

A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

APPENDIX 7 to
STATEMENT OF [REDACTED]

IP reference 2002/8353



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 ██████████

APPENDIX 7

Application reference: TR 010038

Interested Party reference: 2002/8353

Document reference: ACM 03.7

Date: August 2021

APPENDIX 7

Berry Hall Estate – Annual reports to Natural England / HMRC for the period July 2014 to June 2021. [REDACTED]

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Note. Most monetary figures have been redacted but are available to the Ex A or at his direction

The Berry Hall Estate Heritage Management Plan

Twelfth Annual Report: Written July 2015 by [REDACTED]

Preface: This Report covers the period July 2014 – June 2015

Designated Property:

We confirm that the extent of the designated property remains the same as described in the Report of June 2014.

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

A second major phase of internal decoration and refurbishment took place, occupying the building team for much of the year. Works paid for out of the Maintenance Fund included damp course injection, re-plastering and re-painting in the back parts of the Hall at a cost of £930. Other structural and sundry repairs to the fabric of the Hall cost £1235. Repairs and re-painting of the north walls of the Hall cost £2404, and final repairs to the two flights of steps and pillars to the main lawn cost £1056.

Old Farm Buildings

A further span of the wood yard pantile roof has been stripped, re-battened, re-felted and re-tiled. Cost £1193 paid out of the Maintenance Fund.

Other minor repairs and maintenance of rain water goods have been carried out on all buildings as required.

The Stable Block

The Hayloft has been let since April 2015. Internal repairs and installation of a shower were paid for by Berry Hall Farms.

Rosemary Cottage required damp course injection, re-plastering and re-painting at a cost of £780, paid out of the Maintenance Fund.

Farm Cottages

No significant work was required although various plumbing and electrical repairs and other minor repairs have been carried out.

Agri-environment Schemes etc.

No changes to report except that all of the Estate's land in the Tud valley is going to be designated as a County Wildlife Site.

Forestry grants.

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Work under the Forestry Commission Grant Scheme has continued, and all Grants due to date have been received.

The Estate provided timber for cladding and interior fittings for an eco-house designed by AC Meynell's son Wilfrid. This project was filmed for Channel 4 Grand Designs, and various parts of the Estate were featured in the film, first broadcast on October 8th 2014.

Due to the ravages of Chalara Fraxinea, all the mature saw log quality Ash on the Estate were felled and sold during the winter of 2014/15.

Berry Hall Gardens and Grounds

These have been maintained as before.

Access and Recreation

The existing public footpaths and permissive footpaths have been maintained and continue to be well used by the public.

The Gardens and Park will be opened to the public over the August Bank Holiday weekend 2015. (2014 opening was covered in the previous report).

The Norfolk Forestry Club requested a visit to the woods and were given an evening tour in August 2014.

Enc. Maintenance Fund Accounts for y/e 31.3.15

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The Berry Hall Estate Heritage Management Plan

Thirteenth Annual Report: Written July 2016 by [REDACTED]

Preface: This Report covers the period July 2015 – June 2016

A periodic monitoring visit was carried out on the 10th November 2015 by Andre Berry.

Designated Property:

We confirm that the extent of the designated property remains the same as described in the Report of June 2015.

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

Walls at the back part of the Hall (North Elevation) have been cleaned, cracks filled, and re-painted. Windows and shutters in this part of the building have been cleaned, repaired as necessary and re-painted. Cost £2130, paid out of the Maintenance Fund (MF)

The same as above has been done for the west elevation of the Hall, including re-pointing brickwork and repairing drain gullies as necessary. Cost £3249 (MF) Some guttering in the courtyard was replaced at a cost of £238 (MF).

Windows and door at the front elevation (south) of the Hall were sanded down, repaired and repainted at a cost of £1782 (MF).

Merrywood House

An extension to the east of the house and conversion of the former garages to office accommodation has been undertaken and paid for by the tenants. The extension was agreed by Natural England. A new, full repairing lease has been entered into with the Estate. A contribution to drainage repairs of £338 was paid (MF).

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Wysteria Cottage

Chimney repairs were carried out at a cost of £330 (MF), and a new post and rail fence along the back drive was erected at a cost of £350 (MF).

