



Application by Highways England for A47/A11 Thickthorn Junction scheme
Case Reference: TR010037

Examining Authority's Note of an Unaccompanied Site and Unaccompanied Access Required Inspection Monday 22 and Tuesday 23 November 2021

Examining Inspector Matthew Shrigley (the person appointed as the Examining Authority (ExA) for the application for A47/A11 Thickthorn Junction improvements undertook an inspection initially on Monday 22 November for some of the public areas associated to the junction improvement before then undertaking main inspections involving private land as well as some public road locations taking place on Tuesday 23 November 2021.

A significant proportion of the time taken to carry out the Access Required and Unaccompanied Site Inspection (USI 2) was spent viewing private land areas in the vicinity of the application site with the prior agreement of the relevant landowner(s) arranged for the 23 November 2021 as an unaccompanied visit.

USI 2 was undertaken in order to view the existing local landscape including natural and built features contained within it, largely from the private land areas. It was also undertaken to view: the areas of proposed improvement works; public roads; to observe the general function of the existing road network; and to view the location of nearby properties in the vicinity of the area of proposed improvement works.

Particulars of the Site Inspection(s)

There were no other persons in attendance. The inspections were undertaken on foot with some car use also relied upon for travelling along public road locations further afield where walked routes were not possible.

A route was planned having regard to the application material and issues raised in relevant representations as well as the related Deadlines thereafter. In particular, the suggested route plan submission provided at the Deadline 1 [under REP1-034] enabling the ExA to obtain views of the application site and the surrounding area.

Weather conditions were mostly dry and sunny both days during daylight hours. All relevant locations referred to by the ExA were seen during the day during daylight hours. The air temperature was approximately 5 degrees. Weather conditions permitted long range views and good levels of visibility at all times during daylight hours.

During evening hours car headlights and road lighting were relied upon for viewing some public road locations (the ExA wishes to highlight/emphasise that all locations were viewed during daylight hours for the avoidance of any doubt with some public roads again revisited during the evening). There was some very light rain on the 22 November during the evening.

Inspections commenced at approximately 13:00 until around 14:00, and between approximately 15:30 and 18:45 on the 22 November 2021 for public road locations close to the Thickthorn junction, inclusive of intervening breaks. Then from around 08:00 until 14:00 on the 23 November 2021 for private land areas and other public

road locations. As well as between approximately 15:00 and 18:00, to revisit some public road locations already seen during daylight hours, again including intervening breaks. A list of the locations visited is attached in Annex A.

Annex A

A47 Thickthorn Junction/ Hethersett and Wymondham/ Round House Way

The ExA walked clockwise around the Periphery of the A47 Thickthorn junction from the side of Cringleford Park and Ride Car Park terminating at Newmarket Road. The ExA walked along Newmarket Road up to the junction shared with Round House Way where pedestrian accessibility permitted. Intermittent stops were undertaken at the Thickthorn junction.

As part of a driving route the ExA drove over the A47 from the Thickthorn junction from the direction of Norwich, towards and eventually, joining the B1172 (Norwich Road). The ExA also drove along the B1172 (Norwich Road) to Hethersett, and to Wymondham, returning to the Thickthorn junction/ Cringleford area.

Cantley Lane South/Cantley Lane/ and the private land areas identified at Deadline 1 under submission REP1-034

As part of the overall driving route undertaken the ExA also drove along Ketteringham Lane, Low Street, High street (Ketteringham), leading onto Cantley Lane South and then returning via Ketteringham Lane.

The driving route included intermittent stops and short walked points where possible. This included access to the existing pedestrian footbridge over the A47.

With respect to the private land areas identified at Deadline 1 under submission REP1-034. This was undertaken by the ExA as a walked route largely using a gated non-public track way.

Starting from the track access off Cantley Lane South close to The Sycamores (and located in plot 3/3d of the application Land Plans [APP-006]). The ExA followed the track leading through the area known as Cantley Wood close to Two Tumuli at Big Wood, and then underneath the A11 via an existing underpass following the track route running roughly parallel to Cantley Stream roughly in the direction of Station Road.

The ExA followed the track over Cantley Stream in the broad direction of Thickthorn Hall before turning to walk back and towards the direction of the A11 again following the approximate path of Cantley Stream.

The ExA walked close to fields and wooded/treed locations contiguous to the A11 before turning to follow the track running towards Norwich Road, adjacent to wooded areas and Thickthorn Park and Ride.

After walking towards the B1172 (Norwich Road) but still on private land using the track route, the ExA then walked roughly in the direction of Thickthorn Hall before turning back towards the B1172 (Norwich Road). The route eventually joining the public highway close to Thickthorn Lodge and directly opposite the access to Thickthorn Farm.

The route included walking along Norwich Road and to the Thickthorn junction. The ExA also walked along Cantley Lane South stopping at the existing pedestrian footbridge bridge proposed to be removed and accessing to it. Intermittent stops were undertaken to observe the surroundings throughout.

Observations on the above routes included but were not limited to: the location of trees and wooded areas (including Cantley Wood) and open undeveloped land; the scheduled ancient monument Two Tumuli in Big Wood and other nearby heritage and cultural related features; the location of Thickthorn Hall and other buildings in the landscape; natural landscape features; road signage and cycle paths; Thickthorn Park and Ride; the proximity of pedestrian routes/footways and accesses; the proximity of Cantley Stream; built structures such as underpasses and overbridges; the proximity of the railway line; existing lighting columns; pylons and other nearby properties inclusive of the housing developments currently under construction close to the Thickthorn junction and Newmarket Road.