

A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

APPENDIX 2 to
STATEMENT OF A.C. MEYNELL of the Berry Hall Estate

IP reference 2002/8353



ACM 03.2

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 2

Application reference: TR 010038

Interested Party reference: 2002/8353

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APPENDIX 2

Berry Hall, Norfolk - Report on the Scenic and Historic Interest of the Estate, December 2000. John Popham

BERRY HALL
Norfolk

Report
on the Scenic and Historic Interest of the
Estate

December
2000

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**BERRY HALL
NORFOLK**

Report on the Scenic and Historic Interest of the Estate

CONTENTS

<u>Sect. no</u>	<u>Description</u>	<u>Page no</u>
1	Purpose of report	1
2	General description	1
2.1	Berry Hall	1
2.2	The soil	1
2.3	The Estate	1
3	Landscape and buildings	1
3.1	Landscape	1
3.4	Buildings	2
3.6	Archaeology	2
3.7	Survival of features	2
4	Archive material	2
5	Assessment	3
6	Conclusion	3
7	Recommendations	3
 <u>Maps</u>		
Map 1	Berry Hall Estate	-
Map 2	1st Edition 6" to 1 mile OS map (1881-82)	-

BERRY HALL NORFOLK

Report on the Scenic and Historic Interest of the Estate

1 Purpose of report

1.1 I have been asked to assess whether the scenic and historic interest of Berry Hall is sufficient for it to be accepted as being of 'outstanding scenic interest' within the meaning of Section 31 (1) (b) of the Inheritance Tax Act, 1984. After making a preliminary inspection of Estate on 4 October 2000, I visited the Estate and the Norfolk Record Office on 24 November 2000.

2 General description

2.1 Berry Hall (see Map 1 appended) lies some 8 miles west of Norwich between East Tuddenham and Honingham immediately south of the A47 trunk road and astride the Tud valley. The estate falls within the Countryside Agency and English Nature (CA/EN) landscape and natural features Character Map area 84 - Mid Norfolk.

2.2 The soil is typical of the river valleys of the area being a mix of chalky boulder clay, with areas of alluvium, brown sand and gravel. The property is comparatively low lying being around 45m AOD at its upper edges and 27m by the edge of the river Tud.

2.3 The Estate extends to some 42 hectares (104 acres). Of this area 26 hectares (64 acres) is farmed and 16 hectares (40 acres) is woodland. Of the farmed land 14 hectares (35 acres) is arable and 12 hectares (30 acres) pasture.

3 Landscape and buildings

3.1 Landscape. The Estate lies in a small valley on either side of the River Tud, a tributary of the Wensum. The river runs roughly west-east as it passes through the property on its way from East Tuddenham to the adjoining parish of Honingham. Berry Hall itself is to the north of the river on rising land. The great majority of land in the immediate vicinity of the river is pasture which extends to Warren Plantation (see Map 1) on the south bank and a little beyond Berry Hall on the north. It also runs west to Big Carr (see Map 1) and east to, and to the north of, Fen Plantation (see Map 1). The arable land lies to the north of Berry Hall, on rising ground.

3.2 Woodland forms an important part of the Estate and helps to delineate the boundary of the property, with Warren Plantation (designated of "special environmental interest" by the Forestry Commission) to the south, Fen Plantation to the east, and Big Carr to the

west. To the north and north-east a newly planted belt of mixed species will shortly help screen the property from the A47. High quality management of the uneven-aged mixed woodland is a particular feature of the Estate.

3.3 Close to the Hall planting serves to relate the dwelling to the wider landscape not least where it runs down to the river and a small wetland area of Victorian creation.

3.4 Buildings. Berry Hall, a former vicarage, is Listed Grade II. Mainly of two storey construction, it is built of gault brick with a slate roof, and has a three bay principal facade (east) of eighteenth century design with an advanced gabled three storey centre bay incorporating a front door flanked with a pair of Tuscan columns. Parts of the Hall, including particularly the service area to rear are older, and appear to be the core of the house before it was extended to its present form. As one enters the grounds from the west the house, which is partly screened by trees, fits neatly into the side of the hill which rises to the north. To the south the house relates well to river, pastures and woodland which lie in this direction there being attractive views both to and from the dwelling.

