



The Planning Act 2008

Application for Development Consent for the Portishead Branch Line – MetroWest Phase 1

Case Ref: TR040011

The Examining Authority's Note of an Unaccompanied Site Inspection

Background

The Examining Authority ('the ExA') undertook an unaccompanied site inspection to support the examination of an application for development consent for the proposed Portishead Branch Line ('the application') on Wednesday 30 September 2020.

In the interest of efficiency, the ExA carried out its unaccompanied site inspection from publicly accessible land (roads, footpaths and bridleways). No inspections were undertaken on private land, advance permission to enter land was not required and so these inspections could be undertaken on an unaccompanied basis.

The site inspection was undertaken in order to view the route of the existing railway line and the proposed scheme, roads and the surrounding area.

Particulars of the Site Visit

The visit was undertaken by: Jo Dowling and Susan Hunt and they were accompanied by the Case Manager, Bart Bartkowiak and Case Officers, Lily Robbins and Spencer Barrowman.

The visit was undertaken by car and foot. Weather conditions on Wednesday were wet and rainy with a temperature circa fourteen degrees centigrade. Weather conditions were at all times adequate to appreciate long range views.

The inspections commenced at approximately 09:30 and finished at approximately 12:00. A list of the locations visited is attached in Annex A.



Annex A: List of locations visited on the Unaccompanied Site Inspection on Wednesday 30 September 2020

The ExA undertook a site inspection at the following locations.

The ExA revisited Pill where they visited Hardwick Road, Lodway Close, The Poplars, Trinder Road, the Breaches, Beechwood Road and Nos 1-7 Marsh Lane. The location of Lodway Farm was also noted.

The ExA then drove along Marsh Lane onto Gordano Way and along Royal Portbury Dock Road before driving along the Portbury Hundred (A369), just after the junction with Station Road the ExA noted the approximate location of Work No 12 (Highway Access) before driving along Sheepway.

The ExA stopped at Tarr Bridge where they observed the works and compound associated with the Hinkley Connection project. In addition the ExA observed, from the bridge, the location of Work Nos 9 (vehicle compound and road/rail access); 10/10A/10B (temporary diversion of cycle path/temporary construction compound and temporary construction haul road) and 11/11A/11B (improvements to agricultural access and temporary construction haul road). The location of Sheepway Gate Farm was noted as was the existing crossing over the disused railway line.

The ExA then visited Portishead where they visited the locations of Work Nos 3 (foot and cycle track) and 4 (car park and new highway access). They then walked along Harbour Road noting the location of the Marina Healthcare Centre and the proposed location of Work No 2 (diversion of highway). At the roundabout that forms the junction of Harbour Road/Quays Avenue/Phoenix Way the ExA observed the location of the nursing home and the pumping station and the proposed locations for Work Nos 6 (car park), 7A (foot and cycle track) and 5 (railway station) in addition to observing the existing disused railway line.

The ExA then proceeded to Tansy Lane where they observed the area of open space which would be the location of Work Nos 7D (temporary construction compound), 7E (electrical supply cables), 7C (foot and cycle track) and the location of the play area and rear entrance to Trinity Anglican Methodist Primary School. The ExA then crossed over the existing disused railway line and observed the location of the lake and open space and the proposed location for Work Nos 7 (foot and cycle bridge), 7B (foot and cycle track) and 8 (temporary construction haul road).



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The ExA then visited Fennel Road, Tarragon Place, Thyme Close and Marjoram Way before finishing the visit to Portishead by undertaking a general tour of the town centre and marina area including the location of the original rail station adjacent to the Shell Service Station.