

# A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

APPENDIX 8 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]

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STATEMENT OF ██████████

APPENDIX 8

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Application reference: TR 010038

Interested Party reference: 2002/8353

Document reference: ACM 03.8

Date: August 2021

## APPENDIX 8

### Correspondence, emails and meeting notes, Savills and Highways England, [Nov 2019 to May 2021]

Communication and contact between Savills and James  
Powis (Highways England)

Item	Date	Form of communication	Page
1	27/01/2020	Jane Kenny of Savills notes of meeting at Berry Hall with [REDACTED] and James Powis (Mr Meynell to confirm)	1
2	01/04/2020	Consultation response letter from Joshua Spink of Savills.	3
3	12/05/2020- 22/5/2020	Emails and meeting relating to the Archaeological Trenching and associated licences for multiple clients	5
4	19/06/2020	Email and photos to James Powis regarding timing of Archaeological Trenching	6
5	13/08/2020 & 14/8/20	Email to James Powis regarding fees and impact of Archaeological Trenching	10
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8	2/12/2020- 3/12/2020	Emails relating to undrilled field	46
9	09/12/2020	Emails relating to scheme plans for meeting	52
10	14/12/2020	Notes of meeting on site with [REDACTED], James Powis and someone from Galliford Try. (N.B. James Powis' tablet died and he could not take notes)	55
11	04/01/2021	Letter to Highways in response to consultation and following meeting in December 2020	56

①

A. Maynell

27-1-20.

- ① Natural-England - Andrea Berry
- ② More 50m to N.
- ③ Heritage Estate
- ④ David Hooker - Lobbying re:
- ⑤ David Land-management team.  
James Powis - Project Manager Highways England.
- ⑥ Nat consult. - Spring 2020.
- ⑦ Shelter - belt of trees.
- ⑧ 10,000 gallon reservoir
- ⑨ No sell of land
- ⑩ Balancing pond - own + access
- ⑪ Replanting of trees.
- ⑫ Page 3.
- ⑬ Steve Bratta - D.V.
- ⑭ Boreholes / Window samples / arch tracers.
- ⑮ Commence in February - 8 weeks.
- ⑯ Method statement prev

19. License fee £200 per trial location
19. Water monitoring for rest of license
20. Carter Jonas - Book of reference
21. Dilapidation - early May.
22. Amenity access.
23. James to continue improvement of Benny lane - ancient headrow.
24. A47 elevated / western link under.

2

1 April 2020  
04.01 Consultation response.meynell



Freepost A47 NORTH TUDDENHAM  
TO EASTON

Joshua Spink MSc MRICS  
E: [REDACTED]@savills.com  
DL: [REDACTED]

Lawrence House  
5 St Andrews Hill  
Norwich NR2 1AD  
T: + [REDACTED]  
F: [REDACTED]  
savills.com

Dear Sirs,

[REDACTED] – A47 DUALLING

We are submitting a response to the Public Consultation relating to the dualling of the A47 between North Tuddenham and Easton on behalf of our client [REDACTED]

Mr Meynell owns Berry Hall a Grade II listed 18<sup>th</sup> century hall and approximately 125 acres of parkland, arable land and woodland. The Estate is designated as a National Heritage Asset and is of “outstanding scenic, historic or scientific interest” as deemed by HMRC. As a result [REDACTED] must;

“take all reasonable steps for its maintenance and the preservation of its character and for securing reasonable access to the public in pursuance of which they will abide by the terms of the Heritage Management Plan drawn up in January 2002 in conjunction with The Countryside Agency, in so far as this Management Plan applies to the property.”

The Estate has been protected as it has remained unchanged for over 100 years and is therefore is an excellent example of this type of historic estate. The public benefit from this with the Estate open to visitors via footpaths all year round and the gardens, park and woodlands are open to the public four days a year. Along with the Hall there are the following historical assets:

- traditional cottages
- a series of traditional agricultural buildings
- a crinkle crinkle wall
- a 17<sup>th</sup> century tithe barn wall
- a Victorian water garden
- a 19<sup>th</sup> century ice house which is Grade II listed in its own right

Over the course of many years, to protect this, [REDACTED] planted shelter belts of trees to protect the Hall and Estate from the current A47. The plans, as currently proposed, site the new Wood Lane junction approximately 250m from Berry Hall itself and destroy the tree shelter belts.

The new junction would also take between 10-15 acres of land (8-12% of the Estate), significantly impacting its integrity and threatening the reasons for its status as a heritage asset.

In addition to the concerns regarding the Estate’s historical significance there are other areas of concern;

- Environmental
  - There is a population of bats in the ice house.
  - There are a number of ancient hedges on the Estate including those which are proposed to be removed on Berry’s Lane.

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- The woodland on the Estate is highly rated and used regularly for visits by the Royal Forestry Society, Woodland Heritage and the Association of Professional Foresters.
- At a time when the government is committing the country to planting billions of trees to ensure we are carbon neutral by 2050 it seems counterproductive to remove a belts of trees shielding a road.
- The Highways Agency has carried out environmental surveys but neither we nor our client has seen these. We request they are sent to us.
  
- Lack of Consultation
  - There has been a lack of consultation with both our client and us on this matter and what information has been provided has been lacking detail.
  - Changes have been made to the proposed scheme since the first drafts where discussed, but these have not been communicated to either our client nor us.
  
- Funding
  - We are aware that significant funding has previously been allocated to this project but in light of the Covid-19 outbreak and as a result the increasing cost of building materials and contractors we question whether this funding will be sufficient.
  - Given the way resources are being reallocated by both central and local government to fight Covid-19, will additional funding be available if required?
  - The cost of the Norwich Northern Distributer Road ended up significantly higher than was budgeted for. We would like to know what Highways England's contingency plans are for this scenario.

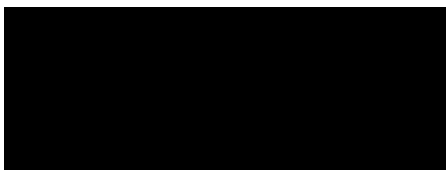
Our client is proposing that the scheme, and junction in particular, be moved approximately 100m to the north on to open farmland, which does not have the same environmental and historical attributes. Therefore this would allow the tree shelter belts to be retained and the impact on this historic Estate be minimised. At this stage there do not appear to be any provisions to replace these trees. Even if trees are replanted it will take over twenty years for them to reach the size and density they are now.

