

# A47 DUALLING – NORTH TUDDENHAM TO EASTON

Scheme no. TR010038

## Accompanied Site Inspection

STOP 2 - BERRY HALL - Itinerary

STOP 5 - North of Wood Lane junction —additional view points and itinerary

Submitted on behalf of A.C. MEYNELL of the Berry Hall Estate (IP reference 2002/8353)



Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning  
(Examination Procedure) Rules 2010  
Regulation 10**

The A47 North Tuddenham to Easton  
Development Consent Order

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Application reference: TR 010038

Interested Party reference: 2002/8353

Document reference: ACM 06

Version: 01

Date: 14 September 2021

## Introduction to Itinerary

1. This volume is submitted on behalf of A C Meynell of the Berry Hall Estate (IP Reference 2002/8353) in response to the Ex A's invitation to IPs to supply their suggested itineraries for the intended Accompanied Site Inspection (ASI) to take place during the week commencing 15 November 2021.
2. The volume contains:
  - a. a suggested **Itinerary (pages 1-22)** with accompanying **plans A and B** showing the route to be taken and halts during it, at the Applicant's proposed **Stop 2** of the ASI, Berry Hall Estate, together with a third **Plan C**, to explain the river drainage levels which will be seen, and
  - b. a suggested **Itinerary (pages 1-2)** and **plan D** for two additional viewpoints to be taken as part of the Applicant's proposed **Stop 5**, the observation of the north side of the proposed Wood Lane Junction.

## Objective

3. The primary objective of the ASI on the Berry Hall Estate and the adjacent Plot 5 if the additional suggested viewpoints are visited will be to enable the Ex A to view:
  - a. The Estate's landscape designated by HMRC and the major public viewpoints;
  - b. The listed buildings and structures within their curtilage on the Estate in their setting, so that he is able to see their relationship with the landscape;
  - c. The locations for the different operations carried out on the Estate;
  - d. The Plots proposed by the Applicant to be taken for the Scheme on and adjacent to the Estate, so that they can be seen in the context of the above and so that the likely impacts upon them, if the Scheme were to proceed as proposed in the DCO Application, can be better understood;
  - e. The locations of the Works on the Estate's land and adjacent to it which Mr Meynell and his advisers will be suggesting will not be needed at all or which can be better located elsewhere, if one or other of the alternatives proposed on his behalf were to be adopted;
  - f. The alternative better locations where such Works, if still needed, could be carried out in the event of the alternative being adopted.

## *STOP 2 – Berry Hall Estate*

4. Pages 1 to 17 of the Itinerary attached take the attendees on a walk around the relevant parts of the Estate. Some sections of the walk are along tracks (some paved and others not), others are across arable fields, grass meadow and woodland rides. Shorter parts are within woodland. Gateways will be opened but on one or two occasions a fence can be stepped over if desired to view inside a woodland plantation. Suitable footwear and dress for an outdoor country walk of this nature in November is recommended.
5. The Itinerary is to be read in conjunction with Plans A, B and C attached. **Plan A** shows the entire walk. **Plan B** is at a larger scale and shows the route taken between the Estate buildings around the Hall. Both plans are based on screenshots of the OS survey. They show the ‘walks’ as lines between ‘halts’ with arrows indicating direction, and the ‘halts’ as numbered spots. Plan C shows the drainage systems by the River Tud which will be crossed and viewed during the walk but which will be more readily understood having seen the plan.
6. To facilitate reading Plans A and B, the walks up to Halt 17 are marked on it in red, those from Halt 17 to the end of Walk 30 in blue, and from Halt 30 to the Finish at Halt 36 in white. Similar colouring (pink, blue and white) is used as a background fill to column B of the Itinerary, which lists the numbers of the walks and halts (W1, W2 etc for the walks and H1, H2 etc for the halts)
7. In the Itinerary itself, column A on the left (white numbers on a blue ground) and the row above the header row (white letters on a blue ground) are for reference only.
8. The halts are numbered consecutively in the Itinerary and written in red. The walks leading to each halt have the same number as the ensuing halt and are written in blue italics. The time (in minutes from 0 at the start) is the estimated approximate total time elapsed up to the point of departure on each numbered walk. Each walk / halt is divided from the next in the Itinerary by a horizontal line.
9. There are items to view while walking during each section of the walk (shown in italics) and others to be viewed while standing at each Halt. A brief summary of the reason for each item, relating back to the objectives, is included.
10. Each plot number is followed by a reference - (T), (P) or (R) – which denotes whether the Applicant is proposing to acquire is temporarily (T), permanently (P) or whether it is ultimately seeking rights over it (R).

