

Application by Highways England for an Order Granting Development Consent for the M25 Junction 10 /A3 Wisley Interchange Improvement Project

Itinerary for Accompanied Site Inspection (ASI)

Date: Tuesday, 14 January 2020
Time: Meeting at 8:50am
Departure at 9:00am
Meeting Place: The Mandolay Hotel, 36-40 London Road,
Guildford, Surrey, GU1 2AE

PLEASE NOTE: THE DEPARTURE TIME HAS BEEN BROUGHT FORWARD TO 9:00.

Requested Attendees

Interested Parties (IPs) requested to attend the ASI include representatives of the Applicant, Surrey County Council, Guildford Borough Council and Elmbridge Borough Council together with other IPs (or their representatives) who informed us of their intent to attend the site inspection.

Examining Authority's itinerary for an Accompanied Site Inspection

In the itinerary references to the sites are not exclusive but indicate what the Examining Authority (ExA) would like to see at this stage.

Please note that the ExA's inspection of sites is not an opportunity to provide any oral representations on the project or discuss evidence. It is an opportunity for the ExA to look at the physical features that can be seen on, or from, the sites. Participants may be invited by the ExA to point out specific features or sites of interest.

Approximate timings are provided at Annex A but it is not possible to predict precisely how long each part of the inspection will last, however, due to the restricted daylight hours it may be necessary to move on promptly in order to complete the whole itinerary.

Potential stops on the ASI that have been suggested by IPs and/or considered by the ExA may present logistical difficulties, e.g. Pyrford

Lock/Anchor Pub and San Domenico/Starbucks site, and will therefore form part of a future unaccompanied site inspection by the ExA.

Safety

A safety briefing will be provided by the Applicant. All attendees must follow instructions given by staff. All attendees are responsible for their own safety and must never act in a manner that might reduce the safety of themselves or others.

Clothing

It will be necessary for all parties to wear appropriate sturdy footwear and weatherproof clothing. It is recommended that participants bring and wear high visibility jackets when walking on the public highway; these can be provided by the Applicant if you do not have your own.

Joining the site inspection

For logistical and safety reasons, capacity on the transport that will be used for the ASI may be limited. Priority will be afforded to the Planning Inspectorate staff, the Applicant, local authorities and relevant Statutory Parties.

Parties intending to join the inspection should notify the Planning Inspectorate (M25junction10@planninginspectorate.gov.uk) in advance, giving a contact telephone number. Please also notify the case team if there is any change in attendance.

Parties joining the inspection, either at the start or on route, should attend the meeting place in good time. The ExA will not wait for parties who are not present at the meeting place at the notified time.

Notifications

The event notification of 5 December 2019 gave a deadline of 7 January 2020 to register an interest to attend. However, if you have not already registered your attendance and you now wish to attend please contact the Planning Inspectorate case team by **9 January 2020** at the latest.

Please note that, due to the nature of the event, pre-registration is mandatory. Please ensure that you receive confirmation that you are registered prior to the event.

Anyone registered to attend should provide contact details for the day and ensure the Planning Inspectorate case team is made aware of any special access requirements for any participants.

Sites on private land

Access onto any private land is at all times by permission of the person controlling it; householders, occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, the ExA will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside.

Cancellations

Please note that in the unlikely event that these accompanied site inspections are cancelled due to unforeseen circumstances we shall endeavour to contact attendees beforehand, but we would advise that you should regularly check the Planning Inspectorate's website which can be viewed here:

