

# A12 Chelmsford to A120 widening scheme

**TR010060**

## **9.5 Draft Accompanied Site Inspection**

Rule 16 (2)

Planning Act 2008  
Infrastructure Planning (Examination Procedure)  
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**A12 Chelmsford to A120 widening scheme**  
Development Consent Order 202[ ]

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**Draft Accompanied Site Inspection**

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# 1 Introduction

- 1.1.1 This document has been prepared in response to the letter from the Planning Inspectorate titled 'Planning Act 2008 – Section 88 and 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 6 and 8 and 13' dated 12 December 2022 and 20 January 2023 respectively.
- 1.1.2 Annex B to rule 8 letter sets out the Examination Timetable for the Development Consent Order (DCO) application by the Examining Authority (ExA). Item 5 states that at Deadline 1 (D1) the Applicant should submit a draft itinerary for ASI.
- 1.1.3 The Examining Authority (ExA) will undertake an Accompanied Site Inspection (ASI) on Thursday 2 March 2023.
- 1.1.4 As per Item 5 in Rule 8 letter, the draft itinerary is to allow all parties to comment on the draft itinerary and propose additional locations, with supporting justification, by Deadline 2 (13 February 2023). The ExA will publish the final itinerary for the ASI on Monday 20 February 2023.
- 1.1.5 This itinerary has been prepared in response to these requirements and has taken into consideration the Examining Authority's Unaccompanied Site Inspection (USI). Annex A to this document presents a copy of the ExA's report of their USIs in January 2023.

## 2 Proposed Accompanied Site Inspection Itinerary

### 2.1 Introduction

- 2.1.1 The ExA's inspection of sites is an opportunity for the ExA to look at physical features that can be seen on, or from the sites. Participants may be invited by the ExA to point out specific features or sites of interest. It is not an opportunity to provide any oral representations on the project or discuss evidence.
- 2.1.2 Owing to limited daylight hours, the itinerary has focused on those locations only accessible across private land and/or the focus of concerns raised by Interested Parties on Relevant Representations or during the Preliminary Meeting and Oral Hearing in January 2023. Those locations already visited by the ExA on their USI have not been included in this itinerary.
- 2.1.3 The proposed itinerary is presented in Table 2.1 while the proposed route has been illustrated in Figure 2.1.

### 2.2 Attendance at the ASI

- 2.2.1 The final itinerary for the ASI will be published on the project page of the National Infrastructure Planning website at least a week before the ASI. The Applicant notes that ASIs are not an opportunity for any party to make any oral representations to the ExA about the Proposed Development, but the

Examining Authority may invite participants to indicate specific features or sites of interest.

- 2.2.2 It may be necessary to limit the numbers of persons who accompany the ExA for logistical and safety reasons, but it should be possible for arrangements to be made for Interested Parties (or their representatives) to join the inspection at specified locations within the itinerary.
- 2.2.3 Those planning to attend should notify the Planning Inspectorate Case Team if they wish to be considered for joining for the whole day or meet the inspection at a specific location within the itinerary, or at a new location. Those joining for the whole day are referred to hereafter as the Core Attendees.
- 2.2.4 Parties wishing to attend the site visit:
- provide a contact mobile number to the Planning Inspectorate's Case Team for the day,
  - notify the Planning Inspectorate's Case Team if there are any changes in attendance, and
  - ensure the Planning Inspectorate's Case Team is made aware of any special access requirements for any participants.