11. The third plan, **Plan C**, has been added to explain the drainage systems in the river valley, which cannot be fully appreciated at ground level without the additional information because of the differences in water level and the underground drainage pipes involved.
12. References to appropriate documents in the Applicant's and Mr Meynell's respective documents lodged can be added in a later edition of the Itinerary before the ASI takes place, if that will assist the Ex A.
13. Tea / coffee and biscuits will be available at the beginning and/or end of the walk, if desired.

### *STOP 5 – North-east of the proposed Wood Lane junction*

14. It would be desirable, in Mr Meynell's submission, if the Ex A were to be able to view as part of Stop 5, from within the field to be taken, the land to comprise the North and west parts of the proposed Wood Lane junction as well as the land to comprise the eastern part of it.
15. The objectives of the Ex A's visit to the additional viewing points would be to enable the Ex A to see from within the field boundaries:
  - a. the land proposed to be taken by the majority of the western part of the junction lying to the north of the existing A47, including the line of the mainline, the slip roads and the proposed new link road west from Wood Lane:
  - b. such additional or lesser (as the case may be) area of land on each side of Wood Lane to the north of the existing A47 as might be suggested on Mr Meynell's behalf would be required to enable one or other of the proposed alternative locations and designs for the junction and its associated compounds to be adopted; and
  - c. the location of the Lady's Grove underpass suggested on Mr Meynell's behalf which would enable the existing A47 to be retained for local traffic west of the junction.

16. A **brief itinerary** for two additional viewpoints is attached as a separate short Itinerary (having **pages 1-2**) following the first , with a **Plan (Plan D)** which is also a screenshot of the relevant OS satellite view map.
17. **Viewpoint 5A** is off the North side of the A47 250m (approx.) east of the Sandy Lane / Church Lane crossroads
18. **Viewpoint 5B** involves a short walk (subject to the consent of the landowner) in the field lying between the west side of Wood Lane and the existing A47.

The Itinerary takes a similar form to the Itinerary already described for Stop 2.

GHJ 14 September 2021

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
*Departure time, mins from start (approx)							
A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
1	Start	0	Berry Hall Front door; park and meet				
2				Plan of walk			
3				Location of River Tud and of public footpath across meadow on south side with Warren Plantation beyond	Landscape setting - public viewpoints		
4	W1		Front drive east to halt 1				
5				Permanent grazing each side of drive	Farming operation		
6				West and east limits of Plot 9/1a (T) on south side of new back drive along hedgerow across meadow to north, and south on esdt side of meadow	Plots taken - impact - necessity		
7				West and east limits of Plot 9/1c (T) either side of front drive and extending south to River Tud	Plots taken - impact - necessity		
8				Location of Plot 9/1d (R) to north of and as it crosses front drive. Applicant to explain reason for extension over drive.	Plots taken - impact - necessity		
9	H1		Entrance to Front drive at Berry's Lane				
10				West and east limits of Plot 9/1b (P) across front drive	Plots taken - impact - necessity		
11				Setting of front drive	Setting		
12				Cobbled carriageway	Listed structure (curtilage)		
13				Gas main crossing Berry's Lane	Impact of Works on main		
14				A47 runoff drainage ditch on E side of Berry's Lane	Alternative to App's proposal		
15				T291 (N side of drive entance) (Grade B in report but A on plan (by colour))	BT cable in RPA Of T 282-291 within 9/1b; impact - necessity	APP-094, p9, table 5	
16	W2	6	Through meadow from south side of front drive ro riverside				
17				Through plots 9/1c (T) and 9/1b (P)	Landscape Setting - Impact - necessity		
18				Hedge and hedgerow trees within Plot 9/1b (P)	Landscape Setting - Impact - necessity		
19				BHE drainage ditch west of hedge in Plot 9/1b (P)	Landscape Setting - Impact - necessity		
20	H2		River Tud N riverside by EA flood barrier, west (upstream) side of Berry's Lane				
21				Flood barrier and all associated structures of EA's within Plot 9/1b (P) to south bank of river	App's intentions uncertain. Flood risk from runoff upstream of bridge - alternative (see at H3 below)		
22				Location of pipework beneath gateway, from west-east ditch from Berry Hall gardens leading to ditch lying to north of river	Impact of Works on cast iron pipe possibly c19 (this is within Plot 9/1c (T))		
23				Location of pipework taking south ditch beneath river discharging into north ditch	See W8 ref 59 below		