When the line of the of the new road was first established Highways England did not make provision for the Western Link of the Norwich Northern Distributer Road to connect in to it. This has resulted in the requirement of a much larger junction which encroaches considerably more on to the Estate. As the scheme has had a material change to it we propose the suitability of the route should be reassessed.

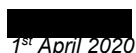
As the proposed plans are currently drawn the access from the farm buildings to the north which joins the A47 and the access from the Hall and Hall Cottages to the east which joins Berry's Lane are being severed by new or altered roads. At this stage it is unclear how these access routes will once again join the highway.

Due to the Covid-19 outbreak and Government guidance regarding social distancing and the subsequent national lockdown, our scheduled site meeting with Highways England could not happen. As a result we have not had the opportunity to discuss issues on site and would request that no plans are finalised until a meeting of this nature has happened.

Yours faithfully



**Joshua Spink MSc MRICS**  
Associate

  
1<sup>st</sup> April 2020

ACM 03.8 | <sup>2</sup>/<sub>4</sub> 4



Subject: A47 North Tuddenham to Easton - Savills Archaeological Trenching Licences - Crop loss assessment and updated rider  
Date: 5/12/2020 4:32 PM  
From: "Stirzaker, Craig" <[REDACTED]@highwaysengland.co.uk>  
To: '[REDACTED]@savills.com' <[REDACTED]@savills.com>  
Cc: "Powis, James" <[REDACTED]@highwaysengland.co.uk>, "A47 North Tuddenham to Easton RIS" <A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk>, "Jane Kenny" <[REDACTED]@savills.com>

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Hi Joshua

I hope you are well.

Ahead of tomorrows meeting, please find attached what myself and James believe to be a fair assessment of total crop loss for your clients.

Please also find attached an amended rider to cover points as discussed.

We look to a productive meeting tomorrow.

Kind regards

**Craig Stirzaker**  
**Assistant Project Manager - Regional Investment Programme (East)**  
Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
Tel: [REDACTED]  
Email: [REDACTED]@highwaysengland.co.uk  
Web: <http://www.highways.gov.uk>

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Subject RE: Contact number to discuss licences  
 Date: 5/22/2020 11:34 AM  
 From: "Joshua Spink" [redacted]@savills.com>  
 To: "Stirzaker, Craig" [redacted]@highwaysengland.co.uk>  
 "Jane Kenny" <[redacted]@savills.com>, "Powis, James"  
 Cc: [redacted]@highwaysengland.co.uk>, "A47 North Tuddenham to Easton RIS"  
 <A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk>

Dear Craig,

Please find attached the signed licences.

I have left you a message regarding the Bells. Neither they nor I have seen their agreement and so I would be grateful if you could send it over today so they can look at it over the weekend.

Regarding timings, the following requests have been made;

- Elliots – After second week in June
- Berney – After 16<sup>th</sup> August.

I look forward to receiving the Bell agreement. If you need any more from me please do get in touch.

Kind regards,

Josh

**From:** Stirzaker, Craig <[redacted]@highwaysengland.co.uk>  
**Sent:** 20 May 2020 16:00  
**To:** Joshua Spink <[redacted]@savills.com>  
**Cc:** Powis, James <[redacted]@highwaysengland.co.uk>; Jane Kenny <[redacted]@savills.com>; A47 North Tuddenham to Easton RIS <A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk>  
**Subject:** RE: Contact number to discuss licences

Hi Josh

Further to our call yesterday, please find my comments below in red. I have incorporated the changes that James has agreed to into the attached rider and have also attached an updated plan for Mr Canham's land to show trench 114 removed.

If you have any further queries please don't hesitate to contact me directly.

I will assume as discussed that the rider is in place unless I hear from you and that we will receive signed licences by EOB Friday 22 May.

Kind regards

**Craig Stirzaker**  
**Assistant Project Manager - Regional Investment Programme (East)**  
 Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
 Tel: [redacted]  
 Email: [redacted]@highwaysengland.co.uk  
 Web: <http://www.highways.gov.uk>

ACM03.8/6

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**From:** Joshua Spink [REDACTED]  
**Sent:** 19 May 2020 16:52  
**To:** Stirzaker, Craig <[REDACTED]@highwaysengland.co.uk>  
**Cc:** Powis, James <[REDACTED]@highwaysengland.co.uk>; Jane Kenny <[REDACTED]@savills.com>  
**Subject:** RE: Contact number to discuss licences

Afternoon Craig,

To confirm the call please see the below points:

- Can there be wording added in order to make the condition reports more stringent. – “A copy of the pre-entry annotated photographic record of condition survey will be provided to the Licensor before commencement of works to be agreed with the parties. The depth of the topsoil removed will be recorded. The sub- contractor does not take any soil profiles, this is not standard practice however additional photographic evidence will be taken during excavation to assist in ensuring the land is returned to former condition.” **[Stirzaker, Craig]** *Happy to agree to the sentiment, however wording has been changed to read ‘A schedule of condition will be used to record the ground conditions. This will include photographic record of condition and the depth of topsoil removed. Additional photographic evidence will be taken during excavation where required to assist in ensuring the land to its former condition’.*
- As our clients will have to make additional operations outside of the normal harvest time to clear the sites of crops they will incur increased labour and machinery costs. We would like wording added to state that clients’ time and additional machinery cost will be covered as part of any claim. **[Stirzaker, Craig]** *We will not agree to putting this into the rider. Our view point is that the crops would ordinarily have been harvested and sold and the cost of labour would have been included in the price of sale. The claims on land where crop losses would be incurred would use the market rate for the crop and as such that would cover the costs associated with farming or clearing. Again, to reiterate, only reasonable evidencable losses incurred over the value of the licence will be covered.*
- We once again request that the timeframe for payment following the reinstatement of the trenches is 3-5 days as it is at Blofield. **[Stirzaker, Craig]** *As discussed on the phone on previous calls, we cannot and will not put this into the rider, it is simply setting ourselves up to fail. Blofield may have promised this however we feel that knowing the process company process for payments that this is simply unachievable. The payment term will remain within 14 days.*
- We would like to add wording to the paragraph on treasure to ensure that unless otherwise stated in the legislation any discoveries are the landowner’s property – “Any **and all** archaeological finds or articles of value discovered whilst carrying out the archaeological trenching works will be **the sole property of the Licensor unless** subject to the provisions of the Ancient Monuments & Archaeological Areas Act 1979 and the Treasure Act 1996.” **[Stirzaker, Craig]** *Accepted and incorporated.*

I look forward to hearing from you.

