

A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

APPENDIX 6 to
STATEMENT OF A.C. MEYNELL of the Berry Hall Estate

IP reference 2002/8353



ACM 03.6

August 2021

Infrastructure Planning

Planning Act 2008

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

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

STATEMENT OF ANTHONY CHARLES MEYNELL

APPENDIX 6

Application reference: TR 010038

Interested Party reference: 2002/8353

Document reference: ACM 03.6

Date: August 2021

APPENDIX 6

Berry Hall Estate: Formal Assessment Report to HMRC, 25 July 2011.
Natural England

Date: 25th July 2011
Our ref: EL/28/616

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Dear Mr Meynell,

BERRY HALL ESTATE: FORMAL ASSESSMENT REPORT

Enclosed is a copy of the final formal assessment report for Berry Hall which was forwarded to HMRC today.

Yours sincerely

Jane Wilson

**Jane Wilson
Senior Advisor
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BERRY HALL ESTATE FORMAL ASSESSMENT REPORT

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1.0 Background

- 1.1 A claim for designation for conditional exemption under the Capital Transfer Tax (Inheritance Act) 1984] has been made in respect of the Berry Hall Estate. The extent of the claim land is shown on *Map 1: Extent of Claim Land and Access*
- 1.2 On 10th November 2011 HM Revenue & Customs officer Simon Kirsop requested Natural England to advise on whether the land qualifies as land of outstanding scenic or historic or scientific interest under section 31(1)(b) and to recommend the measures that should be taken for the maintenance, preservation and repair of the property and for the provision of reasonable public access.
- 1.3 The HMRC request is as a result of new charge following the death of Mr Richard W Meynell on 2nd March 2010. The estate was formerly designated in 2003 following the John Popham assessment of Berry Hall, Report on the Scenic and Historic Interest of the Estate, December 2000, which is reviewed in this formal assessment.
- 1.4 A site visit was carried out on Wednesday 26th January 2011 by Jane Wilson and Leslie Pearman of Natural England in the company of Anthony Meynell, representing the estate.
- 1.5 Simon Kirsop copied his request to English Heritage to ensure that they were aware of the request and no response has been received.
- 1.6 There are no Sites of Special Scientific Interest therefore Natural England conservation officers have not been consulted.
- 1.7 Norfolk Highways Department rights of way officer has been consulted and no comments were received requiring amendment of the report.
- 1.8 The report was sent to the estate for comment on 16th June 2011.

2.0 Caveat regarding the status of this formal assessment

- 2.1 This assessment represents Natural England's opinion only and does not prejudice any future decisions by Natural England, any other agencies or authorities or HM Revenue & Customs with whom the statutory responsibility for designation rests.

3.0 Assessment of scenic, historic and scientific importance

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3.1 *Existing Designations*

- 3.1.1 The claim land includes two Grade II listed buildings (Berry Hall and the Ice House in the Warren Plantation).

3.2 *Description*

- 3.2.1 A full description of the claim land and the landscape history of the estate is given in the Berry Hall Heritage Management Plan (HMP), prepared by Historic Land Management, dated January 2002.

Landscape Character

- 3.2.2 Berry Hall Estate lies within the Mid Norfolk Countryside Character Area (No. 84). Key characteristics relevant to the estate are:

- Predominantly arable, with variable field sizes, generally medium rather than large; relatively well wooded, often a reflection of sporting interest within the estates, but with little ancient woodland.
- Large number of small to medium-size 18th century estates, with more parkland north of river Wensum and a notable parkland belt between the rivers Wensum and Bure.
- Dispersed villages and isolated farmhouses within complex minor road network. Red brick and flint with pantiled or pegtile roofs. Cohesive 17th and 18th century vernacular architecture. Denser settlement pattern south of river Wensum.

- 3.2.3 The landscape of Berry Hall Estate contains four landscape elements (aside from buildings) defined in the HMP:

- The gardens and ornamental landscape around the hall and associated buildings including the surrounding pasture fields.
- The agricultural landscape of small pastures and meadows along the River Tud and slightly larger arable fields on the rising ground north of the hall.
- Field boundaries including hedgerows, ditches, hedgerow and field trees including many veteran trees.
- Mixed plantation Woodlands on higher ground providing enclosure to the landscape particularly in views from the hall.

- 3.2.4 These are described in summary on pages 8 and 9 of the HMP and in more detail on pages 18 to 29

Buildings

- 3.2.5 The buildings on the claim land are described in the HMP (pages 8 and 9 and in detail on pages 13 to 17 and Appendix II in detail). The contribution of the buildings to the landscape is described below.

