

A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

APPENDIX 1 to
STATEMENT OF A.C. MEYNELL of the Berry Hall Estate

IP reference 2002/8353



ACM 03.1

August 2021

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications : Prescribed Forms and
Procedure) Regulations 2009**

The A47 North Tuddenham to Easton
Development Consent Order 202[x]

STATEMENT OF ANTHONY CHARLES MEYNELL

APPENDIX 1

Application reference: TR 010038

Interested Party reference: 2002/8353

Document reference: ACM 03.1

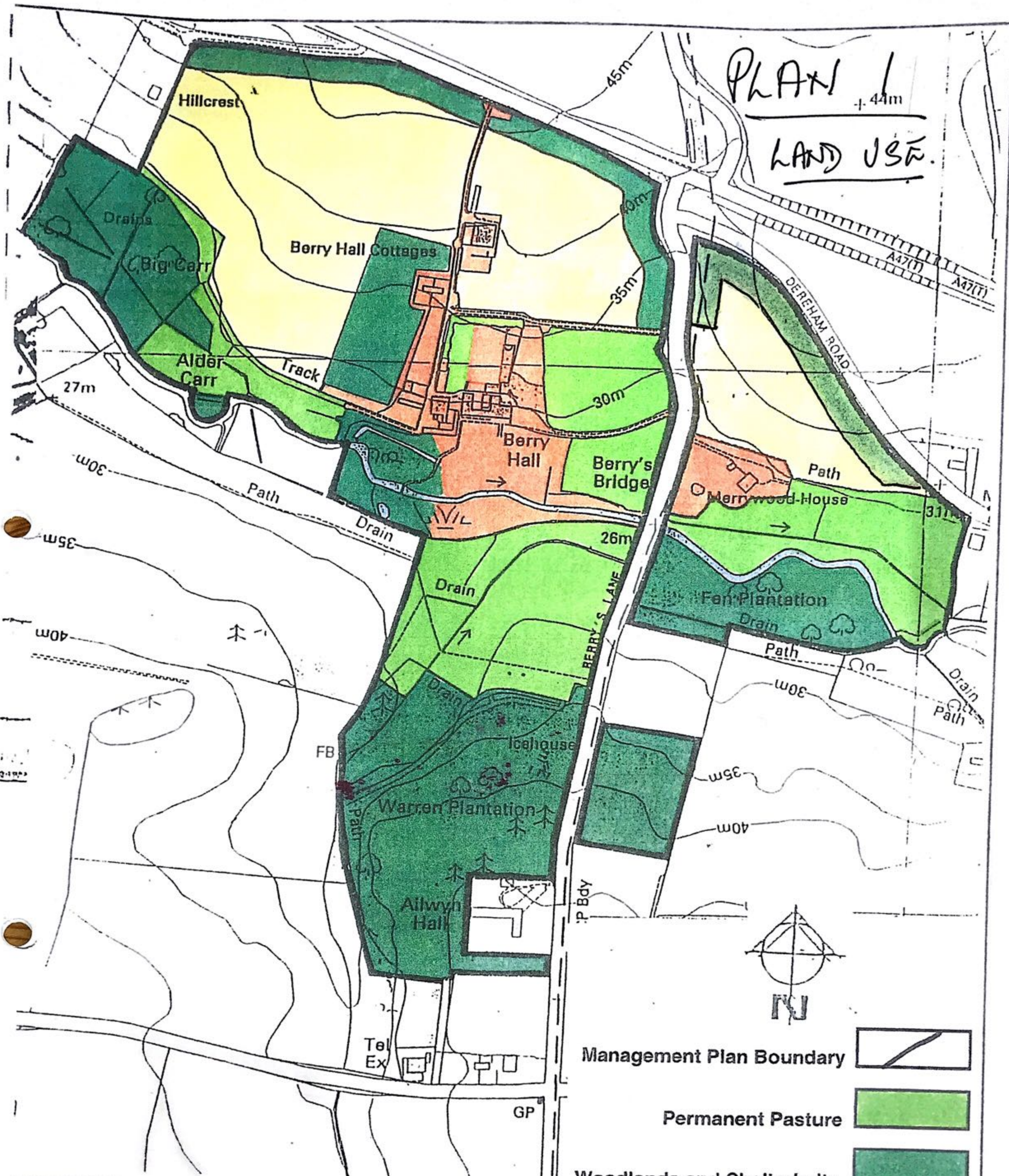
Date: August 2021




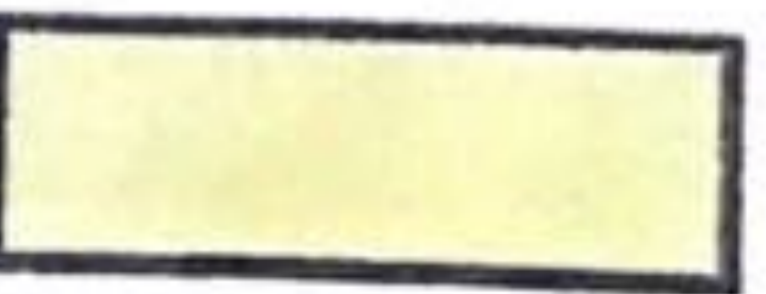

APPENDIX 1

Estate plans

Plan 1	Berry Hall Estate	Land use
Plan 2	Berry Hall Estate	Woodland
Plan 3	Berry Hall Estate	Buildings
Plan 4	Berry Hall Estate	Access

PLAN 1
LAND USE



- Management Plan Boundary 
 - Permanent Pasture 
 - Woodlands and Shelterbelts 
 - Arable/Cultivated Land 
 - Other Land including Buildings and Gardens 
- LAND USE**

Other Land including Buildings and Gardens

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updated from: - Berry Hall Estate Heritage Management Plan