All the best,

Josh

---

**From:** Stirzaker, Craig <[REDACTED]@highwaysengland.co.uk>  
**Sent:** 19 May 2020 14:17  
**To:** Joshua Spink <[REDACTED]@savills.com>

ACR 03.8 / 7 7

Cc: Jane Kenny [redacted]@savills.com>; Powis, James [redacted]@highwaysengland.co.uk>

Subject: Contact number to discuss licences

Hi Josh,

Please could you kindly send me a mobile contact number for yourself so that we could have a quick catch up.

Kind regards

**Craig Stirzaker**

**Assistant Project Manager - Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Te [redacted]  
En [redacted]@highwaysengland.co.uk

Web: <http://www.highways.gov.uk>

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Subject: A47 - [REDACTED]

Date: 6/19/2020 10:18 AM

From: "Joshua Spink" [REDACTED]@savills.com>

To: "Powis, James" [REDACTED]@highwaysengland.co.uk>

Morning James,

Following our phone call yesterday I have spoken to [REDACTED]. Given the delay, he has asked, if there is still scope to have some flexibility on the timings of the archaeological digs, to have his after the first week in August.

Is this possible?

Kind regards,

Josh

**Joshua Spink MRICS**  
Associate  
Rural

Savills, Lawrence House, 5 St Andrews Hill, Norwich, NR2 1AD



Tel [REDACTED]  
Mobile [REDACTED]  
Email [REDACTED]  
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AEM 03.8 / 10

Subject: A47 - [REDACTED] VAT and Bank form and inspection  
Date: 8/13/2020 3:59 PM  
From: "Joshua Spink" [REDACTED]@savills.com>  
To: "Powis, James" <James.Powis@highwaysengland.co.uk>

Dear James,

Please find attached [REDACTED] VAT and Bank forms.

I went out today to inspect the test holes he was not happy with (pictures below).

He admitted that since the start of the week when he phoned me someone had been out and flattened the heaps to some extent, but he was still not 100% happy with them.

As well as the unevenness there are now a lot of stones that he is worried will damage his farmer's equipment when they come to mow the fields. Would it be possible for a contractor to visit the site with some sort of roller to try and level things off better?

He wondered whether you would also be able to clear up the question of a balancing pond that was originally destined to be on his land and now appears to have moved. Is its current position its final position?

Finally you will see a photo of a concrete 10,000l water tank which supplies the troughs. This is currently very close to the existing road. It is unclear whether this will be directly hit by the proposed road or be cut off from the rest of the farm. Neither will be ideal. Can you please confirm what will be happening with this in terms of being hit or cut off and what highways propose to do to remedy it?

I look forward to hearing from you when the payment has been made.

Kind regards,

Josh

**Joshua Spink MRICS**  
**Associate, Rural Management**  
**Rural**

Savills, Lawrence House, 5 St Andrews Hill, Norwich, NR2 1AD



Tel [REDACTED]  
Mobile [REDACTED]  
Email [REDACTED]  
Website [REDACTED]

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ACM 03.8 / 14<sup>14</sup>



Acu 03.8 / 15<sup>15</sup>



АМ 03.8 / 16



ACM 03.8 / 17 17



Acu 03.8/

Subject: RE: A47 - [REDACTED] VAT and Bank form and inspection  
Date: 8/14/2020 3:17 PM  
From: "Powis, James" [REDACTED]@highwaysengland.co.uk>  
To: "Joshua Spink" [REDACTED]@savills.com>

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Hi Josh

I will speak to the site team regarding reinstatement as a matter of urgency to address those concerns first, I will return to you on the other points raised.

Kind Regards  
**James Powis**  
**Project Manager – Regional Investment Programme (East)**  
Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
Tel: [REDACTED]  
Email: [REDACTED]@highwaysengland.co.uk  
Web: <https://highwaysengland.co.uk>

---

**From:** Joshua Spink [REDACTED]@savills.com>  
**Sent:** 13 August 2020 15:59  
**To:** Powis, James <[REDACTED]@highwaysengland.co.uk>  
**Subject:** A47 [REDACTED] VAT and Bank form and inspection

Dear James,

Please find attached [REDACTED] VAT and Bank forms.

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I look forward to hearing from you when the payment has been made.

Kind regards,

Josh

**Joshua Spink MRICS**  
**Associate, Rural Management**  
**Rural**

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ACM 03.8 / 27 27

6

Subject: Mr Meynell Additional GI

Date: 9/25/2020 11:26 AM

From: "Powis, James" [REDACTED]@highwaysengland.co.uk>

To: "Joshua Spink" [REDACTED]@savills.com>

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Hi Joshua

I am emailing to provide notification that additional GI will be required on land in ownership of Mr Meynell to cover the National Grid diversion, no additional licence is required as it is additional surveys to the surveys that have been conducted for the scheme, the payment terms remain the same as in £200 per location and as per the GI licence agreement I am required to provide notice before work commences. I will get a plan sent across of the proposed locations asap and am happy to have a call to discuss this, thank you.

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel [REDACTED]  
Em [REDACTED]@highwaysengland.co.uk

Web: <https://highwaysengland.co.uk>

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ACM 03.8 / 28 28



Subject: Mr Meynell  
Date: 9/25/2020 11:48 AM  
From: "Powis, James" <[REDACTED]@highwaysengland.co.uk>  
To: "Joshua Spink" <[REDACTED]@savills.com>

