case • Comments on LIRs • Comments on responses to the ExQ1 • Comments on the Applicant's first revised dDCO • Revised/updated SoCGs (if any) and any additional SoCGs requested by the ExA • Statement of Commonality of SoCGs • Any further information requested by the ExA • Comments on any further information requested by the ExA received by D2 	Tuesday 28 January 2020
9.	<p>Deadline 4 (D4)</p>	Tuesday 11 February 2020

	<p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Applicant's revised dDCO (if required) • Comments on revised and additional SoCG (if submitted) • Notification from any Affected Person of wish to speak at a CAH • Notification from any IP of a wish to speak at subsequent ISHs • Notification from any IP of a wish to speak at a subsequent OFH • Any further information requested by the ExA • Comments on any further information requested by the ExA received by D3 	
10.	<p>Publication by the ExA of:</p> <ul style="list-style-type: none"> • ExA's Further Written Questions (ExQ2) (if required) 	Tuesday 18 February 2020
11.	<p>Deadline 5 (D5)</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Responses to ExQ2 (if issued) • Comment's on applicant's revised dDCO (if relevant) • Submission of updated SoCGs (if required) • Any further information requested by the ExA • Comments on any further information requested by the ExA received by D4 	Tuesday 3 March 2020
12.	Dates reserved for hearings/ASI (if required)	Tuesday 24 to Thursday 26 March 2020
13.	<p>Deadline 6 (D6)</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Post hearing submissions including written submissions of oral case (if relevant) • Comments on updated SoCG (if submitted) • Updated Schedule of Changes to the Book of Reference and Negotiations Tracker from the Applicant • Applicant's revised dDCO (if required) • Any further information requested by the ExA • Comments on any further information requested by the ExA received by D5 	Friday 3 April 2020
14.	<p>Publication by the ExA of:</p> <ul style="list-style-type: none"> • Report on the Implications for European Sites (RIES) • The ExA's draft DCO Schedule of Changes 	Thursday 9 April 2020

	<ul style="list-style-type: none"> Any request for further information under Rule 17 (if necessary) 	
15.	<p>Deadline 7 (D7)</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> Comments on updated schedule of Changes to BoR and Negotiations Tracker 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 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 Comments on the ExA's draft DCO schedule of changes (if required) Any further information requested by the ExA Comments on any further information requested by the ExA received by D6 	Monday 20 April 2020
16.	<p>Deadline 8 (D8)</p> <p>Deadline for receipt by ExA of:</p> <ul style="list-style-type: none"> Final draft DCO to be submitted by the Applicant in the SI template with the SI template validation report Applicant's final updated Guide to the Application Responses to request(s) under Rule 17 (if relevant) Responses to comments on the ExA's draft DCO schedule of changes (if required) Final signed SoCGs Final Statement of Commonality of SoCGs Final updated version of the Book of Reference Any comments on RIES Any further information requested by the ExA Comments on any further information requested by the ExA received by D7 	Friday 1 May 2020
17.	<p>Deadline 9 (D9)</p> <p>Deadline for the receipt by the ExA of:</p> <ul style="list-style-type: none"> Any further information requested by the ExA 	Monday 11 May 2020

	<ul style="list-style-type: none"> Comments on any further information requested by the ExA received by D8 	
18.	<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>	Tuesday 12 May 2020

Publication dates

All information received will be published on the project page of the National Infrastructure Planning website as soon as practicable after each deadline for submissions.

Hearing agendas

We will aim to publish a draft agenda for each hearing on the project page of the National Infrastructure Planning website at least five working days in advance of the hearing date. The actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.

Report on the Implications for European Sites

Where the Applicant has provided a No Significant Effects Report or a Habitats Regulations Assessment (HRA) Report with the DCO application, the ExA may decide to issue a Report on the Implication for European Sites (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 its HRA. 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 Regulations¹ and/ or Regulation 28 of the Offshore Marine Regulations.

