

**M25 junction 10/A3 Wisley interchange
TR010030**

**9.123 Applicant's note for Action point
2 (Session 2 Part 5 RHS Wisley)**

Rule 8(1)(k)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

Volume 9

July 2020

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 10/A3 Wisley interchange Development Consent Order 202 [x]

9.123 Applicant's note for Action point 2 (Session 2 Part 5 RHS Wisley)

Rule Number:	Rule 8(1)(k)
Planning Inspectorate Scheme Reference	TR010030
Application Document Reference	TR010030/9.123
Author:	M25 junction 10/A3 Wisley interchange project team, Highways England and Atkins

Version	Date	Status of Version
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1. Introduction

1.1.1 This document sets out Highways England's response to the Examining Authorities request from Session 2 Part 5 RHS Wisley at the Compulsory Acquisition Hearing to:

- *Submit into the Examination the construction phase plan or plans and explanatory notes identifying how access provision to the RHS Wisley site would be maintained throughout the construction phase of the Proposed Development.*

2. Construction phases

2.1.1 Construction will be undertaken in three phases. These are shown on the plans in Appendix A.

2.1.2 The initial phase is the construction of a temporary access into RHS Wisley for their visitor traffic. The temporary works plans show the temporary access within plot 2/28, however that design is not preferred by RHS. The use of plot 2/28 to provide the temporary access, whilst fully deliverable, would require some felling of trees in this area and RHS has requested that Highways England does not remove those trees. As part of ongoing discussions with RHS, Highways England is willing to agree that the temporary access would be created via a widening of the existing RHS Wisley exit, subject to planning permission being obtained and to RHS granting Highways England the necessary rights to construct the access in that location. The proposed arrangement is shown on Sheet 1 of the accompanying plans.

2.1.3 The next phase starts upon the opening of the temporary entrance and exit where the existing RHS Wisley entrance into the gardens will be closed from the existing alignment. This will enable the construction of the Wisley Lane Overbridge and approach embankment past the position of the designed spur for the gardens allowing construction of the new Wisley Lane connecting from Ockham Junction all along the east side of the A3, over it and into the new gardens entrance. This phase is shown on Sheet 2 of the accompanying plans.

2.1.4 With the highway works completed the third phase will be to open the new Wisley Lane from Ockham Junction, down the spur onto the gardens access road. The gardens access road would be temporarily be two way to allow traffic to pass to and from the A3. For users of Wisley Lane not seeking to access RHS Wisley, a temporary cross over will be required from the gardens access road onto the existing Wisley Lane through plot 2/28. This is shown on the current temporary works plans [REP8-012, sheet 2].

2.1.5 An alternative cross over arrangement on the western edge of the temporarily acquired land is being investigated to reduce tree loss within that area with consultation with RHS Wisley as per paragraph 2.1.1. This temporary arrangement is necessary to allow Highways England to construct the remaining tie in for the new Wisley Lane. This phase is shown on Sheet 3 of the accompanying plans.

