

# A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

APPENDIX 3 to  
STATEMENT OF A.C. MEYNELL of the Berry Hall Estate

IP reference 2002/8353



ACM 03.3

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]

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## STATEMENT OF ANTHONY CHARLES MEYNELL

### APPENDIX 3

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## APPENDIX 3

Berry Hall Estate, Norfolk – Heritage Management Plan, Vol 1,  
January 2002. Historic Landscape Management Ltd

# BERRY HALL ESTATE NORFOLK

## Heritage Management Plan

Volume 1



January 2002

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## PREFACE TO THE PLAN

The heritage management plan refers to all the land within the estate boundary shown on Figure 1, amounting to around 51 hectares (c.126 acres). Any future claim for conditional exemption will be made on this area of land. The heritage management plan has been prepared to guidelines issued at various times by the Countryside Agency, including the draft guidance notes on HMPs dated May 2001, CCP 205, CCP 527 and additional guidance notes produced by the National Heritage Unit. The production and agreement of the management plan does not replace any statutory planning or legal requirement on the estate.

This heritage management plan has been prepared in advance of a claim to the Capital Taxes Office for conditional exemption from Inheritance Tax. Its preparation and objectives have been based on the assessment of the estate carried out by John Popham (Environmental Planner) which recommended that Berry Hall Estate should receive future conditional exemption under Section 31 (1) (b) of the Inheritance Tax Act 1984 on the grounds of its outstanding scenic and historic interest. It is accepted that this recommendation and subsequent Countryside Agency advice is of an informal nature and may change when a formal application for designation as a heritage property takes place. During the preparation of the plan the following organisations and individuals have been consulted:

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## CHAPTER I

### DESCRIPTION OF THE BERRY HALL ESTATE

This chapter sets the Berry Hall Estate in the context of its surroundings and provides descriptions of the landscape and physical geography of the area, as well as outlining the estate's history, ownership's and current management practices.

#### 1.1 LOCATION

1.1.1 The Berry Hall Estate (the estate) is situated in central Norfolk approximately 12 kilometres west of Norwich and 12 kilometres east of the market town of East Dereham. The estate extends to around 51 hectares (c.126 acres), c.45 hectares (c.110 acres) lying mainly in the parish of East Tuddenham with a small proportion of the eastern estate lying in Honingham parish (see Figure 1) and all this land is the subject of the management plan. The northern boundary of the estate is formed by the A47, an arterial road into Norwich. The southern and western boundaries are formed by agricultural land, while the agricultural land on the eastern side of the estate quickly gives way to the small village of Honingham. The estate is divided by Berry's Lane, a minor county road which runs in a north-south direction off the A47.

#### 1.2 REGIONAL LANDSCAPE CONTEXT

1.2.1 Berry Hall falls within the Mid Norfolk Countryside Character Area (No.84). The general landscape character of this area is one of a gently undulating plateau given variety by broad and shallow river valleys. In agricultural history the area is frequently referred to as the 'Dissected Claylands' due to the nature of the soils and the frequent valleys. The effect of this landform is that vegetation generally plays a more dominant visual role than the relief.



Illustration 1. Berry Hall seen from the public footpath by Warren Plantation.

1.2.2 In broad terms, central Norfolk is relatively well wooded in comparison with much of East Anglia, though south of East Dereham and south west of the estate this character fades. Woods frequently vary in size and composition but are often related to landed estates. Poplar plantations are common along the river valleys, which themselves often have a lush, pastoral character and are sometimes enclosed by woodland. The impact of twentieth century agriculture has not been

avoided but the regional landscape has retained features better than other parts of Norfolk. Some variety in the landscape is created by the retention of small fields around the valleys and larger fields elsewhere.

- 1.2.3 The settlement pattern is often dispersed with small villages and isolated farmhouses. Many settlements and isolated properties have a seventeenth and eighteenth century appearance. The vernacular style of building is of red brick or brick and flint under pantile roofs, though older timber framed buildings and thatched cottages frequently occur.

### **1.3 GENERAL DESCRIPTION OF THE ESTATE**

- 1.3.1 Berry Hall Estate is located between the villages of East Tuddenham to the south west and Honingham immediately to the east. The estate lies in a small, shallow valley on either side of the River Tud, a tributary of the Wensum. The river runs in a general west to east direction as it passes through the estate. Berry Hall itself is on the northern side of the river situated on rising land just above the flood plain. The great majority of land in the immediate vicinity of the river is permanent pasture which extends as far as Warren Plantation on the south bank and a little beyond Berry Hall on the north. The cultivated agricultural land on the estate lies on rising ground to the north of the river (see Figure 8).

- 1.3.2 Woodlands form an important part of the estate and help to delineate the boundary of the property, with Warren Plantation to the south, Fen Plantation to the east and Big Carr in the west. Newly planted shelterbelts have been established along the northern boundary to help screen the A47. Close to the Hall tree planting within the 'park' and gardens serves to relate the Hall to the wider landscape.

- 1.3.3 Berry Hall, a former vicarage, has a principal eastern facade of eighteenth century design, though older fabric may be contained within the building. The Hall is partly screened from the western entrance drive and fits neatly into the side of the hill which rises to the north. To the south the Hall has attractive views over the river and is an eye-catching feature from the public footpath and road.

- 1.3.4 To the west of the Hall lies a range of traditional red brick and pantiled outbuildings which include residential accommodation, a former stable block and a thatched dairy. North of the main group of buildings lies a former gardeners cottage linked to a crinkle crankle wall which surrounds two sides of the former kitchen garden. Twentieth century cottages and a set of 1960s farm buildings are located further north. South of the river, within Warren Plantation is the icehouse. To the east of Berry's Lane and north of the river is Merrywood House, a modern property.



Illustration 2. A view across the park showing the enclosure provided by Warren Plantation

## **1.4 A BRIEF HISTORY OF THE ESTATE**

- 1.4.1 This section is a summary of the more detailed history of Berry Hall Estate which is supplied as a supporting document to this management plan (see Appendix I). If reference to the history is needed for any operation it should be made to the fuller version or from original documents.
- 1.4.2 The landscape history of the estate is not clear prior to the eighteenth century. However, early records and studies of the region would suggest that the area occupied by the estate was a mix of open fields, with some piecemeal enclosure and areas of open warren, heath and common. It is known that in the fourteenth century rights of warren could be granted by the King at East Tuddenham, quite possibly affecting the area now known as Warren Plantation.
- 1.4.3 During the seventeenth century this region displays features which suggest a dispersed pattern of settlement around greens and commons, with much arable land, some still in open fields. Maps suggest that between 25 and 45 % of the land lay in open fields, although much enclosure took place in the course of the seventeenth century and some parishes, where there was domination by a land owning family, had already been virtually enclosed. Unlike much of the dissected clay land in the region, the area around Berry Hall appears to have been virtually enclosed by the eighteenth century with only the Warren and the extensive Tuddenham Heath as open common. Thus when Parliamentary enclosure came it concentrated on the Warren and Common, dividing the land between the major land owners and the church.
- 1.4.4 Berry Hall derives its name from the local manor, which was held by the Berry family in the thirteenth century and undoubtedly there was a dwelling around the manor at this time. The first records of a rectory or vicarage related to East Tuddenham come in the mid sixteenth century and these probably relate to the Berry Hall site. What is known, is that by the early eighteenth century the vicarage/Berry Hall was a modestly well endowed property with one acre of land around the house. Further mid eighteenth century accounts refer to the ornamental grounds, a dovecote, stables and two relatively substantial barns, possible associated with the tithes.
- 1.4.5 With the enclosure of the Warren in the early nineteenth century and the establishment of the northern part of Warren Plantation by the time of the Tithe Award Map in 1839, it is clear that the basic framework of the estate had been created. Indeed from the mid nineteenth century onwards the essential nature of the estate has remained unaltered.
- 1.4.6 By the early twentieth century Berry Hall was no longer the vicarage, being in the hands of the local MP. This situation has remained the case with the Hall and estate being bought by the Meynell family in 1948.

## **1.5 DESIGNATIONS**

### **Landscape**

- 1.5.1 The majority of the estate is within an Area of Important Landscape Quality as defined in the Breckland District Council and Broadland District Council Local Plans (see Figure 2). There are no national landscape designations affecting the heritage area.

- 1.5.2 The gardens and grounds around Berry Hall are of local interest as a designed landscape, providing a fitting setting for the main building. A full description of the ornamental landscape is provided in section 4.3 below.

### **Buildings**

- 1.5.3 Berry Hall is a grade II listed building with an eighteenth century facade. The Hall, which has nineteenth and twentieth century additions, may also contain earlier fabric at its core. The outbuildings to the rear of the Hall are not in themselves listed but they are of traditional, vernacular design and contribute to the heritage value of the estate. For a description of the buildings on the estate see Vol 2 & Appendix II.
- 1.5.4 Set within Warren Plantation is the Icehouse, a grade II listed building. It is brick lined and covered by an earth mound.

### **Nature Conservation**

- 1.5.5 The River Tud is of high water quality and is classed as a 'A' grade river by the Environment Agency. It is also designated as a County Wildlife Site in the Broadland District Council Local Plan.
- 1.5.6 Norfolk Wildlife Trust have indicated that Big Carr, Fen Plantation and Warren Plantation are potential County Wildlife Sites, subject to a condition survey. Certainly there is wildlife value to these woodlands as a colony of Herb Paris, a nationally rare flowering plant, is present within Fen Plantation and a County Wildlife Site adjoins Big Carr (CWS No 660 - grid ref: TG090 123).
- 1.5.7 A substantial part of the estate also falls within The Broads Environmentally Sensitive Area. There are no other nature conservation designations.

### **Archaeology**

- 1.5.8 There are no sites of national archaeological importance on the estate, though earthwork features of local interest are present. The earthworks of local interest include the trackway west of the Hall, the former drives south of the river and the areas of sand and gravel extraction in Warren Plantation and Wades Wood.

## **1.6 SETTLEMENTS AND OWNERSHIP'S**

- 1.6.1 The estate is divided into 3 ownership's, as shown on Figure 3, and these are described below:

- The majority of the estate, including Berry Hall and its gardens, is owned by Mr. Anthony Meynell.
- Warren and Fen Plantations are in the ownership of Mr RW Meynell.
- Merrywood House is owned by the Merrywood Settlement, the trustees of which are Mr and Mrs RW Meynell, Mr Anthony Meynell and Mr Charles Holloway of the solicitors Eversheds.

## **1.7 ESTATE RESOURCES AND MANAGEMENT AGREEMENTS**

### **Estate Staff**

- 1.7.1 The Berry Hall Estate is run and managed by the Meynell family. The majority of estate work is carried out by Mr Anthony Meynell, though some forestry maintenance is undertaken by Mr RW Meynell. Significant works to buildings or similar activities are done via contractors.

- 1.7.2 The estate employ one part time gardener who is well over the age of retirement and one domestic assistant within the Hall.

#### **Estate Income**

- 1.7.3 The main source of estate income comes from the letting of cottages and from agricultural land on the estate. Forestry activities do provide timber and woodland products for sale but net cash flow is small.

#### **Management Agreements**

- 1.7.4 Currently there are a number of management agreements operating at Berry Hall, which are essential to the financial support of the estate and are vital in assisting some works to take place. These agreements are set out below:

- The majority of the permanent pasture fields on the estate are managed under an Environmentally Sensitive Area agreement (ESA) for Tier I - permanent grassland. In addition, there is a public access arrangement as part of the ESA agreement on land to the east of Berry Lane.
- The estate have a Countryside Stewardship agreement for the management of hedgerows around Berry Hall. The agreement started in 1993 and runs until 2003.
- A Woodland Grant Scheme agreement (WGS) covers the main woods on the estate. The current agreement runs from February 2000 until February 2005.
- The northern shelterbelts are managed under a Farm Woodland Grant Scheme.

## **1.8 PHYSICAL GEOGRAPHY**

### **Geology**

- 1.8.1 The underlying solid geology of the Berry Hall Estate consists of Cretaceous Chalk which is overlain by fluvoglacial drift deposits. Water erosion has resulted in the creation of a number of shallow valleys across the central Norfolk region and the Tud Valley is one of these. The valley is lined by alluvial deposits, whilst the higher ground is of a loamy clay.
- 1.8.2 The estate is comparatively low lying with the lowest point around 26m O.D. near the river, rising to a height of around 45m O.D on the northern boundary near the A47 and on the southern boundary in Warren Plantation. Berry Hall itself sits on the 30m contour just above the flood plain.

### **Soils**

- 1.8.3 The soils on the Berry Hall Estate are derived from the underlying geology and this has produced 2 soil associations over the heritage area (see Figure 4). The principal soil of the estate, and dominant in the so-called dissected claylands of central Norfolk, is the Burlingham 1 Association. This soil association is derived from chalky till and glaciofluvial drift producing soils which are generally deep coarse and fine loamy soils with slowly permeable subsoils, though some deep well drained, coarse loamy or sandy soils do occur. Some slight seasonal waterlogging is usually associated with these soils.
- 1.8.4 In the River Tud valley the Isleham 2 Association occurs. These soils are glaciofluvial drifts and peats which are characteristically deep, permeable sandy and peaty soils affected by ground water. The association has a very complex soil pattern producing hummocks and hollows over the landscape in a kind of micro

relief. There is often a risk of winter flooding associated with these soils and in areas where they are cultivated wind erosion does occur.

**Climate**

- 1.8.5 The main influences on climate in the eastern region are the generally low relief, the proximity of the continent and, in contrast to most of England and Wales, the area is least affected by the moderating influences of the sea.
- 1.8.6 The region has a low level of rainfall with average annual figures being approximately 600mm. Precipitation is, however, fairly evenly distributed throughout the year, though there tends to be least rain in late winter and spring. There is a tendency to a greater daily and monthly temperature range than elsewhere in the country with summer temperatures as high as anywhere, but winter temperatures are low.



Illustration 3. The main entrance drive to Berry Hall from Berry's Lane

## CHAPTER 2

### HERITAGE APPRAISAL AND CLASSIFICATION OF LANDSCAPE FEATURES

Having placed the estate in its landscape and economic context, this chapter seeks to identify what makes the estate of national heritage interest. When the heritage interest of the Berry Hall Estate has been established the elements of the landscape which contribute to its scenic value are identified.

#### 2.1 APPRAISAL OF HERITAGE VALUE

2.1.1 The heritage importance of the estate can be defined from a study of its known history and an assessment of its current landscape. The heritage value of the estate can be summarised as follows:

- Berry Hall Estate epitomises the traditional landscape of the area and possesses a number of key features of the Mid Norfolk Countryside Character Area assessment.
- The estate's origin are derived from its associations as a vicarage and as such it is not a normal agricultural estate. Thus it is of a smaller, intimate scale which gives the landscape an added attractiveness.
- In landscape terms the estate is remarkably complete, being substantially unchanged over the last century. Much of the wider field pattern and landscape elements can have their origins established and can confidently be assessed as being present in the mid nineteenth century.
- The principal landscape features are those of the traditional landscape - small fields, hedges, pasture, pollard trees and woodland. There are no enlarged fields resulting from twentieth century farming practices.
- There is sufficient historical information to be able to trace the development of the landscape in a manner which provides a good basis for future management.
- There are historical associations linking the heritage area with a number of locally significant people, principally the Townsend family who owned Honingham Hall and acted as patrons to the incumbents at Berry Hall and the renown diarist, Parson Woodforde, who through his friendship with the eighteenth century vicar the Rev. Thomas du Quesne, must have known the estate well.
- Coincidentally, du Quesne's mother, whose portrait hangs in Berry Hall, was the wife of the third Marquis du Quesne and was a distant relative of the present owner.

#### 2.2 ASSESSMENT OF LANDSCAPE FEATURES

2.2.1 The various physical elements of the estate can be classified into broad landscape types which are set out below. Chapter 4 includes details of the various features and lists the main objectives for managing each of these elements.

The Berry Hall Estate contains the following landscape features, which contribute to its scenic, architectural, historic or scientific qualities:-

- i) Berry Hall, is a grade II listed building of mainly eighteenth century date, but with later additions and evidence of older internal fabric. The Hall, located on the rising ground to the north of the River Tud has attractive views over the valley to the south and acts as an eyecatcher from Berry's Lane.

ii) The traditional, vernacular outbuildings surrounding Berry Hall, including structures closely associated with the running of a working estate. These buildings principally include the red bricked crinkle crinkle walls of the kitchen garden with attached cottage, the mid to late nineteenth century red brick and pantile farmstead with surviving wall of a much early timber framed barn and the mid to late nineteenth century brick and flint, thatched dairy. Set within woodland to the south of the Hall is a grade II listed icehouse of particular historic interest;

iii) The gardens and ornamental landscape surrounding the Hall. This includes not only the gardens, garden terraces and associated water bodies but also the surrounding pasture fields which double as ornamental landscape and agricultural grazing land;

iv) The agricultural landscape of small pastures and meadows adjacent to the River Tud with the slightly larger arable fields on the rising ground north of the Hall;

v) Field boundaries including hedgerows, ditches, hedgerow and field trees. Many hedgerow and field trees are important to the visual quality of the estate, particularly those running north from the kitchen garden or associated with the ornamental landscape. On the wider estate many veteran trees survive, whilst several field boundaries fossilise field patterns evident over hundreds of years;

vi) The woodlands which are generally set on the higher ground and provide a degree of enclosure to the landscape especially when viewed from the Hall. This should also include the river valley woodlands, which are characteristic of the areas but affect the scenic qualities of the valley;

vii) Archaeological features, particularly the earthworks such as the trackway between Berry Hall and Big Carr, the trackways north of Warren Plantation and the gravel pits in Wades Wood and Warren Plantation;

In addition to the landscape elements listed above, the estate also contains within the landscape:

viii) Recreation and access opportunities.



Illustration 4. Veteran oak near Big Carr



Illustration 5. Veteran lime in Fen Meadow

## CHAPTER 3

### AIMS AND OVERALL OBJECTIVES OF THE MANAGEMENT PLAN

Chapter 3 states the aims and overall objectives of this management plan. It indicates the balance which is to be struck between its commercial management and the conservation objectives which will be a requirement of its national heritage status.

The aims and overall objectives set out below, together with the specific objectives contained in Chapter 4, are those which have been set by or agreed with the owners of the Berry Hall Estate. The aims and objectives do not necessarily reflect the policies or current management practices of the estate's tenants; though all tenants will be informed of the heritage status of the estate and the management objectives in this plan. The Berry Hall Estate will also use its best endeavours to ensure that the aims and objectives of the plan are followed.

#### 3.1 AIMS OF THE MANAGEMENT PLAN

The aims of the Heritage Management Plan (the plan) are:

- 3.1.1 **AIM 1.** To protect, conserve and where appropriate enhance, the heritage area of the Berry Hall Estate as shown on Figure 1.

In furtherance of this aim to:

- manage the area as a traditional landed estate in accordance with the management objectives set out in Chapter 4 and
- pay particular regard to the conservation of the national heritage qualities of the area, as described in Chapter 2 above.

In recognition of the benefit of future conditional exemption to the estate, opportunities for public access and recreation are to be protected.

In so far as there is no conflict with the aims and objectives of this plan, the need to ensure the continued economic viability of farming, forestry and other commercial activities is recognised and encouraged.

- 3.1.2 The plan precludes sudden or fundamental changes in land use, vegetation cover and to buildings and seeks to avoid the destruction or degradation of the estate's varied textures of natural and traditional features. It permits change which will follow from social, environmental or economic developments, but the timing, nature and scale of any work must accord with the aims and objectives of this plan.
- 3.1.3 **AIM 2.** Consistent with the national heritage quality of the Berry Hall Estate the approach to management should be environmentally sustainable throughout. All policies and practices followed, and all work done, should aim to conserve and enhance the plan area. This approach applies to day to day management of the heritage area and when the plan is being monitored, amended and reviewed.

## **3.2 OVERALL OBJECTIVES FOR THE HERITAGE MANAGEMENT PLAN**

### **3.2.1 OBJECTIVE 1. Management practice, policy change and new work**

The aims of this plan require that all policies and practices followed, and all work done, should aim to conserve and, where appropriate, enhance the environment. When any modifications to the plan are proposed all changes or additions should be checked in order to ensure compliance with this aim.

The following checks should be made

1. Does the proposal enhance the heritage area? Where there are clear environmental benefits, which fulfil the aims and objectives of the plan and the conservation priorities it seeks to achieve, the proposal may be included in the plan.

2. If the proposal does not enhance the heritage area consider whether its impact is neutral i.e. the proposal does not conflict with the aims and objectives of the plan and its conservation priorities. If this is the case, then the proposal may be regarded as acceptable and included in the plan. Before inclusion, however, the proposal should be carefully assessed, improved as much as possible, and any adverse effects mitigated.

3. Where a proposal has clear environmental or other heritage disadvantages and these effects cannot be mitigated against, it should not be included in the plan. In exceptional circumstances however, there may be cases where it is essential to proceed with such a policy or work. In this event, the proposal should be improved as much as possible by compensatory measures. Any proposal with environmental or other heritage disadvantages which has to be included in the plan, should be accompanied by a statement setting out its disadvantages and why its inclusion is essential. It should be carefully reassessed at each review of the plan and, if at all possible, deleted.

## **3.3 MANAGEMENT**

### **3.3.1 OBJECTIVE 2. Standards of Management**

In order to fulfil the aims of the plan the objective should be as high a standard of management as possible. This is important in relation to all heritage qualities of the Berry Hall Estate, and particularly so in relation to the management of traditional features or elements which contribute to the scenic value e.g. the historic gardens and park, permanent pasture of the Tud valley, woodland and the built environment.

3.3.2 Restoration work, especially within the historic park and to the built environment, needs to be carried out with particular care. Tree planting within the park and hedgerow replacements in the wider landscape should be carried out with accuracy, and a high standard of aftercare will be required in order to ensure successful establishment.

### **3.3.3 Objective 3**

To achieve a high standard of work, the estate will ensure that all staff and contractors are made aware of the heritage qualities of the area and any management requirements which are needed to conserve those qualities.

### **3.3.4 Objective 4**

Prior to commencing any work within the heritage area all consultants and contractors will be made aware of the standards of work required in order to protect the heritage interests of the estate.

