



Application for Development Consent for
A19 Testos Junction Improvement Project
Case Ref: TR010020

Examining Authority's Note of Unaccompanied Inspection of Sites

Inspection 2:

The Application Site and Surrounds

13 November 2017

Background

The Examining Authority (ExA) undertook its first unaccompanied site inspection (USI1) to support its examination of an application for development consent for the proposed A19 Testos Intersection Improvement Project (the application) on 18 September 2017. A note of that inspection has been published in the Examination Library [EV-001]. That inspection was augmented on 13 November 2017 (the day before the Preliminary Meeting (PM)) by a second unaccompanied inspection (USI2).

USI2 aimed to provide the ExA with a better understanding of the land sought for the application, to the south and west of the A19 and A184 (the 'south west quadrant'). The relationship between the application proposal and the northern section of Boldon Business Park were viewed, as were residential areas close to the A19 alignment in Boldon Colliery. The wider site context in West and East Boldon, Town End Farm and Downhill were viewed.

USI2 is recorded in this note, the purposes of which are:

- to inform the Applicant, Interested Parties (IPs) and any other persons invited to become involved in the examination (other persons) of actions already taken by the ExA; and
- to enable the Applicant, IPs and any other persons to consider which if any additional sites the ExA might need to inspect.

Further site inspections may be required. The site inspection programme will be discussed at the PM to be held on Tuesday 14 November 2017. The applicant, IPs and other persons will be provided with an opportunity to provide comments to the ExA on the approach that it should take to site inspections and to nominate site inspection locations. An opportunity will be provided to propose inspections of private land on an accompanied basis, should this be necessary. However, before providing comments on the need for and nominations about locations for additional site inspections, the applicant, IPs and other persons are requested to review the actions recorded in this note.

Before agreeing to any additional site inspections at particular locations, the ExA will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform it about the application. It may decide not to visit nominated locations where it has already visited

the location or it considers that it is not necessary to see the features to be observed there. It may decide not to hold an accompanied site inspection (ASI) if all relevant features can be observed and understood from locations in the public domain on an unaccompanied site inspection (USI).

Arrangements for any ASIs may be included in the ExA's Examination Timetable and procedural decision to be issued after the Preliminary Meeting, should it appear that such inspections are still necessary.

If further inspections are carried out, further site inspection notes will be published.

Particulars of the Inspection

USI2 was undertaken by the ExA: Examining Inspector Mr Rynd Smith. Mr Emré Williams (Case Lead) of the Planning Inspectorate was in attendance. The purpose of the visit was to enable the ExA to view particular elements in the application site and surrounds that were not inspected in detail during USI1.

The A19 Testos Application Site: South West Quadrant

The first part of the inspection was undertaken on foot, starting in Boldon Business Park at 10-00. The weather was dry but overcast, and good long range views could be obtained.

A public right of way was taken to a footbridge over the A19 within the application site to the north of the Testos intersection and then to the A184. The A184 was followed westwards and then crossed to the intersection of West Pastures Lane. The Lane was followed to the south, enabling the proposed Order Limits in the south west quadrant to be observed.

Some 200m south of the A184 intersection, a caravan park was observed to the west of West Pastures Lane, which appeared likely to be in all-year-round residential use.

A public right of way was then used to pass through the proposed works area south of the A184 and west of the A19. Electricity distribution alignments within the works area were observed, as was land inferred from the Statement of Reasons (SoR) Table 3 Plot 2/2f [APP-013] to be the proposed location of the main construction compound. The northbound carriageway of the A19 was accessed. The inspection returned on foot to Boldon Business Park via public rights of way and West Pastures Lane. This part of the inspection ended at 11-30.

Boldon Business Park and Boldon Colliery

The second part of the inspection took place by car and on foot. Abingdon Way was followed by car northwards to the intersection of Hedworth Lane.

Returning southwards, the car was parked at the intersection of Romney Drive and Fareham Grove.

Abingdon Way was walked to the north, some 300 metres north of Romney Drive, to observe the relationship between the A19 alignment and woodland to the west of Abingdon way. The contribution of traffic noise from the A19 to the current acoustic background for residents at Boldon Colliery was observed qualitatively (no instruments were used).

Abingdon Way was walked to the south, some 300 metres south of Romney Drive, to observe the relationship between the A19 alignment, woodland to the west of Abingdon way and Boldon Business Park. The acoustic background was observed.

Returning on foot to Romney Drive, the acoustic background in Fareham Grove was observed.

The inspection then proceeded by car to Brooklands Way in Boldon Business Park, where the acoustic background was again observed.

West and East Boldon

A circuit through West and East Boldon was driven by car to provide the ExA with a better understanding of the application surroundings. This followed the A184 eastbound (Western Terrace), Boker Lane, New Road and returned to Boldon Business Park via the B1298 Abingdon Way.

Town End Farm and Downhill

Taking the A184 westbound, West Pastures Lane was driven to the intersection with Downhill Lane. The A1290 was then used to gain access to the northbound A19 via the Downhill Lane intersection. The inspection proceeded north on the A19, performed a 'U' turn at the Testos intersection to proceed south on the A19, leaving on the Downhill Lane intersection to Town End Farm and Downhill. The residential area was viewed from Washington Road, Hylton Lane, Brunswick, Blackwood, Baxter and Bexhill Roads.

Conclusion of the Inspection

The inspection returned via the A19 to Boldon Business Park and ended at 14-00.