

Written Representation - A47 Thickthorn Junction Road Improvement Scheme
On behalf of Big Sky Developments Ltd.

Interested Party number: 20028396

We write on behalf of Big Sky Developments Ltd owners of property on the north side of the A47 where the east bound carriageway will emerge from the underpass beneath the existing A47.

Discussions with the Applicant have been positive, although some issues remain under discussion.

The scheme proposes the acquisition of land which is reserved for football pitches and amenity space required as part of the planning conditions and within the Section 106 agreement for the Big Sky Developments Ltd development site.

Construction is well underway on site and the phasing for building is established. The Applicant's scheme works will coincide with the development programme and we have requested that the Applicant avoids this conflict where possible.

Concerns remain in two principle areas: noise, and the use of a compound during the period of works.

1. Agreement

Agreement has been reached in principle for the Applicant to meet the cost of a commuted sum in exchange for the reduction in football pitches and amenity land to be acquired for the Applicant's scheme.

This is intended to deal satisfactorily with the land required for the scheme and enable the development to proceed.

2. Noise

Whilst desktop studies have been undertaken to assess the impact of the scheme on the site, the landowner is concerned the impact is likely to be greater, with increased noise interference from south of the A47 than is suggested.

We are assured the Applicant will continue to engage in discussions about noise and the impact on the site.

3. Compound

Plans are attached in the appendices:

- Plan 1 Land Plan
- Plan 2 Housebuilding phasing plan extract
- Plan 3 Sports pitches agreed plan
- Plan 4 General Arrangement plan
- Plan 5 Plan 6 - PCF Environmental Masterplan

The key area of concern is the 1.72 acres compound **PLOT 7/7c** with reference to the Land Plan.

The houses have sold well and to date the impact of the scheme has not apparently limited the volume of buyers enough to impact on the success of the development.

It was proposed that the contractor should be able to leave site before the end of the period of works so scheme works would not interfere with housebuilding, sales completions, and handover.

Recent advice is that Galliford Try are intending to remain in occupation and use the compound area until the completion of the scheme which coincides with the period for building and selling houses.

This use of building land will be detrimental to the landowner, who consequently does not agree. It may be worth bearing in mind the housebuilding development site probably had the benefit of planning permission before the A47 scheme *Red Line* was established; Appeal Reference: APP/L2630/A/14/2227526 dated 7th January 2016.

Equitably and logically, the housebuilding use should take priority over the unconsented Thickthorn works which should have adapted to the existing permission.

The triangular compound reference 7/7c will occupy land designed for three houses and will affect the ones immediately north, as services and accesses cannot be completed, and the phase of the development cannot be completed.

Our understanding is that timescales will coincide badly:

- i. **A47 Thickthorn Scheme timing**
Works from Early 2023 to December 2024, if there are no delays.
- ii. **St Giles Park development timing.**
Phases 14 and 16 works from early 2023 - to be completed by Autumn 2024, with the development completed and contractors off site by the end of 2024.

There was mention that the site would be used for welfare facilities rather than for the construction compound and material storage area referred to in the general arrangement plan.

The contractor or the Applicant may indicate they require storage facilities on this site, but there is a significant area on land which is expected to be under the Applicant's control on the southern side of A47, shown on Plan 6 the PCF Environmental Masterplan.

3.1 Welfare facilities

If the site is to be used for welfare facilities with portaloos and an office or welfare base, the site does not need to be 1.7 acres or so.

This use could be accommodated along the hard surfacing of Cantley Lane, a closed off road used only for public access. Alternatively, the site could be restricted to the south of the overhead UKPN overhead pylon line which is reserved for public open space after completion.

Limiting the extent of the compound should remove the interference from land on which houses will be built. Although the presence of a compound will still be potentially off-putting for a buyer, at least it would not prevent construction, and interference will be time limited.

If the Applicant can persuade their contractors, or they can be pressurised to omit this area of conflict or time limit their occupation, we request that a deadline is set for removal of the compound from the land so the landowners can provide guarantees to buyers.

3.2 Site compound

If the site is to be used for a construction compound the impact is greater.