¹ The Conservation of Habitats and Species Regulations 2017

Procedural Decisions made by the Examining Authority

We have made a number of Procedural Decisions following the Preliminary Meeting¹:

1. Examination Timetable

Following discussions made at the Preliminary Meeting on 12 November 2019 we have made the Procedural Decision to apply the following changes to the draft Examination Timetable at Annex C to the Rule 6 letter dated 15 October 2019, the final version is at **Annex A** of this letter:

The applied changes are:

- The requirement of the Applicant to complete the Compulsory Acquisition Schedule at Deadlines 1 and 8 has been removed. A version has been attached to the Examining Authority's Written Questions (ExQ1) and the Applicant is asked to add or amend as appropriate as part of its response.
- To move **Deadline 2** back one day to Wednesday 18 December 2019. The Applicant requested the due date be moved back further to Friday 20 December 2019, however the work required to enable these to be published and the close proximity to the Christmas break meant that the date of Wednesday 18 December was agreed upon.
- A second formal opportunity has been added at **Deadline 4** to give Interested Parties the chance to request to appear at possible hearings in March 2020.
- That by **Deadline 7** (20 April 2020), if not sooner:
 - Documentation is submitted to the ExA 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.
 - That certified copies are submitted to the ExA of any agreement(s) under: Section 106 of the Town and Country Planning Act 1990; any other legislation; or of a commercial nature that the Applicant intends to enter into with any other party or parties.
- As well as the above, minor wording changes have been made.

2. Examining Authority's Written Questions

<http://infrastructure.planninginspectorate.gov.uk/document/TR010030-000391>

¹ Section 89(1) of the Planning Act 2008

Some of our Written Questions (ExQ1) are directed to specific Statutory Parties which have not, at the time of writing, confirmed that they wish to become Interested Parties for the purposes of the examination of the application.

All relevant Statutory Parties will receive this correspondence and we request for each to check the ExQ1 carefully in order that they may identify and respond to any questions posed to them. No party should feel inhibited or restricted in responding to any question we ask, even if it is directed elsewhere.

For the avoidance of doubt, Statutory Parties are defined as the parties listed in Schedule 1 to The Infrastructure Planning (Interested Parties and Miscellaneous Prescribed Provisions) Regulations 2015².

3. Statements of Common Ground

The Applicant is taking the lead in the preparation of Statements of Common Ground (SoCG) and it will aid the smooth running of the Examination if all Interested Parties who are participating in the preparation of SoCGs liaise and co-operate with the Applicant in respect of their production. As a minimum and if not already done so, draft versions of the SoCGs requested below should be submitted by **28 January 2020** (Deadline 3, **Annex A**). Final signed versions of the SoCGs listed below are requested to be submitted by **not later than 1 May 2020** (Deadline 8, **Annex A**):

1. Elmbridge Borough Council
2. Guildford Borough Council
3. Surrey County Council
4. Royal Horticultural Society
5. Wisley Property Investments Limited
6. Natural England
7. Historic England
8. Environment Agency

All of the SoCGs listed above should, amongst any other things, cover the Articles and Requirements in the draft DCO. Any of the above listed Interested Parties seeking for an Article or Requirement to be reworded should provide in the SoCG the form of words which are being sought.

The position of the relevant Interested Parties should then be confirmed in the course of the Examination.

The content of SoCGs is necessary to help inform us as to the need to hold any Issue Specific Hearings in March 2020, and to enable us and the Applicant to give notice of such hearings at least 21 days in advance of them taking place.

4. Local Impact Reports

For submission by the Local Authorities defined under Section 56A of the Planning Act 2008.

² <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/legislation/>

A Local Impact Report (LIR) is a report in writing giving details of the likely impact of a Proposed Development on a Local Authority's area (or any part of that area). For more information about the importance and content of LIRs see our Advice Note One: Local Impact Reports³.

Local Authorities⁴ are invited to submit LIRs by **18 December 2019** (Deadline 2, **Annex A**).

5. Accompanied Site Inspection

Time has been reserved in the Examination Timetable to undertake an Accompanied Site Inspection (ASI) on Tuesday **14 January 2020**.