PLAN 2

+44m

WOODLAND



Management Plan Boundary



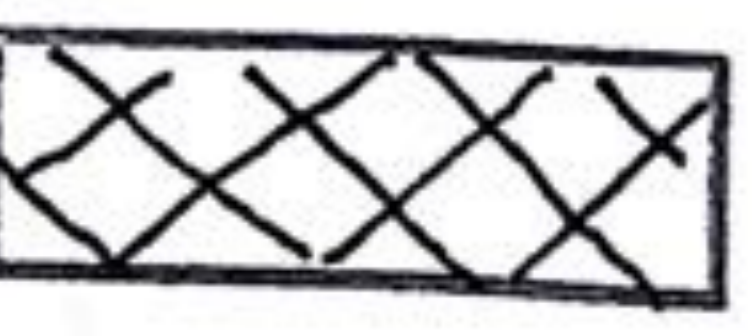
Predominantly Broadleaved Character



Mixed Coniferous and Broadleaved Character



Poplar or Cricket Bat Willow Plantation



WOODLAND

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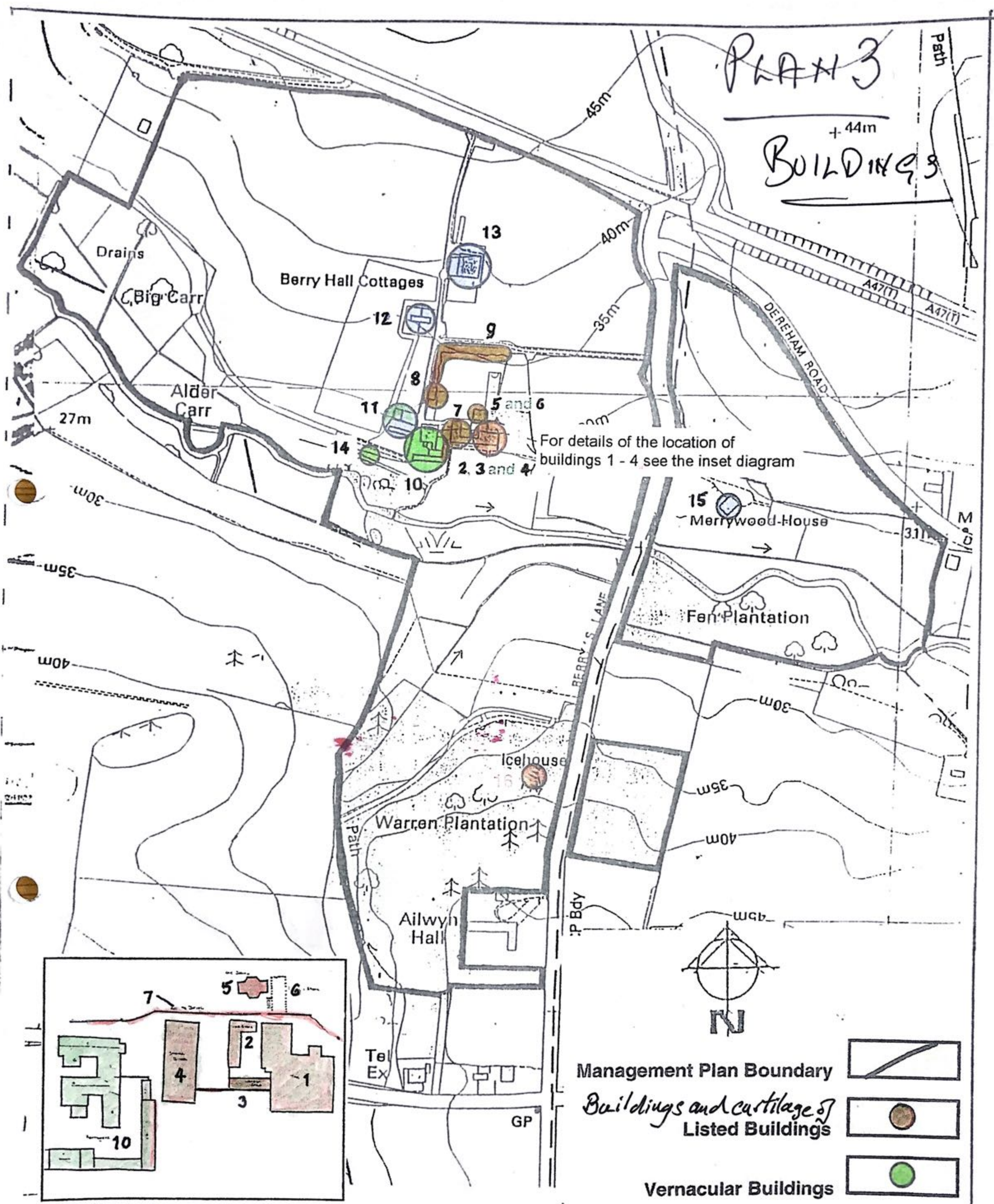
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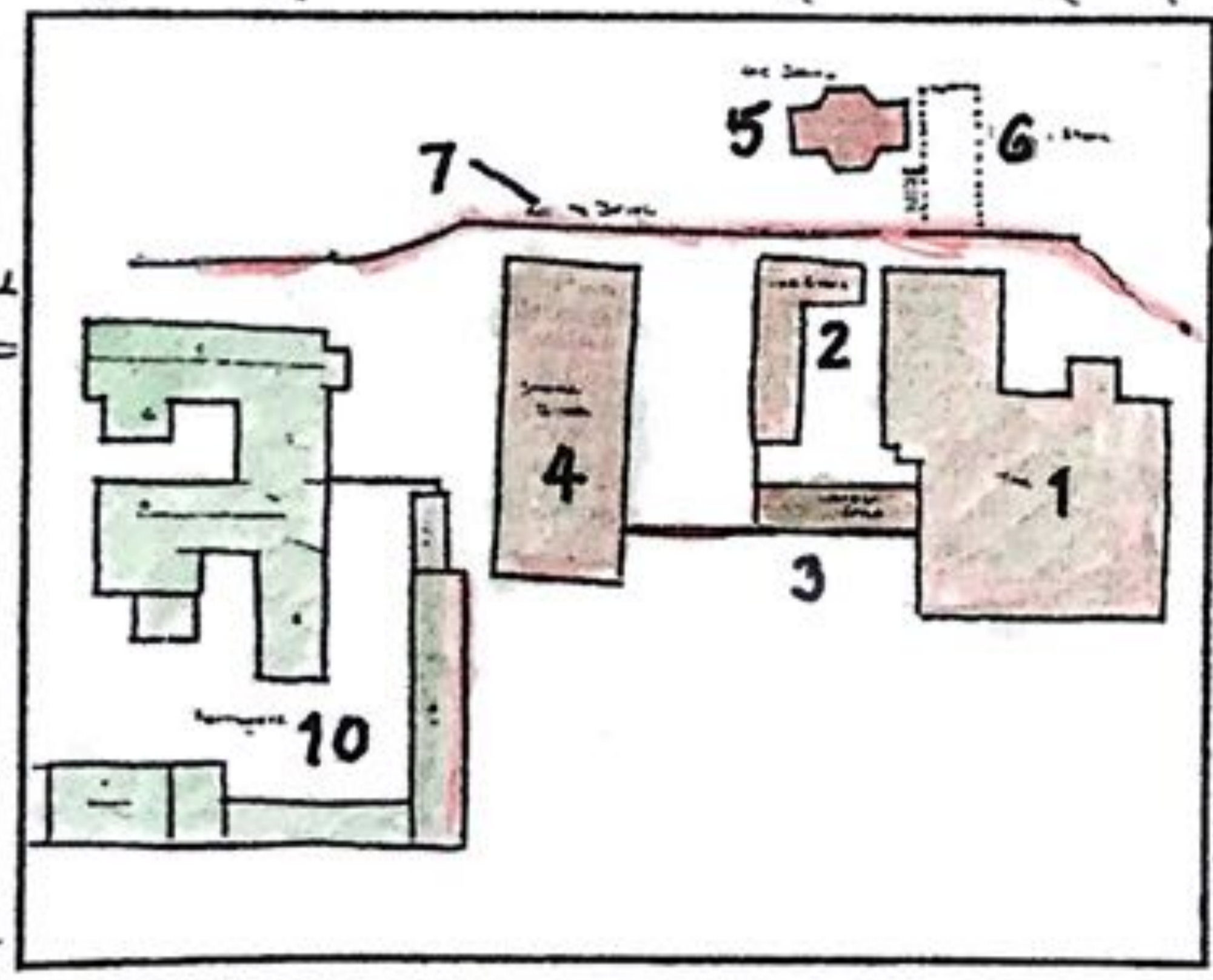
PLAN 3