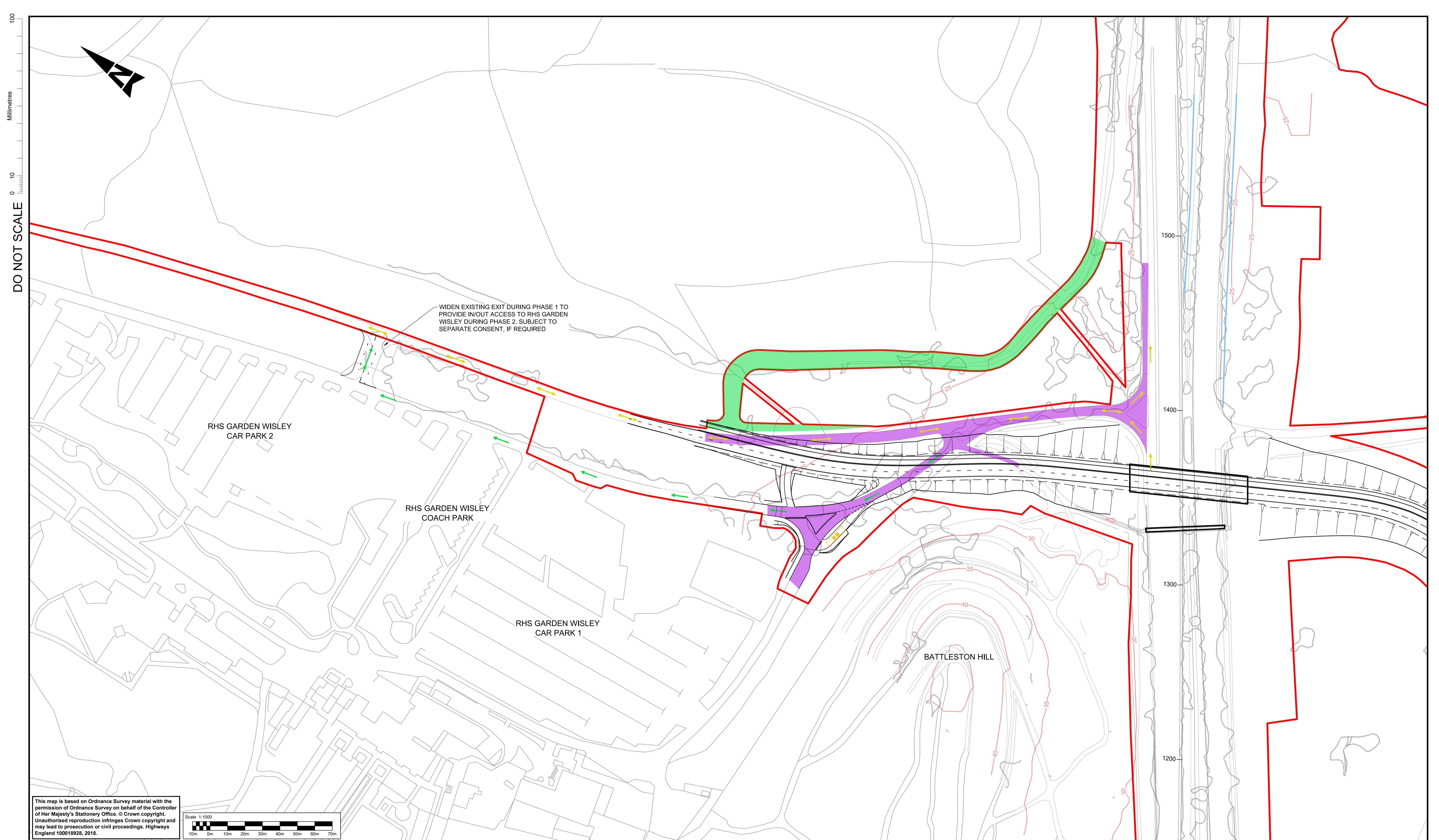
2.1.6 With the tie in complete the new Wisley Lane alignment can be fully opened to traffic and flows to works as per the final road design. This phase is shown on Sheet 4 of the accompanying plans.

3. Responses to points raised by RHS

3.1.1 A point was made on behalf of RHS regarding the bridge over the A3 for the realigned Wisley Lane and previous discussions about the design of the bridge. The assertion was made during the Compulsory Acquisition Hearing that this bridge had been proposed previously as a green bridge. However, this is incorrect.

3.1.2 Consideration was given to this bridge being a “feature” bridge that would highlight the presence of the RHS Wisley Gardens, with the use of an application to for designated funds to achieve this. Designers are ordinarily expected to design structures taking account of their surrounds and it was not easy to see what enhancements additional funds may actually bring, over and above what could be achieved with sympathetic design.

