

M25 junction 28 improvement scheme

TR010029

9.6 Draft Itinerary for the Accompanied Site Inspection

Rule 16

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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M25 junction 28 scheme

Development Consent Order 202[x]

9.6 Draft Itinerary for the Accompanied Site Inspection

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1. Introduction

- 1.1.1 This Itinerary has been prepared in response to the Rule 8 letter from the Planning Inspectorate dated 13 January 2021.
- 1.1.2 Annex A to the Rule 8 letter sets out the Examination Timetable for the Development Consent Order (DCO) application by the Examining Authority (ExA). Item 4 states that at Deadline 3a the ExA should receive:
- “Submission of suggested locations / sites and draft itinerary for the ExA to include as part of the ASI including the issues to be observed there information on whether the site can be accessed on public land and reasoning for each nominated site.”*

2. Proposed Accompanied Site Inspection Itinerary

- 2.1.1 The proposed itinerary is set out in Table 1. This includes timings and a description of what can be observed at each location.
- 2.1.2 A safety briefing will be provided by the Applicant. All attendees must follow instructions given by staff of the Applicant. All attendees are responsible for their own safety and must never act in a manner that might reduce the safety of themselves or others.
- 2.1.3 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 should ensure that appropriate footwear and clothing are worn, including appropriate personal protective equipment (PPE) where required (for example high visibility vests/jackets). Refreshments or lunch will not be provided. A lunch break has been included in the itinerary and attendees will be expected to provide their own.
- 2.1.4 It is not currently known what the COVID-19 guidance will be for visits such as these in May 2021 in the context of the prevailing pandemic. At this stage it is considered likely that all attendees will need to observe strict COVID-19 guidelines that are set out by the Government, the Planning Inspectorate and the individual organisations involved in the ASI. The following itinerary will need to be reviewed depending on guidelines in place at the time of the site inspection. Please read Section 4 of the Rule 8 for more guidance provided by the Planning Inspectorate on what may happen if the restrictions remain in place.
- 2.1.5 It should be noted that some access to private land would be required for the ASI itinerary set out below and access will need to be obtained from the relevant landowners. A plan showing the proposed route and stop points is provided in Figure 2.1.
- 2.1.6 Please note that if the accompanied site inspection is cancelled due to unforeseen circumstances we shall endeavour to contact attendees beforehand, but we would ask that you regularly check the Planning Inspectorate’s website which can be viewed here:
<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/m25-junction-28-improvements/?ipcsection=overview>