Back Drive

The worst section was repaired at the request of tenants at a cost of £636 (MF)

Old Farm Buildings

Other minor repairs and maintenance of rain water goods have been carried out on all buildings as required.

The Stable Block

Brickwork on the north west corner of Rosemary Cottage where damp was ingressing was raked out and re-pointed at a cost of £110 (MF).

Agri-environment Schemes etc.

The Estate has entered into the new Countryside Stewardship scheme.

Forestry

Work under the Forestry Commission Grant Scheme has continued, and all Grants due to date have been received.

Ash die back continues its advance on the Estate, with trees being progressively felled for firewood as they die back.

Berry Hall Gardens and Grounds

These have been maintained as before, except that the former Victorian water garden is continuing to revert to nature, due I think mainly to the progressive failure of the old tile-drain system, exacerbated by the failure of the Environment Agency to properly maintain the River Tud.

Access and Recreation

The existing public footpaths and permissive footpaths have been maintained and continue to be well used by the public.

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The Gardens and Park were opened to the public over the August Bank Holiday weekend 2015 and 63 people visited.

The Gardens and Park will again be opened to the public over this August Bank Holiday weekend from 26-29th August.

Enc: Maintenance Fund Accounts for y/e 31/3/16

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The Berry Hall Estate Heritage Management Plan

Fourteenth Annual Report: Written June 2017 by [REDACTED]

Preface: This Report covers the period July 2016 – June 2017

Designated Property:

We confirm that the extent of the designated property remains the same as described in the Report of June 2015.

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

Following Natural England's recommendations, major work has taken place on the kitchen garden crinkle crankle wall, including re-pointing, cutting out and replacement of defective bricks, and replacing the lintel above the only doorway. Cost £5442, paid out of the Maintenance Fund. This cost includes 100 new coping bricks specially made for the top of the wall. These will be installed June/July 2017.

Various other smaller works have taken place on a valley, rainwater hopper, garden wall, a chimney and the steps to the lawn. Total cost £932, paid out of the Maintenance Fund.

Merrywood House

This is the only income earning asset of the Maintenance Fund. In order to maintain its income earning capacity, it was necessary to replace its ancient boiler and various other parts of the hot water system. Cost £11822, paid out of the Maintenance Fund.

The top end of its drive was also improved at a cost of £275, paid out of the Maintenance Fund.

The Buttery

Again in accordance with Natural England's recommendations, the thatch on the side ridges and conical tower was replaced, and the rest of the thatch was

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dressed, and a few defective bundles replaced. Cost £5000, paid out of the Maintenance Fund.

Other Buildings

Quite a lot of internal work was carried out to Wisteria Cottage prior to re-letting, paid for by Berry Hall Farms.

Other minor repairs and maintenance of rainwater goods have been carried out as necessary.

2. Agri-environment Schemes etc.

The Estate remains in the new Countryside Stewardship scheme.

3. Forestry

Work under the Forestry Commission Grant Scheme has finished, and all grants due have been received. Currently there does not appear to be any viable replacement for this Scheme.

Ash dieback continues to advance, with affected trees being felled before they lose their firewood value. A disease of riverine Alder has also affected quite a few trees, as has acute Oak decline.

4. Berry Hall Gardens and Grounds

These have been maintained as before. In particular the big climbing roses on the main East-West wall were cut right back in Spring 2016, and the wall re-battened with oak battens, re-wired and the roses re-tied. The results in June 2017 are magnificent!

5. Access and Recreation

The existing public footpaths and permissive footpaths have been maintained and continue to be well used by the public.

The Gardens and Park have been open twice to the public during the period of this Report. In August 2016, 26-29th, 82 people visited, and in May 2017, 26-29, 86 people visited.

Enc: Maintenance Fund Accounts for y/e 31/3/17

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The Berry Hall Estate Heritage Management Plan

Fifteenth Annual Report: Written July 2018 by [REDACTED]

Preface: This Report covers the period July 2017– June 2018

Mrs I T Meynell died on 6th May 2018. This should not have any implications for the Heritage Maintenance Fund as she was not a Trustee and did not own any of the designated property.

We confirm that the extent of the designated property remains the same as described in the Report of June 2015.

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

Major work has continued on the kitchen garden crinkle- crankle wall, and is still not quite finished, so while final labour costs are not yet known, a further £1940 has already been paid out of the Maintenance Fund. A further 200 coping bricks had to be specially made at a cost of £1556 paid out of the Maintenance Fund.