## **3.4 HISTORY**

### **3.4.1 Objective 5**

The estate will ensure that before any significant work is undertaken within the heritage area, or any amendment to this plan is made, the history of the estate as summarised in section 1.4 is taken into account. The historical importance of features within the heritage area must be assessed and given appropriate weight before a decision on change to the heritage area is taken.

## CHAPTER 4

### DESCRIPTION AND MANAGEMENT OF HERITAGE LANDSCAPE FEATURES

This section of the management plan gives a general description of each of the heritage landscape features, describes their present condition, provides an appraisal of the heritage value and details objectives and management prescriptions required to protect, conserve and, where appropriate, enhance that value. Where works are required to restore scenic or historic features to achieve a consistent outstanding quality to the landscape, these are noted below as high priority works.

#### 4.1 BERRY HALL

##### *Description*

- 4.1.1 Berry Hall is a former vicarage which since at least the early twentieth century has been a private residence. The Hall, which sits on a slightly elevated platform on the northern side of the River Tud, is built of gault brick under a slate roof and is approached from the east by a curving drive which finishes on a large, gravelled entrance court. The Halls position allows a sweeping view over the landscape to the south which is bordered by the woodland to the south and east.



Illustration 6. East elevation Berry Hall



Illustration 7. South elevation Berry Hall

- 4.1.2 The main facade of the Hall faces east over the entrance drive and is of 3 bays with an advanced and raised central bay. The central bay, rising to 3 storeys, has an attached porch on flanking, Tuscan columns. A feature of the Hall is the ground floor sash windows which rise from ground level to the first floor either side of the entrance door. Similar sashes are present on the garden front to the south, though this facade is of 5 bays and has as central set of French doors leading on to the terrace. The north and western elevations of the Hall have irregular profiles with colourwashed walls and ranges under pantile roofs.
- 4.1.3 The listed buildings description gives the Hall an nineteenth century date, though Pevsner says it dates from 1754 (see Appendix II). The present facades would indicate an eighteenth century date with later nineteenth and twentieth century additions. The Hall is undoubtedly a rebuilding of an older property and further investigation would no doubt reveal its date of construction. However, the suggestion that the rear service range is the original house should be treated cautiously as the brick work and other features suggest a nineteenth century date.

- 4.1.4 Reference should also be made to the history of the estate in App. I and the listed buildings description in App.II. A condition survey of the Hall is provided in Vol 2.

*Appraisal*

- 4.1.5 Berry Hall is of significant local interest due to its history, its architectural design and historic associations. Relatively unusually for mid Norfolk but typical for gentry houses, Berry Hall is predominantly of gault brick, a contrast to the local red brick. Its design with ground to first floor level sash windows and three storey entrance bay also set the Hall apart from other properties, while its position above the river allows attractive views over the valley and ornamented agricultural land.

- 4.1.6 Historically the Hall has been a vicarage for much of its life and the present landscape strongly reflects the social standing and aspirations of the clergy during the eighteenth and nineteenth centuries. The Hall is also associated with a number of significant local people, including Parson Woodforde, the Townsend family of Honingham and the local MP shortly after the turn of the twentieth century.

*Overall Objective*

- 4.1.7 **To maintain Berry Hall in a good state of repair with suitable materials to preserve its condition, traditional appearance and affinity of siting in relation to other buildings and the landscape.**

*Specific Objectives*

In furtherance of the need to maintain, repair and preserve Berry Hall the specific objectives must be:

- 4.1.8 To retain the distinctive character of the Hall by ensuring all architectural details are retained and maintained when repairs are carried out.
- 4.1.9 To eradicate any dry and wet rot and any major beetle infestation.
- 4.1.10 To repair roofs and rainwater goods in permanent and suitable materials.
- 4.1.11 To repair stonework (in appropriate matching stone) and brickwork in so far as repairs are necessary to protect the fabric of the building.
- 4.1.12 To use lime mortar mixes where possible to avoid damage to the fabric of the Hall.
- 4.1.13 To carry out repairs necessary to maintain the fabric of the historic interiors.
- 4.1.14 To implement a quinquennial fabric inspection of Berry Hall which will result in an annual, planned maintenance programme, seeking advice on conservation techniques as necessary.
- 4.1.15 To continue to give priority to the maintenance, repair and protection of Berry Hall above that of other buildings on the estate. This does not mean that resources will be diverted from other buildings or landscape works, but that when resources are limited the objective of the plan will be to maintain the fabric of Berry Hall before expenditure on other building works. The objectives also recognises that at any one time some resources will always be directed towards the maintenance and preservation of the estate's scenic interest and access provision.

- 4.1.16 To maintain [REDACTED] as a private residence for the [REDACTED]

## 4.2 ESTATE BUILDINGS

### *Description*

- 4.2.1 Apart from Berry Hall, there are a number of buildings on the estate which add to the architectural or scenic qualities of the landscape (see Figure 5 for locations). At the northern end of Warren Plantation, some 400 metres south west of the Hall is the Icehouse. This grade II listed building is located in a set of old gravel workings and dates from the nineteenth century. The ovoid chamber and angled entrance passage are covered by an earth mound on which shrub vegetation is growing.
- 4.2.2 To the west and north of the Hall are a number of buildings and structures which have particular interest for the estate. North of the Hall is the kitchen garden with crinkle - crinkle walls forming the north and west sides. These walls are not shown in the 1804 enclosure map, but must be of early nineteenth century origin. On the southern tip of the west wall is Wisteria Cottage, a roughly octagonal gardener's cottage of red brick and flint under a slate roof. In the south east corner of the kitchen garden is the Old Dairy, a picturesque building of mid to late nineteenth century date, also of brick and flint, but with a thatched roof.



Illustration 9. Wisteria Cottage seen from the south west.

- 4.2.3 To the west of the Hall is a range of red brick farm buildings typical of the Norfolk landscape. The main building is a nineteenth century stable block with attached cottage. This mid to late nineteenth century building is partly under conversion to residential use with much of the ground floor being used for storage or business purposes. The southern gable wall of the stable block incorporates older brickwork, a sign that much of the farm ranges are older and have been altered over time. To the west of the stables are single storey agricultural buildings arranged around enclosed yards. The north west gable carries a date of 1872 and much of this farmstead must date from that period with later additions. However, in the south east corner of the yard is the remaining east wall of a 5 bay timber framed barn. Some roofing timbers also remain in situ, some carrying original carpenter's marks. This wall is evidently much older than the surrounding buildings and may date from

the late seventeenth or early eighteenth century. Other walls connected to this barn wall also predate the 1872 ranges, but rebuilding over a number of periods is evident.

- 4.2.4 To the north of the kitchen garden are a pair of mid twentieth century cottages, typically styled of their time. Further north still, is a dairy unit from the 1960s which is not a dominant feature but adds little to the appearance of the estate. Across Berry's Lane is a further mid twentieth century building called Merrywood House. This property was built using standardised building materials and shows no vernacular qualities. Merrywood is however, well screened from much of the estate and is not a strong visual element in the landscape.
- 4.2.5 At present the estate carry out external decoration and other works as and when these are necessary, and there is no rolling programme of maintenance. There are no estate colours in use but white is frequently used for external woodworks with black rainwater goods.
- 4.2.6 A full schedule and photographic record of the buildings, together with prioritised work programmes for each building is included in Vol. 2 and reference should be made to the listed building descriptions in Appendix I.

#### *Appraisal*

- 4.2.7 Mid and late twentieth century buildings apart, all the historic buildings on the estate have heritage value either being of historic interest or scenic appeal. The range of buildings, from stables to kitchen garden and icehouse, illustrate the social standing of past residents of Berry Hall. The incorporation of older building fabric hints at the centuries old use of the site. Indeed the surviving east wall of the timber framed barn is likely to be that referred to in the historical accounts in 1755, at which time this property had two barns, possibly indicating a tithe barn on the site. The traditional nineteenth century ranges are typical of Norfolk farmsteads in terms of materials, massing and arrangement. Wisteria Cottage and the Old Dairy are picturesque structures no doubt designed to stand out from other estate buildings and their architectural details need to be preserved. Finally, though there are a number of modern buildings which are of variable quality, none of these detract from the unity of the estate or the visual cohesion of the landscape.

#### *Overall Objective*

- 4.2.8 **To conserve the traditional buildings on the estate through the continuation of good standards of maintenance and repair.**

#### *Specific Objectives*

In furtherance of the overall objective, all traditional buildings will be subject to the specific objectives 4.1.9 to 4.1.12 inclusive, as listed above for Berry Hall. The estate will also seek for all buildings :

- 4.2.9 To maintain all buildings on the estate in a good state of repair with suitable materials to preserve their condition, traditional appearance and affinity of siting in relation to other buildings and the landscape. In order to ensure that their character is maintained all architectural details should be retained when repairs are made out.
- 4.2.10 For the traditional, vernacular buildings identified in Vol. 2 and on Figure 5, lime mortar mixes should be used wherever possible in order to avoid damage to the fabric of buildings.

- 4.2.11 To maintain and enhance the visual cohesion and unity of buildings around Berry Hall through the maintenance of the buildings, their gardens, garden boundaries and surrounding trees.
- 4.2.12 To continue to maintain the external decoration and appearance of the buildings, using painted woodwork as a dominant visual element.
- 4.2.13 To continue with a quinquennial fabric inspection of the buildings in the heritage area to determine repair priorities for ensuing five year period starting in 2006.
- 4.2.14 To keep any temporary buildings in good repair and to remove them at the end of their useful life.
- 4.2.15 No new buildings or engineering works, whether or not requiring planning permission under the Planning Acts, will be executed without consultation with, and prior written agreement of, the Countryside Agency or its agent, such permission not unreasonably withheld. The design of new or replacement buildings must take account of the distinctiveness of the vernacular style of the estate, for example using white painted woodwork, local materials and architectural details, and considering siting and massing.
- 4.2.16 No buildings, or part of buildings, within the heritage area are to be demolished without the prior written agreement of the Countryside Agency or its agent.
- 4.2.17 The Estate will require restrictive covenants on the sale of any property to ensure that they are maintained in keeping with above objectives. This means that a form of words will have to be drawn up which takes account of the vernacular style of the estate and the particulars of each property such as use of local materials, and conservation of architectural details such as windows, doors, fencing. Covenants will also seek to protect the landscape setting of the building in relation to remaining heritage land.
- 4.2.18 To reduce, as far as possible, the visual impact of the modern buildings within the landscape by effective initial design, siting and screening (see also 4.2.15 for the objective relating to replacement or new buildings).



Illustration 10. The north wall of the kitchen garden.

### 4.3 THE GARDENS AND ORNAMENTAL LANDSCAPE

#### *Description*

- 4.3.1 The gardens and surrounding ornamental landscape at Berry Hall are one of the main heritage assets of the estate. The gardens are a well defined feature with well established boundaries, while the wider 'park' takes the form of ornamentalised agricultural land (see Figure 6). Here, the surrounding meadows or grazing pasture are used both for agriculture and as an ornamental landscape around the Hall. This dual use of the agricultural land is not unusual and indeed occurs in most designed landscapes, but here the balance between park and agriculture is evenly balanced, this becoming a heritage feature of the estate.
- 4.3.2 The main drive enters the estate from Berry's Lane and sweeps in a gentle curve to the east facade of the Hall. Here there is a large gravelled courtyard with urns against the building. The entrance court is defined to the south by a low Chinese Honeysuckle (*Lonicera nitida*) hedge over which are open views out across the river valley. To the south of the Hall are two narrow terraces, the upper gravelled, the lower one of grass, which lead down to the lawn. In the centre of the south, garden, front are flights of stone steps with ball finials on each terrace. The steps, which require minor repairs, lead down to a wide lawn that runs to the edge of the river and contains a number of earthworks associated with former garden features. The lawn is defined on the east by a horse chestnut and shrub belt and to the west by the woodland water gardens.



Illustration 11. The view south from the Hall over the gardens and Warren Meadows.

- 4.3.3 The woodland water gardens, south west of the Hall make use of the low lying ground to form an intricate mix of winding paths through the woodland. Shrubs, particularly rhododendron, box, yew and bamboo are evident and define spaces within the gardens. The main features of the area are the water bodies, two ponds and a long canal, while the river also plays a part in the garden's character. To the north of the long canal, known as the Long Water, is a small twentieth century pump house, an eye-catching element in the naturalistic gardens. North of the Hall is the kitchen garden, partly used for grazing sheep, while to the east is a tennis court set above a tree and shrub studded bank. The tennis court is screened to the north and

east by a line of cypress trees which give a dark and deadening impression to the colour of the wider landscape.

4.3.4 The ornamented agricultural land, or 'park', curves around the gardens on the east and south sides. Road side hedges and additional tree planting define the boundary to Berry's Lane, whilst the northern edge of Warren Plantation encloses the view to the south. From the Hall there are open views to the south, only partially interrupted by alder and willow scrub along the river banks. On Berry's Lane there are several sections where glimpses of the Hall can be gained, though from the north the Hall is well hidden under the lee of the rising ground.

4.3.5 There are a number of extra features within the gardens and 'park' which add interest to the grounds. Immediately north of the river on Berry's Lane is a delicate wrought iron gate which leads to a river side walk connected to the gardens. West of the traditional farm ranges is a timber and wrought iron gate leading to the water gardens. Both these gates are of nineteenth century date and are attractive features which should be perpetuated at the expense of the standardised metal gates elsewhere in the 'park'.

#### *Appraisal*

4.3.6 The gardens and surrounding ornamental landscape at Berry Hall are a significant heritage asset. The gardens themselves are well maintained and have a number of interesting water features from the eighteenth and nineteenth century. The wider ornamental agricultural land strikes a delightful balance between designed park and grazing pasture. The combined landscape is a good example of the treatment of grounds surrounding the residence of a minor county gentleman or in this case local vicar. The grounds have a strong nineteenth century character though some features pre and post date this period. Earthworks under the lawns are also of local interest.



Illustration 12. The woodland water gardens. A view west along the Long Water.

*Overall Objective*

- 4.3.7 **To protect and restore the designed historic landscape through its conservation and subsequent good management in a manner that retains its distinctive character and features.**

*Specific Objectives*

- 4.3.8 To complete the initial 5 year planting programme for the 'park' proposed on Figure 7 by the year 2006. Some final tree positions will be agreed at the first annual meeting.
- 4.3.9 To follow the aims and management proposals set out on Figures 6 and 7 such that the heritage qualities of the 'park' and gardens are conserved.
- 4.3.10 To manage the open areas of the 'park' by making an annual assessment of the condition of the trees, retaining veteran trees as long as possible, using tree surgery where necessary, pollarding where appropriate and felling only where essential. The gradual removal or felling of specified trees to establish the appropriate balance of planting to open space will take place. A proportion of dead wood, standing or fallen, should be retained for wildlife conservation. Subsequent 5 year programmes of work, to include planting, felling and tree surgery within the historic park will be based on the guidelines presented on Figure 7 and presented at the annual monitoring meeting of this plan.
- 4.3.11 To protect and maintain the water bodies within the woodland water gardens south west of the Hall.
- 4.3.12 To retain, maintain and repair all traditional features associated with the designed landscape, especially the gates and steps.



Illustration 13. The view towards Berry Hall from the south park.

#### 4.4 AGRICULTURAL LANDSCAPE

##### Description

- 4.4.1 As the history has highlighted, the general agricultural development of the region would suggest that the area of the estate was a mix of open fields, with some piecemeal enclosure and areas of open warren, heath and common in the medieval period. This was followed by estate dominance leading to enclosure of all but the commons and warren by the early nineteenth century. Thus when Parliamentary enclosure came it concentrated on the Warren and commons. By the mid nineteenth century the basic elements of the estate were in place and have remained so ever since.
- 4.4.2 The land use pattern of the estate is distinctive and to some extent characteristic of the area (see Figure 8). Grazing pasture is closely associated with the river valley, covering the area of the flood plain and the lower slopes of the valley sides. The majority of these permanent pasture fields have been entered into a ESA agreement for Tier I management of the grassland (see Appendix IV). Nearly all the fields show signs of floristic diversity with Lady's Smock (*Cardamine pratensis*), Globe Flower (*Trollius europaeus*), Meadowsweet (*Filipendula ulmaria*) and other species evident along the river (see photographs 14 and 15). The fields to the west of Berry's Lane are grazed by cattle, part of a beef suckler herd, while those to the east are for horses. As the land rises the grassland gives way to arable and woodland. On the estate cultivated land is restricted to the fields above the flood plain and north of the Hall. In essence this amounts to three medium sized fields.



Illustration 14. Near Carr Meadow with species diversity to the sward evident.

- 4.4.3 The agricultural enterprises on the estate are operated under a farming partnership known as Berry Hall Farms, the partners being [REDACTED]. The farming partnership no longer directly manages any of the agricultural land on the estate which is consequently let to a number of enterprises. The cultivated land on the estate is let on an annual basis to Honingham Thorpe Farms, none of this land is IACS registered so mostly grows potatoes and other similar crops. The main grazing land, together with the dairy buildings north of the kitchen garden, are let to Trevor Curson on an annual and six monthly basis respectively. The remaining grazing land east of Berry's Lane is let to S. M Manning on an annual basis for horse grazing.

### *Appraisal*

- 4.4.4 The estate's landscape pattern and land use can be traced back to the mid nineteenth century from which time very little has changed. The land use is characteristic of the traditional agricultural practices of the region and has produced an intimate landscape of great attractiveness. The estate have escaped relatively unscathed from the agricultural intensification's of the twentieth century which has added to its character. The semi-improved, floristic diversity of some of the grassland is also to be appreciated.

### *Overall Objectives*

- 4.4.5 **To maintain the viability of the farming practices on the estate, whilst retaining, protecting and, where possible, enhancing its scenic and historic qualities.**
- 4.4.6 **To further the aims of sustainability, the approach to farm management adopted by the estate should be environmentally sensitive and the policies and practices followed and work done should aim to conserve the wildlife and related environmental qualities of the estate. The estate's adopted policy should:**

1 by good management, restrict the application of pesticides, fungicides and artificial fertiliser to a level which minimises their use (but may seek to optimise crop yields insofar as it is not inconsistent with Aim 1 of this plan) by the adoption of integrated crop management, or similar techniques, and

2 seek to enhance the nature conservation qualities of the estate.

In adopting the above practices the estate is expected to keep abreast with and adopt best practice crop husbandry techniques where they have wildlife and/or environmental benefits.

The estate and its tenants are encouraged to take advantage of all relevant CAP or other subsidy or grant-aid schemes which have wildlife and/or environmental benefits (and which do not cause offsetting environmental damage).

### *Specific Objectives*

- 4.4.7 To retain and maintain all areas of existing grassland marked on Figure 8. All areas of grassland will remain unploughed. On areas of known archaeological earthworks, there is to be no cultivation except for use of unweighted harrows and light rollers at times when pasture is sufficiently dry not to damage the earthwork profiles.
- 4.4.8 To manage and, where possible, create field margins for the benefit of estate agriculture, wildlife and landscape.
- 4.4.9 To utilise traditional farm buildings wherever possible, thus improving landscape character and maintaining building use, tradition and structure. Where appropriate, their potential use for wildlife is to be considered.

### *Management Prescriptions*

- 4.4.10 **Field Margins**  
A. To leave at least one metre of natural vegetation between the field boundary or ditch and the crop. If not grazed, cut the field margin once in 3 years.

**B.** Avoid applying fertilisers or pesticides, especially herbicides, to hedge bottoms, except for spot treatment of specific weeds or in conjunction with the establishment of new hedgerows.

**C.** Avoid deep cultivation next to hedges and especially hedgerow and field trees.



Illustration 15. A view across the estate. Note to floristic diversity to the meadows near the river Tud.

## 4.5 FIELD BOUNDARIES

### *Description*

- 4.5.1 Since the mid nineteenth century the agricultural field pattern of the estate has remained relatively constant. With the exception of the two cultivated fields north of Berry Hall all field boundaries appear to have been in place by the time of the Tithe Award maps of 1839 and 1840. Indeed some field boundaries, notably the western boundary of the estate by Warren Plantation, the hedgerow north of Near Carr, the hedgeline east of Hillcrest and that along Berry's Lane all have older origins.
- 4.5.2 The existing field boundaries (see Figure 9) are a mix of moderately species rich hedgerows, especially along historic boundaries or surrounding arable land, post and wire fencing around grazing fields and ditches in the wet pastures or near the river. Occasionally there are sections of wrought iron fencing but these are limited to the eastern side of Near Carr, to the south of the gardens and on the western boundary.
- 4.5.3 The hedgerows are predominantly hawthorn and blackthorn with field maple, hazel, elm and rose also occurring. The estate have a Countryside Stewardship agreement for the management of hedgerows and many have been gapped up or laid in recent years (see App. V). As noted above, the fencing is closely associated with grazing pasture. Much of this fencing utilises wood products off the estate and is in a fair condition, though occasionally some repairs are required, or in prominent positions more frequent renewal of fencing would be beneficial (see illustration 3). Fences are frequently associated with the ditches north of Warren Plantation.
- 4.5.4 The estate also has a number of significant hedgerow and field trees which add to the character of the landscape. Many of these trees are oaks, though ash is present and other trees are associated with the 'park'. To the west of the Hall, and broadly following the line of the track are a series of veteran oaks (see illustration 4). These may be historically associated with the trackway and are now themselves of historic, landscape and wildlife interest. To the north of the kitchen garden are a series of oaks and other trees lining the tracks to the east and north. These trees are important to the ornamental character of Berry Hall and also have a significant visual impact on the wider landscape. To the east of Berry's Lane is a substantial veteran small leafed lime pollard (*Tilia cordata*).

### *Appraisal*

- 4.5.5 The existing field boundaries preserve a landscape pattern from the mid nineteenth century and therefore have some historical interest. The presence of hedgerows in visually significant places adds to the scenic qualities of the estate. The moderate species rich nature of the hedgerows are characteristic of much of the local area and should be conserved. The estate have made considerable efforts in recent years to maintain and improve the historic field pattern and this should continue.
- 4.5.6 As well as contributing to the landscape appeal, hedges, field margins and hedgerow trees are a major contribution to the semi-natural elements on the estate and hence are a valuable wildlife resource which should be encouraged. The presence of a number of veteran trees along the river corridor is a feature of the estate which should also be maintained.