We remain concerned about the proximity of works and the impact of the compound on new adjacent residential properties, but this is much more severe if houses cannot be built at all.

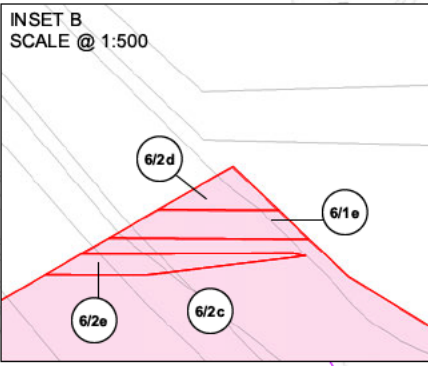
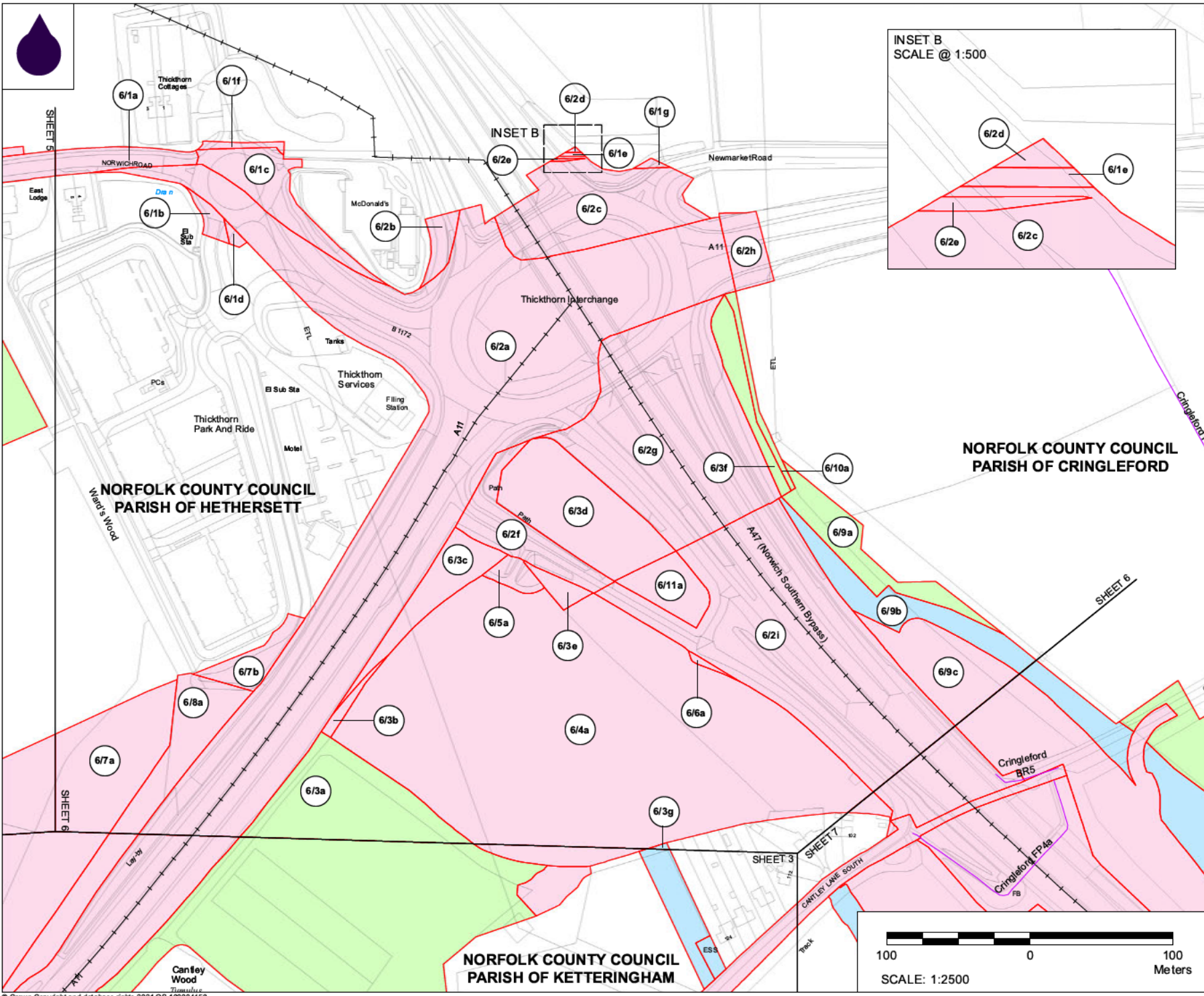
We are concerned about the planned exit from site by Autumn 2024 as the Thickthorn works are also designed to complete then. The owners will be prevented from selling in advance and from building through the period proposed through 2023 and 2024.