Appendix A. Construction Phase Plans



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WIDEN EXISTING EXIT DURING PHASE 1 TO PROVIDE IN/OUT ACCESS TO RHS GARDEN WISLEY DURING PHASE 2. SUBJECT TO SEPARATE CONSENT, IF REQUIRED

RHS GARDEN WISLEY CAR PARK 2

RHS GARDEN WISLEY COACH PARK

RHS GARDEN WISLEY CAR PARK 1

BATTLESTON HILL

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 - 2. THE ALIGNMENT OF UTILITY DIVERSIONS ARE SHOWN ON THE TR010030/APP/2.3 WORKS PLANS.
 - 3. FOR CROSS-SECTIONS REFER TR010030/APP/2.9 DRAWINGS.
 - 4. THE INFORMATION SHOWN ON THE PLANS IS COMMENSURATE WITH THE PRELIMINARY DESIGN STATUS OF THE PROJECT.
- KEY**
- CONSTRUCTION COMPLETE IN PREVIOUS PHASE.
 - EXISTING ACCESS TO AND FROM THE A3 NORTHBOUND FROM AND TO WISLEY LANE AND RHS GARDEN WISLEY TO BE RETAINED DURING PHASE 1.
 - GENERAL TRAFFIC TO OPERATE AS EXISTING.
 - RHS ONLY TRAFFIC TO OPERATE AS EXISTING.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).	
Construction	CONSTRUCTION OF STRUCTURE OVER LIVE CARRIAGEWAY
Maintenance / Cleaning	NONE
Use	NONE
Decommissioning / Demolition	EXISTING WISLEY FOOTBRIDGE TO BE DEMOLISHED



Description						
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date
Description						
Description						
Description						
Description						
A1	0	SB	LH	RM	GB	01/07/20