3.5 To the rear (west) of the Hall lie a range of traditional outbuildings and a linked farmstead. The buildings include, residential accommodation, a former stable block, and a thatched dairy (in need of repair). North of the main group lies a former gardeners cottage linked to a crinkle-crankle wall which surrounds two sides of the former kitchen garden. North beyond these is further pair of cottages and a set of 1960s dairy buildings. There is a Listed Grade II ice house in Warren Plantation. Merrywood House (a modern property east of Berry Lane) is let on a shorthold tenancy.

3.6 Archaeology. My preliminary inspection of the area revealed an ancient track or road along the north bank of the river Tud one field back from the watercourse on raised ground. Today this green track runs east from Big Carr to the Hall. Originally it ran virtually due east, past what is now the Hall, to Berry's Lane. South of the river there are other ancient tracks including one which runs along what was the north-western boundary of Warren Plantation and has a large bank on its outer side apparently marking a historic rabbit warren at this location. Within Warren Plantation the ice house (see para. 3.5 above) is located in an ancient mineral working. Veteran trees, mostly pollard oaks, mark the alignment of the tracks. The county sites and monuments record includes a find of a neolithic stone axe in the enclosure north of Warren Plantation.

3.7 Survival of features. Comparison of the Estate with the first edition of the 6" to 1 mile OS map (surveyed 1881-82. See Map 2) indicates that the property has changed very little over the last century and that all its principal landscape features remain.

4 **Archive material**

4.1 The Norfolk Record Office contains a number of historic surveys, and other information, from which it will be possible to build up a history of the development of

the landscape. These include an Enclosure Award and map of 1804, an estate map of 1830, and a Tithe Apportionment of 1839.

5 Assessment

5.1 The CA/EN Character Map (see para. 2.1 above) refers to “several small estates (in the area) once surrounded by extensive parklands”. It describes the variety in the landscape as coming from the contrast between the traditional small scale fields bounded by hedgerows and modern larger fields. The river valleys are said to provide a gentle contrast with the rolling farmland - the valleys often being used for poplar plantations or pasture. The description also explains that although large areas of parkland have been ploughed out small areas can be found on most estates and that ancient pollarded trees “are a distinctive landscape feature”. Woodlands are said to be sparse but “blocks of mixed deciduous woodland exist on the valley sides”.

5.2 It is clear from the above description (para 5.1) that Berry Hall epitomises the landscape of the area. Its significance stems from the following factors.

- It possesses all the key features of the CA/EN character area.
- It is not a normal agricultural estate but has been formed out of an area of land associated with the former vicarage. Thus it is of a smaller, almost miniature, scale which gives its landscape an added attractiveness.
- It is remarkably complete in landscape terms being effectively unchanged over the last century.
- The principal landscape features it possesses are those of the traditional landscape - small scale fields, hedges, pasture, pollard trees and woodlands. There are no enlarged fields resulting from post WWII farming practice.

5.3 There is sufficient historical information to be able properly to record the development of the landscape in a manner which will provide a good basis for future management.

6 Conclusion

6.1 For the reasons given in section 5 above I recommend that the Estate should be accepted as being “land of outstanding scenic interest” for Inheritance Tax purposes.