Table 1 – Accompanied Site Inspection itinerary

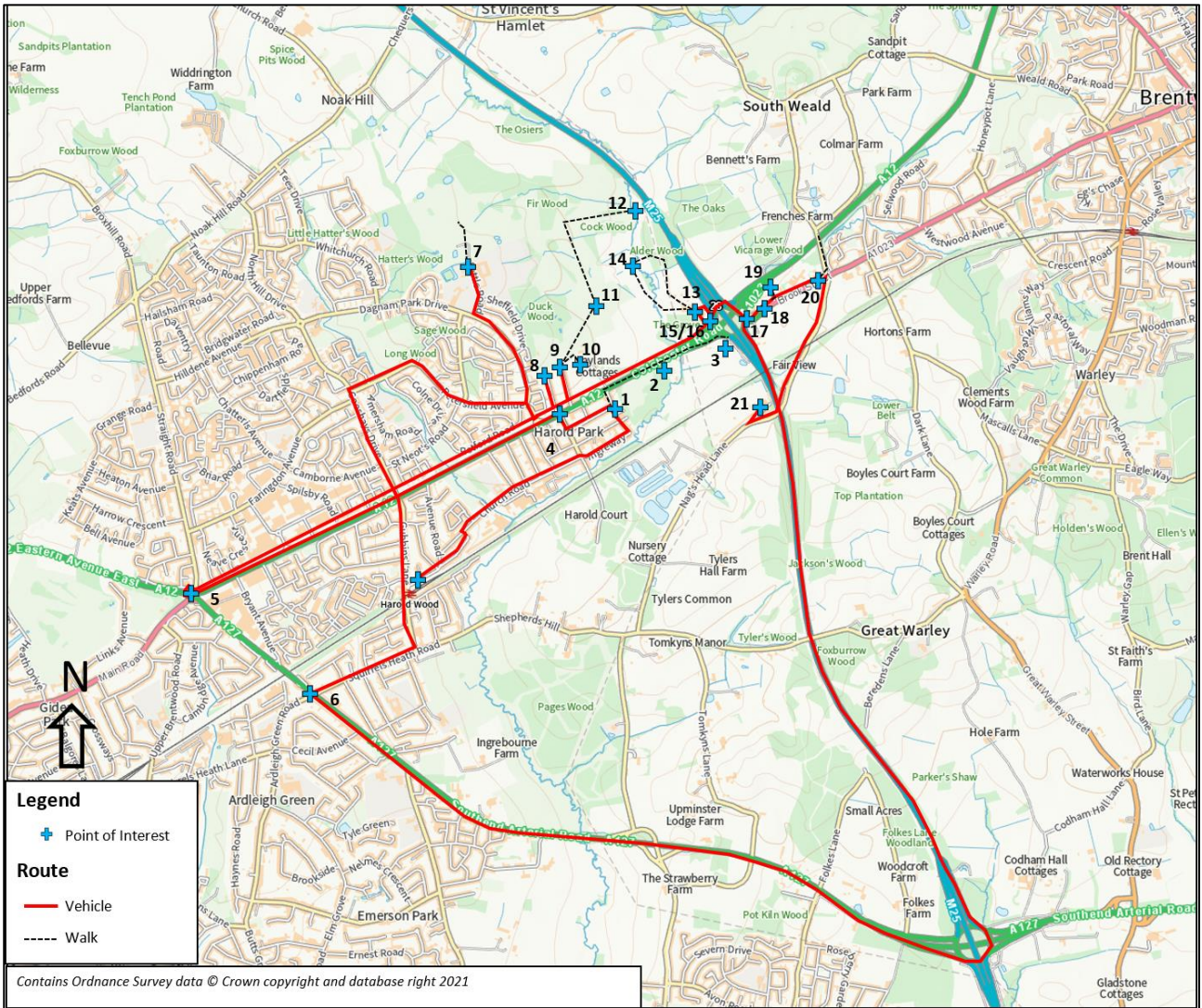
Point of Interest	Description	
Start	<p>Meet at Harold Wood train station</p> <p>Harold Wood rail station will be used as the meeting point for the ASI as it is accessible by public transport and has car parking. A compulsory site briefing from the Applicant (including health & safety and welfare information) will take place whilst on the vehicle.</p>	8:30-9:00
1	<p>Maylands Way</p> <p>The vehicle will travel to Maylands Way and park, the group will walk towards the A12 westbound carriageway.</p>	9:00-9:10
2	<p>Gardens of Peace and Putwell Bridge Caravan Park</p> <p>The group will walk along the footpath south of the A12 westbound carriageway and meet representatives from the Gardens of Peace burial grounds to view their grounds and the location of the proposed gas diversion.</p> <p>After leaving the burial ground the group will continue to walk east along the A12 to observe the Putwell Bridge Caravan Park.</p> <p><i>Entry to GOP/Putwell Bridge site with agreement from private landowner.</i></p>	9:10-9:40
3	<p>M25 junction 28 roundabout SW corner</p> <p>The group will walk to the roundabout to observe the operation of the junction, the A12 westbound on-slip and NMU facilities in this area.</p> <p>The group will return to the vehicle on Maylands Way</p>	9:40-9:50
4	<p>A12 to Gallows Corner</p> <p>The vehicle will join the A12 westbound and travel to the Gallows Corner junction to experience traffic dynamics along the A12 westbound.</p>	9:50-10:00
5	<p>Gallows Corner triangle</p> <p>The vehicle will complete a U-turn at Gallows Corner back onto the A12 eastbound, taking the off slip at M25 junction 28 onto the roundabout before joining the M25 southbound to M25 junction 29.</p> <p>The vehicle will exit the motorway at junction 29 taking roundabout onto the A127. The vehicle will travel north along the A127 for 3 miles and turn right at the junction with Squirrels Heath Road. This leg of the inspection allows the group to experience the A12 eastbound, junction 28 and wider strategic road network.</p>	10:00-10:20