## 2.3 Joining the ASI on the day

- 2.3.1 For those joining the Core Attendees, these participants will start the visit from Kelvedon Train Station Car Park. All Core Attendees are asked to arrive and report to the Applicant no later than 8:30am This is to allow for a Health and Safety briefing and allocation of people to the transport provided. The Applicant will be at the venue by 8.15am to welcome participants.
- 2.3.2 The Health and Safety briefing will start promptly at 8.30am. We are not able to wait or delay the briefing so as to enable the site visit to start promptly with the departure of vehicles from the venue at 9.00am; any parties who are not present at the requested time or arrive late cannot be accommodated. Transportation for the ASI will be provided on a first-come, first-served basis.
- 2.3.3 It is not possible to predict precisely how long each part of the inspection will last. For those Interested Parties wishing to join at an alternative location, the Applicant will use their mobile contact number to keep those Interested Parties notified of progress and expected arrival times where they are due to meet.

## 2.4 Transport arrangements

- 2.4.1 The Applicant will provide a mini bus for the site visit which will take place around the A12, B roads and local roads. This approach has been proposed to minimise transport emissions and disruption along the local road network and around the limited locations for parking.
- 2.4.2 The vehicle(s) will be used to convey those attending the visit for the whole day, from start to finish, as a member of the Core Attendees. Interested Parties planning to join for part of the visit along the route will be expected to arrange their own mode of transport, but have regard to the itinerary timings, locations

and parking arrangements with the Planning Inspectorate's Case Manager in advance; see Section 2.3 above.

## **2.5 Safety, Clothing and Personal Protective Equipment (PPE)**

- 2.5.1 Some of the locations will be observed on foot, possibly on uneven, wet or frozen ground and accessed via local roads with narrow or no footway provision. There will be limited daylight hours at this time of the year and visibility will be reduced towards the end of the day. A safety briefing will be provided to the Core Attendees at the beginning of the day. For those Interested Parties joining along the route for part of the visit, they will be sent the briefing pack in advance to read and acknowledge in writing prior to the site visit.
- 2.5.2 High visibility vests will be provided for attendees and must be worn at all times when out of the vehicle. When stopping on a live road, a mini-briefing will be provided before attendees exit the vehicle, which will include where to stand and how to remain safe. All attendees:
- Must follow instructions given to them by the Health and Safety staff representative and provided by the risk assessment.
  - Are responsible for their own safety and must never act in a manner that might reduce the safety of themselves or others.
- 2.5.3 It will be necessary for all parties to wear appropriate sturdy footwear and weather-proof clothing appropriate for the time of the year. All parties are advised to bring their own high visibility jackets, if they have them, but the Applicant will provide high visibility vests for all attendees to wear

## **2.6 Sites on private land**

- 2.6.1 The Applicant will arrange visits to private land, however access onto private land is at all times by the permission of the person controlling it; householders, occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, the ExA will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside.

## **2.7 Refreshments and welfare facilities**

- 2.7.1 Please note refreshments and lunch will not be provided. A lunch break has been included in the itinerary and attendees should bring their own lunch with them. However, we will arrange for stops along the route to access to welfare facilities.

## **2.8 Cancellations**

- 2.8.1 Please note that in the unlikely event that the accompanied site inspection is cancelled due to unforeseen circumstances, we would ask that you regularly check the Planning Inspectorate's website for updates prior to the visit; the website can be viewed here:

<https://infrastructure.planninginspectorate.gov.uk/projects/eastern/a12-chelmsford-to-a120-widening-scheme/>

## 2.9 Draft Itinerary for ASI

2.9.1 The times are approximate and whilst we will endeavour to meet persons along the route, the timings cannot be guaranteed. A site inspection pack will be provided on the day containing a copy of Table 2.1 and Figure 2.1.