Drawing Suitability: **APPROVED - PUBLISHED**

Status: **A1**

Client: **Working on behalf of highways england**

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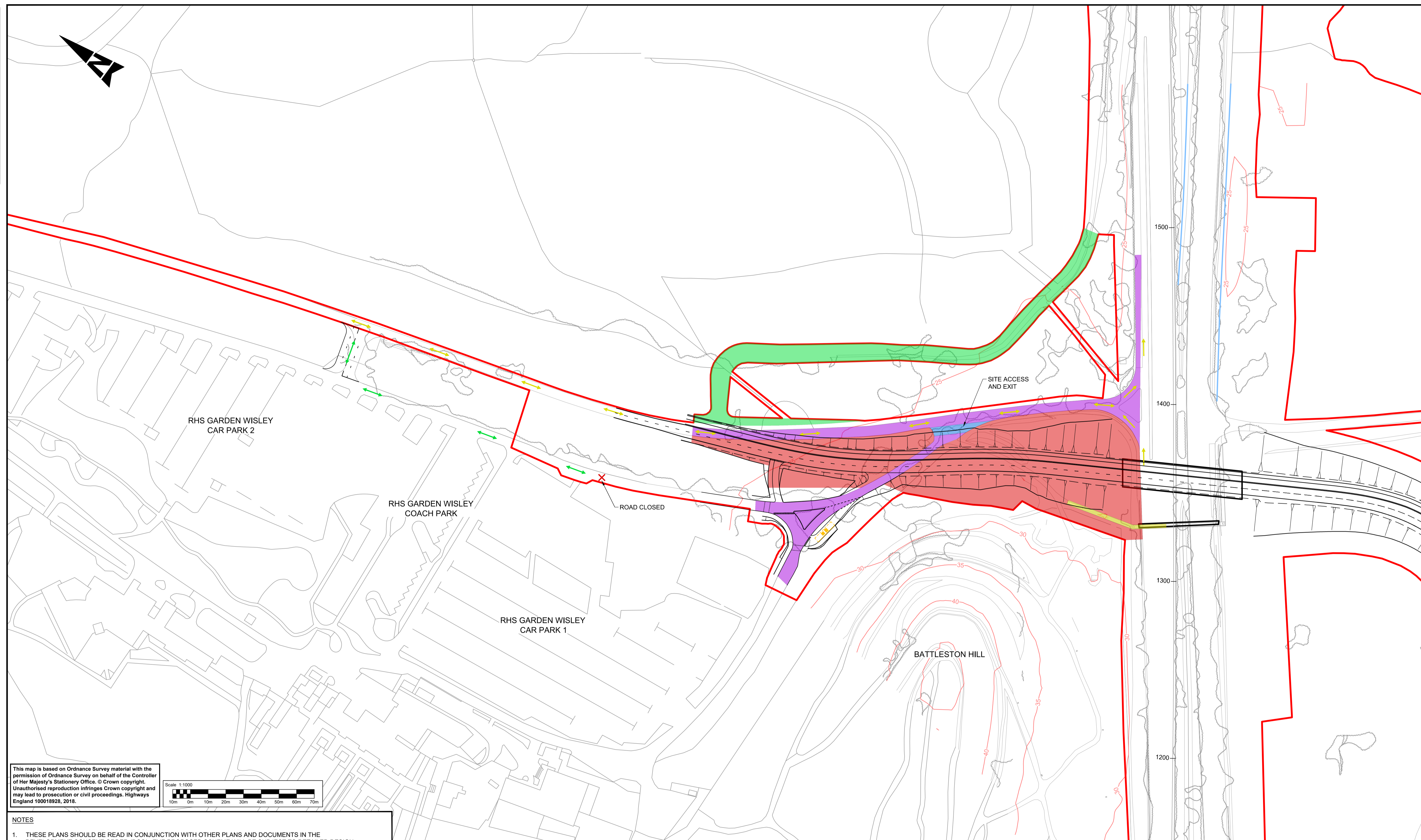
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M25 junction 10/A3 Wisley interchange	
Drawing Title	
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Drawing Number	Rev.
TR010030/APP/9.123	0
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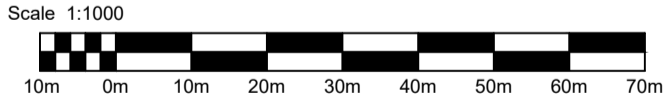
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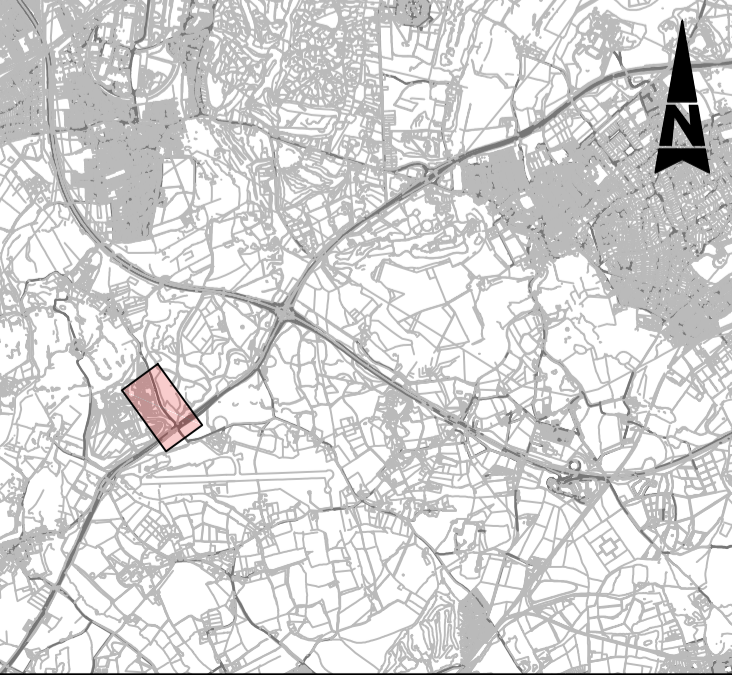
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 - THE INFORMATION SHOWN ON THE PLANS IS COMMENSURATE WITH THE PRELIMINARY DESIGN STATUS OF THE PROJECT.

