

M25 junction 28 improvement scheme

TR010029

9.3 Submission of suggested locations/site for the Panel to include as part of the Unaccompanied Site Inspection (USI)

Rule 8(1)(k)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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The Infrastructure Planning (Examination Procedure) Rules 2010

M25 junction 28 scheme Development Consent Order 202[x]

9.3 Suggested Unaccompanied Site Inspection Itinerary

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1. Introduction

- 1.1.1 This itinerary has been prepared in response to the letter from the Planning Inspectorate titled Planning Act 2008 – Section 88 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 4, Rule 6, Rule 9 dated 12 November 2020.
- 1.1.2 Annex E to the Rule 6 letter sets out the Draft Examination Timetable for the Development Consent Order (DCO) application by the Examining Authority (ExA). Item 3 states that at Procedural Deadline B the ExA should receive:
- “Submission of suggested locations/site for the Panel to include as part of the Unaccompanied Site Inspection (USI), information on whether the site can be accessed on public land and reasoning for each nominated site”.*

2. Proposed Unaccompanied Site Inspection itinerary

- 2.1.1 The proposed itinerary is set out in Table 1 below. This includes a schedule of points of interest and a description of what can be observed at each location.
- 2.1.2 It is suggested that part of the site visit will be undertaken on footpaths and by walking along local roads, where there may not be a footway. Therefore, these elements of the visit are subject to access being suitable for all attendees, to good visibility and to weather conditions being appropriate. Attendees may want to consider wearing appropriate protective footwear and clothing.
- 2.1.3 Arrangements for the site inspection should consider guidance relating to the Covid-19 pandemic at the time of the visit, this may include the wearing of facemasks by attendees. It should be noted that some access to private land would be required for the Unaccompanied Site Inspection (USI) itinerary set out below and if the Examining Authority would like to indicate when they would like to undertake the USI, we would be happy to liaise with the landowners and arrange access accordingly. A plan showing the proposed route and the points of interest is provided in Figure 2.1.

Table 1 - Unaccompanied Site Inspection itinerary

Point of Interest	Location	Description
Start		Drive to Maylands Way to begin site inspection, taking a route via M25 junction 28 if possible, to experience use of the junction.
1	Maylands Way	Park vehicle at Maylands Way. Leave Maylands Way on foot, following the footway eastbound on the south side of the A12 Colchester Road.
2	Putwell Bridge/Gardens of Peace	View across the Gardens of Peace burial grounds on south side of the footway, including the location of the high-pressure gas pipeline diversion, close to the vehicular crossover. View location of and access to the Putwell Caravan Park. <i>Entry to GOP/Putwell</i>

Point of Interest	Location	Description
		<i>Bridge site with agreement from private landowner.</i> This is the approximate location of Photomontage A (AS-002).
3	Junction 28 SW corner	Continue walking along footway to the roundabout, to view the turn onto the A12 westbound on-slip and existing footway in this area as shown on Streets, Rights of Way and Access Plan (APP-007). Return to vehicle.
4	Gallows Corner	Follow suburban roads (Maylands Way, Ingreway, Church Road and Avenue Road) to Gubbins Lane. Re-join A12 Colchester Road and turn left towards Gallows Corner junction. Conduct a full U-turn at Gallows Corner, to experience traffic dynamics through the junction. Continue eastbound on the A12 Colchester Road.
5	Woodstock Avenue	Park vehicle at Woodstock Avenue. Exit vehicle and walk to end of the street, to view junction between Woodstock Avenue and A12 Colchester Road. Return to vehicle.
6	Maylands Golf Club (MGC)	Drive onto A12 Colchester Road and take the next exit left for Maylands Golf Club. Park up at club car park <i>reliant on agreement from private landowner and tenant for points 6 through to 9.</i>
7	MGC "Practice Area"	Exit vehicle and walk on foot to the "Practice Area" to the east of the car park. View here eastwards towards the proposed environmental mitigation bund (remodelled Work No. 18 and part of the proposed changes to the application) and route of loop road (Work No.6). This is the approximate location of Photomontage D (AS-005).
8	MGC Hole 2	Walk to the club house and then follow the course from hole 1 to the tee of hole 2 (sign post at the beginning of the course). This area (and the area to the north) will form the golf course accommodation works (Work No. 32). This is the approximate location of Photomontage C (AS-004).
9	MGC Hole 5	Walk by foot across golf course, to the tee of hole 5. This is close to the northern end of the Order limits and you will pass the area proposed for the environmental works (Work Nos. 25, 27 and 28). Return to vehicle.
10	Grove Farm	Re-join A12 Colchester Road, heading east. Take the off-slip and turn onto the M25 northbound on-slip. Enter Grove Farm through the entrance located immediately on the western side of the on-slip road. Follow this road around and park the vehicle in a convenient location, possibly outside the main residential building <i>reliant on agreement from private landowner.</i> This is the approximate location of Photomontage B (AS-003).
11	Grove Farm drainage pond	Exit vehicle and walk on foot through the Grove farm site to the open field to the north. This will provide a view of the proposed loop road, realigned M25 on-slip and pegged out location for the drainage pond.
12	Grove Farm exit	Walk southwest through open field, running alongside Weald Brook, where realignment works are proposed. Return through the