The Applicant and other parties are requested to submit requests for site inspections at specific locations and/or journey routes; reasons for those requests; indications of the time required to access the land and the duration of a journey route; a list of any special safety or other equipment required to access the land; and consent for the ExA and attendees to enter the land by **26 November 2019** (Deadline 1, **Annex A**). Requests by Interested Parties to attend the ASI should be provided to the same deadline. Persons making requests are asked to review the ExA's USI note (**Annex E**).

Interested Parties requested to attend the ASI will include representatives of the Applicant, Surrey County Council, Elmbridge Borough Council and Guildford Borough Council, together with any Interested Parties (or their representatives).

It may be necessary to limit the numbers of persons who accompany us for logistical and safety reasons, but it should be possible for arrangements to be made for Interested Parties (or their representatives) to join the inspection at specified locations within the itinerary. Please contact the Case Team if you wish to meet the inspection at a specific location within the itinerary, or at a new location, as proposed in your comments.

The final itinerary for the ASI will be published on the project page of the National Infrastructure Planning website approximately a week prior to the ASI.

Interested Parties should be aware that **ASIs are not an opportunity to make any oral representations to the ExA about the Proposed Development**. However, we may invite participants to indicate specific features or sites of interest.

6. Relevant Representation

As highlighted at the Preliminary meeting, Guildford Borough Council attempted to submit its Relevant Representation on 4 September 2019. Unfortunately, for reasons unknown, it did not reach The Planning Inspectorate. We have made a Procedural Decision to accept the representation and treat it as if it were made in a Relevant Representation. The document has been published on the project website.

³ <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>

⁴ Defined in s56A of the Planning Act 2008

7. Amended documents submitted into the Examination

We have made a Procedural Decision that if the Applicant or any other party submits an updated version of a previously submitted document, they shall provide alongside it a short, written explanation setting out what the differences or changes are.

8. Hard copy requests

We have made a Procedural Decision that all documents over 50 pages in length and all plans and drawings should be provided in hard copy to assist the ExA. Hard copies are provided to other parties at the discretion of the party submitting the document.

9. Amendment to dDCO Issue Specific Hearing action points

We have made a Procedural Decision to amend the deadline for Action 3 in the [Action Points from the dDCO ISH held on 12 November 2019](#) from Deadline 1 to Deadline 2 (**18 December 2019**).

10. 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

Requests to appear and procedure to be followed at hearings

The Examination Timetable reserves two periods of time for a series of hearings to be held, between 14 and 16 January 2020 and 24 and 26 March 2020.

Requests to appear at hearings

Interested Parties and Affected Persons are required to notify the Examining Authority (ExA) in writing of their wish to take part respectively in an Open Floor Hearing (OFH) or a Compulsory Acquisition Hearing (CAH). We remind Interested Parties and Affected Persons of the need to make any requests in this regard on or before **26 November 2019** and **11 February 2020** (Deadlines 1 and 4, **Annex A**).

If no written requests to take part in an OFH or CAH are received by the above deadline, we are not required to hold such a hearing; although we may choose to do so nonetheless.

We may also choose to hold Issue Specific Hearings (ISH) about topics that we think need to be explored orally.

The time, date and place of any confirmed hearing will be notified in writing to all Interested Parties, providing at least 21 days' notice.

If an Interested Party wishes to attend an OFH or ISH they should indicate which topics in their Relevant Representation or Written Representation they wish to address at the hearing. Similarly, any Affected Person wishing to attend a CAH should identify clearly the plots of land about which they wish to speak.

Notifications from Interested Parties and Affected Persons in respect of the above should be sent separately from any other written submission, and appropriately titled to allow us to quickly identify which event the notification relates to.

Procedure at hearings

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010¹. Any oral representations must be based on either the Relevant Representation or Written Representation made by the person by whom, or on whose behalf, the oral representations are made.

The ExA is responsible for the oral questioning of a person giving evidence and the process affords very limited scope to allow cross-questioning between parties². Our examination will be principally undertaken through the exchange of written submissions, and we will decide whether a hearing on a particular issue or topic is necessary. This decision is not connected to how relevant or important we consider an issue or topic to be.

¹ Rule 14

² Rule 14(5)

Hearing agendas

We will aim to publish a draft agenda for each hearing on the project page of the National Infrastructure Planning website approximately a week in advance of the hearing date. The actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.