This produces problems of breach of contract, penalties, and preliminaries.

We respectfully request the Applicant reconsider their scheduling with a view to omitting altogether or restricting the compound to enable sales to continue.

Brown & Co
13.10.2021

Appendix 1



NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE EXTINGUISHED ON LAND, COLOURED PINK ON THESE LAND PLANS UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE EXTINGUISHED, SO FAR AS THEIR CONTINUED EXERCISE WOULD BE INCONSISTENT WITH THE EXERCISE OF THE RIGHTS AND RESTRICTIONS PROPOSED TO BE ACQUIRED BY THE UNDERTAKER ON LAND COLOURED BLUE ON THESE LAND PLANS UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE SUSPENDED WHILE THE UNDERTAKER IS IN TEMPORARY POSSESSION OF THE LAND COLOURED GREEN ON THESE LAND PLANS UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE.
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- LEGEND**
- ORDER LIMITS
 - PLOT REFERENCE NUMBER (REFER TO BOOK OF REFERENCE FOR FURTHER INFORMATION)
 - EXISTING PUBLIC RIGHT OF WAY
 - PARISH BOUNDARY
 - LAND TO BE ACQUIRED PERMANENTLY
 - LAND TO BE USED
 - LAND TO BE USED TEMPORARILY AND RIGHTS TO BE ACQUIRED PERMANENTLY

First Issue	By J/JH JF	05/06/2020	PO 1
Second Issue	By J/JH JF	24/09/2020	PO2
Third Issue	By J/JF JF	15/03/2021	PO3
Fourth Issue	By J/JF JF	30/03/2021	PO4

Purpose of Issue
DCO APPLICATION

Client
Highways England

Development Consent Order Number:
TR010037

Project Title:
A47/A11 THICKTHORN JUNCTION

Development Consent Order Drawing Number:
TR010037/APP/2.3(f)

