

## **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 15 May 2020**

#### **Background**

One member (Grahame Gould/the Panel Member) of the Examining Authority (ExA) undertook its third 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 on the morning and early afternoon of 15 May 2020. This site visit was undertaken further to the Secretary of State, for the Ministry of Housing, Communities and Local Government making his 'Planning: update' Written Statement on 13 May 2020 and the related decision made by the Planning Inspectorate that its Inspectors could recommence making site visits/inspections when the Inspector concerned considered it is possible to conduct an inspection in accordance with the Government's current physical distancing guidance.

This visit commenced at 10.15am and the weather was bright and dry. Active use of the Commons was being made by a number of walkers. The car park being around half full.

The primary purpose for this USI was for the Panel Member to view the parts of Wisley Common and Ockham Common, together with the proposed Commons 'Replacement Land' adjoining Pointers Road, that the ExA had intended to visit on an unaccompanied basis prior to the holding of the various Hearings that it had to postpone in March 2020.

The Panel Member parked in the northern of the two public car parks in Old Lane and walked through Ockham Common to reach the Chatley Heath Semaphore Tower, before crossing the M25 using the overbridge to reach Pointers Road. From Pointers Road the Panel Member viewed the sites of the proposed Replacement Land referred to by the Applicant as 'Pointers Road South', 'Pointers Road North', 'Beach Hill Road' and 'Chatley Wood'. The ExA then walked to the western extremity of Pointers Road and used the pedestrian route that forms part of the roundabout at Junction 10 of the M25 in order to get to the western side of the A3.

The Panel Member then entered Wisley Common in the vicinity of Cockcrow Hill and headed southwards and then north westwards, using the main tracks within the Common, in order to reach Pond Farm and view the grazing land within the immediate vicinity of Pond Farm. During

this part of the USI the Panel Member observed around 12 cows roaming freely along the access track leading to and from the Pond Farm complex.

Thereafter the Panel Member walked back in the direction of the A3 and left Wisley Common and re-entered Ockham Common, via the Cockcrow Bridge, on route to the northernmost of the Old Lane car parks, where the USI was concluded.

*Grahame Gould*

Panel member of the Examining Authority