*Overall Objective*

- 4.5.7 **To ensure the long term conservation of the existing ditches, hedgerows and hedgerow trees on the estate for the benefit of the landscape, wildlife and the historical integrity of the field pattern.**

In addition to the above main objective the estate will also aim:

- 4.5.8 **To enhance, where appropriate the existing field pattern through the establishment of hedgerows along historically or visually important boundaries for the benefit of the landscape, wildlife and farm management.**

*Specific Objectives*

- 4.5.9 To maintain and manage existing hedgerows as shown on Figure 9, and where necessary replanting in any gaps.
- 4.5.10 To maintain existing field margins and roadside verges
- 4.5.11 To maintain existing hedgerow and individual trees for the benefit of the landscape.
- 4.5.12 To maintain all ditches in working order and to respect their profiles and wildlife interest when carrying out clearance works.
- 4.5.13 To maintain all fences in a good condition so as not to detract from the scenic qualities of the estate, this is of particular importance within the 'park' landscape.
- 4.5.14 To increase the number of field or hedgerow trees across the estate especially in existing and any new hedgerows. Veteran field trees will be retained and replacements established when losses occur.
- 4.5.15 The long term aim of management will be the establishment of a hedgerow along the eastern side of the track opposite Berry Hall Cottages (shown red on Figure 9).

*Management Prescriptions*

- 4.5.16 Hedgerows

**A.** Where gapping up or replanting operations take place the original hedgerow line must be adopted.

**B.** Gapping up and replanting must be carried out using species and percentages characteristic of the locality, but predominantly hawthorn with blackthorn, field maple, hazel and rose.

**C.** Gapping up and replanting should aim to establish between 3 and 8 plants per metre depending on the pattern of the hedgerow.

**D.** With all established hedgerows management should aim for a regular rotational trimming. Hedges on the estate are normally cut on a biennial basis, aiming for thick hedges. Cutting is normally rotated across the estate to create a diversity of hedgerow sizes with trimming rotated to avoid cutting all hedges in any one year. Cutting normally take place between the start of January and the end of February but should avoid the use of flails on thick woody growth.

**E.** In all hedgerows continue to encourage broadleaved trees of mainly oak and ash either by planting or by selection of standards, avoid regular spacing and have regards to the character of the landscape.

## 4.6 WOODLANDS

### *Description*

- 4.6.1 The woodlands are recognised as an important element within the estate landscape. Characteristically for the area, the woods fall into two main categories: poplar plantations along the valley floor and uneven aged mixed woodlands on the higher land. In addition to this the estate have established shelterbelts on their northern boundary to screen the A47 (see Figure 10). This planting will add to the character of the estate and echoes the distribution of woodland characteristic of the area. All woods on the estate are of secondary origin and their establishment can mostly be traced in the historical account of the estate.
- 4.6.2 High quality management of the woodlands is a feature of the estate. Management is carried out by the estate with grant aid support from a WGS agreement (see Appendix VI) for the main woods and a FWGS agreement over the shelterbelts. The estate's aims in managing their woods is to produce top quality timber, whilst enhancing the environment. Warren Plantation and Wades Wood are uneven aged mixed woodland where potentially valuable timber is identified early and frequent, sensitive management is applied to ensure development of these trees. Fen Plantation, Far Carr and Big Carr are managed as poplar woods, though the western edge of Fen Plantation has significant numbers of mixed broadleaves which softens its appearance next to the road. Alder Carr is planted with willows.



Illustration 16. Fen Plantation seen from Berry Bridge.

- 4.6.3 Though the poplar woods on the estate are particularly well managed the trees themselves do restrict views along and across the valley. The estate maintain that poplars are one of the few viable uses for this low lying land and find the colouration of the branches and other features of landscape value. There is consideration being given to replacing some areas of poplar in Big Carr with Cricket Bat Willows. This would reduce the visual height of the woodlands but will have a landscape impact. Willows are also grown along the river between Big Carr and the Hall grounds.
- 4.6.4 Around the Hall a number of new areas have been planted up in recent years. These include the poplars planted in the south west corner of the gardens and the walnuts with conifer nurse crop in Walnut Tree Meadow to the west of Berry Hall Cottages which are themselves screened by a mixed shelterbelt. In general these woods do not and will not detract from the scenic appeal of the estate, though

diversity of planting in the gardens is encouraged and the impact of the woodland west of Berry Cottages will depend on its character as it develops.

- 4.6.5 As well as their forestry use and landscape character many of the woodlands have significant nature conservation interest with colonies of Herb Paris recorded in Fen Plantation and other wildflowers in Warren Plantation and Big Carr. All these three woods have been highlighted as potential County Wildlife Site by the Norfolk Wildlife Trust, though no survey work has yet taken place.

#### *Appraisal*

- 4.6.6 The woodlands are an important part of the estate's landscape. Not only do the woodlands provide visual enclosure to the views from the Hall, they also define the boundaries of the estate. Their role, particularly Warren Plantation, in providing an additional element to the ornamental landscape of the estate should not be underestimated. Furthermore, as well managed resources the woods provide firewood, fencing and timber products for the estate, contributing to sustainable objectives in the plan. The sale of Christmas trees adds a little extra value to the nurse crop.
- 4.6.7 As highlighted above the potential nature conservation interest of the woodlands means that there is added value in retaining and managing these features. Though the visual impact of the poplars in the valley is recognised as not being a traditional historic landscape element.

#### *Overall Objective*

- 4.6.8 **To conserve the important landscape, wildlife and historic qualities of the woodlands and to avoid any reduction in the area of woodland.**

#### *Specific Objectives*

- 4.6.9 To promote an eventual predominantly broadleaved semi-natural character to all the woodlands managed by the estate.
- 4.6.10 To manage the woodlands for a diverse and uneven age structure, whilst conserving features of interest such as traditional woodland management techniques and sites of known archaeological importance.
- 4.6.11 To minimise the impact of woodland management on the landscape and wildlife by the use of sensitive small scale felling and thinning operations.
- 4.6.12 To leave some mature, overmature and dead wood within the woodlands where safety allows, for the benefit of the landscape and nature conservation aims.
- 4.6.13 To manage all rides on a rotational basis, avoiding the use of chemical applications. Any management will take place in the autumn or winter months.
- 4.6.14 To continue to manage estate woodlands in line with the general management policy set out in the WGS agreement appended to this plan (see Appendix VI).
- 4.6.15 The proposal by the estate to consider additional woodland planting on the western edge of Nine Acres field and a possible shelterbelt along the north east boundary is acceptable to the heritage management plan provided the character of any further planting reflects a predominantly broadleaved final canopy.

- 4.6.16 To continue the practice of regularly clearing ivy from trees to retain timber quality and shape. Some selected trees, distributed across the estate will be allowed to develop an ivy cover for the benefit of wildlife.
- 4.6.17 To retain the open river banks on the estate free from linear tree planting, especially avoiding the use of cricket bat willow or poplar in these positions.
- 4.6.18 To develop a phased replacement of poplars in the plantations along the river valley, replacing these trees with less visually dominant species which are more sympathetic to the traditional, historic character of the landscape. It is accepted that phased replacement may take place over the economic lifespan of existing planting, but when economically mature poplars are felled no replanting will take place.

#### **4.7 ARCHAEOLOGY**

##### *Description*

- 4.7.1 Archaeologically there are no sites or finds of national importance on the estate. There are however, a number of finds or sites of local importance. The Sites and Monuments record (SMR) records two sites on the estate. The first is the icehouse within Warren Plantation and the second is a spot find of a polished Neolithic axe head found in Warren Meadow South (see Figure 11 and Appendix VII).
- 4.7.2 Site survey work for the heritage management plan has recorded a number of features which are also of local interest. As has been previously mentioned the Icehouse in Warren Plantation is set in older sand and gravel workings. Similar sand and gravel pits occur across the lane in Wades Plantation. These workings are recorded on the Enclosure Map for Honingham in 1814 as belonging to the Surveyor of the Highways and are of historic interest.
- 4.7.3 North of Warren Plantation the alignment of a number of drives or trackways is evident within the meadows. These correspond with the line of nineteenth century tracks recorded on OS maps and on Bryants County Map of 1826. West of the Hall is a much older trackway which is associated with the veteran oaks referred to above. This track is possibly late medieval in origin and may have connected to Trap's Lane further west, though this is speculation.
- 4.7.4 As recorded in the historical account, Warren Plantation and Fen Plantation are on the site of the Warren which was enclosed in the early nineteenth century. References to a Warren at East Tuddenham go back as far as the fourteenth century so it is possible archaeological evidence is present in these woods.

##### *Appraisal*

- 4.7.5 Although there are no sites of nationally outstanding archaeological importance on the estate, there are known sites of local significance. The presence of the gravel pits used by the Surveyor of the Highways for road maintenance in the eighteenth and nineteenth century is fascinating and the historical development of the Warren is of interest. The spot find of a polished axe head could be important in a regional study, though no other finds have been recorded.

##### *Overall Objective*

- 4.7.6 **To follow a policy of minimising ground disturbance to conserve archaeological features as much as possible.**

Specific objectives

- 4.7.7 To continue to maintain existing managed grassland over known archaeological sites and earthworks (Sites A, B, C and E on Figure 11).
- 4.7.8 To protect all recorded archaeological features in the estate woodlands by careful felling, non removal of roots from features, taking archaeological advice on replanting where necessary and managing woodland operations in the immediate locality sensitively.
- 4.7.9 To discuss with Norfolk Landscape Archaeology or a bona fide archaeologist appropriate management of any newly discovered sites. The jointly agreed management advice will be followed and incorporated into the heritage plan at the next annual meeting.
- 4.7.10 To report all archaeological finds to the County Sites and Monuments Officer.
- 4.7.11 In the long term to carry out a walk over survey of the area of the estate formerly known to have been part of the Warren. The results of the survey to be assessed and any management advice resulting from this research to be incorporated into the HMP at the appropriate 5 year review.



Illustration 17. A laid hedgerow adjacent to the track west of Berry Hall. See also illustration 14.



Illustration 18. The lynchet style bank to the east of Berry's Lane with veteran lime pollard.

## 4.8 RECREATION AND ACCESS

### *Description*

#### **ACCESS**

- 4.8.1 The Berry Hall Estate is crossed by four public footpaths, with no public bridleways. Two public footpaths are on the western side of Berry's Lane and two to the east. The public footpaths to the west run along the south western boundary of the estate, through Warren Plantation and towards the river Tud. A second public footpath crosses Warren Meadow South from Berry's Lane, joining the other path short of the estate boundary. To the east of Berry's Lane a public footpath runs north of Merrywood House towards Honingham village, while the fourth public footpath crosses a short section of the estate at the southern end of Fen Plantation (see Figure 12).
- 4.8.2 When the site survey work for the HMP was carried out all these public footpaths were open and available. All routes were effectively signed posted or waymarked from public highways and along their routes. Indeed parish access map boards include the public footpaths on the estate, with the nearest board in Honingham village next to the Honingham Buck public house.
- 4.8.3 In addition to the public rights of way, the estate also have an agreement under the ESA scheme to allow public access on foot to the Fen Meadows east of Berry's Lane. This access is permissive and restricted to the limits of the ESA agreement.
- 4.8.4 Warren Plantation is included on a database of sites held by the Woodland Trust to which access can be gained on a by-appointment basis. The estate occasionally receive requests for access for survey work. Regular access is granted for bird surveys connected to the British Trust for Ornithology and for fungal surveys of the Fen Plantation. The University of East Anglia have made past informal visits.

#### **RECREATION**

- 4.8.5 There is not formal or organised sporting activity on the estate, though limited rough shooting does take place and some pest control measures also occur. The river is fished by the estate on an occasional basis though there is no commercial activity linked to this.
- 4.8.6 The estate have and are considering the potential to convert some redundant buildings into holiday lets, though this currently remains a long term objective. Should the estate proceed with this holiday development, limited fishing on the river Tud may be offered as an added extra.

### *Appraisal*

- 4.8.7 The existing public footpaths and the permissive footpath east of Berry's Lane provide an high level of public access to the majority of the estate. There is limited access to the Hall, though there are good views of the building from across the river. There are no public bridleways across the estate, though an assessment of the surrounding area reveals that there is only one bridleway in the vicinity and this does not link to any other riding facility.
- 4.8.8 Recreational activity on the estate is limited and what does take place does not affect the scenic qualities of the landscape.

*Overall Objective*

- 4.8.9 **To continue to provide access opportunities in line with those described in section 4.8 above, following current estate policies on access.**
- 4.8.10 To manage and waymark all rights of way in accordance with statutory duties, the recommendations of the local highways authority and any guidelines issues by the Countryside Agency.
- 4.8.11 To maintain current permissive access routes open for the life time of their agreements and effectively signed posted or waymarked.

In addition to the statutory requirements and existing access opportunities, and in recognition of the benefits of conditional exemption the estate will also seek:

- 4.8.12 To provide access to the Fen Meadows in a manner similar to that provided by the current ESA agreement.
- 4.8.13 To provide a permissive footpath section from Warren Plantation north until opposite the public right of way in Fen Plantation (see Figure 12). The provision of this permissive route will be accompanied by a gate or stile set in the field boundary and is provided to allow a safer route across Berry's Lane.
- 4.8.14 To facilitate access to the north west of the heritage area by providing open access to the Hall gardens and park on 4 days per annum. At least one open day will be through the National Gardens Scheme or similar charity event. Opening will have appropriate advertising, though a reasonable admission fee may be charged.
- 4.8.15 To ensure that the levels of permissive access to the estate are not reduced for the life time of this management plan and or any subsequent reviews.
- 4.8.16 To continue to make the public aware of access to the estate through ways agreed with the Countryside Agency or its agents, such promotion to include placing access routes on the County Access Register, entry of permissive paths in the parish magazine or similar publication and on a map posted on the local community notice board

**RECREATION**

- 4.8.17 To seek to maintain a limited sporting interest on the estate and to ensure that any activities are fully integrated with farming, forestry, conservation and access on the estate.

*Specific Objectives*

- 4.8.18 Any future developments of the fishing potential of the River Tud must take full account of the landscape, nature conservation and access priorities.
- 4.8.19 To control rather than eradicate pest species, strictly within the confines of the law, and only where they cause proven and significant damage to estate enterprises or habitats. The one exception to this objective is the grey squirrel, where eradication is an estate policy.
- 4.8.20 To look for opportunities, through diversification of the estate's business base and use of redundant estate buildings for generation of estate income or further employment of local members of the community.

## CHAPTER 5

### Work Programmes

- 5.1 This section contains proposed work programmes which, resources permitting, should be undertaken in the first 5 year period of this management plan. These work programmes are designed to conserve and, where appropriate, enhance the scenic, historic or scientific qualities of the heritage land in accordance with the aims of the plan.
- 5.2 Where works have not been undertaken during the designated year, the operation should be carried over into the next year and the work programme adjusted accordingly. Any adjustments to the work programme should be recorded in the annual monitoring meeting.
- 5.3 Where operations are asterisked in all years of the plan, these should be considered either as annual, on going works, or operations which can be completed at any time in the first 5 years. Reference should be made to the architects programme of works for the historic buildings set out in Volume 2 of this plan. The omission of some of the works recommended in the architectural report from the first 5 year work programme reflects the limited financial position of the estate. Should estate income improve the estate will seek to carry out all or further works highlighted as urgent.

Landscape Feature	Ref	Works/Operation	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Berry Hall	4.1.7	Investigate and repair cornice gutter. Repair decorative timber work.	*				
	4.1.8						
	4.1.10	Investigate drains to the west of the Hall	*				
	4.1.7	Repoint cracks through brickwork		*			
	4.1.12						
	4.1.8	Repair chimney stacks			*		
	4.1.10	Replace cracked rain water goods				*	
	4.1.10	Redecorate rusting rainwater goods				*	
4.1.10	Minor repairs to roofs & valleys					*	
Estate Buildings	4.2.8	<b>Old Dairy</b> - Prop and shore fabric; place temporary cover over roof, remove vegetation	*				
	4.2.9	<b>Wisteria Cottage</b> - Recaulk leaking gutter joints		*			
	4.2.8	<b>Farm Buildings</b> - Replace missing tiles across roofs. Annually clean out gutters.	*	*			
	4.2.9						
4.2.9	<b>Farm Buildings - C.</b> Repair splits in lead valley and investigate decayed rafters at north end of roof.					*	

Landscape Feature	Ref	Works/Operation	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
	4.2.9	<b>Farm Buildings - D.</b> Repair south east hip & carry out repairs to adjacent valley. Replace decayed timbers to roof.	*	*			
	4.2.9	<b>Farm Buildings - E.</b> Replace defective rafters. Repair brick work on south east & south west corners removing vegetation in the process	*	*	*		
	4.2.9	<b>Farm Buildings - G.</b> Improve detail at wall top to protect timber wall plate.		*	*	*	
	4.2.9	<b>Farm Buildings - H.</b> Replace tiles and repoint ridge.	*	*	*		
	4.2.11	<b>Icehouse</b> - Remove the beech from brickwork at the entrance.	*				
	4.2.9	<b>Kitchen Garden Wall</b> - Clear vegetation from walls & control rodents around the eastern end of the north wall	*				
The Gardens and Park	4.3.7	Commence tree planting programme starting with the trees in <b>Upper Drive</b> .		*			
	4.3.8	Tree planting programme - <b>Lower Drive</b>			*		
	4.3.7	Tree Planting programme - <b>Warren Meadow South</b>				*	*
	4.3.8	Coppice willow and alder on the reedbed by the river to open up the views from the Hall to the south. Manage the reedbed	*				
	4.3.7	Repair the timber & iron gate to the gardens west of the farm	*	*			
	4.3.9						
Agriculture	5.1	Inform all tenants and licensees of the relevant sections of the HMP	*	*	*	*	*
	4.4.8	Create and/or continue to maintain field margins around the arable land	*	*	*	*	*
	4.4.6	Investigate the possibilities for a Countryside Stewardship application to cover the orchard and other agricultural objectives.		*	*		
	4.4.9	To include replacement Countryside Stewardship scheme for existing hedgerow works					

<b>Landscape Feature</b>	<b>Ref</b>	<b>Works/Operation</b>	<b>Yr 1</b>	<b>Yr 2</b>	<b>Yr 3</b>	<b>Yr 4</b>	<b>Yr 5</b>
Field Boundaries	4.5.7	To continue with the Countryside Stewardship - Hedgerow scheme, concentrating on works to hedge 15	*	*			
	4.5.13 4.3.9	Overhaul post and wire fencing along the drive to the Hall				*	*
Woodlands	4.6.8	Allow the Norfolk Wildlife Trust or similar body to survey Fen Plantation, Warren Plantation and Big Carr to establish the wildlife value of the woods					*
	4.6.14	To follow the works set out in the estate's own WGS agreement which is appended to this plan	*	*	*	*	*
	4.6.13	Manage all rides for effective access and potential nature conservation value	*	*	*	*	*
Archaeology	4.7.7	Inform all tenants and licensees of the relevant sites of known archaeological interest and HMP objectives for protecting these areas.	*				
	4.7.11	Commission a walk over survey of the Warren to establish any areas of archaeological value					*
Access and Recreation	4.8.10	Ensure all public rights of way on the estate are managed in accordance with statutory duties and are adequately waymarked	*	*	*	*	*
	4.8.11	Ensure permissive path remains open	*	*	*	*	*
	4.8.13	Provide permissive path link north of Warren Plantation	*				
	4.8.14	Provide access to the Hall grounds on at least 4 days per annum with associated publicity	*	*	*	*	*
	4.8.16	Provide effective publicity for public access measures to the estate	*	*	*	*	*

## **CHAPTER 6 MONITORING AND REVIEW**

### **6.1 TENANTS**

- 6.1.1 All existing tenants will be made aware of the heritage status of the estate and the management objectives in this plan. The estate will use its best endeavours to ensure that all tenants and licensees comply with these objectives.
- 6.1.2 Prior to the granting of any new tenancy or licence, the estate will ensure that the prospective tenant or licensee agrees to be bound by a restrictive covenant that accords with all parts of this management plan that are relevant to their intended occupation of any land or buildings.
- 6.1.3 The estate will seek to enforce the tenant's responsibilities under the terms of the various tenancy agreements for maintenance and repair of the whole holding, including the tenant's liability for repairs and maintenance of the buildings, especially those which contribute to the scenic qualities of the estate. The estate will also carry out the landlord's obligations for repair and maintenance as set out in tenancy agreements.

### **6.2 CONSULTATION ON PROPOSED CHANGE OR DEVELOPMENT**

- 6.2.1 In addition to the need for any statutory consents, consultation with, and the prior written agreement of the Countryside Agency or its agent, is required for the following within or impacting upon, the national heritage area:
- The demolition of the whole or part of any building or structure which contributes to or does not significantly detract from the heritage qualities of the estate;
  - All new building or engineering works. This would include agricultural or forestry buildings, farm and estate access roads and includes operations with deemed consent under the General Development Orders;
  - Alterations to buildings;
  - Any change of use. This includes all buildings, agricultural improvement or intensification and forestry operation which would affect the scenic or other qualities of the heritage land;
  - The grant of a lease on any part of the national heritage area, including buildings, for longer than five years duration;
  - The sale or disposal of any part of the property;
  - The sale or disposal of any historic map, plans, documents or other archive material which in any way contributes to an understanding of the national heritage area;
  - The amendments or review of any plans which are required to accord with the objectives of the HMP;
  - Any departure from the aims or other provisions of the HMP; and
  - The cultivation, production or use of any genetically modified crops, plants or animals within the national heritage area or (if in the control of the estate) within a distance which may have any effect on it.

### **6.3 REPORTING COMPLIANCE WITH THE MANAGEMENT PLAN**

#### **6.3.1 *Annual Meetings***

Annual meetings will be held between the owners of interests on the estate and the Countryside Agency, or its agent Norfolk County Council, and whoever else they jointly agree to invite. The first annual meetings will be held one year after the approval of the heritage management plan. The purpose of the meeting will be to review the implementation of the management plan including the yearly programmes of work. The estate will undertake to provide an annual report of activities within the heritage area which follow the guidance notes for owners attached to this heritage management plan as Appendix VIII. The annual report will be distributed with an agenda in advance of the annual meeting. Copies of the minutes of the annual meetings will be sent to the Countryside Agency. The minutes will record the progress made in implementing the works and other items in the plan and confirm compliance with its aims and objectives.

