

Application for Development Consent for
A19 Downhill Lane Junction Improvement
Case Ref: TR010024

Examining Authority's Note of Accompanied Site Inspection on Tuesday 15 October 2019

Background

As Examining Authority (ExA) I undertook an Accompanied Site Inspection (ASI) to support my examination of an application for development consent for the proposed A19 Downhill Lane Junction Improvement (the Application) on 15 October. The application has been made by Highways England (the Applicant).

Inspections were undertaken from publicly accessible land including highways and public rights of way. No access to private land was sought. I was accompanied by representatives of the Applicant and their construction advisor, South Tyneside Council, Sunderland City Council, IAMP LLP, Gentoo Homes and The Planning Inspectorate.

The inspections were undertaken to view the proposed Application site as shown on the Land Plans [APP-007]¹, Works Plans [APP-008] and Engineering Drawings and Sections [APP-010] submitted with the Application.

Weather conditions were reasonable, being cloudy and generally dry. Visibility was good at all times. The inspection was undertaken on foot.

Particulars of the Inspection

The purpose of the ASI was for me as ExA to become familiar with the Application site and surrounds. The inspection commenced at approximately 10.00am.

After introductions I provided an outline of the arrangements for the ASI and made reference to the itinerary which was published on the project website on 1 October [EV-005]. It was also confirmed that the ASI was not an opportunity for parties to present their case but an opportunity to identify physical features.

Inspection of the A19 from the Washington Road Footbridge

¹ The Application documents and other Examination documents are available in the Examination Library at the project website:
<http://infrastructure.planninginspectorate.gov.uk/document/TR010024>. All Examination documents are provided with a unique identification number for referencing purposes, shown in square brackets [].

From the start point at the junction of Washington Road (West) and Follingsby Lane we proceeded eastwards to the Washington Road Footbridge. This elevated position over the A19 provided the opportunity to see the location of the proposed southern attenuation pond and for proposed access to the pond to be explained. It afforded an opportunity to view the A19 mainline, permanent land to be acquired and temporary land to be possessed as well as the IAMP2 site.

Inspection of Washington Road and Local Authority Boundary

Proceeding along Washington Road (West) in a northerly direction the strong bands of vegetation on either side of the road were apparent as well as the position of the A19 below the level of Washington Road. At the boundary between the local authorities the location of proposed permanent and temporary land requirements was noted. Specifically, the position of the proposed NMU route and its proposed land form was identified. In addition, the position and orientation of nearby residential properties was observed.

Inspection of Downhill Lane (East) and end of Bridleway B46

At Downhill Lane (East) the positions of proposed changes to the existing junction were identified together with proposed permanent and temporary land requirements extending to the east. The existing position of Bridleway B46 and its relationship to Downhill Lane (East) was also noted.

Inspection of Bridleway B46 adjacent to River Don

ASI attendees walked along the route of Bridleway B46 as far as Outfall 4/the River Don. From this position the elevated slip road of the A19 was apparent together with the Testo's scheme NMU proposal.

Inspection of Downhill Lane Junction Bridge

Traffic movements around the existing junction layout were observed and from the elevated position longer distance views of surrounding areas were noted. The A19 mainline was observed together with the position of the proposed bridge south of the existing bridge to form the proposed roundabout. Looking further south the positions of the proposed NMU bridge and beyond a further proposed road bridge associated with IAMP2 were noted.

Inspection of A1290 Footway/Cycleway and Downhill Lane (West)

The existing road layout forming Downhill Lane (West) and the access to Make-Me-Rich Farm was noted, as was the location of Elliscrope Farm in the distance. The extent of the proposed permanent and temporary land requirements to the south of the junction were noted as was the position of the A1290 Footway/Cycleway.

Inspection of A1290 Footway/Cycleway and Follingsby Lane

Continuing along the A1290 Footway/Cycleway, the emerging development of IAMP1 was noted as well as the proposed site of IAMP2. A brief outline of previous proposals for the IAMP2 site was provided and a description of the proposed uses/occupiers of the IAMP1 was given. At Follingsby Lane the position of the proposed NMU crossing was noted while south on Follingsby Lane the position of a number of receptors identified in the Environmental Statement, including The Chalet and Usworth Cottages, was noted.

Inspection of A1290 Footway/Cycleway at Nissan Entrance

Returning to Washington Road (West) the ASI continued westwards to the roundabout at the Nissan Motor Manufacturing Plant site entrance and continued to the junction with the A1290. The layout of the A1290 junction was noted.

The ASI was completed by approximately 11.30pm.

Kevin Gleeson
Examining Authority