**NOTE: Timings and travel / parking locations and travel guidance will be confirmed in the final issue of this document.**

**Table 2.1 Draft ASI Itinerary**

Stop/Travel	Arrival timings	Location	Guidance Notes	Reasons for visiting the site
Starting Point	08.30	Kelvedon Train Station (northern car park), Station Road	Paid parking is available in the station car park on Station Road. Meet at Station Road end of car park on pedestrianised area adjacent to brick wall.	Arrival and Registration (15 minutes) Health and Safety Briefing (15 minutes)
Travel	09.00 to 09.15		Drive to Location A via the Gore Pit Junction in Feering (Junction of London Road/Inworth Road/Feering Hill) (drive by only).	Traffic conditions.
A	09.15	Columbyne Cottage, B1023 Inworth Road	Parking at Columbyne Cottage is available subject to landowner agreement.	RR-103 – impact of Junction 24 construction works, including use of haul roads, on residential amenity.
Travel	09.45 to 10.00		Drive to Location B	
B	10.00	Messing Village	Roadside parking along The Street (alternative parking in The Old Crown pub car park)	Traffic environmental impacts on noise and vibration air quality and heritage .



Stop/Travel	Arrival timings	Location	Guidance Notes	Reasons for visiting the site
Travel	10.20 to 10.35		Drive to Location C via the Highfields Lane/Maldon Road to join A12 at junction 23.	
C	10.35 to 10.50	Refreshment stop at Rivenhall End Service Station	Park in the service station car park	
Travel	10.50 to 11.05		Drive to Location D.	
D	11.05	Eastways Industrial Estate, Witham	Park at PPE Express car park subject to landowner agreement.	RR-035 – compulsory land acquisition, Utilities diversion,
Travel	11.25 to 11.35		Drive to Location E	
E	11.35	Colemans Cottages, Little Braxted Lane		RR-039 – compulsory land acquisition, access to and amenity impact on use of lake
Travel	11.55 to 12.10		Drive to Location F	
F	12.10	Whetmead Nature Reserve	Access via Blackwater Lane	View location of Witham Bypass. Utilities Diversion, Replacement Land, Anglian Water sewage Works, view from public footpath.
Travel	12.50 to 13.00		Drive to Location G	