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Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
24				Difference in water levels between river and ditch	Applicant's intentions uncertain - drain to river or ditch?		
25				Abutment of north south ditch west of Berry's Lane into main ditch north of river	Impact of Works on Estate drainage		
26				West side of ditch pipe leading beneath Berry's Lane	Flood risk from additional runoff draining into ditch upstream of Berry's Lane crossing		
27	<b>W3</b>	<b>11</b>	<b>Cross Berry's Lane and into meadow on east (downstream) side</b>				
28	<b>H3</b>		<b>River Tud N riverside east (downstream) side of Berry's Lane</b>				
29				River emerging beneath Berry's Bridge	Higher than ditch		
30				Ditch emerging from pipe beneath Berry's Lane	Flood risk Impact of additional water upstream		
31				Abutment of A47 runoff channel into main ditch	Using this existing channel is the alternative to App's proposal		
32				West end of permissive footpath leading east through meadows and across main ditch to field north of Merrywood (see Estate sign)	Much used by walkers from Honingham with the footpath north of Merrywood - to be closed at east end by cyclepath - impact		
33				Traffic in Berry's Lane past gateway	Reason for cattle using gateway opposite New back drive and field north of Merrywood, not this gateway, to access meadows E of Berry's Lane		
34	<b>W4</b>	<b>14</b>	<b>Southwards up Berry's Lane from Berry's Bridge and into public footpath on right across BHE meadow</b>				
35				Footpath crossing point over Berry's Lane	Footpath continues west through Estate		
36				BHE signage at footpath entry to meadow	Estate public access		
37				View to right immediately after entry to meadow, North towards proposed S dumbbell	Setting of Landscape - S dumbbell site visible		
38	<b>H4</b>		<b>Viewpoint on public footpath - east half of meadow</b>				
39				View north - public view of Berry Hall, setting, meadows and fields north of River Tud and northern woodland belts behind	Landscape and listed buildings in setting		
40				Line of 2017 option 4 for dualling	Route crossing Estate at main footpath and viewpoint - effect of Applicant's omission of Berry Hall from impacts plan on public consultation brochure		ACM 03.11A - plans 4 and 5
41				Warren Plantation to south			

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
42	W5	18	Up east half of meadow and into Warren Plantation to ice house (restricted numbers in doorway)				
43				On east side, just before entry to Plantation, storage and collection point for timber	Timber business - trailers to farm and HGV collection		
44				Entry from lane, former c18 entry of front drive from Berry's Lane.	Landscape setting		
45	H5		Entrance to Ice house				
46				View into Ice House	Listed structure - part of Group with Berry Hall		
47	W6	23	Return to bottom of dell to wait for others				
48	H6		Foot of dell below Ice house (waiting point after viewing Ice house)				
49				One of the recorded best 100 oaks in western Europe, used to collect seed for the British and Irish Hardwood Improvement Programme (est. 1991 as a charity, renamed in 2008 the Future Trees Trust - see Wikipedia and futuretrees.org)	Importance of woodland to quality of Landscape setting		
50	W7	28	Through woods northwards back to west side of meadow and public footpath				
51				Exemplar of trees planted and managed on Estate 30 years older than those in Plot 9/1b and 9/1f (both P) proposed to be felled	To illustrate quality of future tree growth in Plots 9/1b and 9/1f to be seen later, if not taken for junction.		
52				Exemplar of trees planted and managed on estate 15 years older than those in Plot 9/1b and 9/1f proposed to be felled	To illustrate quality of future tree growth in Plots 9/1b and 9/1f to be seen later, if not taken for junction.		
53	H7		Public footpath viewpoint - west side of meadow				
54				View of landscape and setting of Berry Hall and its curtilage within it.	Landscape setting		
55				Diversion point of two public footpaths within estate	Public access to Estate		
56				Line of option 4 for dualling	See ref 40 above		
57	W8	35	To River, across river through Victorian water garden and up to tithe barn wall				
58				Within meadow, gateway to meadow on left (west) belonging to DN Alston	RR and WR from D N Alston with request for tractor access down Berry's Lane between property north and south of existing A47		