Availability of representations and application documents

All application documents and representations submitted to the Examination are available to view on the project page on the National Infrastructure Planning website:

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

For ease of navigation, we recommend that you use 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:

- each application document;
- each representation accepted to be read in conjunction with the Examination; and
- each Procedural Decision made by the Examining Authority.

Each document is provided with a unique reference which will be fixed for the duration of the Examination. A hyperlink to each document on the National Infrastructure Planning website is provided. **Please use the unique reference numbers applied in the EL when referring to any existing Examination documents in representations that you make.**

Documents can also be viewed electronically at the following locations close to the application site, free of charge. 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.

If you have difficulty accessing any documentation please contact the Case Team using the details provided at the top of this letter.

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	West Byfleet Library	Monday 2pm–5pm Tuesday 10am–1pm and	10p for A4 20p for A3

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

<p>https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/byfleet</p> <p>Cobham Library https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest/cobham</p>	
--	--



The Planning Inspectorate

Application for Development Consent for M25 Junction 10/A3 Wisley Interchange Improvement Project Case Ref: TR010030

Examining Authority's note of Unaccompanied Site Inspection on 13 November 2019

Background

The Examining Authority (ExA) undertook its first Unaccompanied Site Inspection (USI) in connection with its examination of the application by Highways England for development consent for the M25 Junction 10/A3 Wisley Interchange Improvement Scheme (the application) on the morning of 13 November 2019. The weather was clear and sunny.

The purpose of this USI was to enable the ExA to particularly familiarise itself with:

- how the M25 Junction 10 currently interrelates with the A3;
- the layout of the Oakham Park roundabout;
- the layout of the Painshill roundabout; and
- the existing layout of the A245 between Byfleet and Cobham.

The USI was undertaken from publicly accessible land consisting of the strategic and local highway networks comprising the application site itself, as well as roads immediately adjoining the application site and/or roads providing links between the different parts of the application site.

As part of the USI the ExA drove from Guildford to Ripley via the A3 and B2215, then re-joined the A3 before entering Wisley Lane and travelling along its entire length and then continuing onto Ripley via Lock Lane, Pyrford Road, Warren Lane and Newark Lane. Thereafter, the ExA re-joined the A3 via the Oakham Park roundabout junction and drove to Byfleet and Cobham via the A245 and saw the location of the 'western' access to Painshill Park. Thereafter, the ExA drove back to Ripley via Old Lane, Oakham Lane and Oakham Road North and the Oakham Park roundabout.

While undertaking the USI the ExA did not encounter any Interested Parties (IPs) or other persons.

The purpose of this note is:

- to inform the Applicant and IPs involved in the Examination of actions already taken by the ExA; and
- to enable the Applicant and IPs to consider which additional routes the ExA will need to inspect as part of the Accompanied Site Inspection (ASI) scheduled for 14 January 2020. In that regard notwithstanding any routes the applicant or IPs may suggest, the Applicant is advised that the ExA will wish to retrace the route

it took between Wisley Lane and Ripley, i.e. Wisley Lane, Lock Lane, Pyrford Road, Warren Lane and Newark Lane.

Conclusion

The ExA has viewed the application site, so far as it comprises the public highway, and has therefore familiarised itself with the interrelationship of M25 Junction 10 and the A3 and the A3's interrelationship with the B2215 (London Road/Portsmouth Road) and the A245 and various of the affected side roads.

However, as part of the ASI the ExA intends that it will revisit all of the previously mentioned roads following any inspection routes identified by the ExA, as well as any other routes to and from the M25 or the A3 that are suggested by IPs by Deadline 1 and in response to first Written Questions. In addition, the ExA will need to visit sites of significance to the Proposed Development recommended by the Applicant and/or suggested by IPs including key viewpoints and locations including from within or adjoining Wisely Common and Oakham Common. In addition it would assist the ExA if permission could be allowed for the ASI to include RHS Wisley, Wisley Airfield, Painshill Park and the Heyswood Campsite.

Gavin Jones

Panel Lead of the Examining Authority

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.