£1160 was spent out of the Maintenance Fund on re-pointing the wall along the north side of the drive behind the Hall. 100 new coping bricks have been ordered for this wall.

£3571 was spent out of the Maintenance Fund on various other repairs to the exterior of the Hall and its garden walls, including tile and slate replacement, re-pointing, re-painting and repairing cracks.

Merrywood House

No expenditure was incurred as the Tenants are now responsible for external maintenance and repairs.

Approval from Natural England (Andre Berry) was sought and granted for extensions to the house and garage which the Tenants are proposing.

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The Hayloft

£1110 was paid out of the Maintenance Fund for re-painting a door and two windows, repairing a valley and re-pointing a wall.

Rosemary Cottage

£815 was paid out of the Maintenance Fund for some re-painting, repair of lead flashing and repair of damaged brick work.

Wisteria Cottage

£1195 was paid out of the Maintenance Fund for repairs to its garden wall.

Old Farm Buildings

£880 was paid out of the Maintenance Fund for repairs to roofs, valleys and rainwater goods.

2. Agri-environment Schemes etc.

The Estate remains in the new Countryside Stewardship scheme.

3. Forestry

A storm on January 18th 2018 caused more damage than any storm since the hurricane of 1987. Fortunately the firewood market is strong, following the cold winter. The winter thinning programme was for once not quite completed due to the very wet winter making access to one wood difficult.

4. Berry Hall Gardens and Grounds

These have been maintained as before, although at the time of writing the garden is being ravaged by the worst drought since 1976.

5. Access and Recreation

The existing public footpaths and permissive footpaths have been maintained and continue to be well used by the public.

The Gardens and Park will be open to the public from 24-27th August 2018

Enc: Maintenance Fund Accounts for y/e 31/3/18

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Sixteenth Annual Report: Written July 2019 by [REDACTED]

Preface: This Report covers the period July 2018– June 2019

We confirm that the extent of the designated property remains the same .

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

Repair work on the kitchen garden crinkle-crankle wall was completed, the final labour bill being £3970 paid out of the Maintenance Fund (MF).

Repair work on the wall on the north side of the drive behind the Hall is now virtually complete. 100 new saddleback coping bricks had to be specially made at a cost of £1806, paid out of the MF. Labour costs not yet known. The Hall roof has been checked over, tiles replaced where necessary, and two chimneys designated for repairs in August 2019. Repairs to the garden walls £765 paid out of the MF have been completed.

Merrywood House

The approved extensions have all been satisfactorily completed at the cost of the tenants.

Old Farm Buildings

£885 was paid out of the MF for brickwork repairs etc.

All Buildings

Rainwater goods have been maintained.

2. Agri-environment Schemes etc.

The Estate remains in the new Countryside Stewardship scheme.

3. Forestry

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Ash die-back continues to worsen, and trees are being progressively felled as they stop adding value.

4. Berry Hall Gardens and Grounds

A new Summer House was erected at the eastern end of the top lawn terrace after obtaining Planning Permission and approval from Natural England. It sits very sympathetically in its position.

Rhododendrons in particular suffered greatly from last summer's drought, and are only partially recovering.

5. Access and Recreation

The existing public footpaths and permissive footpaths have been maintained and continue to be well used by the public.

The Gardens and Park were opened to the public from 24th -27th August 2018, when 107 people visited, and again from 19th-22nd April 2019, when 159 people visited.

Enc: Maintenance Fund Accounts for y/e 31/3/19

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Berry Hall Estate Heritage Maintenance Fund

Seventeenth Annual Report: Written June 2020 by [REDACTED]

Preface: This Report covers the period July 2019– June 2020

We confirm that the extent of the designated property remains the same .

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

Repair work to the wall on the north side of the drive behind the Hall was completed at a labour cost of £3438, paid out of the Maintenance Fund (MF).

Major repairs were carried out to three separate chimney stacks, in each case requiring separate scaffolding, at a total labour cost £4566 and a scaffolding cost of £1240, all paid out of the MF.

Other small external repairs were carried out at a cost of £200, paid out of the MF.

The Buttery

The external door and windows were all repaired, sanded down and re-stained at a cost of £962 paid out of the MF.