---

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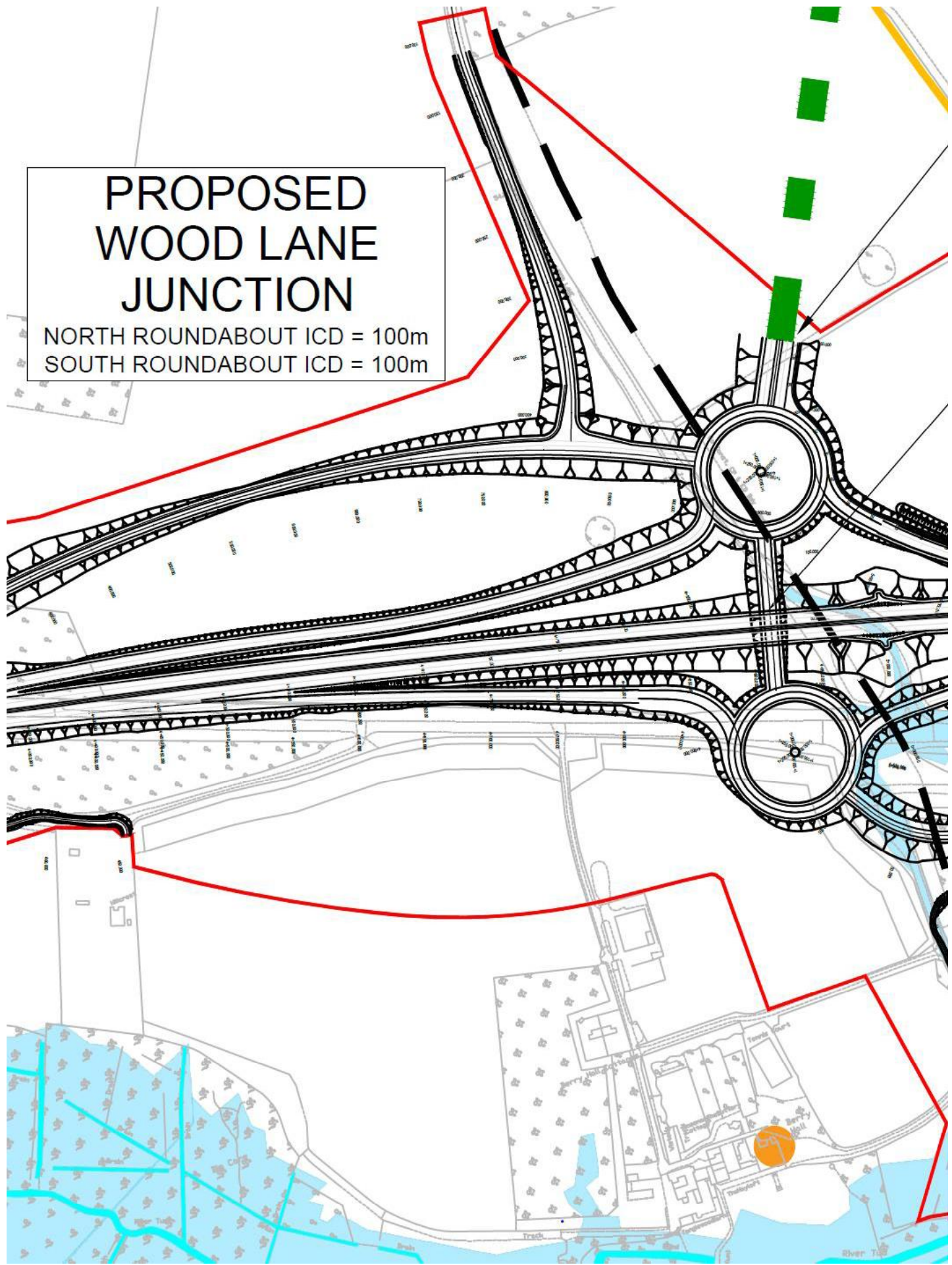
Hi Josh

If I could ask you to mark out the two locations below that would be great thank you

ACU 03.8/ 29

# PROPOSED WOOD LANE JUNCTION

NORTH ROUNDABOUT ICD = 100m  
SOUTH ROUNDABOUT ICD = 100m



James Powis  
Project Manager – Regional Investment Programme (East)  
Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
Tel: [REDACTED]  
Em: [REDACTED]  
Web: <https://highwaysengland.co.uk>

ACU 03.8 / 30 30

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ACU03.8 / 31

Subject: [REDACTED]  
Date: 9/25/2020 12:11 PM  
From: "Joshua Spink" [REDACTED]@avills.com>  
To: "Powis, James" [REDACTED]@highwaysengland.co.uk>

Thanks James.

Please see the marked up plan attached.