Point of Interest	Description	
6	<p>Squirrels Heath Road / Gubbins Lane / Gooshays Drive</p> <p>The vehicle will travel along Squirrels Heath Road then turn left onto Gubbins Lane and continue to the junction with the A12 and Gooshays Road.</p> <p>The vehicle will then travel onto Gooshays Road, turn onto Petersfield Avenue and then travel to Dagnam Park. The group will exit the vehicle on Settle Road. This section allows the group to observe the local road network to the west of the Scheme.</p>	10:20-10:30
7	<p>Dagnam Park</p> <p>The group will walk in Dagnam Park to observe the environment and then return to the vehicle.</p>	10:30-10:40
8	<p>Woodstock Avenue</p> <p>The vehicle will travel to and park in Woodstock Avenue allowing the group to view the junction between Woodstock Avenue and A12 Colchester Road. Return to vehicle.</p>	10:40-10:55
9	<p>Maylands Golf Club (MGC)</p> <p>The vehicle will travel along the A12 to Maylands Golf Club and park <i>reliant on agreement from private landowner for points 9 through to 12.</i></p>	10:55-11:00
10	<p>MGC “Practice Area”</p> <p>Walk to the “Practice Area” to the east of the car park. View here eastwards over the proposed environmental mitigation bund and route of loop road. This is the approximate location of Photomontage D (AS-005).</p>	11:00-11:10
11	<p>MGC Hole 2</p> <p>This area (and the area to the north) will form the golf course accommodation works. This is the approximate location of Photomontage C (AS-004).</p>	11:10-11:20
12	<p>MGC Hole 5</p> <p>Walk to the tee of hole 5. This is close to the northern end of the Order limits, where surplus construction material is proposed to be deposited temporarily (<i>subject to Changes</i>). Return to vehicle.</p> <p><i>A toilet break will be available at Maylands Golf Club</i></p>	11:20-11:40
13	<p>Grove Farm</p> <p>The vehicle will access Grove Farm via the M25 northbound on-slip and park. The group will exit the vehicle.</p> <p><i>Reliant on agreement from private landowner.</i></p>	11:40-11:45
14	<p>Grove Farm drainage pond</p> <p>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,</p>	11:45-12:05

Point of Interest	Description	
	realigned M25 on-slip and pegged out location for the drainage pond.	
15	Grove Farm exit Walk southwest through open field, running alongside Weald Brook, where realignment works are proposed. Return through the Grove Farm site, past the vehicle to the exit onto the A12 off-slip.	12:05-12:15
16	A12 off slip Turn right and follow the footway along the north side of the A12 off-slip, following approximately the route of the proposed new A12 off-slip, the Ingrebourne River realignment and the loop road merge.	12:15-12:19:55
17	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.	12:25-12:35
18	Brook Street The vehicle will exit Grove Farm onto the A12 off-slip. At the junction 28 roundabout, it will 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>	12:40-12:50:00
18	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.	12:50-13:00
19	Vicarage Close/ Brentwood Garden Centre Walk to Brentwood Garden Centre along Vicarage Close to observe local highway conditions and the site layout.	13:00-13:10
	Lunch break Limited lunch opportunities Holiday Inn, Mizu, Shell Garage (subject to COVID-19 restrictions. Suggested that if COVID-19 restrictions prevail attendees bring their own lunch)	13:10-13:40
20	Vehicle to 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. <i>Difficult to identify a parking spot</i>	13:40-14:20

Point of Interest	Description	
	<p>Wigley Bush Lane bridge</p> <p>The vehicle will park at the Nag's Head car park. The group will exit the vehicle take the footway back onto Brook Street. View the Nags Head Lane crossroads and traffic conditions on Brook Street.</p> <p>The group will walk north on 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.</p>	
21	<p>Nags Head Lane bridge</p> <p>The vehicle will re-join Brook Street and turn right onto Nags Head Lane. It will park on the residential spur to the west of the M25. The group will exit the vehicle and walk towards the bridge over the M25. From here a view of the M25, railway bridge and junction 28 is visible, facing northwards. Return to vehicle.</p>	14:20-14:40
End	<p>The group will enter the vehicle and return to Harold Wood rail station where the ASI will finish.</p>	14:40-15:00
	<p>Drop off location</p>	

Figure 2-1: Site inspection route



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