No 2 Cottage

Repairs to windows and brickwork were carried out as necessary, at a cost of £690 paid out of the MF.

Rosemary Cottage

External repairs and repainting of the big dormer window were carried out at a cost of £698 paid out of the MF.

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Wysteria Cottage

Substantial repairs and re-pointing have been done to the brick and flint garden wall, and to the walls around the sheds at the back of the cottage. Cost not yet known.

Old Farm Buildings

The first two sheds in the north west wing have just been completely re-roofed using reclaimed pantiles. Cost not yet known.

All Buildings

Rainwater goods have been maintained.

2. Agri-environment Schemes etc.

The Estate remains in the new Countryside Stewardship scheme, and has extended for a further year.

3. Forestry

A planned visit by the East Anglian Division of the Royal Forestry Society on May 7th 2020 had to be cancelled due to Covid 19.

4. Berry Hall Gardens and Grounds

These have been well maintained, and the flower gardens continue to increase in diversity and interest.

5. Access and Recreation

The existing public footpaths and permissive footpaths have been maintained, and footfall has increased noticeably since the Covid 19 Lockdown.

The scheduled opening of the Gardens and Park from May 8th -11th 2020 had to be cancelled due to Covid 19.

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A47 Improvement Scheme

The northern edge of the Estate is set to lose 3 or 4 acres to this Scheme in about 2022. Despite serious representations from several quarters, Highways England appear reluctant to shift the whole scheme c.100 metres to the North on to open farmland in order to avoid opening up this small historic Estate. This scheme will also involve the removal of parts of the northern tree shelter belts in at least three places.

Enc: Maintenance Fund Accounts for y/e 31/3/20

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The Berry Hall Estate Heritage Management Plan

Eighteenth Annual Report: Written June 2021 by [REDACTED]

Preface: This Report covers the period July 2020 – June 2021

We confirm that the extent of the designated property remains the same, but note that a wooded pit of approx. 0.6 acres, contiguous to the southern edge of the Warren Wood was bought during the year. Should this be added to the designated property, or is it too small to be worth it?.

Compliance with the Undertakings

1. Building Maintenance

Berry Hall

Various small external repairs were carried out at a cost of £384 paid out of the Maintenance Fund (MF).

Wisteria Cottage

The old collapsing porch was demolished and rebuilt. The main roof was checked over, lead re-pointed as necessary, defective wall bricks replaced, and brick work pointed up as necessary, all at a cost of £2884, paid out of MF.

Also the brick and flint garden wall was re-laid and repaired as necessary at a cost of £2946 paid out of the MF.

Old Farm Buildings

The western end of the north west building was completely re-roofed at a cost of £3813 paid out of the MF. Other repairs to rainwater goods and brick work were carried out at a cost of £723 paid out of the MF.

All Buildings

Rainwater goods have been maintained .

2. Agri-environment Schemes

The Estate remains in the new Countryside Stewardship scheme, which has been extended for five years.

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3. Forestry

The public has been allowed to walk the rides of the Warren Wood during the lockdowns.

4. Berry Hall Gardens and Grounds

These have been maintained as before, and a new Hydrangea bed has been created in place of a defunct former shrubbery in the south west corner of the main lawn.

5. Access and Recreation

The existing public footpaths and permissive footpaths have been maintained, and it is estimated that their use increased threefold during the lockdowns. No opening of the Gardens and Park has taken place due to Covid 19. At the time of writing with Covid case number rising again it appears unlikely that any opening will be able to take place this summer, particularly noting that Mrs Brenda Menin, who is in our family bubble, is aged 92 and very frail. However the lack of formal openings has been largely made up for by the increased foot fall on the footpaths and through the Warren Wood, as noted above.

6. A47 Improvement Scheme

This continues to threaten the northern edge of the Estate in the long term, and in the medium term, all the arable fields north of the River Tud are threatened with being used for storage/machinery/materials, compounds for the duration of the two/three year construction phase. The Estate is currently obtaining an opinion from a QC and other experts in the hope of getting the whole scheme moved to the north off the Estate, or at least mitigating the dire effects which would result if Highways England's submitted Development Consent Order is approved as it currently stands.

Enc: Maintenance Fund Accounts for y/e 31/3/21

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