



Examining Authority's Note of Unaccompanied Site Inspection 1

Examining Authority	A47 Wansford to Sutton
Application Ref:	TR010039
Date	27 October 2021

I, as Examining Authority, undertook an Unaccompanied Site Inspection (USI) on Wednesday 27 October 2021. This note is a brief record to inform the Applicant, Interested Parties and other parties of the actions taken.

I used a combination of driving and walking routes to experience and record the local area, the details of which are broadly summarised below. All inspections took place from public land, mainly the public highway and public rights of way.

The weather was quite good during the day, dry with overcast skies and with occasional sunny intervals. There was a reasonable breeze from the south to west. Visibility was good.

I did not speak to anyone during the visit other than to say "Good morning/afternoon" to those I met when walking on public rights of way.

Timings set out below are approximate.

Robert Jackson

Examining Authority

28 October 2021



The Planning Inspectorate

Time	Location	Comment
10:00	Arrived at Wansford west roundabout, drove along A47 to roundabout with A1260 at western edge of Peterborough and turned around.	To gain overview of route and area.
10:15	Drove east along A47, turning off at Love's Hill to drive through the villages of Castor and Ailsworth on Peterborough Road, to Nene Way roundabout, circumnavigated, and drove to Sutton via Nene Way. Parked outside St Michael's and All Angels Church, Sutton.	To gain impression of villages to south of A47 north of River Nene.
10:30	Walked west along Sutton 1 footpath, Wansford Nene Way Permissive Footpath 4, Wansford Annual Maintenance 113 and Wansford Nene Way Permissive 1, under A1 to junction with Peterborough Road in Wansford. Inspected junction of Peterborough Road with A1. Retraced steps to Sutton.	<p>To seek understanding of the effect of the route, both existing and proposed, from these Public Rights of Way (PRoWs) and understand the connection between Sutton and Wansford.</p> <p>Particularly noted locations of Wittering Brook outfall and former railway line.</p> <p>Sought to understand changes to Wansford west roundabout and area to south from these PRoWs.</p>
11:45	<p>Drove from Sutton along The Drift and joined A47 heading west to Wansford west roundabout. Drove south through Wansford, east along Peterborough Road, and on to A1 (north).</p> <p>Drove off A1 on A47 slip, turned north and drove along Old North Road to north end, turned around. Then south through Wansford village, along B671 to New Lane and to Stibbington.</p>	<p>Noted location of property known as 'Deep Springs' and gaps in vegetation on north side of A47.</p> <p>To gain understanding of villages and roads on western side of A1.</p>



The Planning Inspectorate

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12:05	At Stibbington, drove around Church Lane/Old Great North Road loop, including cul-de-sac to River Nene, and parked close to eastern extent of Sibson cum Stibbington Footpath 2. Walked along Sibson cum Stibbington Footpath 2 to western extent at A1. Retraced steps to Stibbington.	To gain understanding of area to south of River Nene, and to gain impression of existing and proposed when viewed from this footpath, particularly the area of and to south of Wansford west roundabout.
12:45	Drove to Wansford Station and then returned to A1 at New Lane junction re-joined A1 heading north. Turned off A1 to Thornhaugh, along Russell Hill to A47 and back to Wansford west roundabout.	To identify location of heritage railway as tourist attraction and relationship of Thornhaugh to Proposed Development.
13:00	Lunch	
13:30	Drove north on A1 to junction with B1081 south of Stamford, turned around, drove back to Wansford east roundabout, past location of 6 – 12 (evens) Great North Road, drove east along A47 and turned off at Sutton Heath Road.	To gain understanding of A1 to north of Application site and location of 6 – 12 (evens) Great North Road.
13:45	Parked on verge to south of Heath Road, walked along Sutton Heath Road to see location of Wansford Road Railway Station and Heath House.	To understand these buildings, railway bridge and location of Scheduled Monument and Sutton Heath and Bog SSSI.
14:00	Drove to Upton via Sutton Heath Road and Main Road. Drove along Church Walk Stopped to see Model Farm and associated wall. Drove south along Main Road and Upton Road circumnavigating Nene Way roundabout, returning to Upton.	To understand the nature of the roads to/from Upton. Noted location of Lower Lodge Farm.



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Time	Location	Comment
14:15	<p>Drove to Sutton Heath Road, and parked on verge near eastern extent of Sutton 5 Bridleway.</p> <p>Walked west, along Sutton 5 Bridleway, Thornhaugh 8 Bridleway, to Sacrewell Farm.</p> <p>Walked north and then west on Thornhaugh Bridleway 8, along Windgate Way, to A1.</p> <p>Walked to west of 6 – 12 (evens) Great North Road and noted location of proposed private access from north.</p> <p>Retraced steps to Sacrewell Farm, then walked south to A47 on Wansford Hereward Way Permissive 3.</p> <p>Retraced steps to Sacrewell Farm on Wansford Hereward Way Permissive 3 and then eastward along Thornhaugh Bridleway 8 and Sutton 5 Bridleway to Sutton Heath Road.</p>	<p>To gain impression of location of Sutton Heath and Bog SSSI, location of Scheduled Monument, and area, visitor facility at Sacrewell Farm and relationship of 6 – 12 (evens) Great North Road to A1 and proposed private way to north.</p> <p>Also saw proposed location of permissive bridleway from south of A47 to Sacrewell Farm.</p>
15:15	<p>Drove to A47 and then east along A47 to edge of Peterborough at roundabout with A1260 and turned around, driving west back along A47 to Wansford east roundabout.</p>	<p>To ensure whole length of existing A47 as proposed to be altered was driven in both directions.</p>
15:30	<p>Left area.</p>	