The annual monitoring meeting and report cover the implementation of the HMP and will be in addition to the completion of any standard monitoring report prepared for the Capital Taxes Office as part of their monitoring of conditionally exempt properties. It is recommended that the minutes of the annual monitoring meeting held with the Countryside Agency should form part of any annual monitoring report made to the Capital Taxes Office.

#### **6.3.2 *Review of the Plan***

The content of this plan is to be reviewed every five years. All modifications or additions should be checked in order to ensure they comply with the aims and sustainability objective set out in Chapter 2 and any revisions to this plan should not be more onerous than the aims, objectives and works in this version.

### **6.4 YEARLY MONITORING**

**6.4.1** Monitoring checks should be made each year at the annual meeting. The minutes of the meeting should record whether or not all the objectives and yearly programmes of work have been complied with. In any case where there has been not compliance, the minutes should give details of the position together with an explanatory statement setting out whether compliance is anticipated in future years and, if not, what can be achieved.

### **6.5 ACCESS BY STATUTORY AGENCIES**

**6.5.1** The owners agree that any person authorised by the Countryside Agency, English Heritage or English Nature, may at all reasonable times and at reasonable notice, by appointment, enter on and inspect the heritage area to ascertain that the management plan is being implemented and that no breach has occurred.

## CHAPTER 7 FINANCE

The financial objective of the Berry Hall Estate is to generate surplus income after family requirements with which to fund the progressive maintenance and development of the estate. In entering into an agreement over the implementation of the management plan, the owners accept the future responsibility for maintaining the outstanding quality of the heritage area.

Funds will therefore be required to maintain the Berry Hall Estate from incomes generated from properties, commercial enterprises, farming, external grants, subsidies and other types of assistance.

The requirements of the Plan have to be assessed from the resources of the Berry Hall Estate but it is emphasised that there may be items of enhancement which can only be successfully undertaken with the assistance of outside funding.

An important part of the estate's income derives from tenancy agreements on the farming land, residential rents, associated grants and subsidies, and such payments as have been made under DEFRA, English Heritage and Countryside Agency management agreements, or similar agreements with other environmental agencies. A change in income from any of these sources or undue expenditure may lead to the need for a review of this plan. It must be acknowledged by the parties to this agreement that the financial burden of maintaining the heritage buildings and land subject to this management plan and any future undertakings is sufficiently heavy that maximum grant aid is required and will be encouraged by all parties wherever possible.

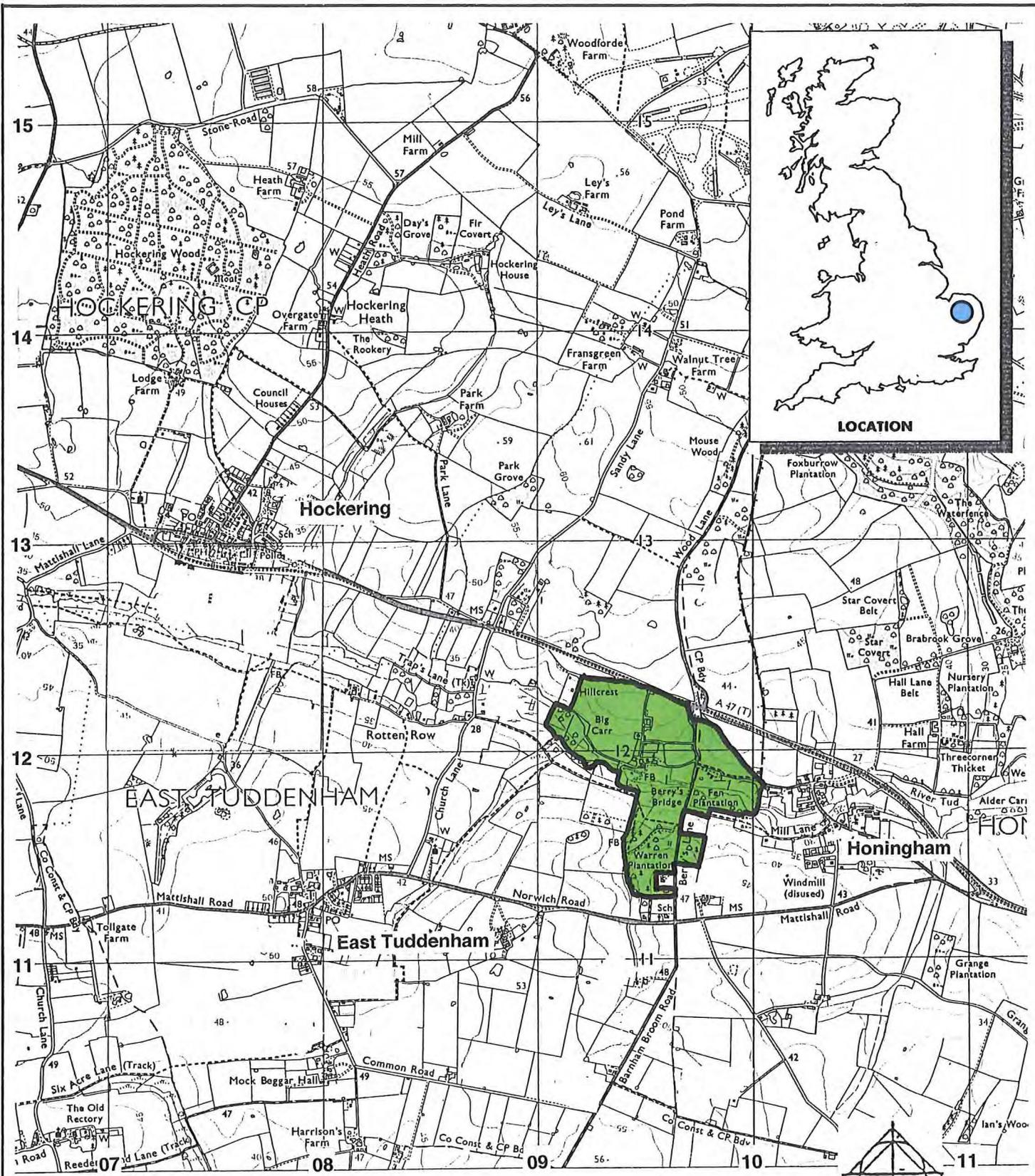
The implementation of the Aims and Objectives in this Plan relies upon the fact that the estate, its tenants and occupiers will continue to be eligible for all relevant forms of grant aid, and to be eligible to receive all subsidies and other payments available from all sources - present and future. This plan is therefore written on the assumption that the owners, tenants and occupiers are not prejudiced by the implementation of this Plan from eligibility to receive the benefit from all relevant grants, subsidies or other payments from all sources including existing Countryside Stewardship and other environmental management schemes.

Nothing in this agreement shall inhibit any Statutory or other Authority from making income or capital payments to the owners for carrying out any works or refraining from carrying out any works which have been or may be identified as works to enhance the heritage quality of the Plan area including payments arising upon the renewal of environmental management schemes.

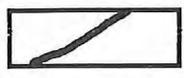
If the estate wishes to grant leasehold interests in any part of the heritage area whether at a rack rent or for capital premiums it will incorporate conditions that the tenant is obliged to observe the future undertakings, the aims and relevant objectives set out in this Management Plan. It is acknowledged that the grant of such a leasehold will not prejudice the future conditional exemption from capital taxation attaching to the heritage land.

If it should prove necessary for the Berry Hall Estate to sell any freehold interest in the heritage property, they will inform the Countryside Agency in advance of any sale.

## FIGURES



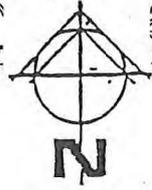
**LOCATION**



**Estate Boundary**



**Area Covered by Management Plan**



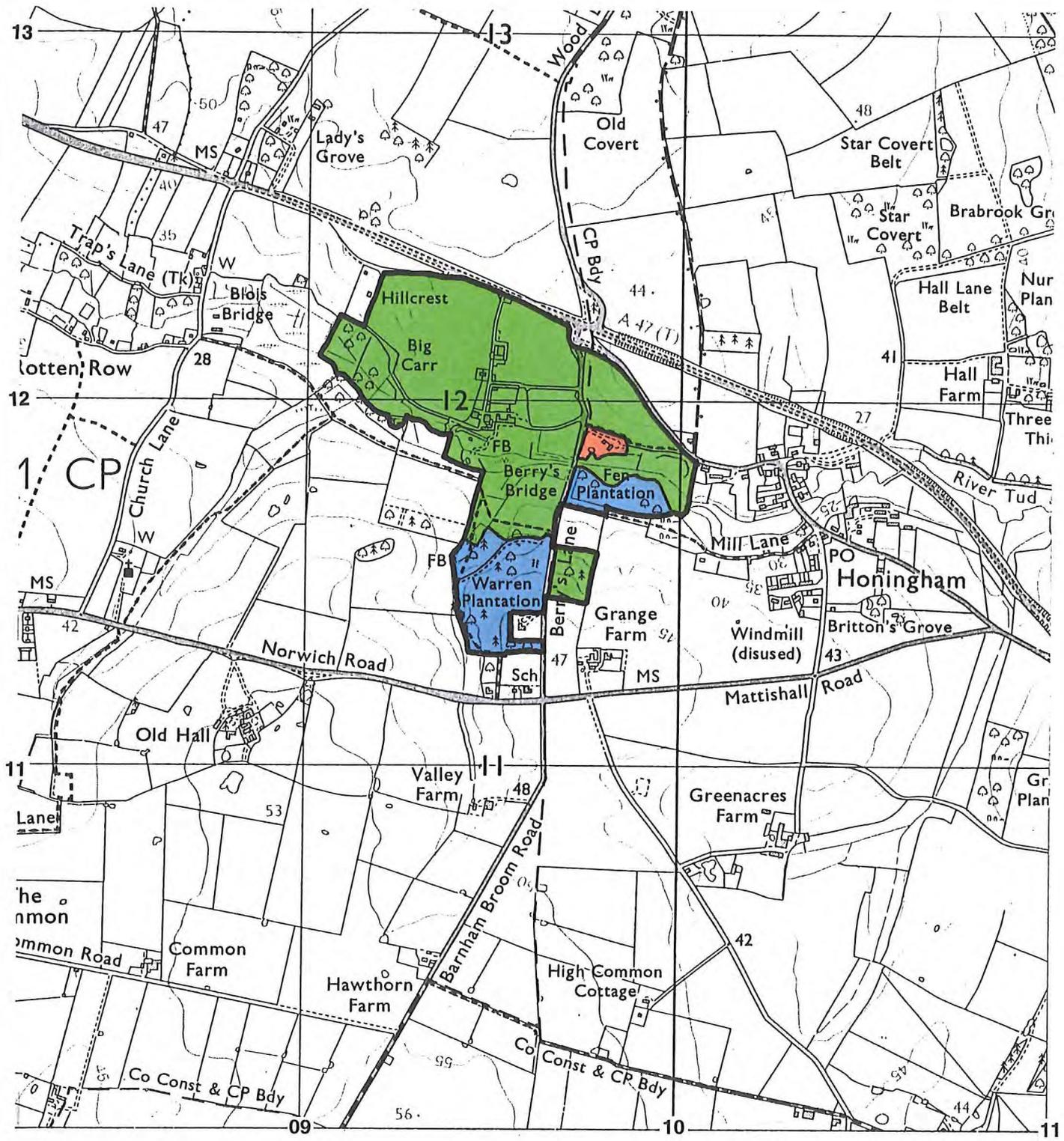
**FIGURE 1 : LOCATION**

Scale 1:25000 September 2001

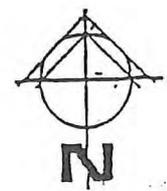
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**Berry Hall Estate Heritage Management Plan**





-  Management Plan Boundary
-  Land Owned by Mr A Meynell
-  Land Owned by Mr RW Meynell
-  Land Owned by the Merrywood Settlement

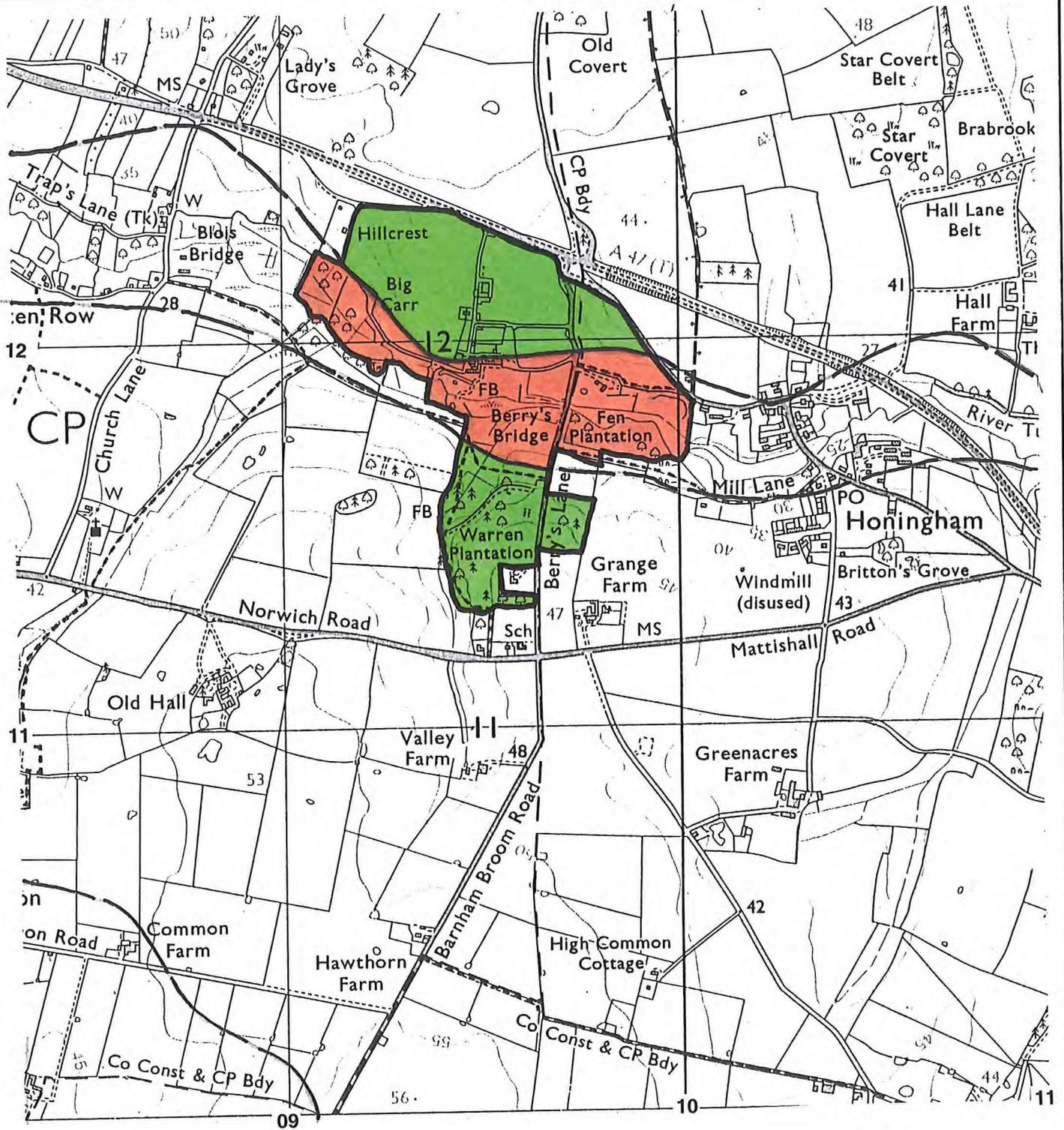


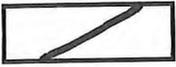
**FIGURE 3 : OWNERSHIP'S**

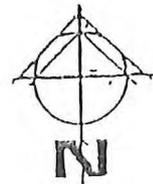
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-  Management Plan Boundary
-  Burlingham 1 Association
-  Isleham 2 Association

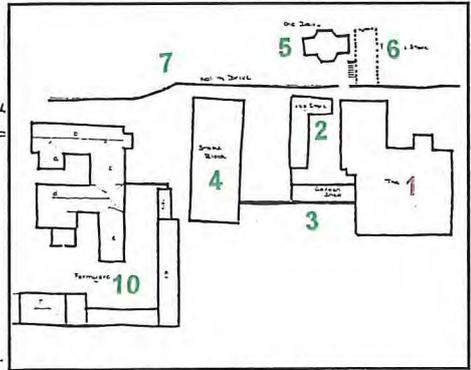
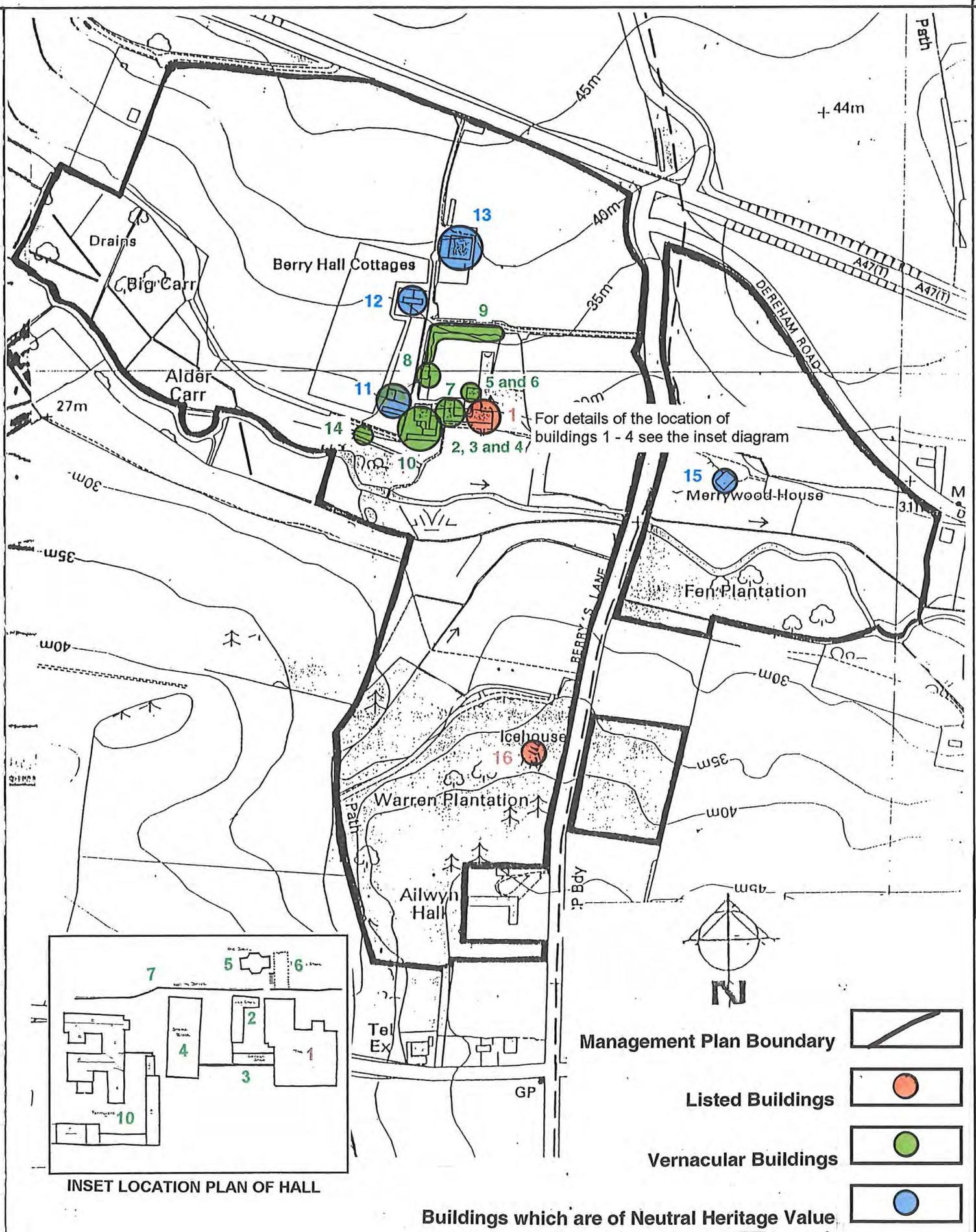


**FIGURE 4 : SOILS**

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INSET LOCATION PLAN OF HALL

FIGURE 5 : BUILDINGS

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Berry Hall Estate Heritage Management Plan

Predominantly broadleaved tree canopy in the Water Gardens with veteran oaks, hornbeam and beech in the canopy and yews, box, bamboo and rhododendron understorey

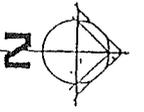
Water Gardens: Some clearance of trees and shrubs has taken place to open up the water features

Recently Established Poplar Plantation

Line of Limes on the Edge of the Gardens

Dark Coniferous Screen around the Tennis Court

Main Entrance Drive leads to gravelled courtyard in front of the Hall. Eastern end of drive has two lines of cobbles which sweep to the north and are partly covered by vegetation. Road edge is crumbling.



-  Existing Broadleaved Trees
-  Existing Coniferous Trees
-  Tree Survey Numbers
-  Understorey and Scrub
-  Lawns and Grassland
-  Reedbed
-  River and Ponds
-  Buildings

**FIGURE 6**  
THE GARDENS AND 'PARK' - EXISTING

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Berry Hall Estate Heritage Management Plan

Consider replanting the orchard if grant aid assistance can be found

Retain and enhance the shrub layer in the belt of planting to the north of the Long Water. Retain a balance between canopy cover and open ground and create a mixed shrub layer using ornamental planting.

Maintain the ponds and Long Water within the water gardens

In the long term aim to diversify the poplar plantation.

Clear vegetation from the banks of the pond to open up this feature.

Clear scrub to reopen the view from the Hall.