7 Recommendations

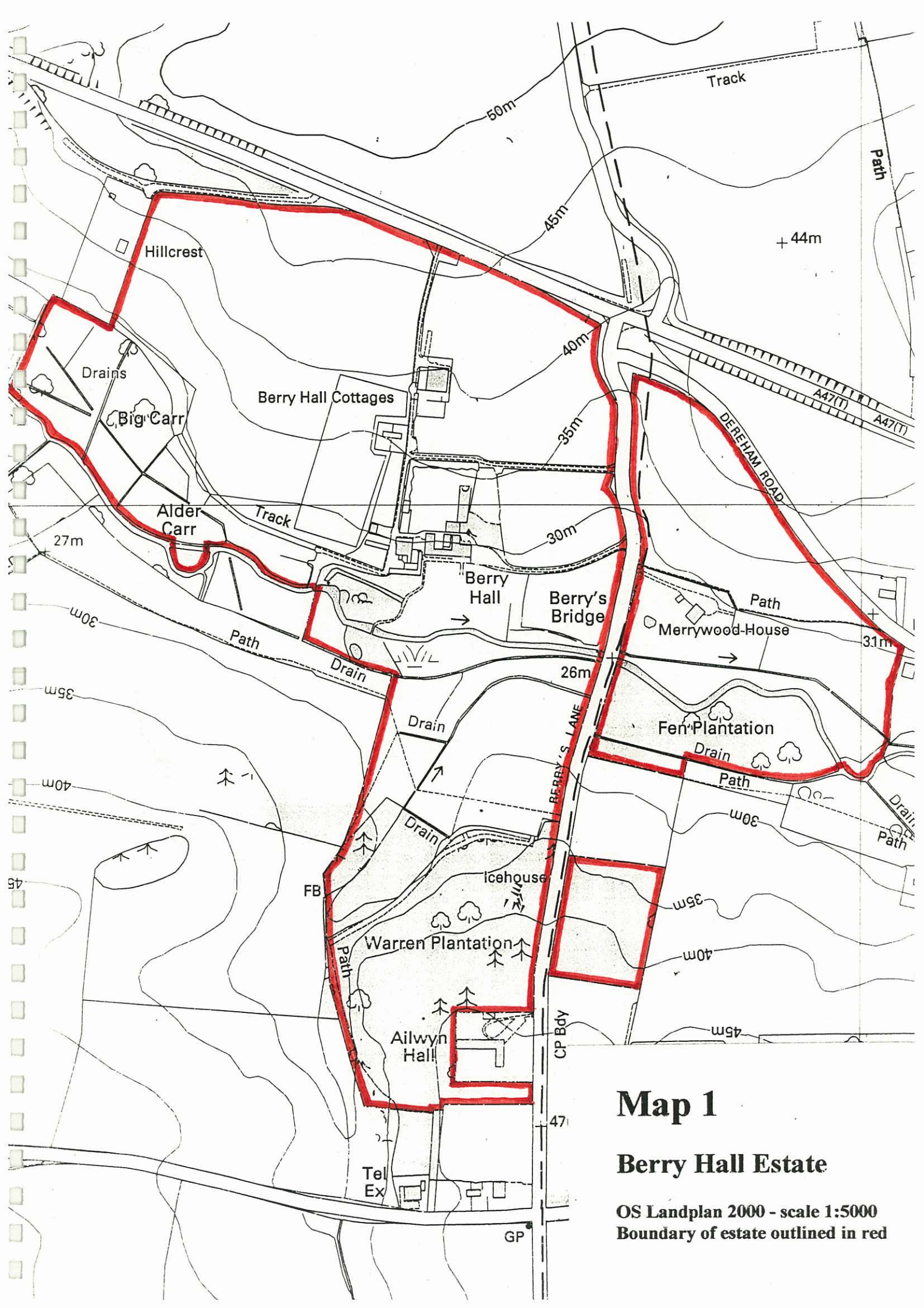
7.1 If the Estate is accepted as being of outstanding interest the preparation of a heritage landscape management plan will need to contain a careful assessment of the history of its development in order to provide adequate guidelines for future management.

7.2 There are three areas where particular care will be required. The buildings need a work programme which prioritises their repair needs in order to ensure that the best use is made of available resources. This is particularly important in this case since the small area of the Estate limits its ability to generate income and thus funds for repairs.

7.3 In the landscape the continuation of the restoration work commenced by the owners will need to be based on historical principles. A useful start has already been made but future work will need to be informed by research undertaken as part of the management plan preparation process. There are no significant financial implications in what would be a quite subtle shift in the nature of work undertaken.

7.4 The woodlands depend for their success on the owners' high level of management skills. The recently planted belts will, in due course, be a significant addition to the Estate reinforcing its landscape character and protecting it from traffic noise. A management plan will, however, need to consider the extent to which any further new planting on open land may be appropriate. A careful balance needs to be struck between land uses so that the impact which each has on the scenic interest of the Estate does not detract from the mix of qualities for which it has been designated.