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

Accompanied Site Inspection detailed itinerary

Stage	Timings	Route
1	8:50 arrival for 9:00 departure	<p>Mandolay Hotel Guildford</p> <p>The Mandolay Hotel in Guildford will be used as the meeting point for the ASI as it is accessible by public transport and car. A compulsory site briefing from the Applicant (including health & safety and welfare information) will take place whilst on the vehicle.</p>
2	9:20-9:40	<p>Ripley</p> <p>The vehicle will travel on the A3 eastbound, exiting onto the B2115 Portsmouth Road which it will then follow through Send Marsh and Ripley village. At Ripley the vehicle will turn left onto Newark Lane and travel half a mile before safely turning around and returning to Ripley High Street where it will park at the Ripley Post Office bus stop on Ripley High Street north east of Newark Lane. The group can exit the vehicle to observe the traffic conditions in Ripley including the Newark Lane/ Ripley High Street junction. This bus stop is served by three bus routes with two services an hour that aren't scheduled to coincide with the proposed timings.</p>
3	9:40-9:50	<p>Ockham Interchange</p> <p>The vehicle will travel from Ripley village along Portsmouth Road to park at the Ockham Park Turn bus stop adjacent to the Ockham Interchange. The group will leave the bus and make the short walk along the footpath to be shown the site of the proposed construction compound at Nutberry Fruit Farm and Stratford Brook. The proposed traffic management arrangements for the construction compound will be explained at this time. The vehicle will travel a short distance along Mill Lane during the course of its journey to RHS Garden Wisley.</p>
4	9:50-10:55	<p>RHS Garden Wisley, Wisley Lane footbridge, Elm Lane, Wisley airfield and Wisley Lane</p> <p>The vehicle will travel through the Ockham Interchange on Portsmouth Road and re-join the A3 eastbound for approximately 1.5 kilometres (1 mile) before making the left turn into Wisley Lane to park at the entrance of RHS Garden Wisley where the group will leave the vehicle. From here the site of the proposed bus turn-round facility can be viewed.</p> <p>The group will continue on foot using the footway leading to the Wisley Lane footbridge where the site of the proposed new Wisley Lane overbridge will be observed. The group will cross the footbridge where views of the A3/ Wisley Lane access will be pointed out. On the south side of the A3, the group will be joined by representatives from Ockham Parish Council and the Elm Corner Residents Group and will walk along a short length of Elm Lane to observe the length of Elm Lane proposed for closure. Note that this section does not have footway provision.</p>

Stage	Timings	Route
		<p>At the bend in Elm Lane the group will enter the Wisley Airfield site where they will meet representatives from Wisley Property Investments Limited (WPIL). The group will walk towards the western section of the former aircraft dispersal area where the proposed Wisley Lane diversion can be observed adjacent to the treeline. The group will retrace their route out of the airfield, over the Wisley Lane footbridge and walk into the RHS Gardens Wisley where the group can observe the southern boundary of Gardens adjoining the A3. Toilet facilities are available here if necessary.</p> <p>The group will re-join the vehicle and exit the RHS gardens, turning left onto Wisley Lane to experience the road environment. The vehicle will travel through Wisley village before safely turning around. The vehicle will return along Wisley Lane and re-join the A3.</p>
5	10:55-11:05	<p>M25 junction 10 Ockham Park interchange circuit</p> <p>The vehicle will travel along the A3 northbound and take the off slip at junction 10 where it will complete a U-turn at the roundabout and access the A3 southbound and travel for 2.5 kilometres (1.6 miles) before exiting onto the Ockham Park interchange, where the bus will make a U-turn back onto the A3 northbound. This section of the site inspection will allow the group to observe the HGV laybys, bus stops on the A3 and the road environment around the southern section of the Scheme.</p>
6	11:05-12:10	<p>Pond Farm, SPA/Common Land and Clearmount Overbridge</p> <p>The vehicle will travel along the A3 eastbound onto the junction 10 approach road where it will turn left at the private access road to Pond Farm. The vehicle will travel along the short private road and stop at the enlarged clearing area which has enough space for the vehicle to safely turn. The group will exit the vehicle and be joined by representatives from Surrey Wildlife Trust before heading across Wisley Common, where the SPA and common land can be viewed. The group will continue on this path and onto Clearmount overbridge. From this location the group can view the site of the proposed Clearmount overbridge and view the site of the proposed M25 gyratory bridge, slip roads and through junction running lanes. The group will continue beyond Clearmount overbridge and follow the footpath past a wooded area towards the southern boundary of Park Barn Farm. The group will walk back to the vehicle and leave the common. This section of the inspection involves walking approximately 1.9 kilometres (1.2 miles) over potentially uneven terrain.</p>
7	12:10-12:20	<p>M25 and Cobham Services</p> <p>At junction 10 the vehicle will turn right at the roundabout onto the M25 travelling anticlockwise for approximately where the group will be pointed towards the site of the proposed non-motorised user (NMU) routes, Chatley Heath Semaphore Tower, replacement land situated to the east of Sandpit Hill and the traffic environment along the eastern section of the M25. The vehicle will travel for approximately 3.5 kilometres (2 miles) on the M25 and take the exit for the MSA Extra Cobham Services where it will park for lunch.</p>