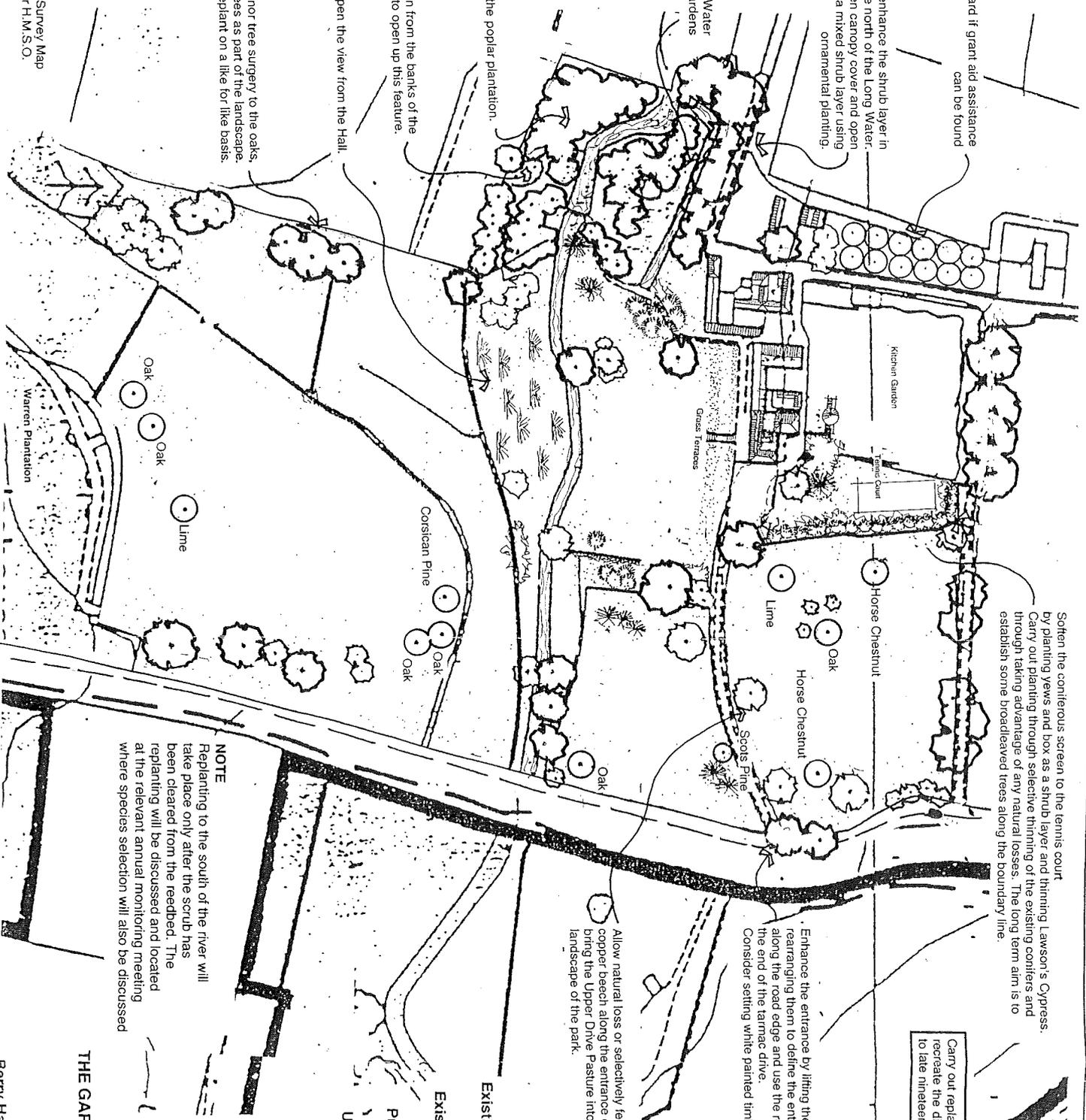
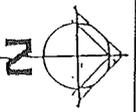
Carry out minor tree surgery to the oaks, but aim to retain this veteran trees as part of the landscape. Should any losses occur replant on a like for like basis.

Soften the contentious screen to the tennis court by planting yews and box as a shrub layer and thinning Lawson's Cypress. Carry out planting through selective thinning of the existing conifers and through taking advantage of any natural losses. The long term aim is to establish some broadleaved trees along the boundary line.

Enhance the entrance by lifting the existing cobbles and rearranging them to define the entrance. Set a row of cobbles along the road edge and use the rest in three rows to define the end of the tarmac drive. Consider setting white painted timber gates at entrance.

Allow natural loss or selectively fall some copper beech along the entrance drive to bring the Upper Drive Pasture into the landscape of the park.

Carry out replanting as or similar to that proposed so as to recreate the distribution of tree planting as shown on mid to late nineteenth century maps.

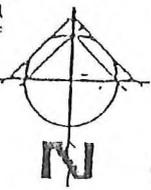
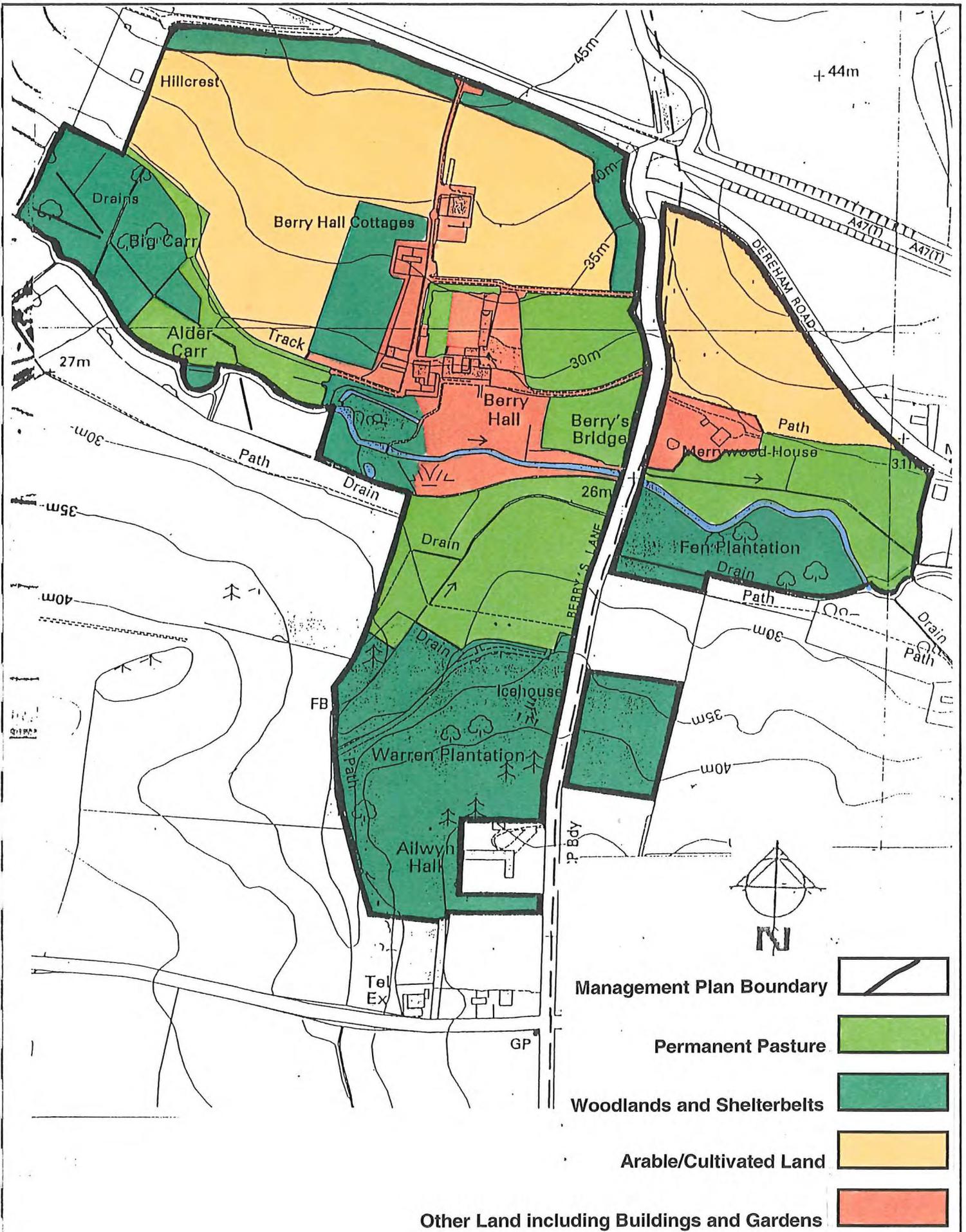


**NOTE**  
Replanting to the south of the river will take place only after the scrub has been cleared from the reedbed. The replanting will be discussed and located at the relevant annual monitoring meeting where species selection will also be discussed

- Existing Broadleaved Trees
- Existing Coniferous Trees
- Proposed Tree Planting
- Understorey and Scrub
- Lawns and Grassland
- Reedbed
- River and Ponds
- Buildings

**FIGURE 7**  
**THE GARDENS AND PARK - PROPOSED**

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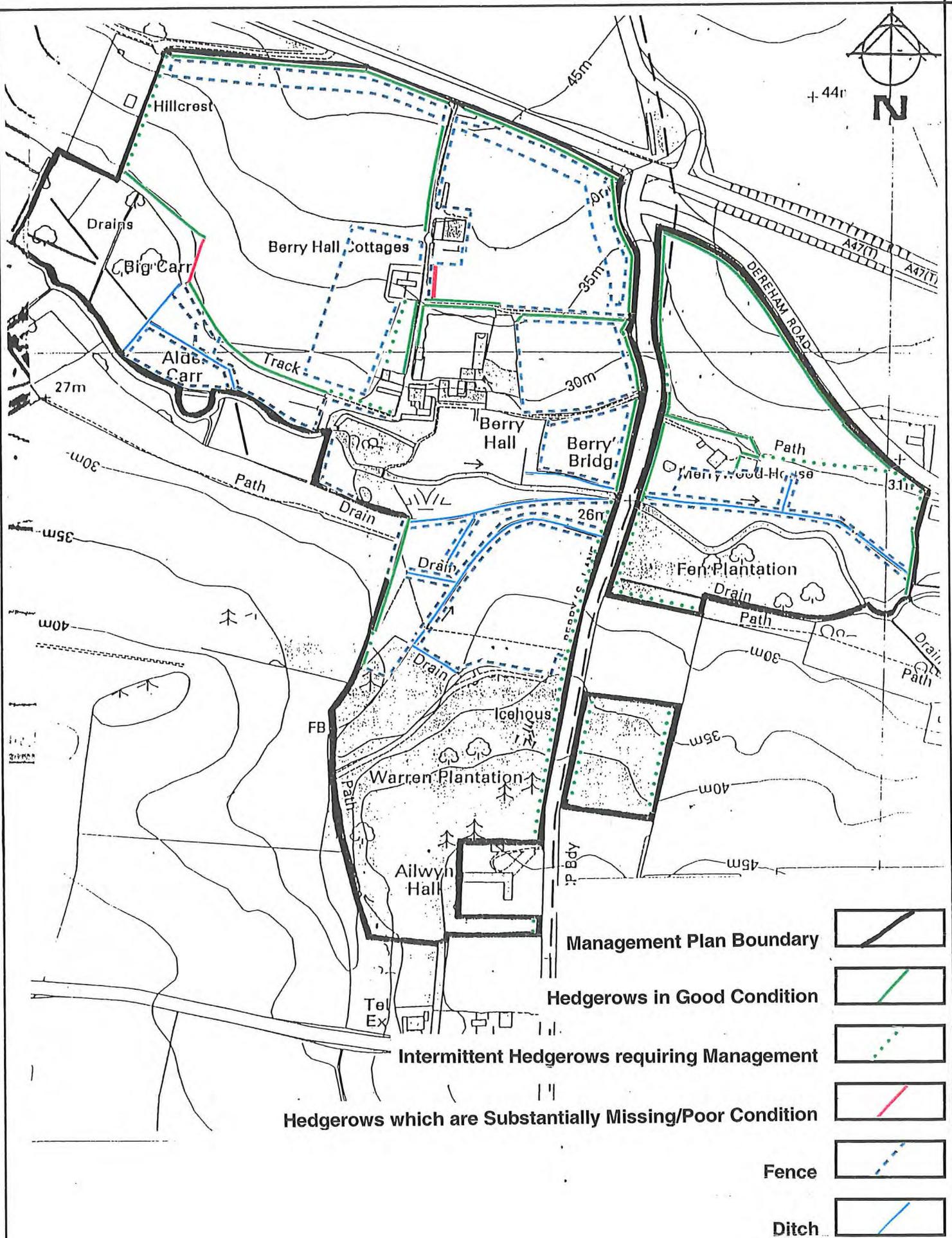


**FIGURE 8 : LAND USE**

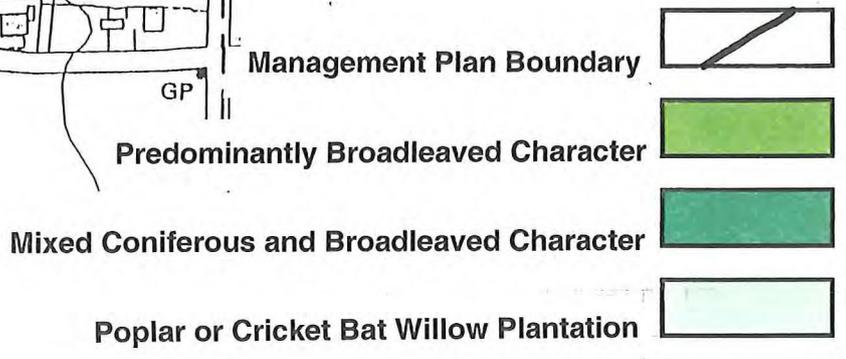
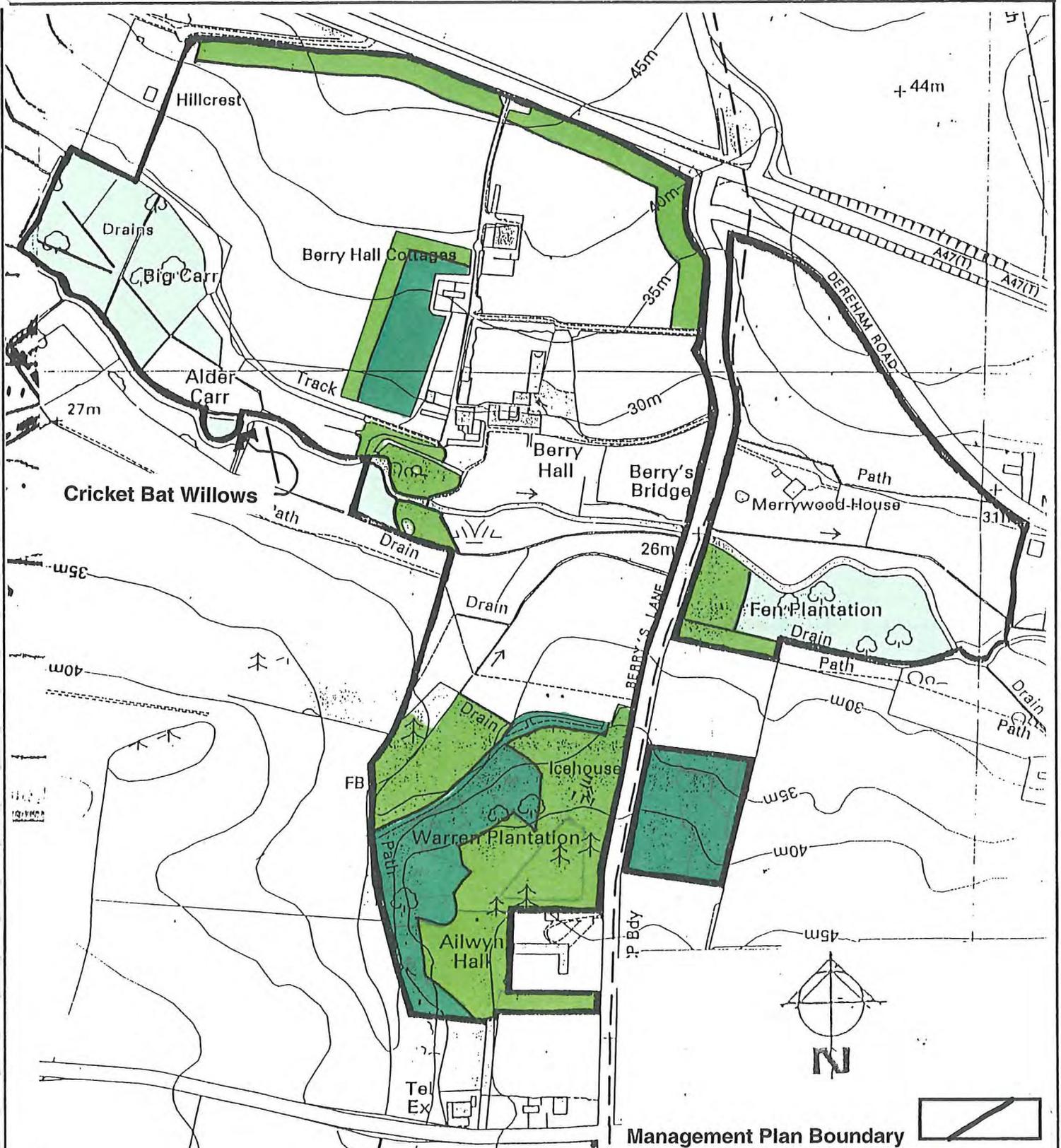
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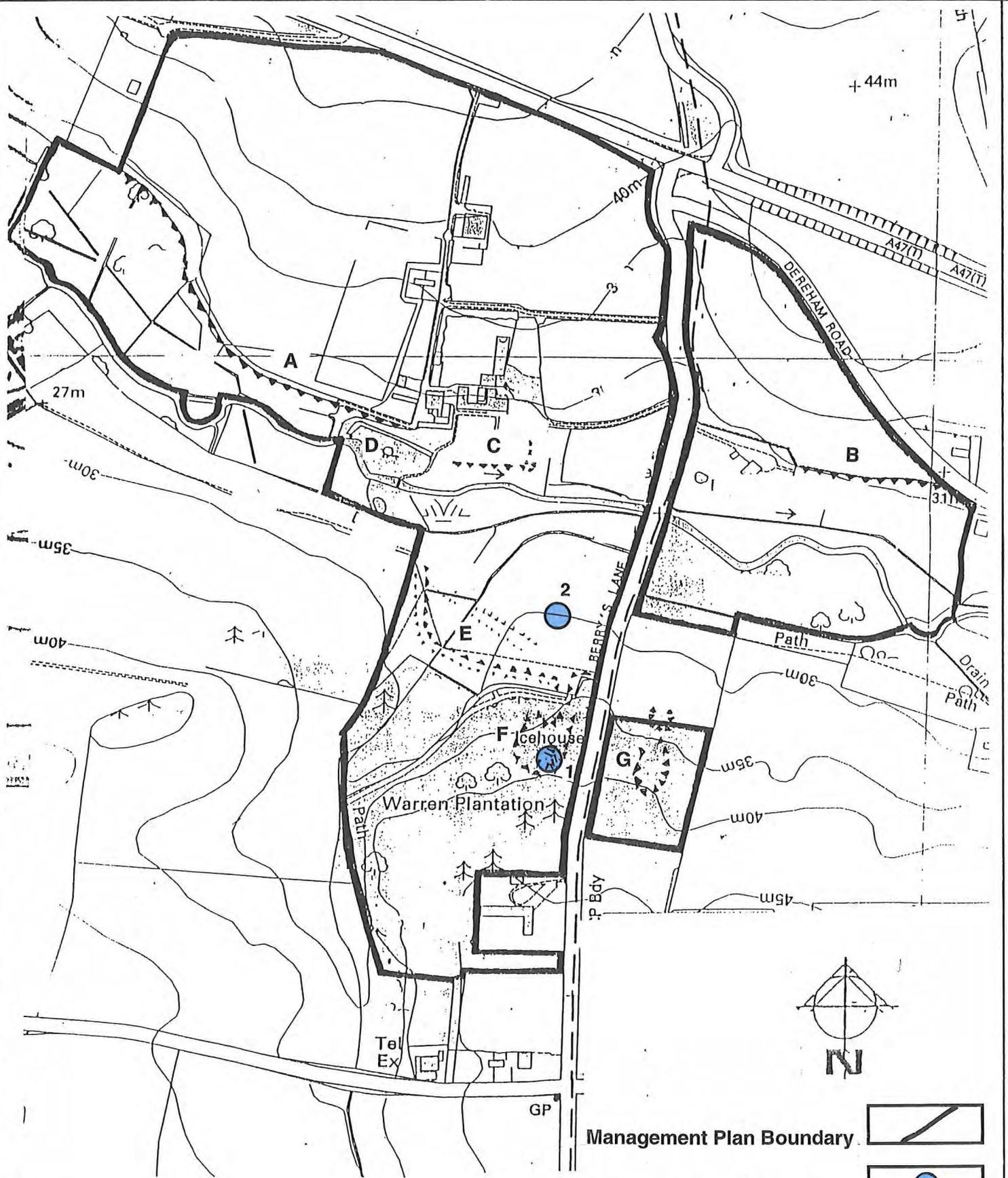
**FIGURE 9 : FIELD BOUNDARIES**