All the best,

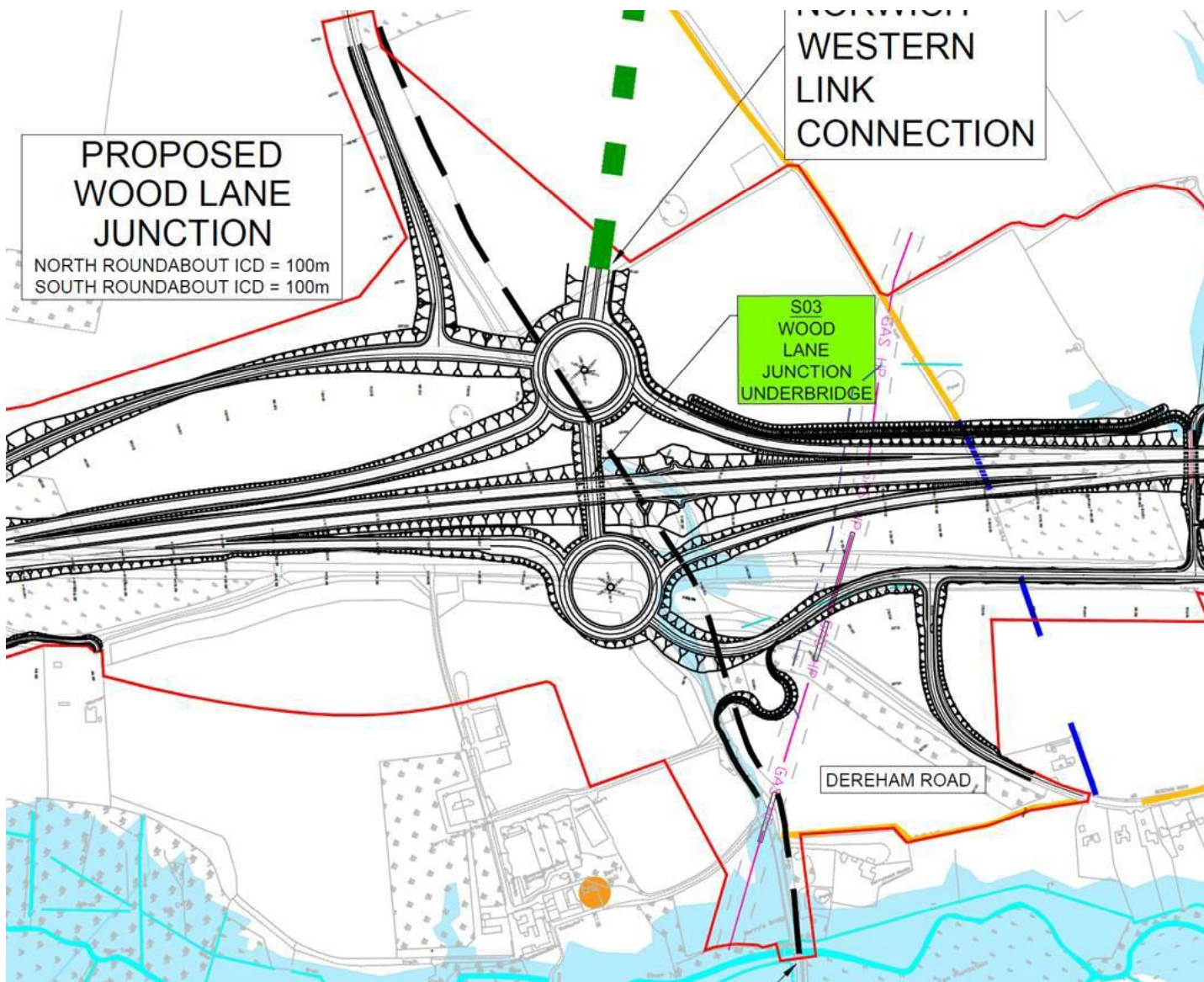
Josh

From: Powis, James [REDACTED]@highwaysengland.co.uk>  
Sent: 25 September 2020 11:48  
To: Joshua Spink [REDACTED]@avills.com>  
Subject: [REDACTED]

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Josh

If I could ask you to mark out the two locations below that would be great thank you



James Powis  
Project Manager – Regional Investment Programme (East)  
Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
Tel: [REDACTED]  
Em: [REDACTED]  
Web: <https://highwaysengland.co.uk>

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ACM 03.8 / 32 32

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ACM 03.8 / 33

Subject: [REDACTED] Additional GI  
Date: 9/29/2020 1:42 PM  
From: "Joshua Spink" [REDACTED]@savills.com>  
To: "Powis, James" [REDACTED]@highwaysengland.co.uk>

---

Afternoon James,

Do you have a plan yet as to where these are going?

Kind regards,

Josh

---

**From:** Powis, James [mailto:[REDACTED]@highwaysengland.co.uk]  
**Sent:** 25 September 2020 11:26  
**To:** Joshua Spink [REDACTED]@savills.com>  
**Subject:** [REDACTED] Additional GI

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Joshua

I am emailing to provide notification that additional GI will be required on land in ownership of Mr Meynell to cover the National Grid diversion, no additional licence is required as it is additional surveys to the surveys that have been conducted for the scheme, the payment terms remain the same as in £200 per location and as per the GI licence agreement I am required to provide notice before work commences. I will get a plan sent across of the proposed locations asap and am happy to have a call to discuss this, thank you.

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

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ACM 03.8 / 34

Subject: Additional GI  
Date: 10/5/2020 9:29 AM  
From: "Powis, James" <[REDACTED]@highwaysengland.co.uk>  
To: "Joshua Spink" <[REDACTED]@savills.com>

---

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Morning Joshua

Please see the attached plan for the GI that is required as discussed, thank you.

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

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Am 03.8 / 35

7

Subject: RE: A47 North Tuddenham to Easton Improvements - Invitation to Meet CRM:0141102

Date: 11/26/2020 5:48 PM

From: "Joshua Spink" <[redacted]@savills.com>

To: "A47 North Tuddenham to Easton RIS" <A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk>, "Powis, James" <[redacted]@highwaysengland.co.uk>

Dear James,

I have spoken to [redacted] and he unfortunately cannot do the 4<sup>th</sup> December as it is normally his busiest day of the year for selling Christmas Trees.

He has said he can do either Monday 30<sup>th</sup> or Tuesday 1<sup>st</sup> or Tuesday 8<sup>th</sup>. He also does not know how to use Teams or Skype and would therefore request we hold a meeting face to face outside.

I would be grateful if you can come back to me regarding rescheduling this meeting.

Kind regards,

Josh

From: A47 North Tuddenham to Easton RIS <A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk>

Sent: 25 November 2020 13:50

To: [redacted]@paston.co.uk>

Cc: A47 North Tuddenham to Easton RIS <A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk>;

Joshua Spink <[redacted]@savills.com>

Subject: A47 North Tuddenham to Easton Improvements - Invitation to Meet CRM:0141102

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Dear [redacted]

As the A47 North Tuddenham to Easton improvements progress, we'd be grateful of the opportunity to meet with you to update you on its current status including in relation to your land.

As it is not possible to come and meet with you in person in present circumstances, please would it be possible to have the meeting using either Teams or Skype? Unfortunately, due to security reasons we're not authorised to use Zoom but if you're able to use either of these other means, we'd be most thankful.

Please may Steve Brattan, District Valuation Office, my colleague David Lawton and I meet with you on Friday 4 December at 11.00am? I hope this is convenient and look forward to hearing from you.

Thank you.

Kind regards

James Powis

ACM 03.8 / 36



**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

**Email Address:** [A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk](mailto:A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk)

**A47 North Tuddenham to Easton:** <https://www.highwaysengland.co.uk/A47NT-E>

Highways England: <https://highwaysengland.co.uk>

Customer Contact Centre: [REDACTED] [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

We'd love to have your feedback about our reply to you today. Please quickly [CLICK HERE](#) to complete our short survey.

If you'd like more information about how we manage data, or a copy of our privacy notice, please contact: [DataProtectionAdvice@highwaysengland.co.uk](mailto:DataProtectionAdvice@highwaysengland.co.uk)

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Subject: A47 Meeting  
Date: 12/1/2020 8:50 AM  
From: "Powis, James" <[REDACTED]@highwaysengland.co.uk>  
To: "Joshua Spink" <[REDACTED]@savills.com>

---

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Josh

Would you or [REDACTED] be available for Friday this week by any chance?

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel [REDACTED]

Email [REDACTED].uk

Web: <https://highwaysengland.co.uk>

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Subject: RE: A47 Meeting  
Date: 12/2/2020 12:27 PM  
From: "Joshua Spink" <[REDACTED]@savills.com>  
To: "Powis, James" <[REDACTED]@highwaysengland.co.uk>

---

Afternoon James,

I replied to you last week (see attached) saying that the 4<sup>th</sup> would not be possible as this was traditionally [REDACTED] busiest day for selling Christmas trees.

Kind regards,

Josh

---

**From:** Powis, James [mailto:[REDACTED]@highwaysengland.co.uk]  
**Sent:** 01 December 2020 08:50  
**To:** [REDACTED]@savills.com>  
**Subject:** A47 Meeting

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Josh

Would you or [REDACTED] be available for Friday this week by any chance?

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Email: [REDACTED]

Web: <https://highwaysengland.co.uk>

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Subject: RE: A47 Meeting  
Date: 12/2/2020 2:41 PM  
From: "Powis, James" <[REDACTED]@highwaysengland.co.uk>  
To: "Joshua Spink" <[REDACTED]@savills.com>

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Josh

Sorry I was off last week so someone was monitoring this in my absence, can we meet early next week please?