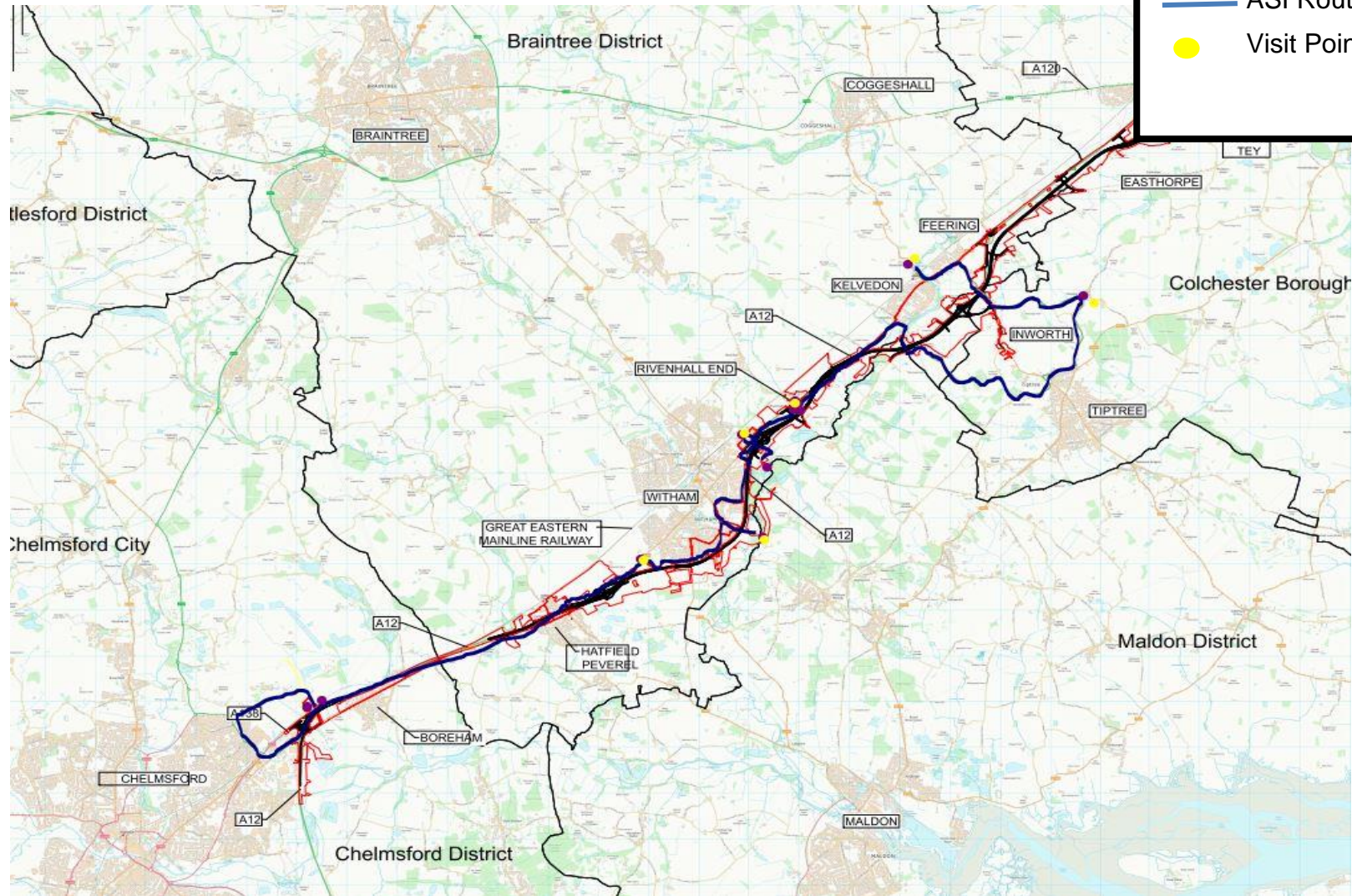
## Draft Accompanied Site Inspection

Stop/Travel	Arrival timings	Location	Guidance Notes	Reasons for visiting the site
G	13.00	Lunch stop in Witham	Park in Tesco Superstore Car Park, The Grove.	
Travel	13.30 to 13.40		Drive to Location H	
H	13.40	Blue Mills Nature Reserve, Blue Mills Hill	<p>Park at Blue Mills Cottages, Blue Mills Hill subject to landowner agreement.</p> <p>Walking route as per map included with submission from Mr and Mrs Cathcart</p>	Ecological value of Blue Mills Nature Reserve and adjoining Ancient Woodland
Travel	14.20 to 14.30		Drive to Location I	
I	14.30	Howbridge Hall Road, Witham	Park at informal parking area at bend in road, just south of A12.	Replacement Land, Gas Main Diversion, ecology replacement sites, Gershwin Boulevard bridge
Travel	14.50 to 15.00		Drive to Location J	
J	15.00	Gershwin Park Development, Witham	Park at Persimmon Homes office car park subject to landowner agreement	RR-080 - compulsory land acquisition.
Travel	15.20 to 15.25		Drive to Location K	

## Draft Accompanied Site Inspection

Stop/Travel	Arrival timings	Location	Guidance Notes	Reasons for visiting the site
K	15.25	Refreshment stop at Co-op petrol station, Hatfield Road, Witham		
Travel	15.40 to 15.55		Drive to Location L	
L	15.55	Witham Field Farm (The Vineyards) and Duke of Wellington bridge	<p>Park at The Vineyards (subject to landowner agreement)</p> <p>Walk to Duke of Wellington Bridge (5 minutes)</p>	<p>RR-082 – property access, borrow pit location, compulsory land acquisition.</p> <p>View Junction 21 Location and layout, Maldon Road junction, view from public highway.</p>
Travel	16.30 to 17.00		Drive to Location M	Drive via the Duke of Wellington mini roundabout.
M	17.00	Beaulieu Parkway (north side of A12)	Parking along road.	Scheme interaction with Countryside Zest, Beaulieu Railway Station (NR) and Chelmsford CC Masterplan for the area. Landscape and visual Impact, view from public footpath
End Point	17.15 to 17.45		Attendees leave from here or take organised transport back to starting point.	

