



## **The Planning Act 2008**

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

Case Ref: TR010038

## **Record of Unaccompanied Inspection of Sites to which the Application Relates (USI 2).**

The Examining Authority (ExA) undertook an Unaccompanied Site Inspection (USI 2) on 10 and 11 October 2021. The purpose of the Inspections was for the ExA to visit a number of specific locations, in particularly some of those suggested by Interested Parties (IPs), along with further visits to view general surrounds, heritage, noise, traffic, visual and landscape considerations.

Inspections were undertaken by foot and car. They were entirely limited to 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 IPs of the actions taken by the ExA.

An Accompanied Site Inspection (ASI) is to be undertaken on 16 November 2021. In addition, further USIs may be carried out by the ExA if required. If further USIs are carried out, further Inspection Notes will be published.

The USI was 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**

USI 2 was undertaken by the Examining Inspector Mr Adrian Hunter. No other persons were in attendance.

### 10 October 2021

On Sunday 10 October 2021, the ExA undertook the following via car:

- Along A47 from Longwater Roundabout, via Easton Roundabout to Fox Lane and then back, in an eastern direction to Easton Roundabout;
- Along Wood Lane, Paddy's Lane and Honingham Road to Weston Longville;
- From Weston Longville, back to Wood Lane via Honingham Road and Paddy's Lane; along B1535 to Junction with A1067. Right on to A1067 to roundabout at Junction with A1270. Around roundabout and then back onto A1067; down Marl Hill Road; along Church Street into Weston Longfield.

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The USI was undertaken during the late afternoon/early evening, to gain an appreciation and understanding of the application site and the Proposed Development; and an understanding of the relationship of the Proposed Development with other parts of the highway network.

### 11 October 2021

The USI on Monday 11 October 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.

Locations visited by foot, included:

- Mattishall Lane, from its junction with A47 to Whitford Bridge;
- Along Hockering FP 8 from Whitford Bridge to junction with Hockering FP 7 then back to Whitford Bridge;
- Partially along East Tuddenham FP 9 from Mattishall Lane (however due to the presence of livestock in the fields, it was not possible to walk the full footpath);
- Hockering FP5 from Park Lane to Heath Road; back into Hockering via Heath Road;
- Along Rotten Row, from Church Lane;
- A route which started at St Andrew's Church, along A47 to Taverham Road; along Taverham Road to Merryhill Junction; along Weston Road to junction with Ringland Road; along Ringland Road to Church Lane; then back along the same route.

The weather was dry and generally sunny, with good levels of visibility.

The ExA also visited the following locations and their environs to observe the proposed scheme:

- St Peter's Church, Easton;
- St Andrew's Church, Honingham;
- St Michael's Church, Hockering.

The ExA also parked in the car park of The Parson Woodforde Public House, Weston Longville between the hours of 4.15pm and 6.05pm to observe the traffic conditions at the junction of Ringland Road and Church Street.