- KEY**
- CONSTRUCTION COMPLETE IN PREVIOUS PHASE.
 - SITE CLEARANCE OF NEW EMBANKMENT POSITION AND CONSTRUCTION OF NEW BRIDGE AND EMBANKMENT PAST EXISTING ACCESS SPUR TO RHS GARDEN WISLEY.
 - EXISTING ACCESS TO AND FROM THE A3 NORTHBOUND FROM AND TO WISLEY LANE TO BE RETAINED. ENTRY AND EXIT TO RHS GARDEN WISLEY TO BE VIA THE EXIT WIDENED DURING PHASE 1.
 - ENTRY AND EXIT TO CONSTRUCTION SITE ONLY (NO ACCESS TO RHS GARDEN WISLEY).
 - GENERAL TRAFFIC TO OPERATE AS EXISTING.
 - RHS ONLY TRAFFIC TO OPERATE 2-WAY THROUGH WIDENED EXIT.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).

Construction	CONSTRUCTION OF STRUCTURE OVER LIVE CARRIAGEWAY
Maintenance / Cleaning	NONE
Use	NONE
Decommissioning / Demolition	EXISTING WISLEY FOOTBRIDGE TO BE DEMOLISHED



Description	Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date
ISSUED FOR DEADLINE 11	A1	0	SB	LH	RM	GB	01/07/20

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Project Title: **M25 junction 10/A3 Wisley interchange**