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
59				First bridge, over south ditch. <i>This ditch (not the river beyond) provides drainage for this section of the valley; water flow in ditch taken onwards by pipework beneath river at H2 (above) to flow into north ditch and thence under Berry's Lane</i>	Understanding of drainage systems' importance to Estate and risk of back up flooding if new drainage flows in above Berry's Bridge - see ref 23 above and Plan C		
60				Second Bridge, over River Tud	Understanding of drainage systems' importance to Estate and risk of bac-up flooding - see Plan C		
61				Water garden (former stew pond) on left			
62				Location of drainage pipe beneath lawn to north ditch (see H2 above)	As item 60 - see plan C		
63				South side of Tanglewood Barn	Restored barn and separate dwelling, part of curtilage of Berry Hall		
64	H8		Tithe barn wall and view of gardens looking east				
65				c17 Tithe Barn wall and other curtilage buildings / structures forming part of group with Hall, in setting viewed from formal gardens.	Important structure within curtilage		
66	W9	43	Through wall into old farmyard				
67				Timbers of Tithe Barn wall from west side, with Hayloft garden	As ref 65		
68				In old farmyard, log splitting and timber storage for business from woodlands	Timber business and farm buildings part of curtilage		
69				Old farmyard buildings, former cattle stalls and Tanglewood Barn, north side.			
70				Dutch Barn used for timber business - storage of timber for cutting and splitting.	Timber business - cuttings from plantations used for fencing as well as logs for sale		
71	H9		North end of old farmyard at junction of old back drive with Front drive extension				
72				View of turning point for Refuse lorry and HGVs at south end of old farmyard	The turning point is by the Dutch Barn to the south - view that this is the only large turning point.		
73				Refuse collection point for Estate	Turns also at Dutch barn turning point to south		
74				Fuel delivery point for Estate dwellings' heating	Turns also at Dutch barn turning point to south		
75				View east to Front drive extension "pinch point"	Reason for the need for access by the back drives		
76				View north up old back drive towards junction with new back drive	Access for larger vehicles limited to the back drives - see later (H 21) for turning point between old and new back drives)		

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
77	W10	47	West along lake (trackway) towards south side of field containing Plot 8/5a				
78				South across meadow and River Tud to Alston land beyond	DN Alston's land both sides of A47 - reason for his desire for Tractor access at north end of Berry's Lane		
79				Medieval trackway	Landscape importance of Estate		
80 81	H10		Veteran oak	700 year old oak (Woodland Trust veteran tree 51208), one of the veteran trees along trackway preserved within Estate (measured girth 7.6m)	Importance of Landscape; character of tree - to compare with veteran tree T 351 (Woodland Trust veteran tree 219497, girth 6m) and 4 no. Woodland Trust notable trees (T352, T347, 348 and 349) to be felled at Wood Lane junction (see H 24b to follow)		
82	W11	53	Up across west field to centre of compound 2				
83				Boadicea's pyghtle, old small meadow	Landscape character		
84				Remainder of arable field not taken as Plots 8/5a (T) / 9/1a (T)	Practical usability of remainder		
85				Hillcrest to west			
86 87	H11		Centre of compound 2	Views east and west in compound.	Size and location of compound in landscape		
88				Wild bird winter feeding area to west	Impact of compound on wild birds		
89				Finger of land (tail) extending SW from corner of compound	Reason for tail to be explained by Applicant, isolates wild bird		
90				Remaining part of field not taken, to south	As ref 84		
91				View of woodland within Plots 8/5a and 9/1a (both T) to north (Extending around north side of winter feeding area to corner with Hillcrest/s land)	Setting in landscape and size of managed plantation		
92	W12	58	Continue to NW corner of 8/5a by top of drive to Hillcrest				
				View south over winter bird feeding area in passing.	As ref 84 - vegetation in close up		
93 94 95	H12		NW corner of plot 8/5a	Plot 8/5d (P) Line of proposed new drive to Hillcrest westward towards Church Lane	To be within plots 8/3c (former highway) (P) and 8/4a (P) (DN Alston)		
96				Existing former A47 forming current access to Hillcrest	Part of Plot 8/3c (P)		

**Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)**

*\*Departure time, mins from start (approx)*

A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location <b>Halt location</b>	Items to view	Reason to view	App Doc ref	ACM doc ref
97				View of priority woodland on north side of former A47	Plot 8/3d (T), 8/3f(R) and 8/3e (P), owner unknown forming woodland area G225 (Grade B3 and classified as Priority Woodland). Compare this woodland (not managed but older than that in plot 8/5a to be seen next) with the Estate's managed woodland to follow.	RR-094	
98	<b>W13</b>	<b>63</b>	<b>East along field margin to top of old back drive</b>				
99				View west end of ride through west part of northern woodland belt	Impact of proposed temporary acquisition of west part (Plot 8/5a) and permanent of east part (plots 8/5c and part 9/1b) on ability to use ride and hence on management		
100				Observe Field margin; kept under CSS stewardship scheme and location for butterfly breeding in summer.	CSS requirement of Field margin not to be run over by vehicles within 3m of north edge; hence not to be used for woodland management. Impact of temporary acquisition on bioersivity and when restored later woodland still inaccessible from it for removing timber. Impacts on timber management.		
101				Views into woodland (trre group G 227, also B3) in passing - note pruned clear stems of trees, species mix and distance between trees due to managed thinning)	Future impact of lack of management during temporary acquisition and remval of eastern end of ride on future access		
102				E-W line of Anglia Water main	Impact on it of vehicle movements in compound. Also Relevant to understanding its line firther east (see H17)		
103				At east end of walk, Anglia water main inspection chamber and line of main supply to Estate and Estate water pipes to / from borehole in Orchard	The pipe channel south from the chamber within Plot 9/1a contains both the water main supply to the Estate and the private feed / supply pipes from the Private reservoir		
104	<b>H13</b>		<b>Top of old back drive; junction with A47</b>				
105				BT overhead supply to Estate	Crosses entrance to compound. Impact of construction traffic on risk of damage to BT connections		

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
106				Access through Northern woodland to Compound 2 and soil storage / processing area from A47	Size of access required for both compound and soil storage/ processing		
107				View east along A47 to Wood Lane Junction and west towards Lady's Grove, and plots 9/3b and 9/3c owned by Applicant	Traffic density; left in / out. Applicant to explain where construction traffic turns		
108				View of hedgerow and trees on N side of A47, plots 9/3a and 9/3d (both on highway (P))	Majority To be retained to east under BHE alternatives		
109				View north across A47 to field containing plots 8/1b, 8/6c, 9/1a, 10/1a and 10/2a (all P, owned by DN Alston)	Compare landscape with BHE landscape		
110				View east at portion of woodland to be taken as part of <b>plot 9/1b (P)</b>	Impact on future management of such as remains unfelled		
111	<b>W14</b>	<b>70</b>	<b>Turn east into central woodland belt</b>				
112				Shut off valve location for Estate private water supply and feed pipes within <b>Plot 9/1b (P)</b>	Impact of site entrance on pipes where crossing beneath entrance; and on valves; accessibility and risk of damage		
113	<b>H14</b>		<b>Reservoir</b>				
114				Location and structure of 10,000 gallon Estate reservoir within <b>plot 9/1b (P)</b> constructed pre-1948	Absence of proposals from Applicant on what is to be done with the Reservoir and how to maintain water supply to Estate's agriculture, X mas tree plantations and gardens		
115				Beginning of ride through central belt for forest management, within <b>Plot 9/1b (P)</b>	Importasnnce to woodland management; Impact of taking of ride on management of any parts of woodland not taken permanently;		
116	<b>W15</b>	<b>73</b>	<b>Through central belt ride and trees eastwards</b>				
117				Width of Ride, hedge alongisde road maintained by Estate and managed trees to south within G232 - note those marked for future thinning	Impact on Estate of loss of hedge and boundary		
118				Close view of T345	Field Maple Grade C2 (to be felled - APP-094 App 7)		
119				Close view of T346 (grade A1)	To be felled (APP-094 page 5, Table 2)		
120				View around at turning point of Ride by Berry's Lane junction)	Location of South Dumbbell within existing managed woodland; existance of alternatives		
121	<b>H15</b>		<b>Point within trees near A47 junction with Berry's Lane</b>				

