

HIGHWAYS ENGLAND

M25 JUNCTION 10/A3 WISLEY INTERCHANGE SCHEME

SECTIONS 91, 92 AND 93 OF THE PLANNING ACT 2008

RULE 13(6) OF THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010

NOTICE OF HEARINGS RELATING TO THE M25 JUNCTION 10/A3 WISLEY INTERCHANGE SCHEME

PLANNING INSPECTORATE REFERENCE: TR010030

NOTICE IS HEREBY GIVEN that, at the dates, times and location set out below, a compulsory acquisition hearing, issue specific hearings and an open floor hearing will be held by the Examining Authority (appointed by the Secretary of State) for the examination of the application made by Highways England for a Development Consent Order (“the DCO”) for the M25 junction 10/A3 Wisley interchange scheme (“the Application”).

The Application was made to the Secretary of State (via the Planning Inspectorate) under sections 14, 22 and 37 of the Planning Act 2008 on 19 June 2019 and was accepted by the Planning Inspectorate for examination on 17 July 2019. The Application has been given the Planning Inspectorate reference number TR010030.

SUMMARY OF THE SCHEME

The Application seeks development consent for the M25 junction 10/A3 Wisley interchange scheme (the “Scheme”), located within the administrative areas of Elmbridge Borough Council, Guildford Borough Council and Surrey County Council and is needed to reduce congestion, improve safety, support planned housing and economic growth and improve provision for pedestrians, cyclists and horse riders crossing or using routes in the vicinity of M25 junction 10.

The main aspects of the Scheme comprise the following:

1. alteration and upgrading of the existing M25 junction 10 roundabout, including: elongation and widening of the circulatory carriageway to increase capacity for right-turning traffic; realignment, lengthening and widening of the junction entry and exit slip roads; and demolition of redundant bridge structures;
2. provision of four new dedicated free-flow slip lanes at M25 junction 10, to enable all left-turning traffic to pass through the junction unimpeded by traffic signals;
3. conversion of the existing hard shoulders on the M25 through junction 10 to provide an additional running lane for traffic in both directions, including emergency refuge areas and associated modifications to M25 gantries, signage and road markings;
4. widening of the A3 to dual four lanes between the Ockham Park junction and the Painshill junction, except where the A3 crosses over M25 junction 10, which will remain as two lanes in each direction;
5. new sign gantries on the A3 to provide variable speed limits and lane control between Ockham Park and Painshill junctions;
6. widening of the A245 Byfleet Road to dual three lanes between the Painshill junction and the Seven Hills Road junction to the west;
7. provision of two new dedicated slip lanes at the Painshill junction, to enable traffic leaving the northbound A3 to join the westbound A245 and traffic leaving the eastbound A245 to join the northbound A3 to avoid having to use the roundabout;
8. improvement of the Ockham Park junction, including installation of traffic signals at the entries to the roundabout and for new crossing facilities for pedestrians and cyclists;
9. modification of A3 side road junctions, including: improvement of the Old Lane junction; closure of the Wisley Lane junction and construction of a new road bridging over the A3 to connect Wisley Lane directly with the A3 at Ockham Park junction; and closure of the Elm Lane junction and provision of an alternative access to Elm Corner via Old Lane and an improved section of Byway Open to All Traffic;
10. closure of private accesses from the A3 carriageways and the provision of substitute local access arrangements, including a substitute access for properties between Redhill Road and Seven Hills Road (South) via a new highway running alongside the A3 northbound carriageway; a substitute access for properties at Wisley Common from Old Lane and crossing the A3 via the replacement Cockcrow overbridge;
11. provision of new and improved facilities for pedestrians, cyclists and horse riders, including: a new 6.3km long route along the A3 corridor between the Ockham Park and Painshill junctions; new and replacement bridges for the benefit of non-motorised users to cross both the M25 and the A3; and new and upgraded public rights of way in the area around M25 junction 10;
12. provision of replacement common land and open space in exchange for that needing to be acquired for the Scheme; and
13. extensive areas of habitat creation and enhancement and other environmental mitigation work including: measures to compensate for the impacts of the Scheme on the Thames Basin Heaths Special Protection Area and on Bolder Mere; the provision of a new wildlife crossing over the A3 as part of a replacement Cockcrow overbridge; and the reinstatement of landscape and habitats on land used temporarily for Scheme construction.

If the DCO is made by the Secretary of State, it would allow Highways England, for the purpose of constructing, operating and maintaining the Scheme, to acquire compulsorily interests in and rights over land, including the power to create and acquire new rights over land, and to take possession of and to use land temporarily.

The DCO would also make provision for development, which would constitute associated development together with other ancillary matters, including those related to the temporary and permanent stopping up of highways in the vicinity of the Scheme; and the temporary and permanent stopping up of private means of access in the vicinity of the Scheme.

HEARINGS

The Examining Authority’s letter dated 20 November 2019 contains a programme for the examination of the Application, including a number of hearings. Those hearings taking place in March 2020 will be held at the dates, times and location set out in the table below.

