



The Planning Inspectorate

Application by National Highways for the A46 Newark Bypass Project

Case Reference: TR010065

Examining Authority's record of an Unaccompanied Site Inspection (USI) to which the application or specified matters relate.

Examining Inspectors Ken Stone, Paul Burley, and David Love, (the Examining Authority (ExA) appointed by the Secretary of State for the application of the A46 Newark Bypass Project) undertook a USI on Tuesday 6 August 2024 and Wednesday 7 August 2024.

The USI was undertaken only from publicly -accessible land to view the area subject to the proposed development, the existing road network, nearby properties, the landscape, and the wider environment. Further USIs may or may not take place during the Examination.

Sites were generally visited in a manner travelling south-west to north-east whilst the order should not be construed as a reference to potential levels of importance. References to viewpoints (VP) relate directly to the applicant's landscape and visual impact assessment (LVIA) forming part of chapter seven of the Environmental Statement (ES). The wider landscape impacts were observed throughout.

Particulars of the Site Inspection

Tuesday 6 August 2024

The USI was generally undertaken by car with various stops permitting onward travel by foot.

The day started off cloudy and overcast but with clear visibility. Temperature was warm, approximately 20 degrees Celsius. The day was cooled with a light breeze. The clouds cleared later in the day to blue skies and the temperature warmed up and visibility remained good.

A detailed list of the sites observed can be found in Annex A attached to this USI note.

Wednesday 7 August 2024

The USI was generally undertaken by car with various stops permitting onward travel by foot.

The day started off cloudy and overcast but with clear visibility. Temperature was warm, approximately 20 degrees Celsius. The day was cooled with a light breeze.

A general description of the route and locations observed can be found in Annex A attached to this USI note.



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Annex A – General description of route and locations Visited by the ExA

Tuesday 6 August 2024

Start time: 2pm

Averham

The ExA observed the access to the Staythorpe Power Station. Thereafter they entered the village of Averham visiting VP 61 but also the Church of St Michael and All Angels and its grounds to observe the A46. Following this the ExA proceeded to the potential solar farm site Newark and Sherwood District Council reference 23/01837/FULM, land to the west of Main Street, Kelham, before observing the site of Newark Rugby Ground. The ExA entered Cattle Market Junction and turned north to observe the access to British Sugar from the Strategic Road Network (SRN). The ExA took note of the approach to the town to experience the views of St Mary Magdalene Church spire, and the castle as assessed under VP 25 of the applicant's submission.

Farndon

Upon re-entering Cattle Market roundabout, the ExA turned west along the A46 to Farndon. The ExA parked on Marsh Lane the ExA walked southeast towards Farndon Bridleway 2 and the access from Farndon bridleway to The Ivies before heading south to Farndon Road, north-west via the underpass at the Farndon roundabout where the ExA noted Crees Lane and the nature of existing Public Right of Way which are proposed to be a diversionary route for Farndon Bridleway 2 before returning to Marsh Lane via Long Lane.

Cattle Market Junction

After leaving Farndon the ExA travelled eastbound along the A46 observing the proposed flood compensation areas before parking in the existing A46 north-east bound lay-by to experience the potential impacts from footpath 14. Upon entering Cattle Market Junction, the proposed temporary compound area was observed. The ExA turned south along the Great North Road before entering Kelham Road and heading towards VP 24 at Sandhills Park. Attention was paid to the potential impacts on the civil war landscape.

After leaving Sandhills Park the ExA proceeded west along Kelham Road to visit observe the entrance to the cricket club.

Brownhills Junction

The ExA then proceeded north-east to Brownhills Junction whereupon they observed the Major Development Site Local Plan allocation NUA/MU/2 (Land at the current



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Brownhills Motor Homes site) before visiting Wheatsheaf Avenue, VP 37. Leaving the car, the ExA proceeded on foot along the Trent Valley Way to Winthorpe via Bridge House Farm and the traveller site heading towards Winthorpe. Entering the village attention was paid to the conservation area before following the Winthorpe footpath 2 to VP 43 and the eastbound service station.

Winthorpe

The ExA drove to the Winthorpe roundabout turning north-west along the A1133 along Gainsborough Road to the primary school before turning down Hargon Lane to VPs 47 and 48.

Leaving Winthorpe, the ExA proceeded to the Winthorpe Roundabout via Gainsborough Road onto the A1133 and driving eastbound to view the access to Langford Hall.

Winthorpe Roundabout

The ExA returned westbound and re-joined the A46 to visit the Friendly Farmer Roundabout and the westbound (Shell) service station before continuing through the urban area to Tolney Lane traveller site.

The ExA proceeded along the Great North Road and observed the Smeaton Arches.

Finish: 6:15pm

Wednesday 7 August

Start time: 10am

The ExA walked from Northgate Retail Park via Newark Bridleway 6 north-east under the A46 via Nether Lock along the river observing the proposed locations of the temporary bridge crossing and temporary compound past the sewage treatment works, observing the Newark flat crossing. Whereon they proceeded south via Quibell's Lane observing the temporary compound, Wolsey Road and the accesses to properties along Quibell's Lane before returning to the retail park. All the while the potential visual impacts were observed at various points including VPs 31 and 32.

Finish: 12pm