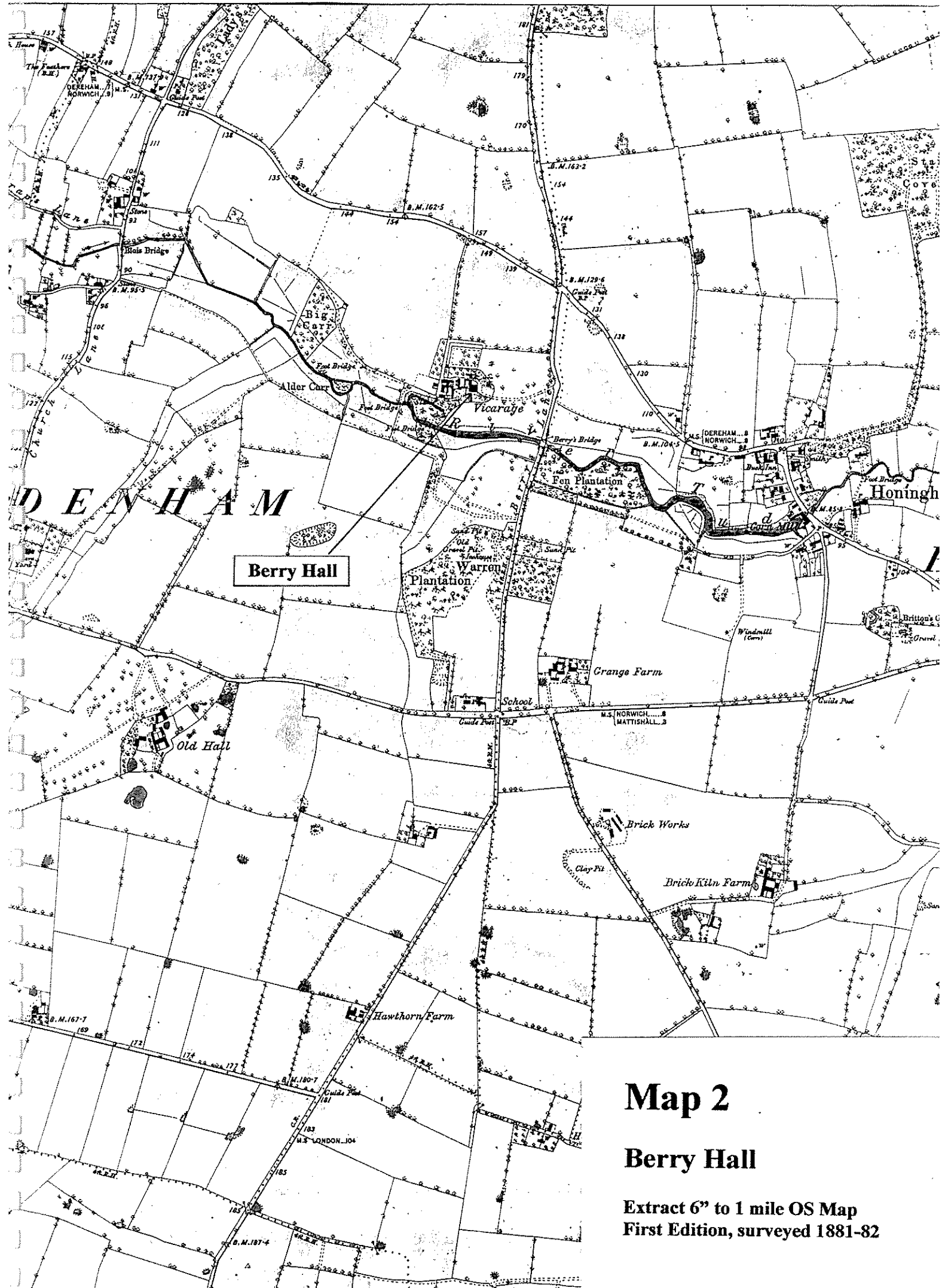
John Popham
12 December 2000
bhhrep



Map 1

Berry Hall Estate

OS Landplan 2000 - scale 1:5000
Boundary of estate outlined in red



Map 2

Berry Hall

Extract 6" to 1 mile OS Map
First Edition, surveyed 1881-82

