

M25 junction 10/A3 Wisley interchange TR010030

9.146 Applicant's comments to Feltonfleet School's D11 submission

Rule 8(1)(c)(i)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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The Infrastructure Planning (Examination Procedure) Rules 2010

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

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1. Introduction

- 1.1.1 This document sets out Highways England's comments to Feltonfleet School's Deadline 11 submission *Post Hearing Submission [REP11-029]*.
- 1.1.2 Where issues raised within the submission have been dealt with previously by Highways England, a cross reference to that response or document is provided to avoid unnecessary duplication. The information provided in this document should, therefore, be read in conjunction with the material to which cross references are provided.
- 1.1.3 In order to assist the Examining Authority, Highways England has not provided comments on every point made by the Interested Parties, including for example statements which are matters of fact and those which it is unnecessary for Highways England to respond to. However, and for the avoidance of doubt, where Highways England has chosen not to comment on matters contained in the response, this should not be taken to be an indication that Highways England agrees with the point or comment raised or opinion expressed.

2. Feltonfleet School's submission - Post Hearing Submission

- 2.1.1 In the text below, comments from Feltonfleet School's agent are in italic text, responses from Highways England are in plain text.

Feltonfleet School's comment

- 2.1.2 *The following comments are submitted on behalf of Feltonfleet School and in response to the General Compulsory Hearing Submission Deadline 11 – Client Ref M25J10-AP006.*

- 2.1.3 *Byfleet Road stopping up of the existing access and access road, for vehicles, pedestrians and cyclists (new proposed cycle route along the southern side of the A245) – ownership of the existing Byfleet Road is being transferred to Feltonfleet School.*

Highways England comment

- 2.1.4 The applicant confirms ownership of Byfleet Road will pass to Feltonfleet school on completion of the works.

Feltonfleet School's comment

- 2.1.5 *New access into the school from the Seven Hills Road South – a detailed specification on the new access is required please, along with confirmation that the road will be resurfaced prior to passing over ownership. The entrance to the school needs to be wide enough for coaches and lorries, as well as cars and the new drive wide enough for two way traffic flow with a white line down the middle. The school has 7 mini-buses and 1 coach which are regularly used for transport to the school, in addition to parents dropping off and collecting. The school may have to look at a temporary 'park and drive' solution during the height of construction works to reduce the traffic flow and number of individual parents dropping off at the school each day.*

Highways England comment

- 2.1.6 As discussed on site with school representatives and their agent, specification of the new access will be informed by the school's requirements in terms of width, surface etc. The preliminary design shows the access being of width to accommodate two passing vehicles. This will be the subject of further discussion with the school once the detailed design has been progressed

Feltonfleet School's comment

- 2.1.7 *Details of the Traffic Management measures are requested, access to the school must be maintained at all times and the traffic lights should be phased in such a way that they are accommodating to the ingress & egress to/from the school, especially at drop-off & pick-up times. There is going to be a significant number of vehicles going through the lights under this scheme & the lights need to be realistic in terms of the number of vehicles they let through on each green light.*

Highways England comment

- 2.1.8 Construction traffic management will incorporate phased requirements in any temporary traffic signals employed by the scheme. The applicant will engage with the school during construction to ensure issues arising are discussed and, where practicable, mitigated.

Feltonfleet School's comment

- 2.1.9 *Design details for the specification of the gate to be sited at the entrance, as well as signage to the school both at the entrance and traffic lights. The school can provide their requirements, size, specification and wording for these signs in due course.*

Highways England comment

- 2.1.10 The applicant has requested the school's specification requirements for gates and signage and is awaiting further information from the school and its representatives.

Feltonfleet School's comment

- 2.1.11 *Confirmation of exactly which trees are to be removed around the new entrance and what species and size of trees will be replanted to provide adequate screening*

Highways England comment

- 2.1.12 As discussed on site with the school representatives and their agent, the scheme will endeavour to minimise the existing vegetation affected by the scheme design. The applicant welcomes discussion around replanting and screening specification.

Feltonfleet School's comment

- 2.1.13 *The land to be acquired to create the new entrance should not need to incorporate any of the existing playing field but instead will go through the adjoining area of woodland. The school's preference is for as few trees as possible to be removed.*

Highways England comment

- 2.1.14 The design of the new school entrance and access road will seek as far as reasonably possible to avoid playing field encroachment but will be dependent on the school's specification for the access and the DCO boundary.

Feltonfleet School's comment

- 2.1.15 *A pavement is required the full length of the new school drive and it seems to make most sense to have this on the south side of the drive as you go up from the public highway. There will need to be fencing alongside this drive and the boundary of the school playing fields, with a gate into the school grounds and playing fields to provide direct access from the drive. The north side of this drive doesn't need to be fenced but the road should be kerbed. If there will not be*

fencing on both sides of the drive, the far side of the school boundary adjacent to A245 and Seven Hills Road South, needs to be well fenced so it is secure.

Highways England comment

- 2.1.16 The applicant will work with the school at detailed design to agree a mutually acceptable pedestrian access arrangement within the constraints of the DCO boundary.

Feltonfleet School's comment

- 2.1.17 *Highways England to physically mark out on the ground the land take boundaries, specifically around the entrance to the school, along the south west boundary adjacent to A3 and behind the pre prep school.*

Highways England comment

- 2.1.18 The applicant is progressing with this request and, at the schools request, be undertaken after the end of the school term.

