



The Planning Act 2008

Application for Development Consent for the A47 North Tuddenham to Easton project.

Case Ref: TR010038

Examining Authority's Record of Unaccompanied Inspection of Sites to which the Application Relates (USI1).

The Examining Authority (ExA) undertook an Unaccompanied Site Inspection (USI1) on 12 and 13 July 2021. The purpose of the Inspections was for the ExA to become familiar with the proposed route and look at specific locations particularly in relation to general surrounds, heritage, noise, visual and landscape considerations.

Inspections were undertaken by car and on foot from publicly accessible land including highways and public rights of way. No inspections were undertaken on private land and therefore advance permission to enter land was not required. This allowed the inspections to be undertaken on an unaccompanied basis.

The purpose of this note is to inform the Applicant and Interested Parties (IPs) of actions already taken by the ExA and to enable the Applicant and IPs to consider which, if any, additional sites the ExA might need to inspect.

Arrangements for any Accompanied Site Inspections (ASIs) will be advised in due course. In addition, further USIs may be carried out by the ExA as required to inform them and without notice. However, if further USIs are carried out, further Inspection notes will be published.

The inspections were undertaken to view the proposed application site as shown on the Location Plan [APP-004], General Arrangement Plans [APP-005], Land Plans [APP-006], Works Plans [APP-007] and Rights of Way and Access Plans [APP-008] submitted with the application.

Particulars of the Inspection

USI1 was undertaken by the Examining Inspector Mr Adrian Hunter. No other persons were in attendance.

12 July 2021

The USI on Monday 12 July 2021 was undertaken during the late afternoon/early evening, to gain an appreciation and understanding of the application site and the Proposed Development; an indication of existing traffic levels; an appreciation of existing lighting arrangements; and an understanding of the relationship of the Proposed Development with other parts of the highway network.

13 July 2021

The USI on Tuesday 13 July 2021 involved visiting a number of specific locations to gain an appreciation and understanding of the context of the application site, the route of the Proposed Development, its surroundings, and views of it.

The ExA also drove along the A47 and along a number of local roads in the vicinity of the application site. He noted the nature of the roads and the character of the surroundings. Locations visited, both by vehicle and on foot, included:

- Dereham Road, Easton;
- Blind Lane;
- Norwich Road, Honingham;
- Mattishall Road, Honingham;
- Dereham Road, Honingham;
- Berrys Lane;
- Church Lane;
- Mattishall Lane, Hockering;
- Low Road, Hockering;
- Sandy Lane;
- Wood Lane; and
- Taverham Road.

The ExA also observed views towards the application site from the vicinity of a number of designated heritage assets. This was to gain an appreciation of these heritage assets and their setting. The heritage assets included:

- St Peter's Church, Easton;
- St Andrew's Church, Honingham;
- St Michael's Church, Hockering;
- Church Farm House and Barn at Church Farm, Taverham Road; and
- Berry Hall, Berrys Lane.