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

---

**From:** Joshua Spink <[REDACTED]@savills.com>  
**Sent:** 02 December 2020 12:27  
**To:** Powis, James <[REDACTED]@highwaysengland.co.uk>  
**Subject:** RE: A47 Meeting

Afternoon James,

I replied to you last week (see attached) saying that the 4<sup>th</sup> would not be possible as this was traditionally [REDACTED] [REDACTED] busiest day for selling Christmas trees.

Kind regards,

Josh

---

**From:** Powis, James [[mailto:\[REDACTED\]@highwaysengland.co.uk](mailto:[REDACTED]@highwaysengland.co.uk)]  
**Sent:** 01 December 2020 08:00  
**To:** Joshua Spink <[REDACTED]@savills.com>  
**Subject:** A47 Meeting

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Josh

Would you or [REDACTED] be available for Friday this week by any chance?

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

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ACM 03.8 / 42

Subject: RE: A47 Meeting  
Date: 12/2/2020 3:26 PM  
From: "Joshua Spink" <[REDACTED]@savills.com>  
To: "Powis, James" <[REDACTED]@highwaysengland.co.uk>

---

I will have to confirm with [REDACTED] but I think the 8<sup>th</sup> should work.

Kind regards,

Josh

---

**From:** Powis, James [mailto:[REDACTED]@highwaysengland.co.uk]  
**Sent:** 02 December 2020 14:42  
**To:** Joshua Spink <[REDACTED]@savills.com>  
**Subject:** RE: A47 Meeting

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Hi Josh

Sorry I was off last week so someone was monitoring this in my absence, can we meet early next week please?

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Em: [REDACTED]

Web: <https://highwaysengland.co.uk>

---

**From:** Joshua Spink <[REDACTED]@savills.com>  
**Sent:** 02 December 2020 12:27  
**To:** Powis, James <[REDACTED]@highwaysengland.co.uk>  
**Subject:** RE: A47 Meeting

Afternoon James,

I replied to you last week (see attached) saying that the 4<sup>th</sup> would not be possible as this was traditionally [REDACTED] busiest day for selling Christmas trees.

Kind regards,

Josh

---

**From:** Powis, James [mailto:[REDACTED]@highwaysengland.co.uk]  
**Sent:** 01 December 2020 08:50  
**To:** Joshua Spink <[REDACTED]@savills.com>  
**Subject:** A47 Meeting

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Hi Josh

Would you or Mr Meynell be available for Friday this week by any chance?

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

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ACM 03.8 / 45 45



Subject: RE: A47 [REDACTED]  
 Date: 12/2/2020 2:49 PM  
 From: "Powis, James" [REDACTED]@highwaysengland.co.uk>  
 To: "Joshua Spink" [REDACTED]@savills.com>

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Hi Josh

I have contacted the site team to collect the Markers, additionally as one of the areas was not harvest due to the initial requirement for the Arch trenches I will still compensate for that area to prevent any losses to [REDACTED] My understanding is such that this pertains to 1 field and so can you provide the crop and associated losses.

Kind Regards  
**James Powis**  
**Project Manager – Regional Investment Programme (East)**  
 Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
 Tel: [REDACTED]  
 Em: [REDACTED]  
 Web: <https://highwaysengland.co.uk>

---

**From:** Joshua Spink [REDACTED]@savills.com>  
**Sent:** 17 November 2020 16:32  
**To:** Powis, James <[REDACTED]@highwaysengland.co.uk>  
**Subject:** A47 Meynell

Good afternoon James,

Following our conversations last week I have a few further questions on behalf of [REDACTED]

- When will the markers that have been left in the fields be removed? If they are left too much longer it will be hard to see them in the crop and they will then cause damage to the combine next summer.
- As it is now unlikely there will be any further archaeological digs we assume that Mr Meynell will still be compensated for the area of field within the dig area that was not dripped on the recommendation of Highways to mitigate loss.

I would be grateful if you provide an answer to both of these.

Kind regards,

Josh

**Joshua Spink MRICS**  
**Associate, Rural Management**  
**Rural**

Savills, Lawrence House, 5 St Andrews Hill, Norwich, NR2 1AD

Tel: [REDACTED]  
 Mobile: [REDACTED]  
 Email: [REDACTED]  
 Website: [www.savills.co.uk](http://www.savills.co.uk)



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ACH 03.8/ 48 48

Subject: FW: A47 [REDACTED]  
Date: 12/3/2020 9:29 AM  
From: "Joshua Spink" [REDACTED]@savills.com>  
To: [REDACTED]@paston.co.uk" <[REDACTED]@paston.co.uk>

---

Dear [REDACTED]

Please see below the response from Highways regarding the questions we had.

What are your plans now for the field that was not drilled? Are you leaving it fallow? I would be grateful if you could let me know what you had intended to plant there and the area and I will produce a crop loss claim.

I am still waiting for confirmation from Highways, but in theory would you be available for some form of telephone meeting on 8<sup>th</sup> December?

Kind regards,

Josh

---

**From:** Powis, James [mailto:[REDACTED]@highwaysengland.co.uk]  
**Sent:** 02 December 2020 14:50  
**To:** Joshua Spink <[REDACTED]@savills.com>  
**Subject:** RE: A47 Meynell

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Hi Josh

I have contacted the site team to collect the Markers, additionally as one of the areas was not harvest due to the initial requirement for the Arch trenches I will still compensate for that area to prevent any losses to Mr Meynell. My understanding is such that this pertains to 1 field and so can you provide the crop and associated losses.

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

---

**From:** Joshua Spink <[REDACTED]@savills.com>  
**Sent:** 17 November 2020 16:32  
**To:** Powis, James <[REDACTED]@highwaysengland.co.uk>  
**Subject:** A47 Meynell

Good afternoon James,

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- When will the markers that have been left in the fields be removed? If they are left too much longer it will be hard to see them in the crop and they will then cause damage to the combine next summer.
- As it is now unlikely there will be any further archaeological digs we assume that Mr Meynell will still be

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49

compensated for the area of field within the dig area that was not drilled on the recommendation of Highways to mitigate loss.

I would be grateful if you provide an answer to both of these.