BUILDINGS





+44m



For details of the location of buildings 1 - 4 see the inset diagram



INSET LOCATION PLAN OF HALL

- Management Plan Boundary 
- Buildings and curtilage of Listed Buildings 
- Vernacular Buildings 
- Buildings which are of Neutral Heritage Value 

BUILDINGS

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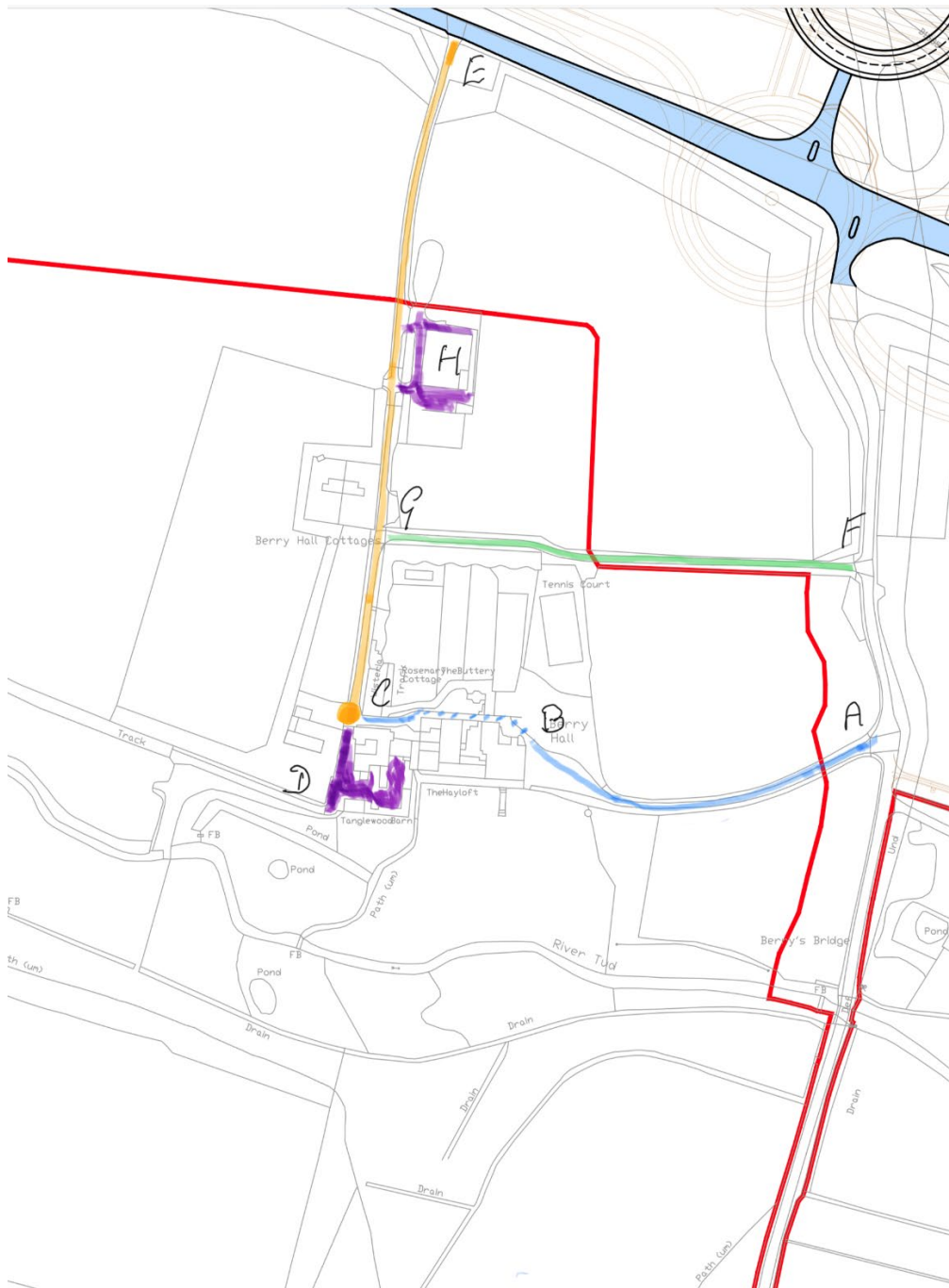
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APPENDIX 1

PLAN 4 ACCESS

For Key see next page



Plan 4 - Key

<i>Ref</i>	<i>Description</i>	<i>Colour</i>	<i>Location</i>	<i>Use</i>
1	Front drive	Blue	A to B	Cars and small vehicles to front of Hall and to front drive extension; (During December, Christmas trees laid out for sale at B prevent onwards use to ref 2 during daytime)
2	Front drive extension	Dotted blue then blue	B to C	Cars from front of Hall to dwellings and service areas at rear (except at daytime during Christmas tree sale period)
3	Old back drive	Orange	E to C	HGVs and large vehicles, including Breckland DC refuse lorry, to turning and delivery areas at C, D and H
4	New back drive	Green	F to G	Cars to Berry Hall Farm Cottages; medium vehicles to all parts of Estate
5	Refuse collection point	Orange circle	C	Collection point for refuse by Breckland DC for all Estate dwellings west of Berry's Lane; turning point for Refuse lorry
6	Old farm yard	Purple	D	Collection and delivery of timber and deliveries / collections for woodland and Christmas tree business
7	Dairy buildings yard	Purple	H	Deliveries and collections to farming business; including silage to silage compound
8	Silage compound	Lozenge to north of purple H	J	Silage off fields via old back drive for cattle feed

Critical “pinch” points

<i>Ref</i>	<i>Location</i>	<i>Description</i>	<i>Reason</i>
I.	B towards C	Narrow section of front drive extension (dotted blue)	Restricted space between buildings to south and retaining wall to north (both listed) prevents more than cars or small vans from passing
II.	F	Entrance to new back drive from Berry's Lane	Narrow width of Berry's Lane and drive entrance prevents HGVs from entering
III.	G	Junction of new back drive with old back drive	Restricted space between hedges and narrow width of both drives prevents large vehicles negotiating turn