Feltonfleet School's comment

- 2.1.19 *Confirmation on details of the compound to be located to the south of the Hilton Hotel – will this definitely be for recovery vehicles only? Will access to the compound be achievable from the A3, or only Seven Hills Road South? Times of operation and mitigation for the school from noise, lights etc. The anticipated traffic on Seven Hills Road South as a result of the compound, during the construction period, and post-completion, as this may have an impact on children crossing over this road to access the Hilton Hotel grounds as a potential additional playing field area.*

Highways England comment

- 2.1.20 The applicant will provide further information to the community prior to construction commencing. It is currently considered unlikely that the site will include a vehicle recovery facility. It is anticipated the former San Domenico site will be used for topsoil and material storage, plant and equipment storage, steelwork assembly and welding and offices and welfare facilities. The applicant will be responsible for the safe and secure operation of the topsoil storage site adjacent to the Hilton Hotel and will work with the school to accommodate the school's reasonable requirements. Environmental mitigation will be set out in the Construction Environmental Management Plan required under Requirement 3 as set out in Schedule 2 Part 1 of the draft Development Consent Order (TR010030/APP/3.1 Revision 5 to be submitted at Deadline 12).

Feltonfleet School's comment

- 2.1.21 *Detailed drawings showing the exact area of any land to be taken temporarily – clear plans with the title plans overlaid due to the discrepancy between the red lines on different versions of the plans. What boundary treatment is proposed for the temporary and permanent area, how will the temporary land be left when it is returned to the school, will it be landscaped for example? HE confirmed a topographical survey is currently being undertaken, this should be provided as soon as it is available.*

Highways England comment

- 2.1.22 The applicant will supply further clarification regarding permanent and temporary land take. Highways England will discuss the school's reasonable requirements for landscaping of any land used temporarily. Highways England will provide the topographical survey information as soon as practicable.

Feltonfleet School's comment

- 2.1.23 *Traffic flow – the school is being heavily impacted as a result of the changes to the junction and in future vehicles no longer being able to make a right hand turn off A245. The additional travel time for parents is currently unknown. Please provide us with a detailed specification of fences and barriers which will adjoin the junction and the school, as well as what mitigation works will be implemented to reduce noise i.e. tree planting. As well as specification for the retaining wall on A245 around the northern boundary of the school. Can HE also provide the results of the junction modelling at the signalised crossroads and Painshill Roundabout.*

Highways England comment

- 2.1.24 The applicant will liaise with school representatives and their agent concerning detailed specification of fences and barriers which will adjoin the junction and the school. The traffic modelling for the signalised junction and Painshill Roundabout is contained in Transport Assessment Addendum - Changes to application [REP4-041] submitted at Deadline 4.

Feltonfleet School's comment

- 2.1.25 *We need a detailed specification for what type of perimeter fencing and barrier is being proposed adjacent to the pre prep school and the A245, along the southern boundary of the site with the A3 and boundary with Seven Hills Road South. It is really important that this is physically secure as well as visually screened with a robust fence and as much foliage and planting as possible due to the young children.*

Highways England comment

- 2.1.26 The applicant has agreed to provide perimeter fencing where appropriate and will work with school representatives and their agent concerning requirements for the area adjacent to the prep school. The applicant will ensure the scheme will not detrimentally affect the school's current protection of the pupils.

Feltonfleet School's comment

- 2.1.27 *What utility services are located under the Byfleet Road and consequently wayleaves required for water, electricity, gas etc?*

Highways England comment

- 2.1.28 Wayleaves will be required for water, electricity, gas and telecommunications. The applicant is currently reviewing requirements and will discuss these further with school representatives and their agent.

Feltonfleet School's comment

- 2.1.29 *The school obtained planning permission for a new classroom adjacent to A3 which was granted in November 2018. A condition of this planning permission required the school to have a landscaping plan done and provide maximum screening from A3 through vegetation. This boundary between the school and A3 is already very narrow at this point so the less land here that will be lost and acquired as a result of the scheme the better. This area is to the south west of the school and marked as required for a soakaway and gantry, and we are unsure as to whether all the land marked really needs to be permanently acquired, and whether a soakaway can be relocated elsewhere – HE advised during meeting of 18th May that they would look into this.*

Highways England comment

- 2.1.30 The applicant will consider and where practicable address any concerns associated with the interface with the school's new classroom during detailed design.

Feltonfleet School's comment

- 2.1.31 *HE to advise as soon as possible at what phase of the scheme the works around the school are likely to take place as this has a different impact depending on whether it is term time versus holidays, as well as how many open days for prospective parents will fall during the construction works. Can HE also advise on the programme build time for the scheme?*

Highways England comment

- 2.1.32 An indicative programme and phasing is set out in Environmental Statement Chapters 1-4 Rev 1 - changes to application [REP4-021] paragraphs 2.7.26 to 2.7.50. As discussed with the school's agent, due to the impacts of Covid 19 and the prolongation of the DCO process, the applicant is currently revising its programme to ensure work can start without impacting on any environmental constraints. As agreed, further detail will be provided once finalised. In order to be as sensitive to the school's requirements during construction, the applicant has requested a schedule of specific dates the school would like the scheme to consider.

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