Date	Hearing Type	Time	Place
24 March 2020	Compulsory Acquisition Hearing (CAH1)	10.00am	Mandolay Hotel, 36-40 London Road, Guildford, GU1 2AE
25 March 2020	Issue Specific Hearing (ISH3) on traffic, environmental and socio-economic matters	10.00am	
25 March 2020	Open Floor Hearing (OFH2)	6.30pm	
26 March 2020	Issue Specific Hearing (ISH4) on the draft Development Consent Order	10.00am	

The venue will be open to the public half an hour before the start of the hearings.

Any hearings further to those listed above will be advertised by one or more further notices. In accordance with Rule 13(3) of Infrastructure Planning (Examination Procedure) Rules 2010, as amended, the Planning Inspectorate will also notify interested parties of the date, time and place fixed for each hearing.

For more information on these hearings, the examination of the Application and full timetable (and any amendments to it), including how and when to register to speak at the hearings and how and when to make written submissions, please contact the Planning Inspectorate using the details below, or visit its website where procedural decisions and notices of hearings are available to download:

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

COPIES OF THE APPLICATION DOCUMENTS

Copies of the Application documents, including the draft Development Consent Order, the compulsory acquisition information (including the Land Plans, Book of Reference, Funding Statement and Statement of Reasons) and the Environmental Statement can be viewed and downloaded online at the Planning Inspectorate's project website:

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

Full copies of the Application documents can be viewed at the following public locations and times:

Location	Opening Hours
Highways England Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ	Mondays to Fridays: 09:00–17:00
Guildford Borough Council Millmead House, Millmead, Guildford, Surrey GU2 4BB	Mondays to Thursdays: 08:30–17:00; Fridays: 08:30–16:30 Saturdays and Sundays: Closed
Elmbridge Borough Council Civic Centre, High Street, Esher, Surrey KT10 9SD	Mondays to Thursdays: 08:45–17:00; Fridays: 08:45–16:45; Saturdays and Sundays: Closed
Surrey County Council Penrhyn Road, Kingston upon Thames, Surrey KT1 2DW	Mondays to Fridays: 08:00–17:00; Saturdays and Sundays: Closed
Addlestone Library Runnymede Civic Centre, Station Road, Addlestone, Surrey KT15 2AF	Tuesdays to Saturdays: 09:30–17:00; Mondays and Sundays: Closed
Byfleet Community Library High Road, Byfleet, Surrey KT14 7QN	Tuesdays, Fridays and Saturdays: 10:00–16:00; Wednesdays: 18:00–20:00; Thursdays: 15:00–17:00; Sundays: 14:00–16:00; Mondays: Closed
Cobham Library The Cedar Centre, Cedar Road, Cobham, Surrey KT11 2AE	Tuesdays to Saturdays: 09:30–17:00; Mondays and Sundays: Closed
Horsley Library Parade Court, Ockham Road South, East Horsley, Surrey KT24 6QR	Mondays: 14:00–17:00; Tuesdays, Thursdays and Fridays: 10:00–13:00 and 14:00–17:00 Saturdays: 10:00–16:00; Wednesdays and Sundays: Closed
Walton Library 54 The Heart, Walton on Thames, Surrey KT12 1GH	Mondays, Wednesdays, Thursdays and Fridays: 09:30–17:30; Tuesdays: 09:30–19:00; Saturdays: 09:30–17:00; Sundays: 11:00–17:00
West Byfleet Library The Corner, West Byfleet, Surrey KT14 6NY	Mondays: 14:00–17:00; Tuesdays, Thursdays and Fridays: 10:00–13:00 and 14:00–17:00; Saturdays: 10:00–16:00; Wednesdays and Sundays: Closed
Woking Library Gloucester Walk, Woking, Surrey GU21 6EP	Mondays, Wednesdays and Fridays: 09:30–17:30; Tuesdays: 09:30–19:00; Saturdays: 09:30–17:00; Thursdays and Sundays: Closed

The opening hours are correct at the time of publication.

The Application documents can also be viewed online at libraries with internet facilities, using the web address above; please note that you may need to bring a form of ID to use the computer in such libraries. Venue copying charges will apply.

FURTHER INFORMATION

Further information about the Application, the hearings, how to take part in the Examination and any other matters covered in this notice may be obtained from the Planning Inspectorate or Highways England M25 junction 10/A3 Wisley interchange improvement team using the following contact details:

The Planning Inspectorate	Highways England
Post: The Planning Inspectorate 3D Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN Email: M25Junction10@planninginspectorate.gov.uk Telephone: 0303 444 5000 Website: https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-10a3-wisley-interchange-improvement/ Please quote the Application reference number TR010030 in any correspondence with the Planning Inspectorate about this Scheme. Correspondence about this Scheme should be marked: FAO M25 junction 10/A3 improvement Case Team	Post: M25 junction 10/A3 Wisley interchange Project Team, Highways England, Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ Email: info@highwaysengland.co.uk Telephone: 0300 123 5000 Correspondence about this Scheme should be marked: FAO M25 junction 10/A3 Wisley interchange scheme

28 February 2020