Drawing Title: **WISLEY LANE EMBANKMENT CONSTRUCTION PHASE 2 REGULATION 5(2)(o) SHEET 2 OF 4**

Drawing Number: **TR010030/APP/9.123** Rev: **0**

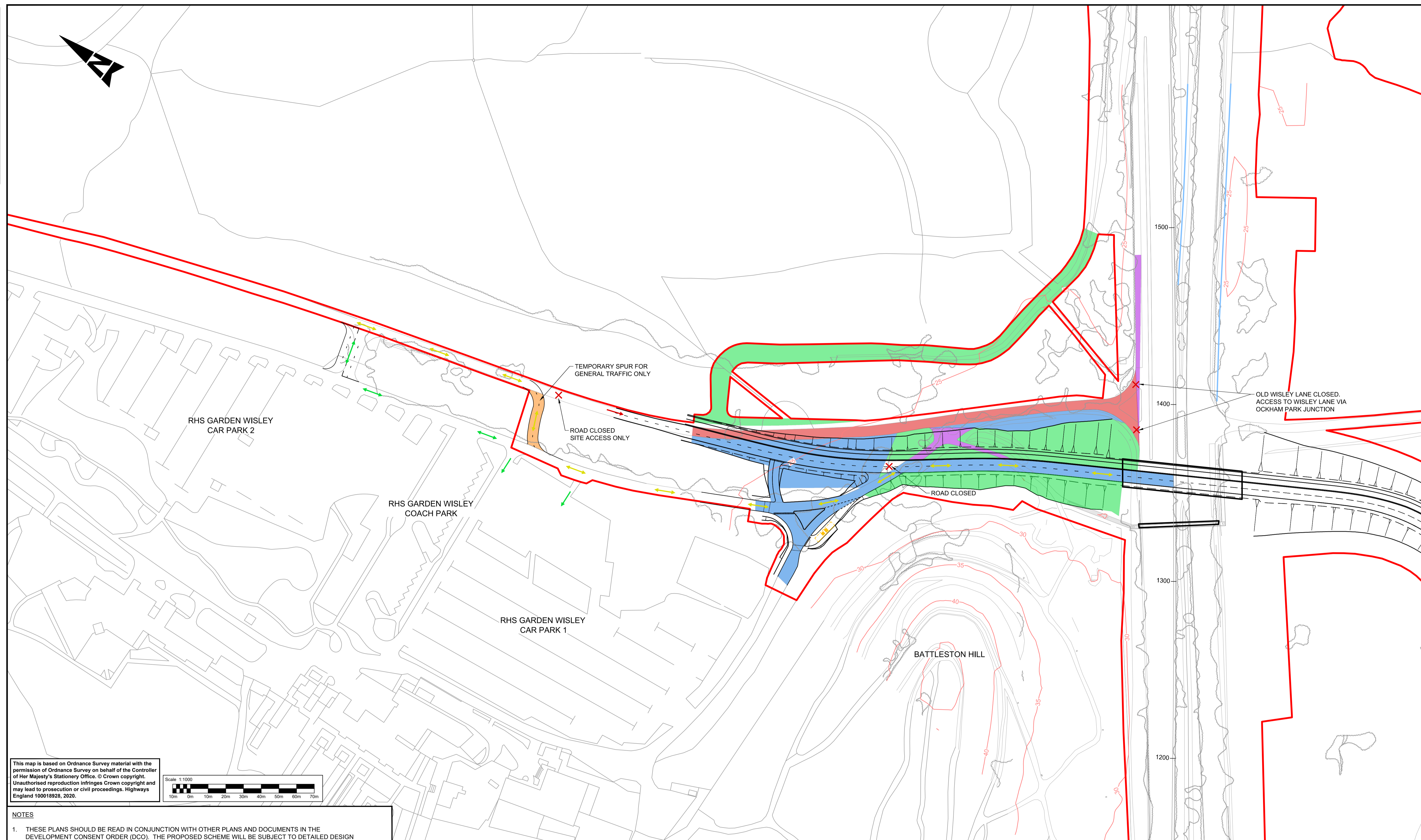
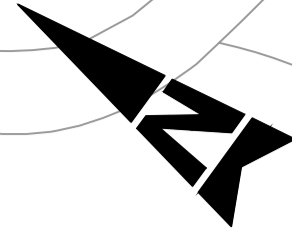
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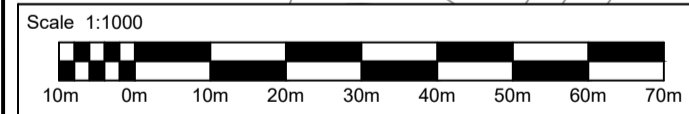
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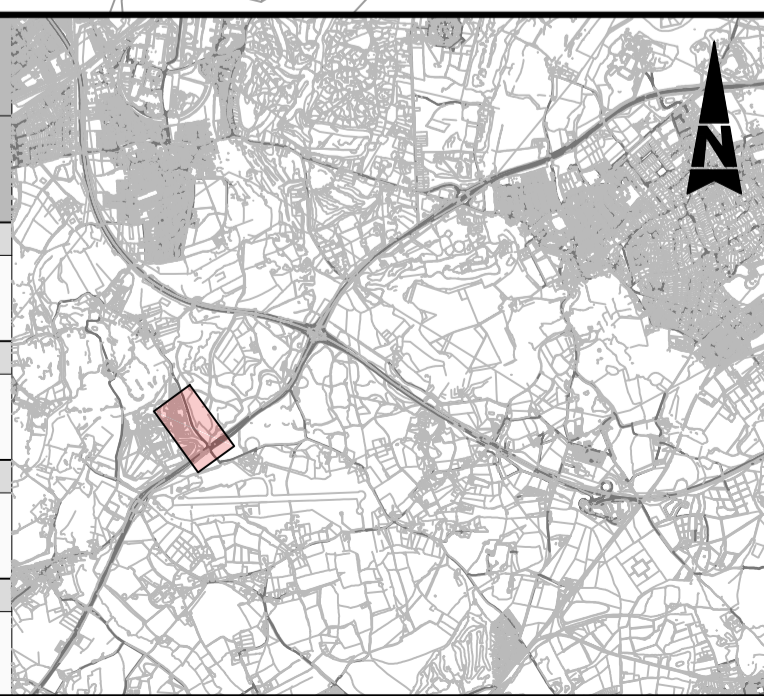
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- KEY**
- CONSTRUCTION COMPLETE IN PREVIOUS PHASE.
 - PLANE/BREAK OUT OLD WISLEY LANE.
 - PLANE/BREAK OUT OLD RHS GARDEN WISLEY ACCESS FROM OLD WISLEY LANE.
 - CONSTRUCT EMBANKMENT AND TIE-IN.
 - GENERAL TRAFFIC TO BE TRANSFERRED ONTO NEW WISLEY LANE ALIGNMENT FROM OCKHAM ROUNDABOUT AND USE SHORT SECTION OF EXISTING RHS GARDEN WISLEY ACCESS.
 - RHS ONLY TRAFFIC.
 - CONSTRUCTION SITE VEHICLES ONLY.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION	
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Maintenance / Cleaning	NONE
Use	NONE
Decommissioning / Demolition	EXISTING WISLEY FOOTBRIDGE TO BE DEMOLISHED