Kind regards,

Josh

**Joshua Spink MRICS**  
**Associate, Rural Management**  
**Rural**

Savills, Lawrence House, 5 St Andrews Hill, Norwich, NR2 1AD

 Tel [REDACTED]  
Mobile [REDACTED]  
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9

Subject: scheme plans  
Date: 12/9/2020 4:51 PM  
From: "Powis, James" [REDACTED]@highwaysengland.co.uk>  
To: "Joshua Spink" [REDACTED]@savills.com>

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Hi Josh

Please see the scheme plan attached which will inform our meeting, I will get back to you to see if I can have something face to face.

I have checked Land Registry and it appears to be spelt Mr Meynell and so can you confirm it should in fact be [REDACTED]

As discussed earlier, I had been proposing meetings to have the discussions regarding the land holding in advance of the leaflet update but we were unable to arrange a day due to the selling of Christmas trees.

In relation to the land holding each structure has an associated compound but to the East of Berry's Hall there is also the gas main which is required to be diverted which has signified a need for additional construction compounds as detailed in the attached plan.

I look forward to meeting with you soon

Kind Regards

**James Powis**

**Project Manager – Regional Investment Programme (East)**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: [REDACTED]

Em [REDACTED]

Web: <https://highwaysengland.co.uk>

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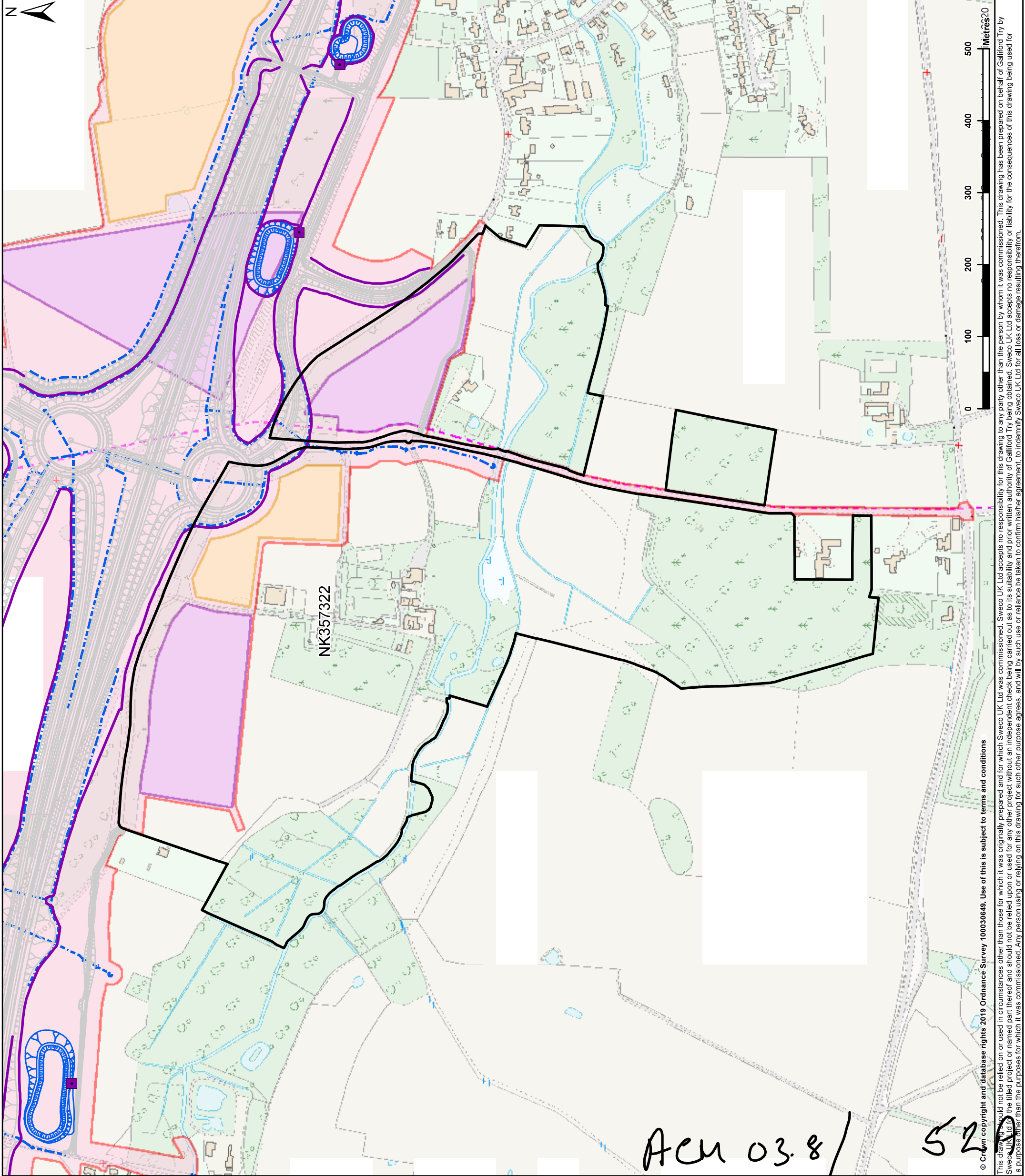
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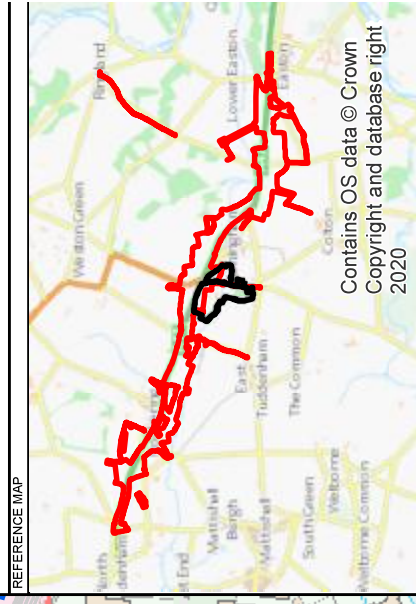
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**LEGEND**

	DCO boundary
	Proposed scheme design
	Fence gate
	Fence lines
	Drainage basins
	Pre earthworks drainage
	Construction compounds
	Materials storage / processing
	Land parcel



PO	04/12/2019	DATE	First Edition	AC	MR	MR
REV			REVISION NOTE	ORG	CHKD	APPC
DESIGNER						

**CONTRACTOR**  
 SWECO

**CLIENT**  
 GallifordTry

**CLIENT**  
 highways england

**PROJECT TITLE**  
 A47 NORTH TUDDENHAM TO EASTON

**PROJECT STAGE**  
 PCF STAGE 3

**DRAWING TITLE**  
 LAND PARCEL PLAN - NK357322

**SUITABILITY**  
 FOR INFORMATION

<b>SHEET SIZE</b> A3	<b>SCALE</b> 1:5,000	<b>STATUS</b> S2
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**DRAWING NUMBER**  
 HE551489-GTY-LLO-000-LN-BL-30129

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Subject: RE: scheme plans

Date: 12/9/2020 5:05 PM

From: "Joshua Spink" <[REDACTED]>

To: "Powis, James" <[REDACTED]@highwaysengland.co.uk>

---

Dear James,

Thank you for the plans. I look forward to hearing about the meeting.