- 3.2.6 Berry Hall is a grade II listed building, a former vicarage of gault brick with slate roof, dating mainly from the eighteenth century with later additions and evidence of older

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internal fabric. The Hall sits on a slightly elevated platform to the north of the River Tud and relates strongly to the ornamental landscape through views to and from the pleasure grounds and pastures to the south.

- 3.2.7 The Ice House in Warren Plantation, is a grade II listed building dating from the nineteenth century and consists of an ovoid chamber and angled entrance passage covered by an earth mound located in old gravel workings.
- 3.2.8 North of the Hall is the kitchen garden with brick crinkle-crankle walls along the north and west sides. Nearby are Wisteria Cottage, an octagonal gardener's cottage of red brick and flint with slate roof, and the old dairy (known as the buttery), a picturesque building of nineteenth century origin of brick and flint with a thatched roof.
- 3.2.9 To the west of the Hall is a range of red brick farm buildings typical of the Norfolk landscape including stable block and agricultural buildings arranged around enclosed yards, mainly dating from the nineteenth century but incorporating older structures.
- 3.2.10 More modern buildings are present in the form of two twentieth century cottages, a dairy unit and Merrywood House. The latter is located across Berry's Lane and well screened from the estate.

3.3 Assessment of quality

- 3.3.1 The quality of the landscape was assessed in Berry Hall, Report on the Scenic and Historic Interest of the Estate, John Popham December 2000. This has also been examined in more detail in the HMP of 2002. The following is a summary of the conclusions of these assessments which were confirmed as accurate during the site visit of 26th January 2011.

Landscape as a resource

- 3.3.2 The landscape of the claim land comprises elements typical of the Mid Norfolk Countryside Character Area, including small scale fields bounded by hedgerows, woods, parkland and brick and flint vernacular buildings. Its history as an area of land associated with a former vicarage means that it is on a smaller, almost miniature scale giving it an added attractiveness.
- 3.3.3 The estate is largely complete in that it has been unchanged for the last century, with much of the field pattern and other landscape elements documented as in place in the mid nineteenth century.
- 3.3.4 The landscape is incapable of substitutability (the replacement of features lost with an acceptable and appropriate substitute that provides the same benefits).

Cultural aspects

- 3.3.5 There is evidence of time-depth in this landscape ranging from the archaeological features of (possibly medieval) trackways, to eighteenth century Berry Hall with its small scale parkland, pleasure grounds, Ice House and nineteenth century vernacular buildings. These are set in an intact landscape of small fields and woods dating from the early/mid nineteenth century.
- 3.3.6 The HMP notes historical associations between the landscape and locally significant people, mainly the Townsend family who owned nearby Honingham Hall and acted as patrons to the incumbents at Berry Hall but also the renowned diarist, Parson

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Woodforde, who through his friendship with the eighteenth century vicar, the Rev Thomas du Quesne, would have known the estate well.

- 3.3.7 The expert management practice of the plantation woodlands has led to educational Royal Forestry Society visits.

Consensus

- 3.3.8 The designation of Berry Hall and the Ice House as listed buildings for their architectural and historic interest affirms their national importance.

Aesthetic appeal

- 3.3.9 The landscape is of high scenic value. Berry Hall itself forms the focus of the estate, with its ornamental landscape of gardens and ponds connecting the hall to the river below and to the meadows and wet woodland pockets extending along and across the River Tud. Views of the gentle valley land form are enclosed by the varied mixed species plantation woodlands on higher ground. The estate contains many of the features of the Mid Norfolk Countryside Character Area in a harmonious, intimate landscape.

- 3.3.10 The twentieth century buildings do not have a significant visual impact on the scenic value of the estate being located at the back of the house and farm buildings while Merrywood House is well screened by trees.

Condition

- 3.3.11 The features of the landscape and the contributing buildings are generally in observably good/reasonable condition with the Old Dairy having been recently restored. There is evidence of a very positive land management approach for instance in the maintenance of the varied woodlands. The A47 road to the north of the estate causes some noise intrusion but a shelter belt has become well established and screens this visually.

Conclusion of Assessment of Quality

- 3.3.12 The claim land is considered to be of outstanding scenic and historic interest.

4.0 Public access provision

- 4.1 There is public access to the estate through four public footpaths and two sections of permissive path as shown on map 1. There are no public bridleways on the estate.