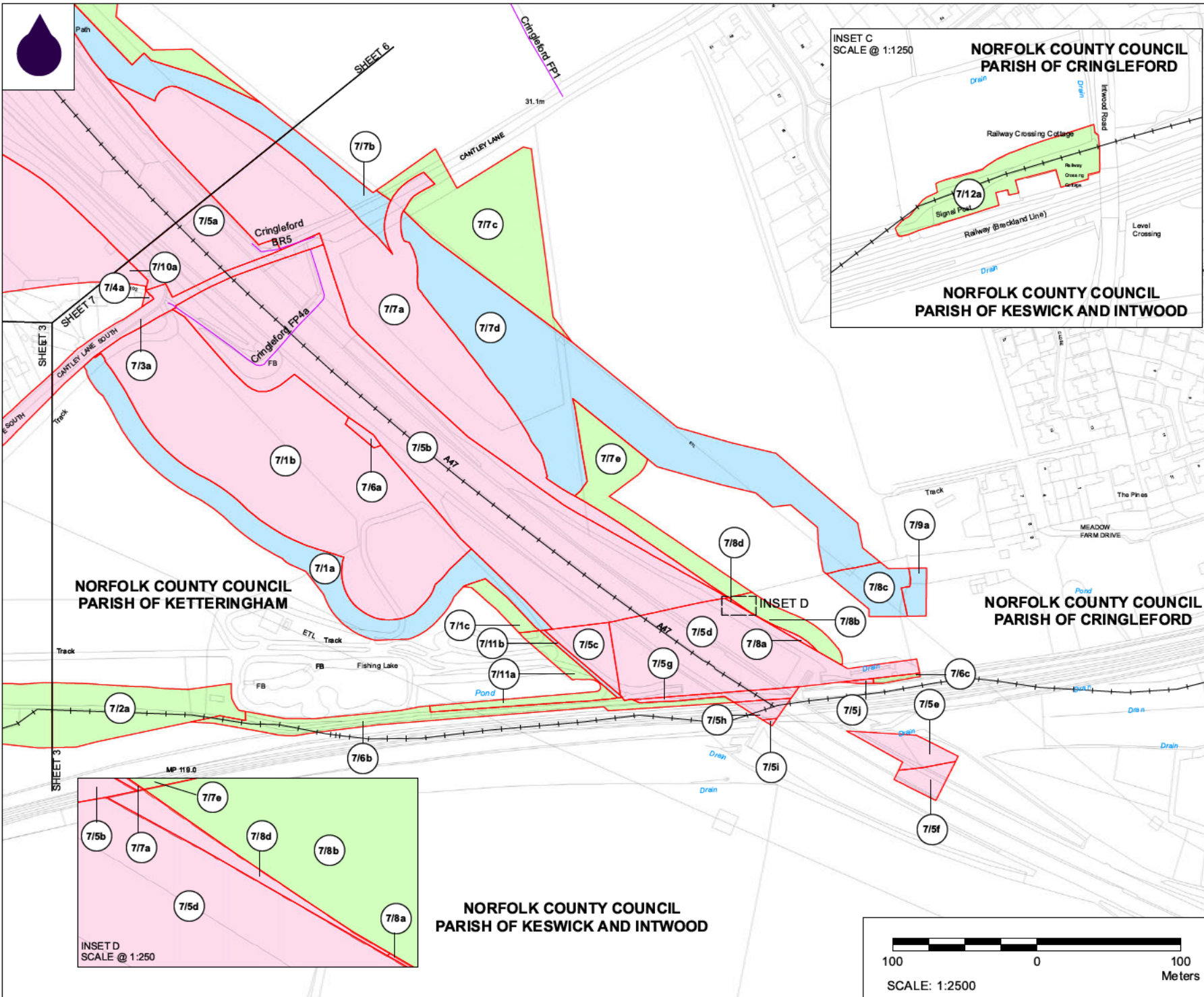
Drawing Title:
**LAND PLANS
REGULATION 5(2)(i)
SHEET 6 OF 7**

Designed --	Drawn J/JF	Checked JF	Date 30/03/2021
Internal Project Number: J0028671-20-05d		Suitability DCO Submission	
Scale @ A3 1:2500		Zone Whole Site	

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Drawing Number Highways England P 10 HE551492- GT Y-LLO-000-DR-BL-30006	Rev P04
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NOTES

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LEGEND

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First Issue	By J/JH JF	05/06/2020	PO 1
Second Issue	By J/JH JF	24/09/2020	PO 2
Third Issue	By J/JF JF	04/03/2021	PO 3
Fourth Issue	By J/JF JF	15/03/2021	PO 4
Fifth Issue	By J/JF JF	30/03/2021	PO 5

