



The Planning Inspectorate Yr Arolygiaeth Gynllunio

The Planning Act 2008

Application for Development Consent for the A417 Missing Link

Application ref: TR010056

Examining Authority's Note of an Unaccompanied Site Inspection (USI2) incorporating Access Required Site Visits

28 February 2022, 09:30 to 17:00

Both Members of The Examining Authority (ExA), Kenneth Stone and David Wallis, together with the Case Manager for the application, George Harrold, undertook an Unaccompanied Site Inspection (USI2) which incorporated Access Required Site Visits (ARSV). This note is a brief record to inform the Applicant, Interested Parties and other parties of the actions taken by the ExA. For the avoidance of doubt, the ARSVs comprised access to areas of private land which was facilitated by prior arrangement and through obtained landowner consent. In other cases, viewpoints were gained from public spaces and paths.

The weather was reasonable with good clear visibility and high cloud up until 1400hrs, when moderate rainfall was experienced.

The following is a summary of the visit.

Stage 1

09:15 – 09:40

The ExA travelled west by car from the Seven Springs junction along the A436, turned right onto Leckhampton Hill and then immediately left up to Crickley Hill Country Park.

On arrival at the visitor centre, the ExA took in the vistas of the countryside including views down to Cold Slad Lane and west towards Gloucester, noting the position for the A417 alignment in the landscape. Both the visual and ambient environment were experienced.

Stage 2

09:40 – 10:15

The ExA travelled by car from the Country Park through the Air Balloon Roundabout and took the Birdlip turning off the A417 onto the B4070. The car journey continued to the Parsons Pitch area, stopping at the Clavell and Hind to examine the visual and ambient conditions in that location, including walking down to the A417 and observing of the junction into Stockwell. Local transport and local road conditions were noted.

Stage 3

10:15 – 10:35

The ExA travelled by car from Parsons Pitch to Barrow Wake car park, noting local road conditions during the journey. From the car park, views to the west towards Brockworth were able to be experienced along with views of the A417 in the landscape, the general landform and the relationship with Crickley Hill.

Stage 4

10:35 – 11:20

The ExA travelled by car through the underpass under the A417 and travelled east to the Rushwood Kennels. From there, the ExA proceeded on foot to the land and grounds proposed to be acquired from Mr and Mrs de Lisle Wells. Plots 2/33, 2/26 and 2/36a were viewed from various vantage points along the route. On returning to the car, the ExA noted the state of the land on plot 2/32 and its current landscape features.

Stage 5

11:20 – 11:30

The ExA returned to the A417 by car and made a stop at Crickley Hill Tractors to get a sense of where the existing and proposed alignments of the A417 would interact.

Stage 6

11:30 – 12:00

The ExA drove into Brockworth, to the Toby Carvery and then east on Cirencester Road under the Bentham underpass and onto Dog Lane. The ExA entered land pertaining to Mr and Mrs Field to review the areas proposed to be acquired, including plots 1/3, 1/3a, 1/3b, 1/3c, 1/3d, 1/13, 1/13a. The ExA visited to the southeast part of Dog Lane where it intersects with the A417 before returning to the church.

Stage 7

12:00 – 13:05

The ExA drove under the A417 and took the signposted turn left towards Flyup 417 Bike Park. The ExA stopped and noted the land on plots 1/15 and 1/15a pertaining to Alexander and Angell Ltd from the public footpath and features of interest thereupon.

The ExA continued along the track to Flyup 417 Bike Park, noting the proposed land take from both the original application documents and the change request submitted by the Applicant. The ExA viewed, though did not enter, the private residence on the premises as well as the visitor centre and shop. For safety and security purposes only, the ExA was escorted around the northern edge of the bike trails and slopes, walking around most of the lower areas of the facility.

Stage 8

14:00 – 14:10

The ExA travelled by car to the Cowley Roundabout, noting traffic conditions on the A417 along the journey. Along the route, the ExA turned into Cold Slad Lane and travelled along its full length by car for orientation and observation purposes.

Stage 9

14:10 – 14:40

The ExA drove from Cold Slad Lane down to the Cowley Roundabout along the A417 via the Air Balloon Roundabout, noting the position of the quarry in proximity to the Cowley Roundabout along the route.

The ExA observed land, via a gated entrance, in ownership of BJ and CE Ford, and proceeded on foot to examine the land boundaries from the roadside. The land's relationship to the current and proposed routes of the A417, and its relationship with Cowley Wood Lane, were noted as was the topography.

Stage 10

14:40 – 15:10

The ExA travelled north by car on Cowley Wood Lane into the village of Cowley, pausing at intervals to review the width and quality of the highway as well as to observe traffic conditions. The ExA observed the junction with Cowley Lane, the perimeter of Cowley Manor and the current condition of the 'historic bridge' northeast of the Manor across the River Churn. The ExA retraced steps back to the car, then proceeded to drive across the bridge and onto the A435, turning left back to the Seven Springs junction.