**FIGURE 10 : WOODLAND**

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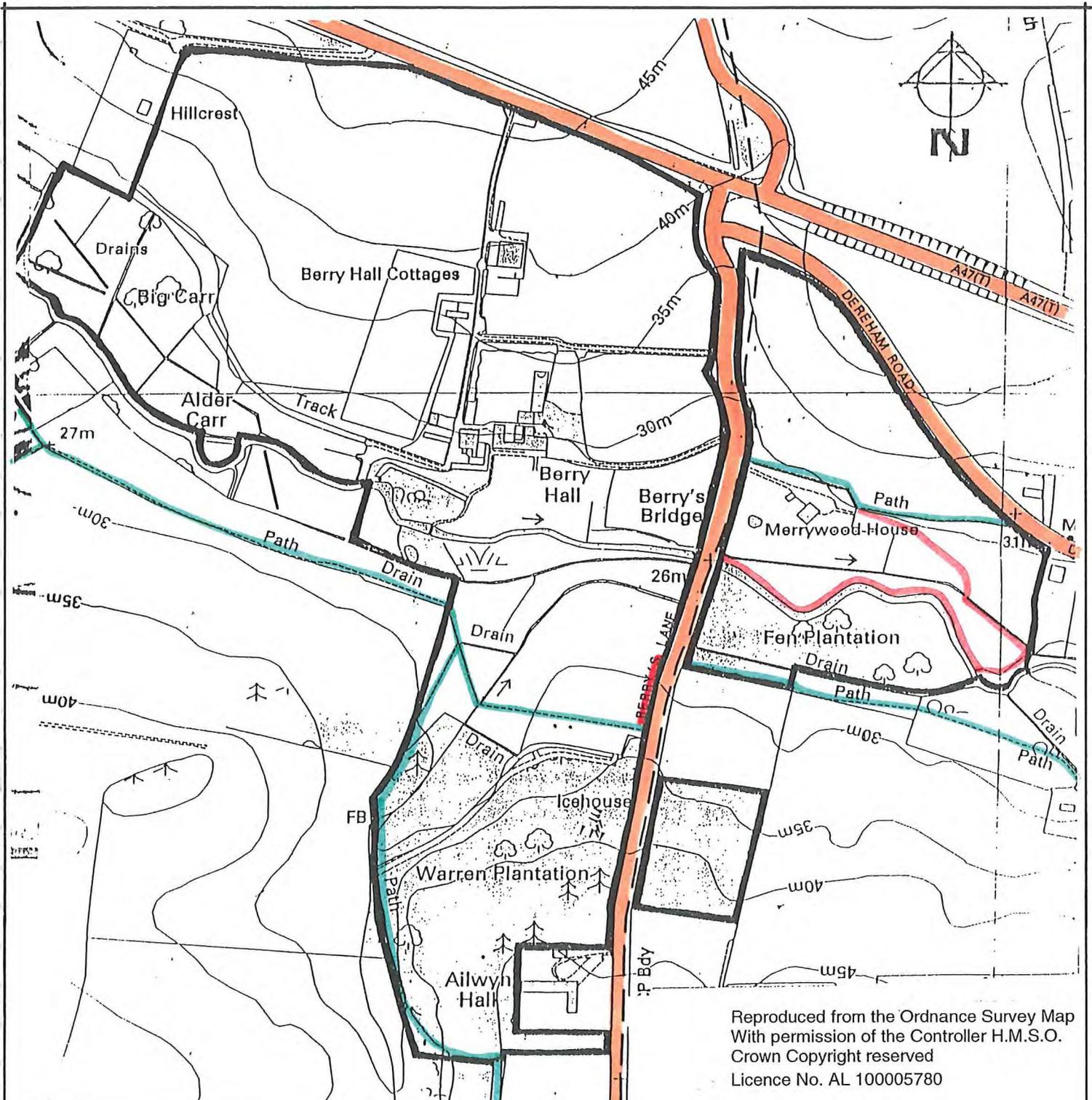
- Management Plan Boundary 
- Sites or Finds Recorded on County SMR 
- Sites Recorded as part of the Fieldwork 

**FIGURE 11 : ARCHAEOLOGY**

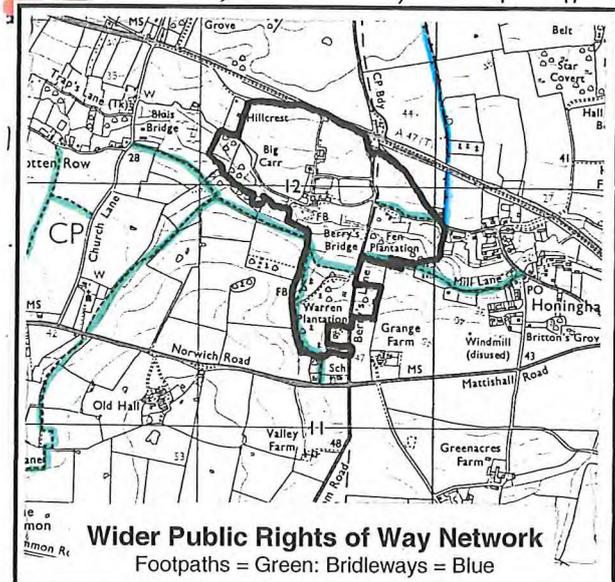
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- Management Plan Boundary** 
- Public Footpaths** 
- Permissive Footpath/ESA Access** 
- Public Highways** 

**FIGURE 12 : ACCESS**

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# APPENDIX I

## A Brief History of the Berry Hall Estate

## Berry Hall, Honingham, Norfolk

### A short history of the development of the estate

#### Background and local context

The following background to the development of the landscape in the Berry Hall region is extracted from Susanna Wade Martins and Dr Tom Williamson's book *Roots of Change*, which should be consulted for a more complete picture of the history of landscape use in this part of Norfolk.

Berry Hall Estate falls within the area of East Anglia sometimes referred to as the dissected clays of central Norfolk a district of around c.980 square kilometres<sup>1</sup>. The region is so-called because of its geological and soil types combined with characteristic farming practices. The dissected boulder clays are really a subdivision of the East Anglian clays which stretch across central Norfolk, central Suffolk and into north Essex, and in central Norfolk the plateau landform is dissected by rivers with wide shallow valleys. While extensive tracts of Beccles soil occur here, they are interrupted by areas dominated by the sandier, more acid soils of the Burlingham Association. In the seventeenth century these areas of acid soils were occupied by areas of heathland, most of which remained unenclosed until the early nineteenth century.

In the seventeenth century this region displays features which allied it both with the central claylands to the south, and with the north-west Norfolk to the west. Like the former it had a dispersed pattern of settlement, with farms and cottages strung around greens and commons: but like the areas lying to the west there was much arable land here, some still in open fields. The main limits to cultivation for arable arose from the poorly drained nature of the local soils. The Burlingham Association soils, while generally lighter than those of the Beccles Association, are for the most part only slowly permeable and suffer from some degree of seasonal water logging. In addition, both associations are naturally acidic and as such need applications of lime, as do the soils formed in the pockets of acid sand and gravel drifts on the higher land.

#### The Farming Framework

The enclosure and land use histories of the three principal clay regions - the central clays, the dissected clays and the Southern and Western clays - display considerable variation. The central clays were little affected by enclosure in the period studied here (c1700 - 1830): maps and surveys suggest that only c15% of the total land remained in open fields in 1660, but that this had been reduced to less than 4 % by 1790, when the first enclosure acts to affect the region were passed, through the continued progress of piecemeal enclosure. Parliamentary enclosure in this region was almost entirely concerned with the removal of greens and commons, most of which had survived significant encroachment. Following the passing of an award such areas were almost invariably put to the plough. It is important to emphasise, however, that even these acts were largely concentrated in the north of the region - in south Norfolk and the extreme north of Suffolk - and great swathes of central Suffolk were completely untouched by parliamentary enclosure of any kind. In short in this large region, enclosure was of minor significance in the agrarian and landscape of the eighteenth and nineteenth centuries.

The development of agriculture on the Dissected Clays of central Norfolk differed in a number of important respects from the Central Claylands. As already noted, open field agriculture was more deeply entrenched in this region. Piecemeal enclosure appears to have made less headway by the start of the eighteenth century, partly because these lighter soils were better suited to arable farming, partly perhaps because foldcourse continued to operate in some

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<sup>1</sup> S Wade Martins and T Williamson, *Roots of Change: Farming and the Landscape in East Anglia, c1700-1870* (British Agricultural History Society 1999)

parishes. Hardly surprising, then that parliamentary enclosure was more important here. Of the 155 parishes in the region no less than 130 were affected by some form of parliamentary enclosure; of these, 72 had acts which removed open fields as well as commons., although common land remained the main target of the enclosers. On average, only c.25% of the area enclosed comprised open fields/arable and 75% commons and waste.

Much open field land certainly disappeared before the parliamentary enclosure period. Only a small minority of parishes in the region have early maps but extrapolation from those that do, show that at the start of the eighteenth century around 50 % of the land in the region still lay on open fields, while 20% consisted of commons and wastes and 30 % was enclosed. The bulk of the open fields was thus enclosed piecemeal between c1650 and c1790 leaving only 7% of the total area in open fields. This, together with the majority of common land was enclosed by parliamentary acts, largely concentrated in the Napoleonic War years.

The enclosure of the common land was almost invariably followed by ploughing, and those areas of old enclosed pasture land scattered along the remote interfluves were also generally put to the plough, in the years around 1800. The expansion of arable was less dramatic than in the central claylands, because a greater proportion of the land here had always been under cultivation. Nevertheless, between a quarter and a third of the total land area passed from grass to tilth during the eighteenth and early nineteenth centuries.

### **Early history of Berry Hall**

The history and development of Berry Hall and its landscape is, in many ways, typical of the dissected clays of this part of Norfolk. Early records and studies of the region would suggest that the area of the estate was a mix of open fields, with some piecemeal enclosure and areas of open warren, heath and common. It is known that in the fourteenth century rights of warren could be granted by the King at East Tuddenham, quite possibly affecting the area now known as Warren Plantation<sup>2</sup>.

Berry Hall derives its name from the local manor, which was held by the Berry family in the thirteenth century and undoubtedly there was a dwelling on this manor at this time. The first records of a rectory or vicarage related to East Tuddenham come in the mid sixteenth century and these probably relate to the Berry Hall site<sup>3</sup>.

### **The Seventeenth and Eighteenth Centuries**

In the seventeenth century this region displays features which suggest a dispersed pattern of settlement around greens and commons, with much arable land, some still in open fields. Maps suggest that between 25 and 45 % of the land lay in open fields and although much enclosure took place in the course of the seventeenth century and some parishes where there was domination by a land-owning family had already been virtually enclosed. Unlike much of the Dissected Clay, the area around Berry Hall appears to have been virtually enclosed by the eighteenth century with only the Warren and the extensive Tuddenham Heath as open common. Thus when Parliamentary enclosure came it concentrated on the Warren and Common, dividing the land to the major land owners and church.

By the early eighteenth century the vicarage/Berry Hall was a modestly well endowed property with 1 acre of land around the house. According to White's history of the country (1845

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<sup>2</sup> **1335** Jerningham Catalogue. Ref: Jer/238 55x1  
Copy of a grant by Edward III to Robert de Ufford of rights of free warren at his demesne lands which included Costessey and East Tuddenham amongst other places.

<sup>3</sup> **1553** Fellowes Lists  
Royal grant of rectory at East Tuddenham

edition) the vicarage, valued in the King's Book at £7.6s, was augmented in 1723 with £200 given by F. Tilney Esq and £200 of Queen Anne's Bounty. Further mid eighteenth century accounts refer to perhaps some of the results of this endowment, describing as they do the ornamental grounds, a dovecote, stables and two relatively substantial barns, possibly associated with the tithes<sup>4</sup>.

It is recorded in *Parson Woodforde: The Life and Times of a Country Diarist* by Roy Winstanley that "...he had already been invited to see du Quesne's 'sweet and pretty House and Garden' at Honingham called Berry Hall." Thomas Roger du Quesne was born in 1719 of Huguenot parents, the family having left France in 1685. Thomas was educated at Eton and King's College Cambridge. He became vicar of East Tuddenham and Honingham in 1753 where he benefited from the patronage of Townsend of Honingham Hall

The first cartographic evidence of the designed landscape surrounding Berry Hall comes in 1797, when Faden produced a map of the county of Norfolk. The scale is too small to offer any details of the layout, but is sufficient to show that the house was surrounded by an ornamental landscape which stretched from the Norwich to Dereham road in the north, as far south as the river, and from Berry Lane in the east to a point west of the present farm buildings. These buildings appear to be early C19, although some of the ranges include much earlier fabric.

### **Changes in the Nineteenth Century**

With the enclosure of the Warren in the early nineteenth century and the establishment of the northern part of Warren Plantation by the time of the Tithe Award Map in 1839 it is clear that the basic framework of the estate had been created. Indeed from the mid nineteenth century onwards the essential nature of the estate has remained unaltered. At the beginning of the C18, when many changes were made to the Berry Hall landscape, the resident of the vicarage was the Very Rev. Edward Mellish, who later became Dean of Hereford (died 1830).

By the time Bryant produced a new county map in 1826, there had been significant changes to the designed landscape surrounding Berry Hall, and many of the features which survive today, probably date from this period of improvement. Again, the scale of the Bryant map is small, but more detail is discernible than on Faden. The northern boundary of the area of ornamental ground had been moved slightly south, to a point level with the walled kitchen garden which is clearly shown for the first time, and the main drive up to the house from Berry Lane is clear in its present position. South of the river, the 'park' extended into the newly enclosed land between the river and Warren Plantation. Here a new drive, which no longer survives, is

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**1755** AF 249 176x3

Deed of exchange between Charles Townsend and Rev Thomas Du Quesne for Vicarage at East Tuddenham. 15 December 1755.

..Charles Townsend (owner) of a ...strong and brick and tile dwelling house called Berries Hall, 2 Barns with brick and thatch and the other clay and thatch; 2 stables, 1 adjoining the said barn and a pump. Also 8 parcels of land lying together and continuous with the house above mentioned abutting on the road leading from a bridge called Berry's Bridge to ... On the east, on the road leading from Hockering to Norwich on the north, on a by road or pathway on the west, on the... On the south..... By estimate 64 acres 2 roods and 35 perches.

**1771** Norfolk Record Office

An account is held for building Berris Bridge.

**1791** AF333 178x3

Indenture. Grant of possession of the vicarage from the Rt Hon Charles Townsend to J and W Mellish. 11 June 1791

crossing the river to arrive just to the west of the farm buildings, some of which having been recently added to the C18 barns and stables already present.

The next cartographic evidence for the development of the landscape comes in 1839-41 when the Tithe maps were prepared. It shows in more detail the layout of buildings in the farmyard, and gives some detail to the planting of the landscape. As is the case with Bryant, there is sketchy evidence of the development of a garden area in the trees beside the river to the south-west of the house, where now stands a woodland water garden, and drainage ditches are evident on either side of the river. The park is shown scattered with groups of trees and individuals, although the section of the map covering the new extension south of the river has been damaged, removing the evidence for tree planting here. On the wider estate, the East Tuddenham Tithe Map shows a landscape similar to that of today. The general land use pattern of meadows and pasture in the valley bottom and around the park is present with the remaining higher land in arable cultivation. Warren Plantation is present though future expansion will take place to the south and north west. The field pattern north of the Hall is much more divided in 1839 than is the present state. However, the field boundaries on the southern side of the estate are generally similar. Outside the estate boundary this picture remains true though field rationalisation has taken place.

According to White's county history for 1845, the incumbent of the rectory at this time was Reverend William Smith, and the patron Lord Bayning (possible of Honingham Hall), although by 1854 the vicarage was being lived in his widow, and Lord Bayning himself was acting as the vicar. By 1867, the situation had been rectified and a new vicar installed at Berry Hall: the Reverend Thomas Fellowes remaining as rector until 1881. In that year a Thomas Fellowes is recorded in the census as living at Warren Lane Vicarage. This must be Berry Hall under another name as no other Warren Lane exists, the usage coming from Warren Plantation. At this time Fellowes was 64 and the Hall was occupied by himself, Mrs Fellowes and 7 other people unrelated to the Reverend.

Although the Tithe Map did not show the ornamental landscape in any great detail, in 1881, the Ordnance Survey published their first edition of the 6" to 1 mile scale map and this clearly shows all parts of the park with scattered planting, and an ornamental area of tree planting surrounding canalised ponds to the south-west of the house. The stables have been rebuilt and the Dairy House constructed. The main drive from Berry Lane is unaltered, although the new drive across the south park leads to what is labelled as 'footbridge' only over the river, by this time having been reduced to the status of a track.

### **Berry Hall in the Twentieth Century**

In 1900 Kelly's county directory records that at Berry Hall 'the living is a vicarage ..... in the gift of the Hon. Ailwyn Edward Fellowes MP' and that at the time it was being held by the Rev. Henry Stewart Gladstone MA. Gladstone remained until 1908, after which the situation of vicar remained vacant. It was perhaps under Gladstone that further changes were made to the gardens at Berry Hall. In 1908, the Ordnance Survey second edition 6" map was published. The main differences between this and the 1881 edition are that by 1908 it is possible to see a pattern of paths running through the woodland water garden and, more significantly, a large area of lawn had been taken into the garden south of the house with the boundary to the east park having been moved closer to Berry Lane.

The vacancy at the vicarage was clearly not filled because by 1913 the Hall and part of its grounds were in the possession of W Boyle Esq. MP who, in that year, put it up for sale. However, plots 20 (of c.37 acres - 0r -15perches. Described as woodland and orchard. Woodland, Big Carr) and 21 (arable), both being the fields north of the Hall, were part of the sale of the East Tuddenham Estate by the Right Hon. Sir Ailwyn Fellowes, who still owned Warren Plantation but at that time did not sell it.

Further sale particulars dated 26 July 1919 also relate to Berry Hall. Put up for sale under the title East Tuddenham Lodge, the details of the estate are described and the associated map present a picture of the estate not too dissimilar from today.

In 1948 the Meynell family, the present owners, purchased both Berry Hall and its small estate.

Following the Meynell family's purchase of the property substantial improvement were made to the Hall, which included alterations to the main facades. On the wider estate, cottages were added to the north and in the late 1950s Merrywood House was built.

#### **Other sources consulted**

- 1639** Bayning Papers AF 44 174x3  
Deed of feoffment  
Richard Neve of North Tuddenham clerk to Francis Tilney of Grayes Inn, gent .. To moiety of parsonage in East Tuddenham. March 29 1639.
- 1724** PD 447/44  
Description of Tythes conveyed by Frederick Tilney Esq. In 1724 for the augmentation of the Vicarage of East Tuddenham in the County of Norfolk.
- 1729** PD 447/23 Terrier of Glebe lands of East Tuddenham  
The Vicarage House and yard containing 1 acre  
1 Grove lying next land Crave's Meadows containing 3 rods  
1 rood of meadow lying next to Chancer's End.  
3 roods in Calves Close  
Half an acre of wood ground with a pit in it called Vicars Pit....
- 1750** AF 246 176x3  
Lease for one year from Hon. Henrietta Townsend of Honingham to Ambrose Dickens of Wollaston. Manors of Cockfields and Berries in East Tuddenham, possibly for £9,000. 19 Dec 1750.  
Also indenture for the release of the manors of Cockfields and Berries and lands in East Tuddenham for securing £9,000 and interest. Hon H Townsend to Ambrose Dickens 20 Dec 1750. AF 339 178x3
- 1752** DOC 20146  
Indenture and release between Mr Townsend and the Rev. Carington. The indenture refers to Dovehouse Close thereby implying that a dovecote was at the property at this time.
- 1753** AF 248 176x3  
Bargain and sale of Manors Ambrose Dickens to Townsend. 14 Feb 1753 for £9217-17shillings
- 1754** AF 329 178x2  
Deed from the Bishop of Norwich consolidating the parishes of Honingham and East Tuddenham. 22 August 1754
- 1797** Faden's County map of Norfolk. Reproduced by Larkspur Press (1989)
- 1826** Bryant's County map of Norfolk. Reproduced by Larkspur Press (1998)
- 1839** East Tuddenham Tithe Award and Map DN/TA 123
- 1881** OS first edition 6" map surveyed.
- 1907** OS 6" second edition published

1907 OS 6" second edition published

### Chronology of Events

- 1335** First mention of rights of free warren
- 1553** Royal grant of rectory at East Tuddenham
- 1639** Mention of the parsonage in East Tuddenham. March 29 1639.
- 1723** The vicarage augmented with £200 given by F. Tilney Esq and £200 of Queen Anne's Bounty.
- 1724** Tythes conveyed by Frederick Tilney Esq for the augmentation of the Vicarage
- 1729** The Vicarage House and yard containing 1 acre  
1 Grove lying next land Crave's Meadows containing 3 rods  
1 rood of meadow lying next to Chancer's End.  
3 roods in Calves Close  
Half an acre of wood ground with a pit in it called Vicars Pit...
- 1752** Indenture refers to Dovehouse Close thereby implying that at dovecote was at the property at this time.
- 1754** Deed from Bishop of Norwich consolidating the parishes of Honingham and East Tuddenham. 22 August 1754
- 1755** Exchange between Charles Townsend and Rev Thomas Du Quesne for Vicarage at East Tuddenham. 15 December 1755.  
..Charles Townsend (owner) of a ...strong and brick and tile dwelling house called Berries Hall, 2 Barns with brick and thatch and the other clay and thatch; 2 stables, 1 adjoining the said barn and a pump. Also 8 parcels of land lying together and continuous with the house above mentioned abutting on the road leading from a bridge called Berry's Bridge to ... On the east, on the road leading from Hockering to Norwich on the north, on a by road or pathway on the west, on the... On the south..... By estimate 64 acres 2 roods and 35 perches.
- 1771** Building Berris Bridge.
- 1797** Faden's County map of Norfolk. Reproduced by Larkspur Press (1989)
- 1826** Bryant's County map of Norfolk. Reproduced by Larkspur Press (1998)
- 1839** East Tuddenham Tithe Award and Map DN/TA 123
- 1845** The Rev Wm Smith is the incumbent, and Lord Bayning is the patron/impropriator.
- 1854** Rev. Lord Bayning vicar of East Tuddenham in conjunction with Honingham. Mrs Mary Smith lived at the vicarage [widow of the late Rev. Smith].
- 1881** Thomas Fellowes occupied the Hall with, Mrs Fellowes and 7 other people unrelated to the Reverend.
- 1881** OS first edition 6" map surveyed.