Purpose of Issue: **DCO APPLICATION**

Client: **Highways England**

Development Consent Order Number: **TR010037**

Project Title: **A47/A11 THICKTHORN JUNCTION**

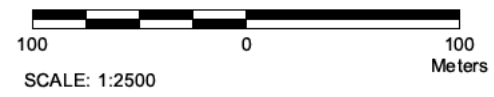
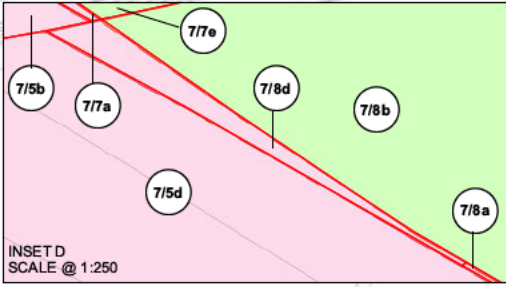
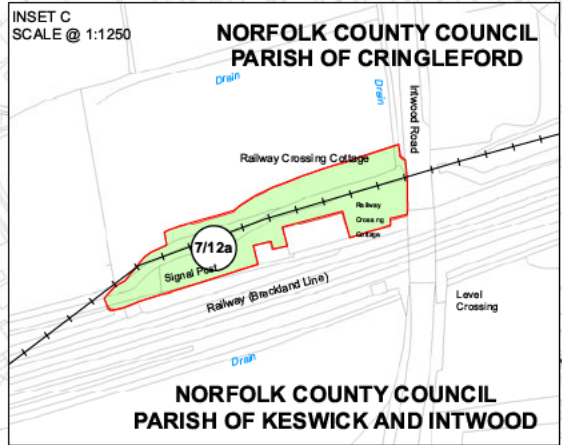
Development Consent Order Drawing Number: **TR010037/APP/2.3(g)**

Drawing Title: **LAND PLANS REGULATION 5(2)(i) SHEET 7 OF 7**

Designed	Drawn	Checked	Date
JF	JF	JF	30/03/2021
Internal Project Number: J0028671-20-07e		Suitability DCO Submission	
Scale @ A3: 1:2500		Zone: Whole Site	

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Drawing Number: HE551492-GTY-LLO-000-DR-BL-30007	Rev: P05
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Appendix 2



Agreement should be read in conjunction with the Development Control and any other relevant legislation and should be read in conjunction with the Planning Policy Framework and any other relevant legislation. The information is provided for information only and should not be used to support any other application. The drawings are for the information of the Council and should not be used for any other purpose. The drawings are for the information of the Council and should not be used for any other purpose. The drawings are for the information of the Council and should not be used for any other purpose.

No. Units by Phase

2 - 60
5 - 42
6 - 37
8 - 34
9 - 28
10 - 31
13 - 42
14 - 20
16 - 24
17 - 32

Phase	Area (sqm)	Units	Start Date	End Date
1				
2		60		
3				
4				
5		42		
6		37		
7a				
7b				
8		34		
9		28		
10		31		
11				
12				
13		42		
14		20		
15				
16		24		
17		32		
18				
19				

Ingleton Wood Property and Consultant

St Giles Park, Cringleford, Cringleford, Norwich

Big Sky Developments

Phasing Plan

Drawing Number: **STGLES-1W-SA-XX-DR-A-2050**

Scale: 1:1250

Revision: **P13**

Appendix 3



KEY

--- Pedestrian Access

— Vehicular Access

PROPOSED SPORTS PITCHES

- 1 no. Cricket Pitch - 110m x 91.5m
- 2 no. Over 18 Football Pitches - 106m x 70m
- 2 no. U 13/14 Football Pitches - 82m x 50