- 4.2 The footpaths are as follows:

- i. A path along the south western edge of the estate running through the Warren Plantation then heading towards the River Tud.
- ii. A path that runs east west through Warren Meadow South and joins the first path just short of the estate boundary.
- iii. A path from the east side of Berry's Lane, north of Merrywood House towards the village of Honingham.

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- iv. A short section of path running along the boundary of the estate at the south side of Fen Plantation.
- 4.3 In the original undertakings the estate was required to provide access to Fen Meadows and a permissive footpath from Warren Plantation within 12 months of designation and these two permissive footpaths were created by the estate in 2003 and are shown on Figure 1.
- 4.4 The HMP required the estate to afford open access to the Hall gardens and park on four days a year. This is carried out and in addition open access is given to Warren Plantation on these open days.
- 4.5 Warren Plantation is on a database of sites held by the Woodland Trust to which access can be gained on a by-appointment basis.
- 4.6 In addition to the requirements of the original undertakings the estate has created further permissive access to Nine Acre field under the provisions of a Farm Woodland Premium Scheme. The estate also host occasional events such as Royal Forestry Society visits in 2005 and 2008, a Woodland Heritage visit in June 2011 and up to 2 visits a year from Earthsea School (a local primary school for severely disadvantaged children).
- 4.7 Access is promoted through site signs and waymarking of the public rights of way and their inclusion on OS maps and the definitive access map held by Norfolk County Council. Berry Hall is included on the heritage assets database of the HMRC. The Open Days are advertised in the parish magazine and local press.
- 4.8 The public and permissive footpaths provide a good level of access to the key features of the estate, in particular views across the River Tud to Berry Hall set in its ornamental landscape from the path across Warren Meadow South. They also give access to woodland at Warren and Fen Plantations and to open meadow. The current access routes also effectively link the estate into the wider network of public footpaths. The Open Days provide a reasonable level of access to the Hall gardens and the parkland.
- 4.9 It is recommended that the level of access in the original undertakings is retained and amended to reflect the creation of the additional permissive routes 2003 (original undertaking 3.ii).
- 5.0 Draft undertakings**
- 5.1 It is recommended that undertakings for conservation of the interest should address the points raised in the following paragraphs.
- (a) To take the following steps for maintenance repair and preservation:
- (i) To take the steps agreed and set out in the Berry Hall Heritage Management Plan (HMP), January 2002, Historic Land Management, to maintain the outstanding land and preserve its character and to meet all relevant statutory requirements with respect to them.
- (ii) In addition to obtaining any statutory consents (including those under the Town and Country Planning Acts, Listed Building and Scheduled Monument legislation, and Wildlife and Countryside Acts) to consult the

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Agency over proposals for the following works within the designated Property where such works may affect the fiscal designation status:

All significant new building or engineering works including agricultural or forestry buildings, farm and estate roads and fencing

Any significant change of use including agricultural improvements or intensification or forestry operations that would affect the scenic or other qualities of the property

The significant amendment or review of any plans which are required to accord with the HMP, and any significant departure from the aims or other provisions of the HMP.