### 3 Figure 2.1 Draft Indicative Route of ASI



## **ANNEX A Examining Authority's Unaccompanied Site Inspection (USI) Note**





# The Planning Inspectorate

## Application by National Highways for the A12 Chelmsford to A120 road widening project

Case reference: TR010060

### Examining Authority's note of Unaccompanied Site Inspection (USI) to which the Application or Specified Matters relates on 11 January 2023

Examining Inspectors **Adrian Hunter**, **Max Wiltshire** and **Jon Gorst** (the Panel appointed as the Examining Authority for the application for the A12 Chelmsford to A120 road widening project) undertook the inspection. There were no other persons in attendance. In the interests of efficiency, the Panel carried out the USI the day before the Preliminary Meeting which took place on 12 January 2023.

The USI was undertaken by car and on foot on public roads and footpaths. No inspections were undertaken on private land. The USI was undertaken in order to view the route of the proposed scheme, existing roads and the surrounding area. Account was taken of the Applicant's suggestions for site visits [PDA-002] and locations prospectively within the setting of these proposals as identified in the Relevant Representations were also inspected.

#### Description of visit

Weather conditions were cloudy with sunny intervals and a fresh breeze. Conditions were at all times adequate to appreciate long views. As the USI took place in the first half of January, it was dark shortly after 16:00 hours and therefore the inspection started before 12:00 noon.

11:15 Two of the Inspectors met at the Chelmsford service station at Junction 19. Travelled along the A12 to Junction 20a and then proceeding to Witham. Locating the Public Hall where the Hearings would take place and then meeting with the third Inspector at Witham station.

12:15 Rejoining the A12 at Junction 22 and driving north easterly to Junction 25. View of the existing Junction 25 and the proposed new junction layout.

12:30 Travelling south from Junction 25 and briefly stopping at the Shell Garage at Doggets Lane.

12:35 Leaving at Junction 24 and taking the B1023 towards Feering and then turning to Inworth and Tiptree.

12:40 Viewing the narrowed road at Hinds Bridge on B1023 and stopping beneath the A12 flyover. Walking a short distance towards Inworth but as there was no pavement, returning to the car.

13:00 Driving through Inworth, noting the location of the proposed J24 roundabout and access roads and stopping car to briefly view the locations of two listed properties which were the subject of representations. Continuing to Tiptree.

13:15 Returning along the B1023 and turning left towards Great Braxted and then to Rivenhall End and viewing the site of proposed borrow pit (from the B1023) between the existing A12 and the railway line.

13:30 Rejoining the A12 and proceeding in a south westerly direction until leaving at the Hatfield Peveler turning.

13:45 Stopping at the Duke of Wellington mini roundabout and spending some minutes viewing traffic flows as suggested (although admittedly not at a peak traffic time).

14:10 Proceeding to Station Road, Hatfield Peverel to see the site of the proposed overbridge and viewing the adjacent properties where permanent acquisition is proposed for safety reasons.

14:20 Continuing along the B1137 and driving to Boreham and stopping near the junction with the road to Waltham. Leaving the car and spending some minutes viewing traffic flows and the turning

14:40 Continuing along the B1137 towards Junction 19 and then re-joining the A12 and travelling to Junction 20a again. Leaving the main road; crossing the bridge at Bury Lane and observing the location of the proposed replacement overbridge. Then turning right along the B1137 to proceed through Boreham village again.

15:15 Proceeding along the former A12 towards Springfield and viewing the Royal London and Edmundson Electrical sites (across the road from each other) where temporary rights are sought.

15:30 End of the USI.

# ANNEX B Blue Mills Nature Reserve – Mr and Mrs Cathcart Suggested Walking Route