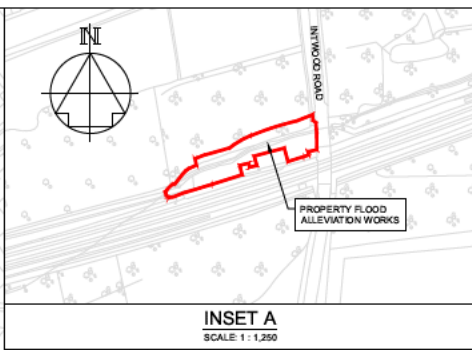
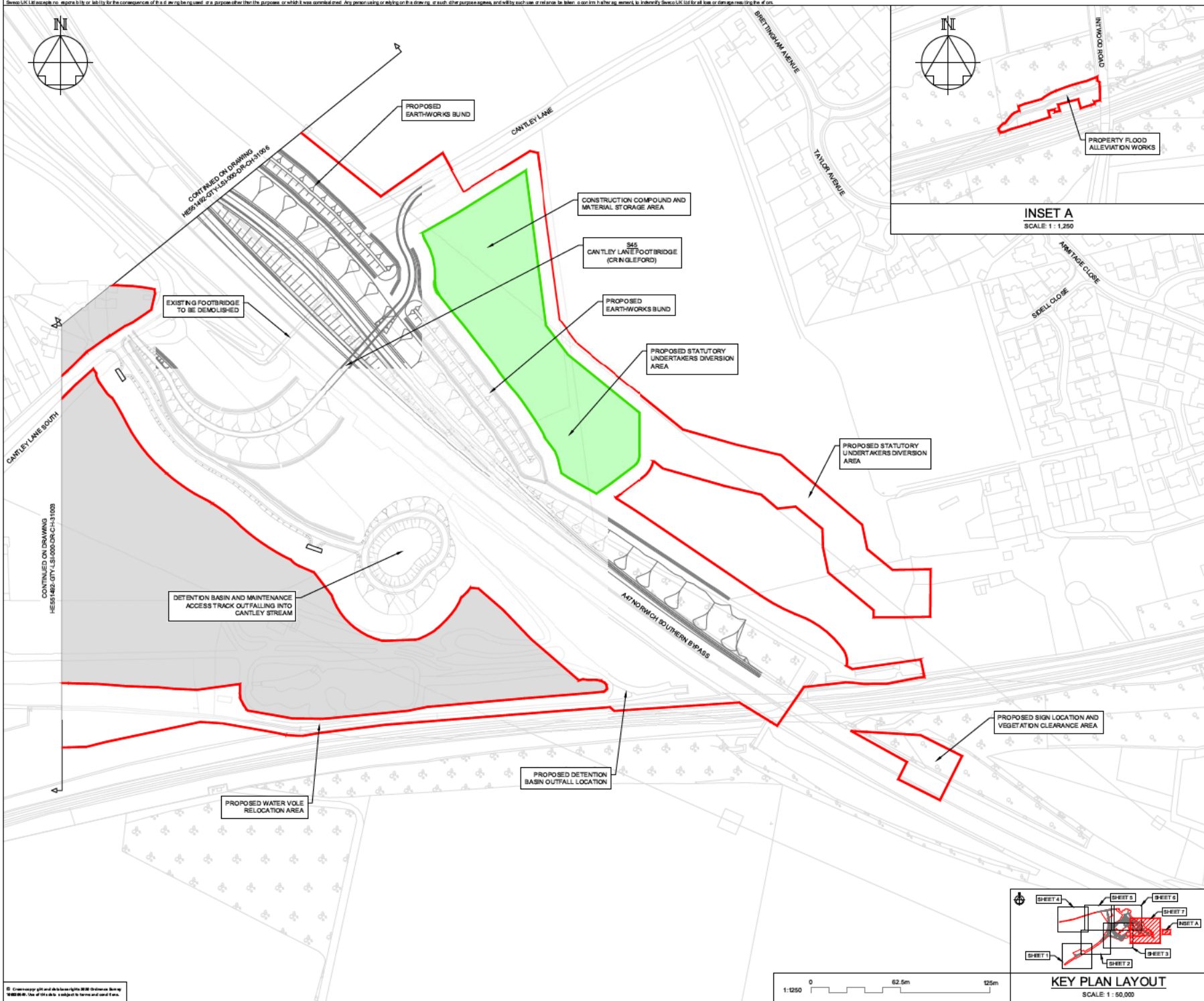
- 1 no. Sports Pavilion - 8m x 6m to accommodate:
 - Changing area
 - Store room
 - First Aid
 - Office
 - Function space



Project: Cringleford Extension
 Dwg No: 350/PL/SP_001
 Title: Indicative Sports Pitches Layout
 Scale: 1:1250
 Rev: 03

Appendix 4

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NOTES

Purpose of use
FOR DCO SUBMISSION

Development Consent Order Number / Document
TR010037/APP/2.2(H)

- THESE PLANS SHOULD BE READ IN CONJUNCTION WITH OTHER PLANS AND DOCUMENTS IN THE DEVELOPMENT CONSENT ORDER.
- THESE PLANS SHOULD BE READ IN CONJUNCTION WITH OTHER PLANS AND DOCUMENTS IN THE DEVELOPMENT CONSENT ORDER, IN PARTICULAR THE WORK PLANS AND SCHEDULE 8.