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
122				Exemplars of cherry, sweet chestnut, sycamore, oak and western red cedar, noting stem diameter and overall height	Woodland management and future value if retained (for potential, compare with exemplar trees seen in Warren Plantation in W7)		
123				Note height of clear stems through pruning of retained trees			
124				Note tree spacing resulting from past thinning			
125	<b>W16</b>	<b>80</b>	<b>Continue through ride / trees southwards</b>				
126				Close view of T213 (grade B2)	Trees to be felled but retained under BHE alternatives		
127				Close view of T214 (grade A2)			
128				Note tree diameters in woodland belt going south	As before, ref 122		
129			<b>At new back drive, turn left to edge of Berry's Lane</b>	Note descent of Ride down hill to south	Tractor access in ride one-way downhill		
130	<b>H16a</b>		<b>Berry's Lane, entrance to New back drive</b>				
131				View north in Berry's Lane towards Junction	Slope of hill; section to be closed and how vehicles taking Lane by mistake will turn; location of embankment to south dumbbell; tractor and cycle/horse route in BHE alternative.		
132				Woodland and hedge to be taken on west side looking north			
133				A47 runoff ditch on east side of lane, across road	Alternative to App's proposal		
134				View south in Berry's Lane towards front drive entrance and cyclepath abutment; tree belt on west side(T282-291) with utilities to be laid within RPA	Should not be required in BHE alternatives		
135				Turning space into new back drive; abutment of soil storage / processing area into Berry's Lane			
136		<b>82</b>	<b>Turn back into new back drive</b>				
137	<b>H16b</b>		<b>New Back drive, 15m approx from entrance</b>				
138				At commencement of new back drive, view west along drive within Plot 9/1a (T)	Impact on access of drive being taken as part of Plot 9/1a (T)		

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Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
139				Observe hedge and trees on south side of drive to be taken into <b>Plot 9/1a</b>	Reason for taking uncertain; impact on management and effect of Works		
140				View drainage ditch on south side of new back drive, running west-east			
141				View location of drainage pipe north-south under new back drive within <b>Plot 9/1a</b> , leading from field to north into drainage ditch to south of drive (see previous item), to drain south east corner of field to north.	Impact on drainage of works in field to north. Risk of damage to (cast iron) drainage pipes		
142				Looking south, observe location of drainage pipe taking water from drainage ditch on south side of drive, leading south beneath meadow within <b>Plots 9/1a (T), 9/1d (R) and 9/1c (T)</b> towards front drive (and beneath front drive, draining finally into roadside ditch to south of front drive, west of its entrance from Berry's Lane)	Impact of works in meadow; works uncertain. Impact on drainage pipe (cast-iron) (see Plan C for drainage pipe outlet into North ditch by river Tud) Benefits of alternatives.		
143	<b>W17</b>	<b>93</b>	<b>North west across middle field to centre</b>				
144				10m approx into field to north of new back drive, observe line of Estate water supply pipe running west east beneath <b>Plot 9/1a (T)</b> to cross under Berry's Lane to drinking trough in <b>Plot 9/1j (R)</b> (field to the east of Berry's Lane)	Risk of damage to this cast iron pipe (pre-1948) in the soil processing area taking estate water supply to cattle feed trough in field on east side of Berry's Lane		
145				Observe extent of soil storage and processing area of plot <b>9/1a (T)</b> to south and west	Consider impact on field drainage system of works on plot 9/1a		
146				Remaining segments of field not taken	Consider usability during works of small part not taken		
147				Dairy buildings to west			
148	<b>H17</b>		<b>In centre of field by SW quadrant of south dumbbell</b>				
149				South dumbbell and permanent acquisition limits of <b>Plot 9/1b (P)</b> within field and woodland to NE	Impact on Estate. Not required if BHE alternative is adopted		
150				Location of Anglia water main to be diverted	Should not be required to be moved in BHE alternatives		
151				Location of plots <b>9/1l and 9/1m (both R)</b>			