Stage	Timings	Route
	12:20-12:50	<p>Lunch</p> <p>A brief lunch stop will be taken at MSA Extra Cobham services which has a wide variety of food and drink options. Please note that attendees are responsible for bringing or buying their own lunch and refreshments.</p>
8	12:50-13:05	<p>A3 northbound</p> <p>The vehicle will leave Cobham services and travel for approximately 11 kilometres (7 miles) on the M25 clockwise towards junction 11. The vehicle will travel through the motorway running lanes at junction 10 and the western section of the proposed Scheme where the group will pass the RHS compensation land as proposed. At junction 11 the vehicle will complete a turnaround at the roundabout and travel along the M25 anticlockwise towards the junction 10. The group will be informed about the smart motorway proposals during this section. At junction 10 the vehicle will turn left at the roundabout and join the A3 northbound. Shortly after joining the A3, the group will observe the proposed site of the Redhill Road NMU bridge followed by Long Orchard Farm, the proposed route of the bridleway running parallel to the A3 and the Eurogarages/former San Domenico site on the left. The vehicle will continue along the A3 towards the Painshill interchange.</p>
9	13:05-13:35	<p>Feltonfleet School</p> <p>The vehicle will exit the A3 at the Painshill interchange and turn left onto the A245 Byfleet Road westbound carriageway. During this journey the group will be able to observe, from the vehicle, the section of A245 Byfleet Road that is proposed to be widened. The vehicle will make the turn onto Byfleet Road and park at the eastern end of the road. The group will leave the vehicle and make the short walk to an elevated position which allows the group to view the Painshill interchange, electricity pylons overhead and A3 towards junction 10. At this point the group will meet representatives from Painshill House. The group will also be shown the proposed access to the Heyswood Girl Guide camp on the opposite side of the A3 and the Christmas tree field. The group will turn around to observe Feltonfleet School and the section of Byfleet Road which is proposed to be closed, and then return to the vehicle.</p>
10	13:35-14:35	<p>Painshill Park</p> <p>The vehicle will leave Byfleet Road and turn right onto the A245 eastbound and the group will have another chance to observe the traffic environment on the A245. The vehicle will continue through the Painshill interchange where the listed Painshill House gate can be observed. The vehicle will continue eastwards on the A245 Portsmouth Road and then turn right through the service entrance to Painshill Park where the group will meet representatives from Painshill Park Trust. The vehicle will travel through the park stopping at the western edge of the lake. The group will continue through Painshill Park on foot to the area surrounding the Gothic</p>

Stage	Timings	Route
		Tower. The group will then exit the park through the pedestrian gate along the western edge, which leads into the Heyswood Campsite.
11	14:35-15:05	<p>Heyswood Girl Guide Campsite</p> <p>The group will walk through the gate into the campsite where they will be joined by representatives from Girlguiding Greater London West. At this point they can view the Girl Guides' campsite and the road which is proposed to be widened. The group will continue down the road in the direction of the gas compound which is also the route of the proposed gas main diversion. It will also be possible to see the area of Ancient Woodland at the site. The group will re-enter Painshill Park and return to the vehicle. The vehicle will exit Painshill Park onto the A245 Portsmouth Road and then access the A3 southbound at the Painshill interchange.</p>
12	15:15-16:30	<p>Ockham Bites, Cockcrow overbridge, Old Lane, Ockham Lane</p> <p>The vehicle will continue south on the A3 through junction 10 and past the HGV laybys before turning left onto Old Lane where the vehicle will park at Boldermere (Ockham Bites) car park, where the group will exit the vehicle. Representatives of Ockham Parish Council will join at this point. The group may walk north east toward the Cockcrow bridge (subject to weather and daylight conditions) to view the location for the proposed Cockcrow overbridge. The group will return to Ockham Bites and re-join the vehicle. The vehicle will continue south along Old Lane and then turn onto Ockham Lane, stopping at the Black Swan public house to observe the junction between Old Lane and Ockham Lane. The journey will continue through Martyr's Green, Bridge End to Ockham village, then north along B2039 Ockham Road North towards Ockham Park interchange. During this section of the inspection the group can observe the local roads in the south east quadrant of the scheme. The vehicle will return to Ockham Bites car park to drop off representatives of Ockham Parish Council.</p>
13	16:30-16:40	<p>Burnt Common</p> <p>The vehicle will leave Boldermere (Ockham Bites) car park to re-join the A3 from Old Lane. The vehicle will leave the A3 at Ockham Park interchange onto the B2115 Portsmouth Road and continue through Ripley village and then Send. At the Shell garage the vehicle will turn left onto the A247 Clandon Road, travel across the A3 over the bridge and then take the slip onto the Ripley By-Pass where the vehicle will re-join the A3 southbound.</p>
14	16:40-17:15	<p>Close</p> <p>The vehicle will travel down the A3, and then return to the Mandolay Hotel where the ASI will finish.</p>

Accompanied Site Inspection route map