KEY TO SYMBOLS

- ORDER LIMITS
- AREA NOT INCLUDED IN ORDER LIMITS
- SCHEME DESIGN
- COMPOUND / MATERIAL STORAGE AREA

REV	DATE	REVISION/NOTE	CRG	CHKD	APPD
P01	1/07/20	FIRST ISSUE	AKm	Jhr	Jhr
P02	1/20/21	DCO SUBMISSION	AKm	Jhr	BMV
P03	3/03/21	DCO SUBMISSION	AKm	Jhr	BMV
C01	3/03/21	DCO SUBMISSION	AKm	Jhr	BMV



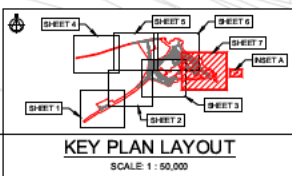
PROJECT TITLE
A47/A11 THICKTHORN JUNCTION

PROJECT STAGE
PCF STAGE 3

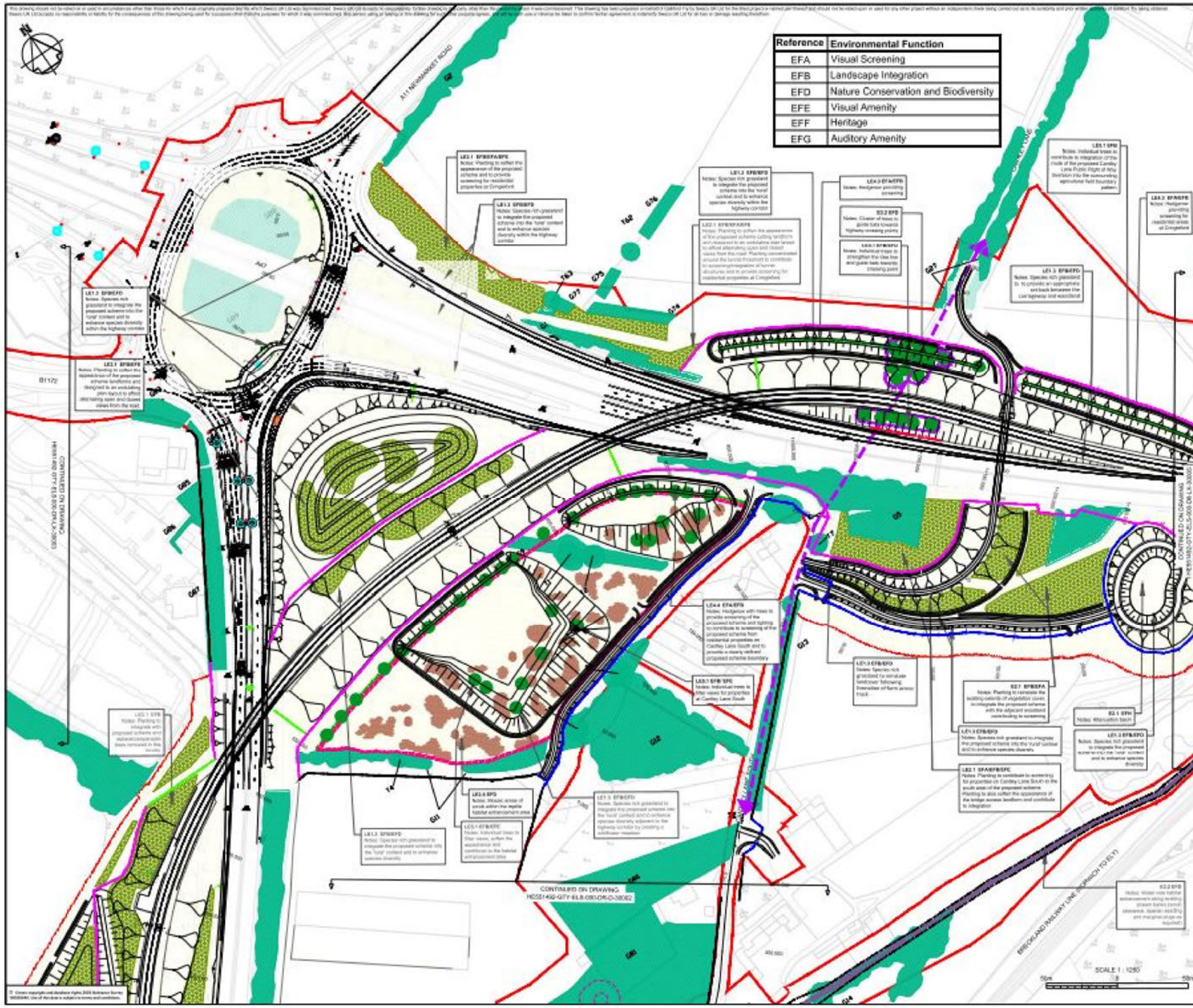
DRAWING TITLE
**GENERAL ARRANGEMENT PLANS
REGULATION 5(2)(o)
SHEET 7 OF 7**

SUITABILITY
AUTHORISED AS STAGE 3 COMPLETED

SHEET SIZE A1	SCALE 1:1250	STATUS A3	REVISION C01
DRAWING NUMBER HE551492-GTY-LSI-000-DR-CH-31007			



Appendix 5



Reference	Environmental Function
EFA	Visual Screening
EFB	Landscape Integration
EFD	Nature Conservation and Biodiversity
EFE	Visual Amenity
EFF	Heritage
EFG	Auditory Amenity

- NOTES**
1. THIS DRAWING SHALL ONLY BE USED FOR THE DESIGN ELEMENT STATED IN THE DRAWING TITLE.
 2. ALL DIMENSION IN METRES (M) UNLESS OTHERWISE STATED.
 3. DO NOT SCALE FROM THIS DRAWING.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
HE551492-GTY-ELS-000-DR-LX-30001
HE551492-GTY-ELS-000-DR-LX-30002
HE551492-GTY-ELS-000-DR-LX-30003
HE551492-GTY-ELS-000-DR-LX-30004
