

# M25 junction 10/A3 Wisley interchange

## ELM CORNER ACCESS VIA BOAT 525

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All sixteen affected households:

1. Accept the new access to be **via BOAT 525 to Old Lane**. This is accepted by HE.

On condition that:

1. A safe junction must be delivered where BOAT 525 joins Old Lane, which is a local accident hotspot due to the adverse camber. Detailed plans for this junction are not available in the DCO plans.
2. 'Old' Elm Lane (from Orchard Cottage to the A3) APP-007 TR010030/APP/2.3 work no.34 and APP-026 p81 must be returned to woodland, with mitigation of antisocial behavior a key design consideration. This does not appear to be delivered by the plans.

## ECONOMIC AND SOCIAL EFFECTS

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Stopping up old Elm Lane by Orchard Cottage and returning the redundant paved section of road to nature as an *unpaved* NMU route will discourage antisocial behavior, whilst also reducing upkeep costs for local authorities and minimising habitat fragmentation.

In summary, the social impact of the current design as understood, is disproportionate to the proposed use and benefit of retaining this section of road - alternative options for occasional maintenance access should be adopted.

### Hammerhead turn and other design considerations

We are not able to ascertain any detail about the hammerhead turn proposed for Elm Lane.

What land is intended to be taken, when and for how long?

How will Elm Corner residents access their properties during the construction phase of the hammer head? [Plan Ref 24/1; BoR p430].

The hammerhead / turning circle should be designed specifically for vehicular manoeuvre and in such a way that it does not encourage parking or anti-social activity.

## AIR QUALITY AND EMISSIONS

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### Construction compound APP-002 25.2.9/10

One of the construction compounds is located immediately adjacent to Elm Corner properties on the Former Wisley Airfield (Three Farms Meadow). Air quality and emissions will deteriorate causing

harmful effects to residents during construction due to the number of construction vehicles on site and compacting of redundant materials.

#### RHS Wisley over bridge

This elevated section of road is to the south west of Elm Corner and the SPA. The prevailing winds will reduce air quality in Elm Corner and in the woodland between Elm Corner and the A3, which is contiguous to the Thames Basin Heath SPA. The CO2 emissions from the overbridge will be exacerbated by slow moving cars, coaches and lorries.

## CLIMATE CHANGE IMPLICATIONS.

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The science on which the baseline assumptions about climate change in document AP-060 are based has been shown to be outdated by the 2018 Intergovernmental Panel on Climate Change report, and 2019 UN Environment Programme report. Imminent emergency legislative, regulatory and policy changes should therefore be anticipated.

## NOISE, VIBRATION AND LIGHTING

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The effects of the works seem to have been underestimated. No account of the effects of the construction compound adjacent to properties, are included.

The longevity of the works, expected to be two to three years, will particularly impact Elm Corner residents due to our proximity to the A3 and proposed RHS Wisley Bridge.

## COMPULSORY ACQUISITION AND / OR TEMPORARY POSSESSION

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More defined detail is required with regards to Compulsory/Temporary Possession of land and the extent of works to be conducted at Elm Corner.

Two Elm Corner properties, Orchard Cottage and Twenty Twelve, will require accommodation works to re-align driveways, however it seems only Orchard Cottage has been noted by HE as requiring works.

Work No. 34 of the Draft DCO (APP-018), age 423 of [APP-025] states taking temporary possession of the private access to Orchard Cottage. The current understanding that inclusion in the DCO boundary is for re-alignment of the drive only, needs to be definitively confirmed.

## BIODIVERSITY, ECOLOGY AND NATURAL ENVIRONMENT

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Old Elm Lane between Orchard Cottage and the A3 should be dug up and returned to nature to deliver a reduction in habitat fragmentation.

There will be a loss of Ancient Woodland at Ockham Park junction due to the construction of the RHS overbridge and link road.

## DRAFT DEVELOPMENT CONSENT ORDER (DDCO)

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The dDCO does not take into account the up to date details within APP-138 Statement of Common Ground with Natural England as detailed in our comments on Biodiversity, Ecology and Natural Environment.

## HISTORIC ENVIRONMENT

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An historic milestone is sited on the A3 adjacent to existing turn to Elm Lane and another at the end of Old Lane. These form part of the historic character of the village and must be safeguarded and preserved.

## OTHER STRATEGIC PROJECTS AND PROPOSALS

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We request the Examiner considers the planning history relating to the former Wisley Airfield / Three Farms Meadow (TFM), the Lovelace Neighbourhood Plan and the recent challenge under a S.113 action to the adopted Local Plan and recognises that all discussions that have taken place between WIPL and HE regarding development of TFM are premature.

## TRANSPORTATION AND TRAFFIC

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Residents are concerned about safe access, with construction vehicles sharing the existing Elm Lane access on/off the A3 during the works period due to the construction compound on TFM.

The use of a large area of redundant land in the central reservation does not seem to have been explored by Highways England and their ecologists as an alternative to the RHS overbridge which may allow realignment and a slip road on the north bound side of the A3.

Provision of north and south bound slip roads at the Ockham Park roundabout could greatly improve the outcome of the project for residents in Ockham and Ripley.

## DRAINAGE

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HE have been made aware of the need for a culvert at the very wet point in New Elm Lane. This does not appear to be represented in the plans.

## CLOSE

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Elm Corner Residents Group reserves its right to submit further information and material as the Examination Period progresses.

Elm Corner Residents Group request the opportunity of a future Open Floor Hearing / open meeting.

Elm Corner Residents Group request the opportunity to speak at a future Open Floor Hearing.

Elm Corner Residents Group request the opportunity to attend site visits undertaken by the Examiners within Ockham.