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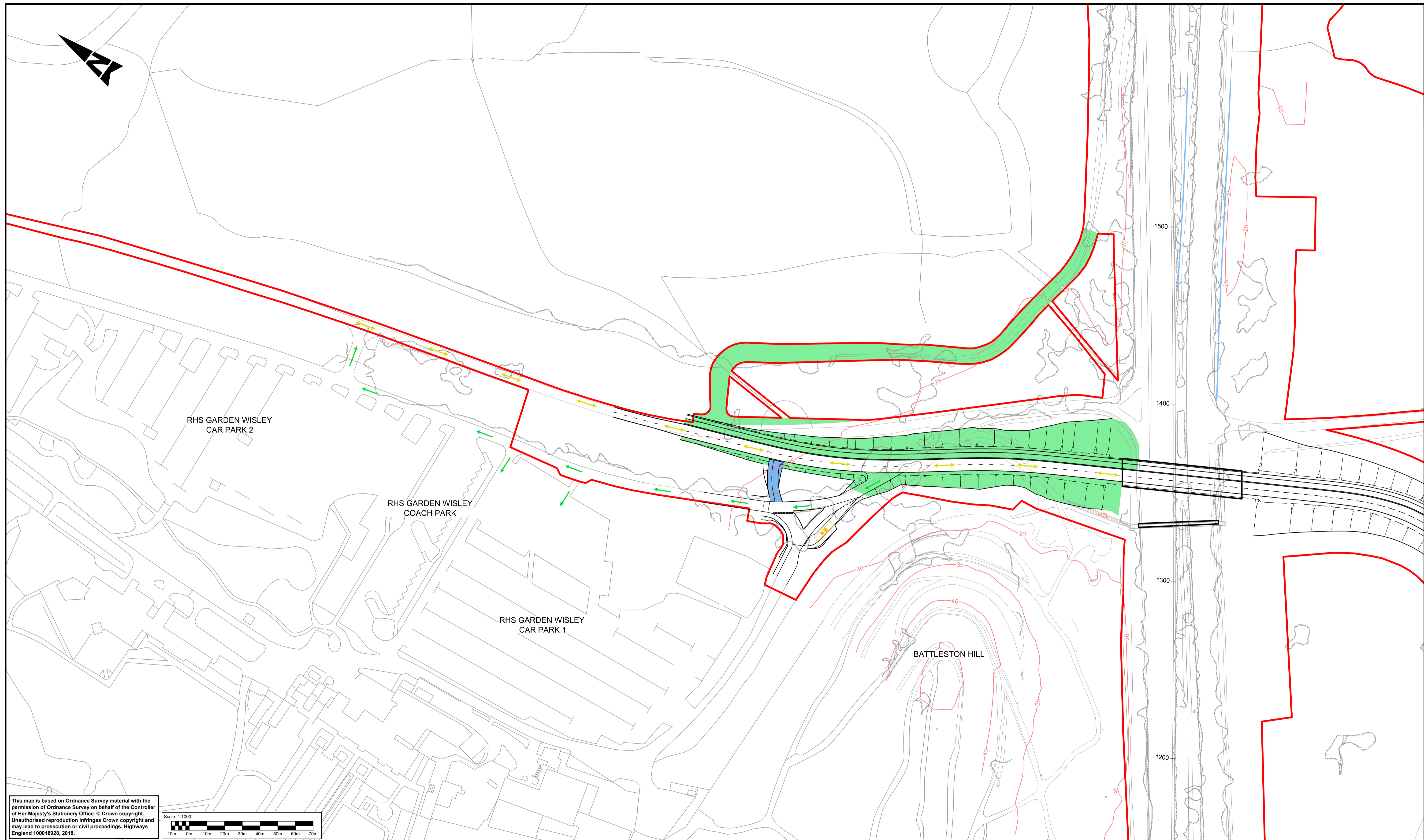
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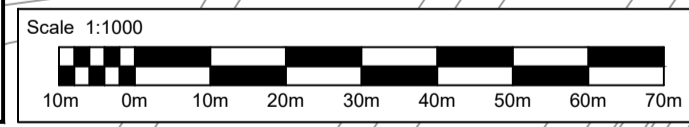
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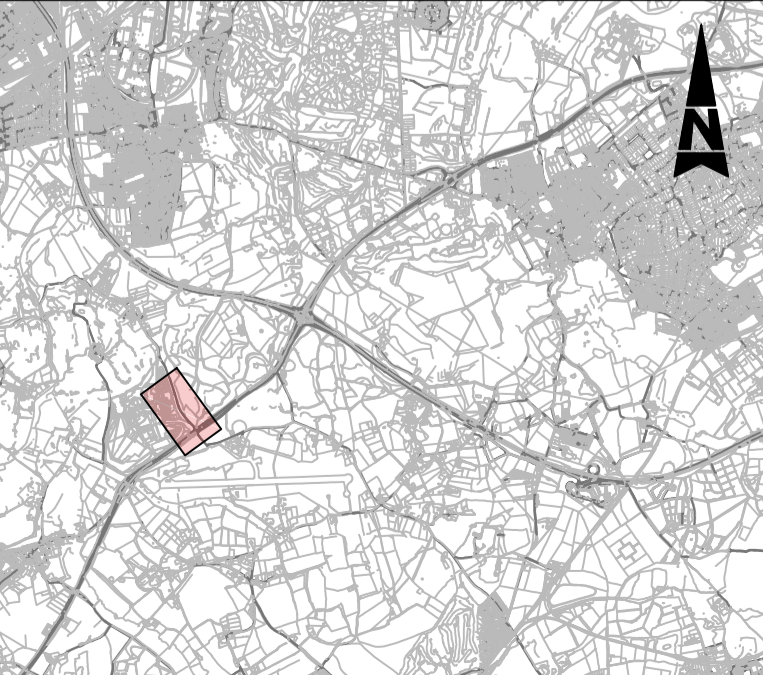
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KEY

- CONSTRUCTION COMPLETE IN PREVIOUS PHASE.
- BUS ROUTE DESIGN TO BE CONFIRMED, RHS WISLEY AS BUILT TREE SURVEY TO BE USED TO AVOID LOSS OF TREES.
- GENERAL TRAFFIC TO USE NEW WISLEY LANE ALIGNMENT.
- RHS ONLY TRAFFIC.

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Status	A1	Revision	0	Drawn	SB	Checked	LH
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