It is [REDACTED]

Kind regards,

Josh

---

**From:** Powis, James <[REDACTED]@highwaysengland.co.uk>

**Sent:** 09 December 2020 at 11:05

**To:** Joshua Spink <[REDACTED]>

**Subject:** scheme plans

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Hi Josh

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Right of Way  
- Open Space.

Magwell - 447

14/12/2020

New drainage - Existing is too small.

has - Summer 2022 - mainly in absence of DCO

↳ If no agreement Summer 2023

↳ Heritage Manager mind

Main works still Jan 2023

- above Clarke - Form -

- Fail to work = 1/3 of games

Fail 2 - The out shell - water above.

Notice for tree felling

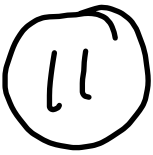
↳ Can we do it in Jan 2023

to investigate work.

AM notes

- HGV access.
- Culvert on boundary
- Access to 9 mm.
- Only pipe that we have been told and the need to construct for new Clarke.
- 80% of cable can.
- 1 slanting
- 1.5 m + plan.
- Could include Heritage
- Resi disturbance - 10 + holiday cottage

ACM 03.8/



Ther4 January 2021  
01.04 Consultation response.meynell.draft



Freepost A47 NORTH TUDDENHAM  
TO EASTON

Joshua Spink MSc MRICS  
E: [REDACTED]@savills.com  
DL: +44 (0) 1603 229270

Lawrence House  
5 St Andrews Hill  
Norwich NR2 1AD

T: [REDACTED]

[REDACTED]

[REDACTED] – A47 DUALLING

We are submitting a further response to the Public Consultation relating to the dualling of the A47 between North Tuddenham and Easton on behalf of our client [REDACTED] of Berry Hall, Berry's Lane, Honingham. Our previous response was a letter dated 1<sup>st</sup> April 2020.

The points in this letter are in addition to those made in our previous letter and in response to the recent scheme updates and changes, notably the announcement of the locations of the construction, materials handling and storage compounds.

We believe it is iniquitous that only one month's notice was given for these important matters and that the consultation period was held over Christmas.

**Impact on Farming**

Currently at Berry Hall there is a mix of arable and livestock farming carried out by a farmer on a contract basis. The current plans propose to take approx. 30 acres of land out of production (80% of all arable land), thus decimating the viability of the Estate to be used in its current manner.

This is likely to mean the end of farming at Berry Hall for the foreseeable future as there will not be enough useful land left on which the farmer can make a meaningful living. The remaining land will also be of such small scale in farming terms that it will not be viable.

If the eastern field is used there will be no way of moving cattle to the low meadows to the east of Berry's Lane.

Given that unviable situation resulting from the land take would last for several years, [REDACTED] farmer will have little choice but to leave and may never return. This will potentially alter the farming practices at Berry Hall permanently.

The land to the north of the new road is part of a much larger estate and so while the current impact in terms of acres taken would no doubt be similar, the proportionate impact on the estate and farming business will be much less than at Berry Hall. It would therefore make sense to move as much of the construction and storage sites to the open agricultural land to the north west as possible.

**Residential Impact**

There are 10 households (9 on the Berry Hall Estate and 1 adjacent) that would be severely impacted by pollution, noise and light as a result of the location of the construction, materials handling and storage



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compounds. These households include elderly people and someone suffering from post-traumatic stress disorder (PTSD).

Once again, moving as much as possible to the bare farmland north of the new road would reduce this impact. Not a single household would be affected to the north of the new road as there are none.

### **Holiday Cottage**

The Estate owns a holiday cottage, the business of which will be impacted upon by this scheme. As with the residential properties there will be significantly less impact both from a business point of view as well as a personal one if the compound can be moved to the north.

### **Impact on Children's Home**

Merrywood House is not technically part of the Estate, but it is adjacent and controlled by a Meynell Family Trust. It is a children's home for severely distressed and traumatised children who have been placed there for therapeutic care. The location and rural nature of this facility is a key element in the treatment of the children.

There is a compound proposed to be on Estate land within close proximity of Merrywood House. This disturbance is likely to have a significant and harmful impact on the treatment of the children.

### **Heritage Impact**

We have previously pointed out that the Estate is designated as a National Heritage Asset and is of "outstanding scenic, historic or scientific interest" as deemed by HMRC and as a result Mr Meynell must;

"take all reasonable steps for its maintenance and the preservation of its character and for securing reasonable access to the public in pursuance of which they will abide by the terms of the Heritage Management Plan drawn up in January 2002 in conjunction with The Countryside Agency [now Natural England], in so far as this Management Plan applies to the property."

While the road itself will have a profound and negative impact on this designation, the impact of the compounds is likely to be more severe as for the duration of the works the character of the Estate will be severely impacted as will the public benefit. The construction works could threaten the Heritage Status of the Estate. Once again the impact would be lessened if the compounds could be moved to the north.

### **General Points**

A larger drainage pipe will need to be installed beneath Berry's Lane to allow for the additional water being brought to this location as a result of the proposed drainage changes.

There has been mention that the footpath that runs east-west to the north of Merrywood House may have its surface upgraded to something more a kin to a hard track. We would oppose this as it would encourage cyclists which are not permitted on a footpath. It is a rural footpath and thus should remain grass.

We have requested that Highways England look at the possibility of creating a gated access from the new roundabout on the southern side of the flyover at Berry's Lane to the track that runs north-south from Mr Meynell's agricultural buildings. As it stands Mr Meynell's only access route for HGVs will be cut off permanently, which is not acceptable. The solution we are proposing would be the easiest way around this.

In a meeting with Highways England, when asked about the possibility of the compounds being moved to the north, we were told that the scheme cannot move outside of the red line on the plan. This red line was apparently the first element of the new road scheme to be decided. It seems totally iniquitous that something as vital as



this was decided in advance of any public consultation about these various compounds and before the potential impact of them on local residents was assessed.

Yours faithfully

**Joshua Spink MSc MRICS**  
Associate

*Mr A Meynell*  
*4<sup>th</sup> January 2021*

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