- 1900** Living in the gift of the Hon. Ailwyn Edward Fellowes MP and is held since 1900 by the Rev. Henry Stewart Gladstone MA.
- 1907** OS 6" second edition published
- 1908** Gladstone was the vicar until 1908. In 1908 the vicar is recorded as a vacant position.
- 1913** Berry Hall, called the Old Vicarage and in the possession of W. Boyle Esq. MP, goes up for sale. However, plots 20 and 21 ( the fields north of the Hall) were part of the sale of the East Tuddenham Estate by the Right Hon. Sir Ailwyn Fellowes.  
Warren Plantation was also owned by Sir Ailwyn Fellowes but was not part of the sale.  
Plot 20 was of c.37 acres - 0r -15perches. Described as woodland and orchard. Woodland, Big Carr etc were in tenant to Boyle.  
Plot 21 was arable.
- 1919** Sale of the East Tuddenham Estate on July 26. This is Berry Hall under a different name. The sales papers refer to the property being in the past ownership of W. L. Boyle, Esq deceased and list the buildings and land surrounding the Hall.
- 1948** Berry Hall bought by the [REDACTED]
- 1949** Alterations to Berry Hall started

## APPENDIX II

Listed Buildings Descriptions  
Berry Hall entry from *The Buildings of England - Norfolk 2*  
*North West and South* by Nikolaus Pevsner and Bill Wilson

## APPENDIX II

Listed Buildings Descriptions and Berry Hall entry  
from Nikolaus Pevsner and Bill Wilson's  
*The Buildings of England - Norfolk 2 North West and South*

### Listed Buildings Descriptions

TG 01 SE	East Tuddenham	Berry's Lane (west side)
6/10		Berry Hall II

Former Vicarage. Early nineteenth century with major alterations in 1949. Gault brick with slate roof to main block' colourwashed brick to service adjuncts. Mainly 2 storeys. 3 Bay entrance facade with slightly advanced gabled 3 storey centre bay consisting of a 2 leaf part glazed front door flanked by a pair of Tuscan columns in antis, a tripartite sash window with glazing bars above beneath a skewbacked arch and a semicircular headed sash window with Y-traceried glazing bars, rubbed brick voussiors and flanking recessed painted panels to third storey. Flanking bays of sash windows with glazing beneath skewback arches. Ground floor sashes rise from ground level. Exceptionally tall 3 section sashes to first floor level - lower sections probably additions of 1949. Southern window blind yet glazed. Projecting bracketed cornice broken by centre bay. 5 bay south facade of sash windows with glazing bars beneath skewback arches. Lower sashes rise from ground level and French window to centre bay. Former jalousie shutters to windows. Irregular service wings to rear.

TG 01 SE	East Tuddenham	Berry's Lane (west side)
6/11		Icehouse II

Icehouse to Berry Hall. Probably mid nineteenth century. Brick covered with soil. Ovoid chamber and angled access passage with semicircular barrel vault.

### Nikolaus Pevsner and Bill Wilson's *The Buildings of England - Norfolk 2 North West and South*

Berry Hall. Built as a Rectory in 1754. Three by five bays. Two storeys. Entrance in the narrow east front: advanced and raised centre bay with porch on unfluted columns. The tall first floor sashes are part of alterations of 1949.

# APPENDIX III

## Tree Survey Sheets

### APPENDIX III

#### Survey of the Individual Trees in the Gardens and Park at Berry Hall

No.	Name	Est. of age (Date range)	Condition	Comment
1	Oak	95 (c.1900)	Fair	In line of trees at entrance drive.
2	5 Beech	20-30 (1970-90)	Fair	Line of 5 beech at entrance to drive. Range of ages.
3	Oak	160 (c.1840)	Fair	Minor die back in crown and evidence of minor branch loss.
4	Scots Pine	55 (1940-50)	Poor	Bark damage to trunk, poor crown development.
5	Scots Pine	55 (1940-50)	Poor	Bark damage to trunk, poor crown development.
6	Oak	170 (1830)	Good/Fair	Minor dieback in crown otherwise appears healthy
7	4 Horse Chestnuts	20-30	Good	Group of horse chestnuts on the edge of the drive with rhododendron and other shrubs.
8	Horse Chestnut	190 (1810)	Good	Very large tree with drooping habit. Evidence of rot and dieback in crown. Some rooting of branches around trunk.
9	Corsican Pine	85 (1910-20)	Fair	Some damage to trunk from cattle gathering around base. Poor crown development to west. Leans to east.
10	Corsican Pine	85 (1910-20)	Fair	Some damage to trunk from cattle gathering around base. Leans to east
11	Corsican Pine	85 (1910-20)	Fair	Some damage to trunk from cattle gathering around base. Leans to east
12	Cypress	30 (1970)	Good	Group of trees forming an informal boundary between the gardens and 'park'
13	Cypress	25 (1970-80)	Good	Specimen tree in gardens
14	Weeping Willow	25 (1970-80)	Fair	Weeping willow on banks of the river.
15	Alder	-	Good/Fair	Multistemmed alder on banks of the river.
16	Alder	-	Good/Fair	As above
17	Alder	-	Good/Fair	As above. One main stem recently felled. Veteran coppice stools on river bank.
18	Sycamore	C.20 (1975 -85)	Good	Fenced from main park.
19	Malus spp.	35 (1960-80)	Good	Multistemmed Malus on bank between the river and the drainage channel.
20	2 Silver Birch	65 (1930-40)	Fair	Some dieback in the canopies
21	Sycamore	150 (1850)	Good	Slight lean to the east.
22	Sycamore	20 (1980)	Good	-
23	Sycamore	170 (1830)	Good/Fair	Cattle gather round the base of the tree.
24	Sycamore	125 (1870)	Good	Large tree set in the furthest corner of the park.
25	5 Oak 1 Corsican Pine	45-65 (1940-50)	Good/Fair	Area of woodland which has been incorporated into the park and thinned.
26	Horse Chestnut	130-155 (1840-70)	Fair	Minor dieback and minor branch loss from crown.
27	Oak	130-155 (1840-70)	Fair	Minor dieback and minor branch loss from crown.

No.	Name	Age	Condition	Comment
28	Oak	150 (1850)	Fair/poor	Some stags heading and crown dieback.
29	Oak	185 (1810-20)	Poor	Stags heading. Signs of stress on the tree with some dieback. Bark damage to trunk.
30	Oak	250 (1750)	Fair/poor	Some stags heading and bark damage to a veteran oak.
31	7 Limes	110 (1890)	Good/Fair	Line of 7 limes approximately 9 metres apart on the boundary of the gardens.
32	Beech	100 (1890-1900)	Good/Fair	Two main stems on tree at the edge of the gardens, near the footbridge to and from the park.
33	Swamp Cypress	40 (1960-70)	Good	Individual specimen tree in the gardens.
34	Dawn Redwood	40 (1960-70)	Good	Individual specimen tree in the gardens.
35	Alder	-	Good/Fair	Multistemmed veteran alder on banks of the river.
36	Ash with 2 purple acers, 1 hazel and a willow	60 (1940-50)	Good/Fair	Small group of trees around a mature ash. Ornamental planting within the gardens has lead to establishment of young acers.
37	Copper Beech	145 (1855)	Good	Copper Beech within the gardens, small lilac to one side.
38	Western Red Cedars	40 (1960)	Fair	Small group of cypress on the edge of the water gardens.
39	Wellingtonia	120 (1880)	Fair	Mature tree on the edge of a shrub bed which includes yew, box, rhododendron and snowberry.
40	Oak	170 (1830)	Good/Fair	Mature tree to the north of the Hall on the edge of a shrub bed.
41	Silver Birch	Less than 20 (1990)	Good/Fair	Shows some signs of leaning to search for light.
42	Lime	180 (1820)	Good/Fair	Evidence of minor branch loss in past. Important tree in framing entrance facade of Hall.
43	Copper Beech	100 (1900)	Fair	Part of a line of trees which follow the north side of the entrance drive to the Hall. Stump to east indicates some trees from the line have died in the past.
44	Copper Beech	100 (1900)	Fair	As above.
45	Copper Beech	100 (1900)	Fair	As for number 43
46	Copper Beech	100 (1900)	Fair	As for number 43
47	Copper Beech	100 (1900)	Fair	As for number 43
48	Horse Chestnut	80 (1920)	Fair/Poor	Some evidence of rot and damage to bark on east side.
49	3 Hawthorns	-	Fair	Three hawthorns in park with standing dead wood to north east.
50	Lawson's Cypress trees	45 (1950-60)	Good/Fair	Line of trees established to screen the tennis court.
51	Sycamore	20 (1980-90)	Good	Line of trees established on the edge of the park.
52	Beech	20 (1980-90)	Good	As above
53	Oak	20 (1980-90)	Good	As above
54	Beech	20 (1980-90)	Good	As above.

# APPENDIX IV

## Environmentally Sensitive Area Agreement



**Ministry of Agriculture Fisheries and Food**

Cambridge Regional Service Centre

Block B, Government Buildings, Brooklands Avenue, Cambridge CB2 2DR

Telephone: [REDACTED] GTN: 3841 Fax: [REDACTED] Direct Dial: [REDACTED]

[REDACTED]  
Berry Hall Farms  
Honingham  
Norwich  
Norfolk  
NR7 5AX

28/442/0051 AESAB

30 August 2000

Dear [REDACTED]

**BROADS ENVIRONMENTALLY SENSITIVE AREA  
MANAGEMENT AGREEMENT LAND - EXTENDED ACCESS ROUTE**

1. I am writing to tell you that the Ministry has accepted your application to extend the access route in field 8180.
2. The extended access route is shown on the enclosed map. The general terms set out in your ESA agreement dated 20 March 1997 in particular 4, 5, 6, 7, 8 and 9 will also apply to the access route until the agreement expires or is terminated. Your existing agreement has 7 years still to run and this period will also apply to the extended access route described on the attached map and field schedule. The prescriptions which apply to this route land are those set out in the attached list of prescriptions.
3. You have added 0.22 hectares to Public Access Tier for which the rate is £170/ha for the time being.
4. Your agreement now comprises 6.27 hectares in Tier 1 and 0.67 hectares in Public Access Tier thus making a total annual payment of £929.00.
5. Please sign and date the box below and a copy of the map and field schedule, and return this letter, map and field schedule to me by 13 September. The extended access route will be treated as forming part of your agreement with effect from the 1st May.

A spare copy of this letter, map and field schedule is enclosed for you to keep and you should attach these to your original ESA agreement.

---

Signature... [redacted] Name .. [redacted] ..... Date

For the Minister of Agriculture, Fisheries and Food

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Signature [redacted] Name [redacted] Date 5/9/2000

# BROADS ESA AGREEMENT

Schedule of land for case no 15ESA151748 (28/442/0051)

Name of Agreement Holder: BERRY HALL FARMS

OS Sheet	IACS Parcel No.	Agreement Area (ha)	Tier
TG0911	3296	0.44	1
TG0912	2501	0.13	1
TG0911	2199	0.52	1
TG0911	8180	0.74	1
TG1011	9084	1.62	1
TG0912	2114	0.24	1
TG0911	6889	0.87	1
TG0911	5277	1.71	1
TG1011	9084	0.16	Public Acc.
TG0911	8180	0.51	Public Acc.

*Totals per Tier*

Tier 1 Permanent Grassland	6.27
Public Access Tier	0.67

*Total payable area (excluding supplements)* 6.94

Signature:  Date: 30/8/00  
(on behalf of the Minister of Agriculture,  
Fisheries and Food)

Total payment area agreed: 6.94 hectares

Signature:   
(Agreement Holder)

# Environmentally Sensitive Areas

## SCHEME PRESCRIPTIONS

### BROADS ESA

NB. If you carry out any work contrary to the scheme's objectives, such as the destruction of features such as walls, buildings or hedges, or the ploughing of valuable grassland, shortly before applying to join or rejoin, the Ministry is likely to reject your application.

#### TIER 1 – PERMANENT GRASSLAND

1. Maintain grassland and do not plough, level or re-seed the land. You may use a chain harrow or roller but no other form of cultivation is allowed.
2. Graze with livestock other than pigs or poultry, but avoid poaching, under-grazing or over-grazing.
3. Take no more than one cut of hay or silage each year.
4. If you cut the grass for hay or silage, graze the aftermath.
5. Do not exceed your existing level of inorganic fertiliser and in any case do not exceed 125kg of nitrogen, 75kg of phosphate and 75kg of potash per hectare (100 units of nitrogen, 60 units of phosphate and 60 units of potash per acre) per year.
6. Use no more than 94kg of nitrogen per hectare (75 units of nitrogen per acre) in any one application.
7. Do not apply pig slurry or poultry manure and do not in any case exceed your existing level of organic manure. Do not apply more than 30 tonnes per hectare (12 tons per acre) of home-produced manure in any year. Do not apply more than 30 cubic metres per hectare (2,600 gallons per acre) of home-produced cattle slurry at 10% dry matter in any year or the equivalent if dry matter is less than 10%.
8. Do not use fungicides or insecticides.
9. Do not apply herbicides except to control nettles, spear thistle, creeping or field thistle, curled dock, broadleaved dock or ragwort. Infestations of these weeds must be controlled by cutting or by herbicides. Herbicides used for these purposes shall be applied by weed wiper or spot treatment. Weed control should be carried out as soon as any problem starts to develop.
10. Do not install under-drainage or mole drain and do not subsoil or slit drain. Do not substantially modify your existing drainage system.
11. Maintain existing dykes in rotation over the period of your agreement and by mechanical means, not sprays. Spoil must be levelled following stubbing out, after allowing to dry. Slub out ditches and dykes once every 5 - 8 years.
12. You must maintain water at a suitable level for livestock to graze on your grazing marshes;  
ensure that there is at least 30cm (12") of water in the bottom of dykes between 31 October and 1 March;  
begin to increase dyke water levels to summer levels no later than 1 March to ensure adequate dyke water during the summer.
13. Maintain hedges, ponds and reedbeds.
14. Do not damage or destroy any feature of historic interest.
15. Obtain written advice on siting and materials before constructing buildings, roads or any other engineering operations which do not require planning permission or prior notification determination by the Local Planning Authority.
16. Obtain written advice on the management of woodland or scrub or proposals to plant any new woodland.

17. You must abide by the Codes of Good Agricultural Practice for the Protection of Water, Soil and Air, published by the Ministry (references PB 0617, PB 0587 and PB 0618) as amended from time to time.

#### TIER 2 – EXTENSIVE GRASSLAND

Observe prescriptions 1-17 plus additional prescriptions set out below:

18. Water levels on your grazing marshes must:  
be maintained at not more than 45cm (18") below marsh level between 31 March and 1 November;  
provide at least 60cm (24") of water in the bottom of the dyke between 30 November and 1 March;  
begin to be raised no later than 1 March in order to achieve the maximum summer freeboard as early as possible.
19. Do not carry out any mechanical operations between 31 March and 16 July.
20. Do not graze with livestock between 31 December and 1 April.
21. Do not cut for silage. Do not cut for hay before 16 July.
22. Do not exceed your existing level of nitrogen and in any case do not exceed 44kg of nitrogen per hectare (35 units of nitrogen per acre) per year. Do not apply phosphate or potash.
23. Do not apply any organic manure.
24. Do not apply lime, slag or any other substance to reduce soil acidity.
25. The following shall apply when carrying out dyke maintenance on a 5 - 8 year rotation:  
dyke management shall be carried out between 31 August and 1 April;  
to protect aquatic and marginal vegetation, either leave one bank or other sections untouched as a refuge for wildlife and a resource for re-colonisation;  
when re-profiling dykes, leave sides no steeper than 45° or create a stepped profile;  
on SSSIs, agreement holders must contact the Project Officer or English Nature before commencing any maintenance work.
26. Maintain existing foot drains and grips and only dig new foot drains and grips with the prior agreement of the Project Officer.

#### TIER 3 – WET GRASSLAND

Observe prescriptions 1-26 plus additional prescriptions set out below:

27. You must maintain the water table at marsh level so as to create field wetness or occasional shallow pools from 1 January until 30 April, and;  
maintain dyke levels at no more than 45 cm (18") below marsh level from 1 June until 31 October;  
begin to raise your water level to winter level no later than 1 November.

28. Do not apply any organic or inorganic fertiliser.
29. Do not graze with livestock between 1 November and 15 May.
30. Graze between 16 May and 31 October. Before 30 June do not exceed a grazing density of one bovine animal per 0.75 hectares (one animal per 1.8 acres) and do not cause poaching, overgrazing or undergrazing.

### WATER LEVEL SUPPLEMENT (available on Tiers 2 and 3)

31. Agree an in-field water management plan with the Project Officer to include the creation, reinstatement and management of foot drains and grips.
32. Maintain dyke water levels at not more than 30cm (12") below marsh level from 15 March until 31 August.
33. Begin to raise dyke water levels to the maximum summer freeboard no later than 15 February.
34. Do not apply any inorganic or organic fertiliser or manure.
35. From 1 April until 31 May, do not exceed a grazing density of one bovine animal per 0.75 ha and do not cause poaching, over-grazing or under-grazing.
36. Do not graze with sheep until 1 June.

### FEN TIER

37. Agree a Fen Management Plan with the Project Officer. (This may need to be discussed with the Broads Authority and on SSSIs it will need to be agreed with English Nature.)
38. Do not apply any organic or inorganic fertiliser.
39. Do not apply any lime, slag or any other substance to reduce soil acidity.
40. Do not use any pesticides, fungicides, insecticides or herbicides.
41. Do not damage or destroy any feature of historic interest.
42. You must abide by the Codes of Good Agricultural Practice for the Protection of Water, Soil and Air, published by the Ministry as amended from time to time.

### TIER 4A – ARABLE REVERSION TO PERMANENT GRASSLAND

*Once under permanent grass this land must be managed in accordance with prescriptions 1-17. If you wish you may also offer it for inclusion under Tier 2 or Tier 3 in which case you should seek further guidance on its management from the Project Officer.*

43. Cease arable production and establish a new grass sward within 12 months of the start of the agreement.
44. During the first 12 months of the agreement do not apply any of the following without obtaining prior approval:
  - organic or inorganic fertiliser;
  - lime, slag or any other substance to reduce the acidity of the soil;
  - pesticides.
45. From the start of your agreement you must follow all the Tier 1 guidelines from prescription 10 onwards.
46. On grassland reverted from arable do not exceed an annual average stocking level of 1.4 Livestock Units (LU) per hectare.

### TIER 4B – GRASSLAND MARGINS

47. Cease production on a strip of land at least 6m wide at the edge of a field used for arable cropping. This margin must be taken from the existing arable land and must adjoin an open drainage channel e.g. a ditch or watercourse.
48. Cultivate the margin so as to create a seed bed and establish a grass sward within twelve months of ceasing arable cropping.
49. Maintain the grass sward on the field margin by cutting at least once a year. Do not cut before 30 June and do not allow any cut material to enter the dykes.
50. Do not apply to the margin without obtaining prior approval:
  - organic or inorganic fertiliser;
  - lime, slag or any substance to reduce the acidity of the soil;
  - fungicides and insecticides;
  - herbicides (except to control nettles, spear thistle, creeping or field thistle, curled dock, broad-leaved dock or ragwort). Apply herbicides by weed wiper or spot treatment.
51. You may regularly cultivate and apply herbicides to a one metre edge of the margin adjacent to the cropped area.
52. You must abide by the Codes of Good Agricultural Practice for the Protection of Water, Soil and Air, published by the Ministry as amended from time to time.

### PUBLIC ACCESS TIER

53. Make the access route available for public access at no charge.
54. Maintain a free passage over the access route.
55. Do not erect new fences on or adjacent to the access route without the prior written approval of the Ministry.
56. Keep the access route and fields crossed by it free of litter and other refuse.
57. Exclude bulls from the access route and fields crossed by it, except for bulls which do not exceed the age of 10 months or are not of a recognised dairy breed and are at large in any field or enclosure in which cows and heifers are also at large.
58. Agree with the Ministry in writing in advance the public liability insurance cover which you will maintain for the duration of the access agreement.
59. Provide and maintain adequate means of entry to the access route.
60. Affix and maintain appropriate signboards and waymarking.
61. Do not permit any of the following activities on the access route or on fields crossed by it: camping, caravanning, lighting of fires, organised games or sports, riding of motor vehicles (except those used for agricultural operations on the land) without the Ministry's prior written approval.
62. Agree with the Ministry in writing whether the riding of horses or cycles may be permitted on the access route.
63. If you wish to apply for temporary closure of the access route you must agree this with the Ministry in writing in advance. Where temporary closure is permitted you must post signs giving notice of the intended closure and the reasons for it at each entry point to the access route at least two weeks in advance of the date of closure.