Point of Interest	Location	Description
		Grove Farm site, past the parked the vehicle to the exit onto the A12 off-slip.
13	A12 off slip	Turn right and follow the footway along the north side of the A12 off-slip for approximately 250 metres, following approximately the route of the proposed new A12 off-slip with a wider footway (Work No. 2), the Ingrebourne River realignment (Work No. 23D and No. 26) and the loop road merge.
14	J28 NW corner	Walk back along the footway, past the Grove Farm egress and to the roundabout. View the turning onto the existing M25 northbound on-slip and existing footway provision. Return to vehicle.
15	Brook Street	Exit Grove Farm onto the A12 off-slip. Enter the junction 28 roundabout and take third exit onto Brook Street. Immediately take first exit into the Shell garage/Mizu restaurant, and park in the car park. <i>This may be a paid car park – the other option, parking at Holiday Inn, is also a paid car park.</i>
16	J28 SE corner/Brook Street	Walk by foot to Brook Street and cross the road when and where safe to do so. Follow the footway to the junction 28 roundabout, where views of this side of the junction, traffic conditions, and associated NMU provision are visible. Return to vehicle.
17	Wingrave Crescent	Re-join Brook Street, drive across the Nags Head Lane crossroads, and turn left at the Mascalls Lane crossroads onto Spital Lane. Turn left again onto River Road and continue to Wingrave Crescent. Park the vehicle towards the end of the road.
18	Nags Head Lane crossroads	Exit the vehicle and take the footway back onto Brook Street. View the Nags Head Lane crossroads and traffic conditions on Brook Street.
19	Wigley Bush Lane bridge	Walk northwards on the footway along the eastern side of Wigley Bush Lane, until the bridge over the A12. Here a view of the A12 and junction 28 is visible, facing westwards. Return to vehicle.
20	Nags Head Lane spur	Re-join Brook Street and turn left at the Nags Head Lane crossroads onto Nags Head Lane. Follow the road across the bridge over the M25, turn right onto the spur road immediately after the bridge, and park the vehicle.
21	Nags Head Lane bridge	Follow the footway on the north side of Nags Head Lane, onto the bridge over the M25. From here a view of the M25, railway bridge and junction 28 is visible, facing northwards. Return to vehicle.
End		Complete site inspection. Leave the site taking a route via M25 junction 28 if possible, to experience use of the junction.

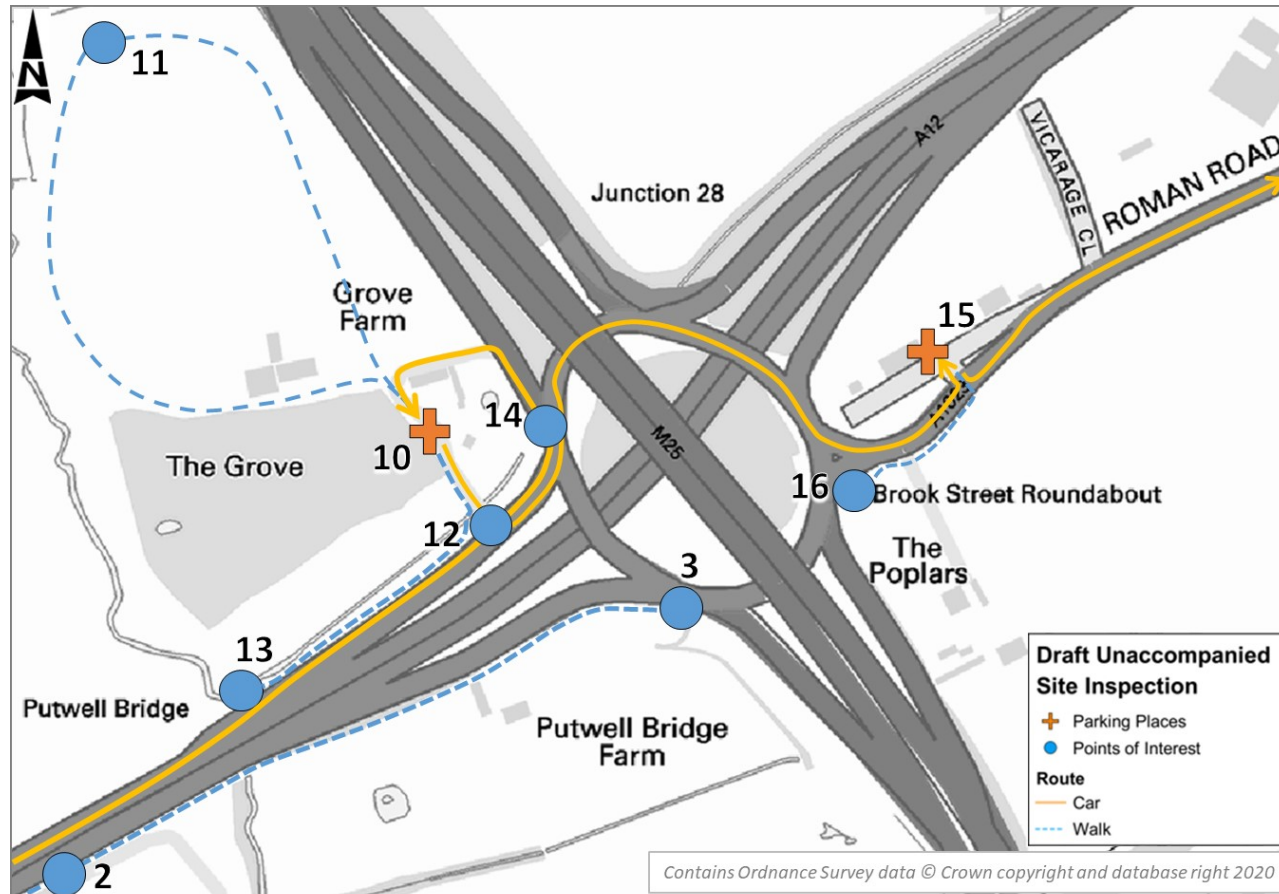
Figure 2.1 – Suggested site inspection route and points of interest



Figure 2.2 – Suggested site inspection route – detailed plan



Figure 2.3 – Suggested site inspection route – junction 28



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