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November 19, 2019

National Infrastructure Planning

**Reference M25 Junction 10/A3Wisley
Representation From R J & P.E Brown.**

Dear Sirs,

Further to the representation lodged by Painshill Residents Association, this representation detailed below, is a personal representation made on behalf of my wife and myself as residents of Number [REDACTED] Painshill. I hereby register our concerns to the referenced proposal above in further detail as follows;

a) The Overall Scheme.

Firstly I consider the overall proposal of the scheme referenced above, as detailed and submitted to your planning authority, to be a very expensive solution, with an estimated cost of £250 million, promoted to prevent accidents and congestion at Junction 10 of the M25. The proposed work involves the widening of the A3 approaches with additional carriageways and exits to/from Junction 10 which in particular, concerning our property, involves the acquisition of nearby Grade 1 Listed Landscape land from Painshill Park, and the formation of a hard surfaced road through a grade 1 listed landscape accessing the slip road from Painshill Roundabout to M25/Junction 10.

I have already registered my concern to the scheme as a whole prior to the 6th September 2019 considering, this to be a waste of Taxpayers money when a cheaper alternative solutions should be considered. Accordingly, I question whether sufficient due diligence has been undertaken as to whether a simpler solution could be considered and evaluated, such as retaining the A3 existing road and carriageway alignments "as is" and upgrading the section of the A3 from Painshill Roundabout to Junction 10 with a smart motorway installation and vastly improved signage directing the traffic flow from Painshill roundabout to the correct carriageways long before to entering Junction 10. This would involve forming and utilising in peak times a hard shoulder, which would avoid the vast costs of adding additional carriageways, the potential escalation of the costs of the scheme and attracting additional traffic to the area .

b) Hazards

Severe traffic congestion on the Painshill roundabout, particularly during the morning and evening rush hours, already presents a significant hazard for Cobham residents. The current proposal for the additional A3 carriageways and in particular the alignment of the new access road for New Farm, The Guides Camp and Court Close farm , immediately adjacent to the roundabout, will make that problem far worse due to potential traffic back up to the Painshill Roundabout. Furthermore nothing is envisaged in the overall scheme to substantially reduce the buildup of traffic backing back, onto Painshill Roundabout from the A3 to the A245 Seven Hills Road and downtown Cobham. Consultation with the local authorities needs to be undertaken as to how traffic jams on the local roads are to be avoided. In my opinion during the construction phase to avoid the disruption at M25 Junction 10 vehicles are going to use Junctions 11 or 9, using the already congested A245. Accordingly could you please advise any mitigation proposed by the relevant local authorities.

c). Limiting Access to Painshill park and Painshill Estate

Under the present proposal the formation of a hard surfaced new access road as indicated on Atkins Drawing HE551522-ATK-HGN-A3_L2_J2 _SK-CH_000001 Rev P01_1 Painshill junction Scheme Layout with Aerial Photo Underlay, shows no fencing either security or acoustic to control unwanted access to Painshill Park and Painshill Estate limiting noise levels. There are potential encroachment concerns regarding Painshill dwellings in relation to the above proposal, with recent incidents involving groups of Travelers setting up camp within the Park. The current proposal without adequate robust fencing , isolating the access road from the grade 1 listed landscape, would further compromise the residents of Painshill Estate .

d). Pollution

The volume of traffic associated with the A3 widening and the New Guides Access Road is expected to increase the high levels of air pollution and noise pollution, experienced by residents, some of whom are elderly or have health problems. Has adequate consideration and due diligence been given to this factor with particular regard to Government Climate Change and Pollution guidelines? Also affected by the new hard surfaced road is the cutting down of trees

e) Heritage, Conservation and the Environment

Painshill Park and Painshill Estate have unique landscapes and buildings of considerable historical, architectural and environmental importance. The widening of the A3 and current proposals for the new access road would damage and impair the Grade 1 listed landscape and Grade 2 listed houses closest to the A3. It would also damage the local eco- system which is home to a diverse variety of wildlife including bats, badgers, dormice, deer, adders and bees.


f) Human Rights of Residents

The right to a family/private life and enjoyment of property enshrined in European legislation is relevant in this context. I believe that the current proposals would violate the rights of approximately 30 people who live on the Painshill Estate. It also appears, that in the consultation process to date the rights of Painshill residents have been assigned a much lower priority than those of other interested parties such as the Girl Guides Association.

g). Better Options Exist

I believe that better options exist that avoid the problems highlighted above (Items b to f). Has due consideration and due diligence been undertaken to review the proposed costs of the overall scheme compared to the implementation of a smart motorway system and clear carriageway signage from Painshill Roundabout down to Junction 10. Alternatively, siting the Access Road for the 3 properties (New Farm, The Guides Camp and Court Close farm) further past the Gothic Tower towards Pointers Road. I appreciate that there is no perfect option but I believe that an objective analysis of the pros and cons of current proposals versus the options mentioned above would conclude that there are better cheaper options controlling the cost to the taxpayer, the potential escalation of the estimated current costs (e.g. Crossrail and HS2) and the interests of Painshill residents.

Yours faithfully


Eur Ing Robert J. Brown Bsc(Eng) F.I.C.E, M.InstH.E, M.A.S.C.E