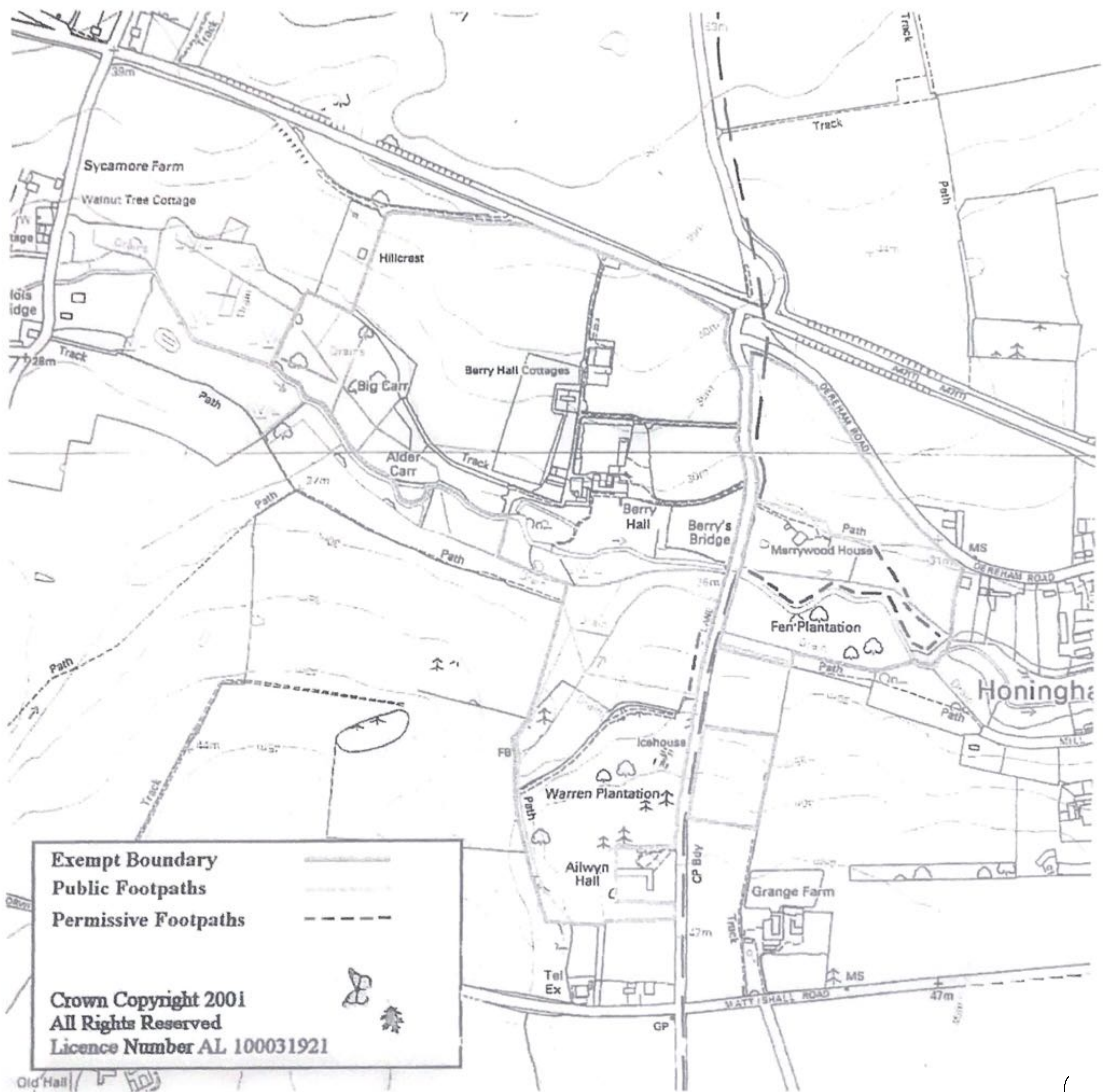
- (iii) To review the HMP and work programme with all or any of the Agency at intervals of five years or thereabouts and to revise and update its prescriptions insofar as may reasonably be necessary and consistently with the Agency's current guidance.
 - (iv) To keep open the existing network of public rights of way and the two permissive paths on the property.
- (b) To provide reasonable access to the public as set out in the HMP:
- (i) Access to the Hall gardens and parkland on 4 days each year ("the access days").
 - (ii) To notify HM Revenue & Customs (HMRC) of the access days for each forthcoming year no later than the end of the preceding October.
 - (iii) To publicise access as set out in the HMP including erecting and maintaining a notice board at an entrance from a public road to a permissive or public footpath through the property including a map of the permissive paths and public rights of way.
 - (iv) In addition to access via existing public rights of way, to continue to provide the two section of permissive footpath through Fen Meadows and to Warren Plantation (as shown by the dotted line on the map in Figure 1).
- (c) To take the following steps to publicise the terms of the Undertaking:
- (i) To allow reasonable details of the arrangements, including where and when access without a prior appointment is available, to be published by the HM Revenue & Customs ("HMRC") on its website, or in any successive publishing medium, and via any other appropriate website and in any other reasonable manner it sees fit.
 - (ii) To provide, at reasonable cost, a copy of the Undertaking, without personal particulars, to any member of the public who requests it.
 - (iii) To provide HMRC with details of a person or firm the public and curators can contact with a view to arranging visits and obtaining further particulars and keeping HMRC informed of any change in these particulars.

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- (d) To send an annual report to HMRC, at or around the time of the anniversary of the date of designation, or such other date as agreed. This report will give details of the year's action to maintain, repair and preserve the property and of the record of public access.
- (e) To notify HMRC immediately possession of the property is relinquished whether by sale, gift or otherwise, and of any change to any relevant circumstance.

Jane Wilson
30th June 2011

Map 1: Extent of Claim Land and Access (extract from HMRC website:
<http://www.visitukheritage.gov.uk/servlet/com.eds.ir.cto.servlet.CtoLandMapServlet?ID=584>)



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