 5. FOR LANDSCAPE ELEMENT CODES REFER TO DMK1-D117 LANDSCAPE DESIGN DOCUMENT.

KEY TO SYMBOLS

SYMBOL	DESCRIPTION
[Green Area]	EXISTING AND PROPOSED GREEN SPACES
[Red Line]	EXISTING AND PROPOSED VISUAL SCREENING
[Blue Line]	EXISTING AND PROPOSED LANDSCAPE INTEGRATION
[Purple Line]	EXISTING AND PROPOSED NATURE CONSERVATION AND BIODIVERSITY
[Yellow Line]	EXISTING AND PROPOSED VISUAL AMENITY
[Pink Line]	EXISTING AND PROPOSED HERITAGE
[Brown Line]	EXISTING AND PROPOSED AUDITORY AMENITY
[Green Circle]	EXISTING AND PROPOSED PLANTING
[Green Square]	EXISTING AND PROPOSED SCREENING
[Green Triangle]	EXISTING AND PROPOSED LANDSCAPE INTEGRATION
[Green Diamond]	EXISTING AND PROPOSED NATURE CONSERVATION AND BIODIVERSITY
[Green Star]	EXISTING AND PROPOSED VISUAL AMENITY
[Green Hexagon]	EXISTING AND PROPOSED HERITAGE
[Green Octagon]	EXISTING AND PROPOSED AUDITORY AMENITY

NO.	DATE	REVISION/NOTE	BY	CHECKED	APP'D

SWECO

GallifordTry

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PROJECT TITLE:
A47/A11 THICKTHORN JUNCTION

PROJECT STAGE:
PCF STAGE 3

DRAWING TITLE:
ENVIRONMENTAL MASTERPLAN
SHEET 4 OF 5

SUITABLE FOR STAGE APPROVAL

SHEET SIZE: A1	SCALE: 1:1250	STATUS: S4	REVISION: P01
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DRAWING NUMBER:
HE551492-GTY-ELS-000-DR-LX-30004