# THE BROADS ENVIRONMENTALLY SENSITIVE AREA



## 1997 AGREEMENT MAP Revised August 2000

Map 1 of 1

MAFF Unique Ref 15ESA151748  
CPH Number 28/442/0051  
Applicant A C MEYNELL  
BERRY HALL FARMS, HONINGHAM, NR7 5AX

Stocking Density \_\_\_\_\_

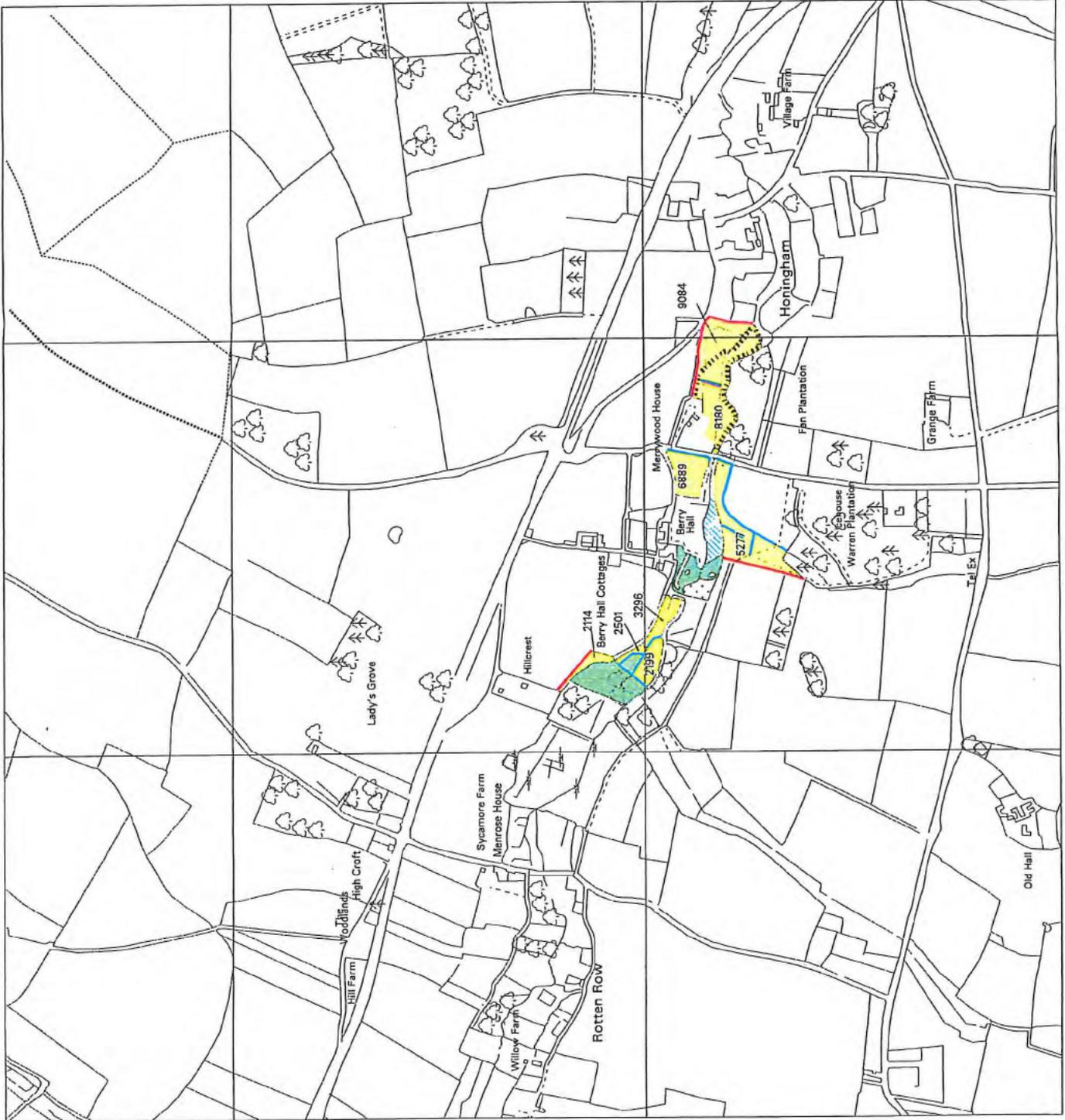
### ESA Agreement Land

- Tier 1, Permanent Grassland
- Tier 2, Extensive Grassland
- Tier 3, Wet Grassland
- Fen Tier, with prescription label (a to i)
- Tier 4a, Arable Reversion to Permanent Grassland
- Tier 4b, Grassland Margins on Arable Land
- Water Level Supplement
- WLS
- Public Access Tier

### Features for which you have responsibility

- Scrub
- Woodland
- Hedges
- Dykes and Watercourses
- Ponds
- Reedbeds
- Features of Historic Interest
- SSSIs
- Areas Already Covered by a Management Agreement

M



Not all of the features shown above may be included in your Agreement.

Scale 1 : 10000  
0 200 400 600  
metres

This map shall be subject to agreement.  
Signed (MAFF) \_\_\_\_\_ Date 30/8/00  
Signed (Applicant) \_\_\_\_\_ Date \_\_\_\_\_

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. MAFF Licence No. G0272361  
Map produced by FRCA Cambridge.  
NOTE: All information should be used for ESA purposes only.  
N4420051.E97  
Map produced 29/08/2000

**APPENDIX V**

Countryside Stewardship Agreement Map  
Providing summary of works included in scheme



# APPENDIX VI

## Woodland Grant Scheme Agreement



WGS Ref: 017000874 BERRY HALL  
Plan No: 002 Plan Grid Ref: TG095115

## FIRST PART

### PLAN OF OPERATIONS

The First Part to this contract comprises the Plan of Operations as approved by the Commissioners.

#### General Details of Work

Note:- The policy set out below also applies, to all compartments other than 0011, 0015 and 0016 which are pure poplar.

\*

#### General -

\*

The twin objectives are to grow top quality timber, and to create, and constantly enhance, the environmental and aesthetic qualities of the woods. The landscaping aspect is of particular importance, given the situation of the woods above the meadows of the Tudd valley. In the owner's opinion these twin objectives are mutually essential in that they are both best achieved by intensive management as UNEVEN-AGED MIXED WOODLAND. The application of this principle has resulted in woodlands with all age classes from one year seedlings to 200 year old oak, and a population comprising some twenty five species. The basic management procedure is first to identify the trees which, as POTENTIALLY VALUABLE STEMS (PVS) (taking into account form, species and spacing) are to receive priority and then to apply the thinning and pruning prescriptions set out below. These prescriptions are applied lightly and frequently as the owner believes that drastic interventions are as undesirable for environmental reasons, as they are for silvicultural reasons.

A number of very large over-mature trees are retained for environmental and aesthetic reasons, together with a number of dead trees; mainly for the benefit of the population of Green and Greater Spotted Woodpeckers, Nuthatches, and various Tits.

The only significant disadvantage of the system is the relatively high management input required to operate it.

\*

#### General thinning prescription -

\*

The thinning objective is to give PVS the optimum amount of light, depending on stage of growth and species.

Trees to be removed must fulfil one or more of the following criteria:

1. Their removal will benefit one or more PVS
2. They are of poor form or undesirable species and their removal will create a small gap which can be restocked by planting or natural

WGS Ref: 017000874 BERRY HALL  
Plan No: 002 Plan Grid Ref: TG095115

regeneration.

In general, priority is given to the best tree, regardless of species. Exceptions to this are noted in the thinning prescription for individual compartments.

\*

Pruning prescription -

\*

PVS are pruned to a maximum of 8 metres depending on stage of growth. Some pruning of aggressive branches on neighbouring trees detrimental to PVS is done in order to enable these trees to be retained longer than would otherwise be the case.

\*

Annual Management Grant -

\*

Annual Management Grant (AM) is applied for compartments 0001. - 0009., as work proposed will safeguard and enhance the special environmental value of Warren Plantation. A public footpath runs inside the western boundary of Warren Plantation.

\*

Results -

\*

As to whether the environmental and aesthetic objectives are being achieved must be to some extent a matter of subjective judgement, but some objective evidence is provided by the great diversity of wildlife. For example, birds nesting in the wood range from Kestrels to Treecreepers, and from Mallard to Longtailed tits and Golden crested wrens. Butterflies, in addition to the usual woodland species, include Red Admirals and Purple Hairstreaks. Natterer and Daubenton Bats are seen from time to time, the former sometimes in considerable numbers. So far as the objective of the production of top quality timber is concerned, the fact that Warren Wood won the first prize in its class in the RASE/RFS 1998 competition provides some objective evidence of success.

WGS Ref: 017000874 BERRY HALL  
 Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0004. WARREN Area: 0.20 Ha

GRANTS AND SUPPLEMENTS PAYABLE

Grant Type  
 AMG LUMP SUM Grants Payable (£/Ha)  
 Confifer Broadleaf/SPC  
 175.00 175.00

Details of Work:  
 General Thinning Prescription as contract text.  
 Pruning PVS to 8 metres.

Designations:  
 ENVIRONMENTALLY SENSITIVE AREA

Management Unit: 0005. WARREN Area: 0.40 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1978	MB	0.20	U			
	1978	MC	0.20				
AM	1978	MB	0.20		100	AMG LUMP	
	1978	MC	0.20		100	AMG LUMP	

GRANTS AND SUPPLEMENTS PAYABLE

Grant Type  
 AMG LUMP SUM Grants Payable (£/Ha)  
 Confifer Broadleaf/SPC  
 175.00 175.00

Details of Work:  
 General Thinning Prescription as contract text, with priority given to beech.

Prune PVS to c. 1/2 height.

Designations:  
 ENVIRONMENTALLY SENSITIVE AREA

1.5

WGS Ref: 017000874 BERRY HALL  
 Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0006. WARREN Area: 0.40 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1987	MB	0.10	U			
	1987	MC	0.30				
AM	1987	MB	0.10		100	AMG LUMP	
	1987	MC	0.30		100	AMG LUMP	

GRANTS AND SUPPLEMENTS PAYABLE

Grant Type  
 AMG LUMP SUM Grants Payable (£/Ha)  
 Confifer Broadleaf/SPC  
 175.00 175.00

Details of Work:  
 General Thinning Prescription as contract text but priority given to sweet chestnut.

\* Prune PVS to c. 1/2 height.

Designations:  
 ENVIRONMENTALLY SENSITIVE AREA  
 PUBLIC RIGHTS OF WAY

Management Unit: 0007. WARREN Area: 0.30 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1982	MB	0.10	U			
	1982	MC	0.20				
AM	1982	MB	0.10		100	AMG LUMP	
	1982	MC	0.20		100	AMG LUMP	

1.6

WGS Ref: 017000874 BERRY HALL  
 Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0001. WARREN Area: 0.65 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1951	MB	0.65	U	100	AMG LUMP	

Grant Type: GRANTS AND SUPPLEMENTS PAYABLE  
 AMG LUMP SUM  
 Grants Payable (£/Ha)  
 Conifer Broadleaf/SpC 175.00

Details of Work: Prescription as contract text, with priority given to oak.  
 Prune PVS to 8 metres.

Designations: ENVIRONMENTALLY SENSITIVE AREA

Management Unit: 0002. WARREN Area: 0.50 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1951	MB	0.50	U	100	AMG LUMP	

Grant Type: GRANTS AND SUPPLEMENTS PAYABLE  
 AMG LUMP SUM  
 Grants Payable (£/Ha)  
 Conifer Broadleaf/SpC 175.00

1.3

WGS Ref: 017000874 BERRY HALL  
 Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0002. WARREN Area: 0.50 Ha

Details of Work: Prescription as contract text.  
 Prune PVS to 8 metres.

Designations: ENVIRONMENTALLY SENSITIVE AREA

Management Unit: 0003. WARREN Area: 1.00 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
OL	1994	MB	0.90				
OL	1962	NS	0.10				

Details of Work: Maintenance of restocked area (WGS 017000874).

\* Pruning, (including any epicormic) of oak standards.

Designations: ENVIRONMENTALLY SENSITIVE AREA  
 PUBLIC RIGHTS OF WAY

Management Unit: 0004. WARREN Area: 0.20 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1963	MB	0.20	U	100	AMG LUMP	

1.4

WGS Ref: 017000874 BERRY HALL  
Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0007. WARREN Area: 0.30 Ha

GRANTS AND SUPPLEMENTS PAYABLE

Grant Type

AMG LUMP SUM Grants Payable (£/Ha)  
Conifer Broadleaf/SPC  
175.00

Details of Work:  
General Thinning Prescription as contract text, with priority given to oak.

Prune PVS to c. 1/2 height.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA

Management Unit: 0008. WARREN Area: 0.50 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
OL	1991	MB	0.30				
OL	1991	MC	0.20				

Details of Work:  
Continued maintenance of young plantation, including the gradual reduction of naturally regenerated birch.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA  
PUBLIC RIGHTS OF WAY

WGS Ref: 017000874 BERRY HALL  
Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0009. WARREN Area: 2.30 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1925	MB	2.00	U			
T	1925	MC	0.30	U			
AM	1925	MB	2.00		100	AMG LUMP	
AM	1925	MC	0.30		100	AMG LUMP	

GRANTS AND SUPPLEMENTS PAYABLE

Grant Type

AMG LUMP SUM Grants Payable (£/Ha)  
Conifer Broadleaf/SPC  
175.00

Details of Work:

The application of the general thinning and pruning prescriptions (q.v.) together with the restocking of small gaps. A gap, rather larger than usual, has this year (2000) been restocked with Juglans Nigra as an experiment.

The pond on the edge of compartment 0008. is cleared out, when necessary.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA

Management Unit: 0010. FEN BELT Area: 0.60 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1943	MB	0.60	U			

Details of Work:

General Thinning and Pruning Prescriptions (q.v.). Ditch maintenance.

WGS Ref: 017000874 BERRY HALL  
Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0010. FEN BELT Area: 0.60 Ha

Designations:  
ENVIRONMENTALLY SENSITIVE AREA  
WATER SUPPLIES AND WATER COURSES

Management Unit: 0011. FEN PLANTATION Area: 1.80 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
OL	1986	PO	1.80				

Details of Work:  
Pruning to 8 metres (including epicormics) and ditch maintenance.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA  
WATER SUPPLIES AND WATER COURSES

Management Unit: 0012. WADEN WOOD I Area: 0.80 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1982	MB	0.50			U	
T	1982	MC	0.30			U	

Details of Work:  
\* General Thinning Prescriptions (q.v.) but priority to oak.  
\* General Pruning Prescription (q.v.) including formative pruning of oak and sweet chestnut.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA

1.9

WGS Ref: 017000874 BERRY HALL  
Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0013. WADEN WOOD II Area: 0.50 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
T	1987	MB	0.30			U	
T	1987	MC	0.20			U	

Details of Work:  
As for 0012.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA

Management Unit: 0014. WADEN WOOD III Area: 0.25 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
OL	1990	MB	0.15				
OL	1990	MC	0.10				

Details of Work:  
\* Maintenance of young plantation; Weeding and cleaning.  
\* Some formative pruning of oak and sweet chestnut.

Designations:  
ENVIRONMENTALLY SENSITIVE AREA

1.10

WGS Ref: 017000874 BERRY HALL  
 Plan No: 002 Plan Grid Ref: TG095115

WGS Ref: 017000874 BERRY HALL  
 Plan No: 002 Plan Grid Ref: TG095115

Management Unit: 0015. CARRS Area: 2.60 Ha

FOURTH PART

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
OL	1976	PO	2.60				

Details of Work: Pruning to 8 metres (including epicormics) and ditch maintenance.

Designations: ENVIRONMENTALLY SENSITIVE AREA WATER SUPPLIES AND WATER COURSES

Management Unit: 0016. CARRS Area: 0.10 Ha

PROPOSED WORK

Proposed Work	P-Year	Species	Area (Ha)	FL	Grant %	Grant Type	Claim in FY
OL	1988	PO	0.10				

Details of Work: Pruning to 8 metres (including epicormics) and ditch maintenance.

Designations: ENVIRONMENTALLY SENSITIVE AREA WATER SUPPLIES AND WATER COURSES

This Contract is made between the Forestry Commissioners and:

[REDACTED]  
 BERRY HALL ESTATE  
 BERRY HALL  
 HONINGHAM  
 NORFOLK  
 NR9 5AX

I hereby apply for any Felling Licence required to fell the trees described in this contract.

Signed [REDACTED] Date 25/3/00  
 (OWNER/LESSOR) \*Delete as appropriate  
 Name [REDACTED]

Signed [REDACTED]  
 (For and on behalf of the Commissioners)

Name [REDACTED] (Block Capitals)  
 VINCENT THURKETTLE ASSISTANT CONSERVATOR  
 EAST ENGLAND CONSERVANCY

Date of Approval: 29/3/00

110 APPLICATION  
NUMBER  
7-000874  
002  
OF 1

DATE 2.5/2/00

TRIP REF 160.82115  
DATE 25/3/00  
Folksey Commission





## **APPENDIX VII**

Sites and Monuments Record Sheets  
with additional notes from site survey work

## APPENDIX VII

Description of the finds and features held on the County Sites  
and Monuments Record with additional features recorded  
during survey work. Numbers and letters refer to locations on Figure 11)

Site	SMR No.	Grid Ref.	Period	Description
1	NF7308	0962 1155	Post Medieval	Nineteenth century Icehouse located in Warren Plantation. In good condition. The first radio broadcast from an icehouse was made from here in 1984 by BBC Radio Norfolk.
2	NF7302	0962 1171	Neolithic	Polished stone axehead found as a stray find in 1956.
A	-	C.0935 1196	Possible Medieval	Trackway to north of river Tud. Extension of a route way linking Honingham to Hockering. Route now partly defined by old trackways and public rights of way. Similar arrangement of paths to south of river.
B	-	C.0990 1187	Possible Medieval	Trackway to north of river Tud. Extension of a routeway linking Honingham to Hockering. Route now partly defined by old trackways and public rights of way. Here shown as a distinct lynchet. The fields to the south were used for turning out horses from the coaching inn at Honingham. Historic ground disturbance has yielded large numbers of horse shoes.
C	-	0953 1190	Post Medieval	Earthworks on south lawns of former garden features dating from late seventeenth or early eighteenth century.
D	-	0944 1190	Post Medieval	Ponds and canal dating from late seventeenth or early eighteenth century. Arranged a water garden features.
E	-	C.0956 1159	Post Medieval	Nineteenth century drives and tracks across Warren Meadows. Some sections possibly define lengths of older trackways as referred to in A and B above.
F	-	0962 1155	Post Medieval	Area of sand and gravel workings surrounding the icehouse in Warren Plantation.
G	-	0972 1156	Post Medieval	Area of sand and gravel workings. Labelled on 1814 enclosure of parish as belonging to Surveyor of the Highways. Also immediately to the west was a saw pit, noted by the owners, but since filled in.

## **APPENDIX VIII**

### **National Heritage Unit's Guidance Notes on Annual Monitoring Meetings**

NATIONAL HERITAGE UNIT  
THE COUNTRYSIDE AGENCY

**GUIDANCE FOR OWNERS**

on the preparation of  
REPORTS  
and the conduct of  
ANNUAL MONITORING MEETINGS  
which comply with the requirements of  
CONDITIONAL EXEMPTION FROM CAPITAL TAXES  
AND MAINTENANCE FUNDS

INTRODUCTION

1 These notes explain The Countryside Agency's requirements for annual monitoring meetings and reports and how they link in with the requirements of the Inland Revenue Capital Taxes Office introduced on 1 April 2000.

ANNUAL REPORTING ARRANGEMENTS

2 Under the annual reporting arrangements introduced by the Inland Revenue Capital Taxes Office (CTO) on 1 April 2000 you are required to submit direct to the CTO an annual report detailing the maintenance, repair and preservation works carried out to your heritage property over the previous twelve months.

3 Your report will be requested by a 'trigger' letter from the CTO at or about the time you traditionally submit your annual report and will include a proforma.

4 Upon receipt of your annual report the CTO will copy it to The Countryside Agency and/or English Heritage. We are asked to certify that you are complying with your undertakings and any Heritage Management Plan and that your report gives no cause for concern.

5 The Countryside Agency can only verify your compliance where you have provided sufficient detail in your report to enable an assessment to be made of whether works carried out during the year are adequate to maintain the condition and preserve the character of the heritage property.

6 This guidance note has been prepared to assist you in the conduct of annual monitoring meetings and annual reporting, and to ensure that you provide the detail necessary for us to verify your compliance with your undertakings.

## ANNUAL MEETINGS

7 If you have a Heritage Management Plan which requires you to hold an annual monitoring meeting you should:

- prepare an annual report (on a topic by topic basis - see next bullet point) which covers all activity in the heritage area. Each topic should describe the work which has been carried out, or how that aspect of the property has been managed. For items such as building repairs and woodland work you should append a schedule of the work undertaken. The report should be circulated in advance of the annual monitoring meeting, together with an agenda, to all those parties with an interest in the heritage property (i.e. your monitoring agent, The Countryside Agency, English Heritage and English Nature as applicable)
- when preparing your annual report either use the topic by topic list or the specific aims and objectives set out in the Heritage Management Plan as a template. This will provide a ready prompt of headings for subjects which need to be included
- at the meeting review the implementation of the Heritage Management Plan including compliance with the aims and objectives of the plan and the yearly programmes of work
- after the annual monitoring meeting prepare minutes which may either be incorporated within the annual report under each relevant section or may be separately appended to the report
- within one month of the date of the meeting send a copy of the draft minutes to your monitoring agent or The Countryside Agency for agreement

## ANNUAL STATEMENTS

8 If your Heritage Management Plan requires only that you submit an annual written statement you should:

- prepare an annual statement (on a topic by topic basis) which covers all activity in the heritage area. Each topic should describe the work which has been carried out, or how that aspect of the property has been managed, ensuring that you indicate the extent to which you have complied with the aims and objectives of the plan and the yearly programmes of work. For items such as building repairs and woodland work you should append a schedule of the work undertaken

9 If you do not have a Heritage Management Plan then you should report in the same manner checking that you have reported on all the items included in your undertakings.

10 You are reminded that we can only verify your annual report where you have provided sufficient detail to enable us to assess whether works carried out are adequate to maintain the condition and preserve the character of the heritage property. Therefore, where you do not have a Heritage Management Plan you should:

- provide full details of maintenance and repair work carried out on all Grade II listed or unlisted traditional buildings which are designated because they either contribute to or do not materially detract from the outstanding scenic interest
- report on any agri-environment, Woodland Grant Scheme or other such scheme entered into (including copies of that part of any new agreement which describes the agreed works to be carried out). You should report on progress with the agreed works for schemes already in place
- describe works carried out to maintain, preserve or enhance the landscape such as (but not exclusively) tree planting, hedge planting or restoration, pond restoration, creation of conservation headlands or buffer strips, riverbank management or other specific habitat management

#### REPORTING ON PUBLIC ACCESS

11 The Inland Revenue Capital Taxes Office will require that you detail the arrangements for public access to the heritage property. To comply with this you should:

- report the arrangements relating to the principal house
- describe any works carried out in maintaining or upgrading the rights of way or permissive path network
- note the provision of mapboards or interpretative panels, information leaflets, advertising or partnership arrangements with local authorities, etc
- give details of fees and access arrangements relating to the heritage landscape where such access is not available on an unrestricted basis; and
- report on progress in implementing any new access arrangements which are specifically described in your undertakings and which are required to ensure the provision of reasonable access by the public to the heritage property

12 Where your undertakings allow access to heritage land on a 'by arrangement only' basis you should keep a record of the dates on which individuals or groups visit, with the names of organisations represented and the numbers in each group. This information should be included in your annual report.

## SUBMITTING YOUR ANNUAL REPORT

13 It is intended that by following these guidance notes, and providing any additional information requested by the CTO, you may combine the requirements of the various agencies in a single annual report.

14 The annual report should now be submitted through the CTO in response to their trigger letter. It is no longer necessary to send a copy of your final draft annual report direct to The Countryside Agency although, where your report incorporates the minutes of an annual monitoring meeting, we will need to agree the draft minutes before submission of your report to the CTO.

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