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
*Departure time, mins from start (approx)							
A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
152				Line of likely access into soil storage area from A47 (old back drive) and Berry's Lane (new back drive)	Size of access required		
153				Note from distance T340-T344 between dairy buildings and north woodland, on east side of old back drive (T342 and T344 (both A2 and T340, T341 and T343 grade C) with soil storage / processing within RPA, and proximity to entrance route for construction of south dumbbell.	Likely impact on adjacent trees - even if recommended root protections are installed		
154				Observe boundary between <b>9/1b (P) and 9/1a (T)</b> .	Note intended height of Embankment of South Dumbbell increasing to south with fall of land and resultant impact of embanked roundabout on Estate. Compare benefit of BHE alternative		
155	<b>W18</b>	<b>100</b>	<b>Continue north to south side of woodland then west over field to Old Back drive</b>				
156				Field margin on north edge of field	Impact of field margin loss		
157				Trees within woodland with lower branches pruned - contrast those in outer first row with taller pruned stems beyond	Understanding of management of these trees proposed to be lost		
158				Nectar area (for bees) to north of dairy buildings	Lost in Plot 9/1a		
159				(on approach to Old back drive) note available space for entry route to soil storage area	Impact on RPA even if protections installed		
160	<b>H18</b>		<b>Old back drive by field entrance</b>				
161				View straight track north / south of old back drive with grass in centre.	Track for large vehicles but too high in centre for cars		
162				View extent of stopping up (to 134m south of existing A47)	Impact on Estate of loss of track. Temporary Impact on management of hedges and trees		
163				Location of crossing point beneath drive of water main and private supply to/from reservoir	Damage risk		
164				Location of Cast iron water main from A47 to Berry Hall north / south	ditto		

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Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
165				Overhead telephone cables on west side of old back drive leading from A47 to Berry Hall and all dwellings	ditto		
166	W19	104	Turn south down old back drive to dairy buildings north entrance				
167				Track closed and included within Plot 9/1b (P) then 9/1a (T)	As for H18 but emerging as seen in closer context when passing		
168				Hedgerow each side and how it will be managed			
169				T340-344 on east side with hedgerow			
170				Limit of track closure (134m from A47) by North entrance to yard			
171	H19		N entrance to dairy buildings yard and silage clamp				
172				View south limit of Plot 9/1a (T) either side of track and proximity to cattle shed			
173				vehicle entrance to shed at north end	Note ability for large vehicles to enter and turn coming from north on A47; impact of loss		
174				Vehicles to and from farm and moving within yard			
175	W20	107	South through yard				
176				View space for farm vehicles and choice of entrances			
177	H20		South side of yard, in front of cattle shed				
178				Cattle in shed and proximity to 9/1a (T) north, east and west	Impact on Cattle from works (if could otherwise remain)		
179				Working and turning area for vehicles			
180				Pads for storage of straw, silage or hay bales and manure pending spreading	Manure spread on fields; impact of their absence		
181	W21	112	Continue down OBD to junction with NBD				
182				Walnut plantation on west side	Diversity of woodland on Estate		
183				Note size of area of remainder of field on east side not to be taken	Small size impractical for cultivation		
184				Nos 1 and 2 Berry Hall Farm cottages on west side (no. 1 closest to old back drive); proximity to Compound 2 and visibility in winter	Impact of works on tenant no. 2 is a nurse who sleeps during day when working night shifts on rota		
185	H21		Junction of OBD and NBD				
186				Views north and south in OBD			
187				View east in NBD			

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
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Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
188				Junction and available space to turn north and south; oak at north corner with Farm cottage garden opposite	Restriction on turn north from new back drive to old back drive from tree on corner.		
189				Corner of crinkle crankle wall set back on south side with Wisteria cottage to south	Setting of estate		
190	W22	114	East along NBD				
191				Crinkle crankle wall to south			
192	H22		Half way point, at start of Soil compound				
193				View back along north face of crinkle crankle wall			
194				Proximity of end of wall to corner of soil storage and processing area in 9/1a (T) (c27m)	Risk of damage from works in soil compound		
195				Continuing NBD east from here, with hedgerow and trees on south side of drive, all within Plot 9/1a	Lack of management - effect during works.		
196	W23	117	Continuing on NBD east from half way point to junction with Berry's Lane				
197				Note drainage ditch west east along south side of drive (previously seen at its east end)	Connection with drainage into North ditch (see Plan C)		
198				T281 - last tree on right, Grade A, with RPA close to soil storage / processing route on drive to Berry's Lane (marked for protection)			
199				Pass westerly extent of 9/1a (T) and of strip of 9/1b (P) going south across drive.	Drainage Ditch to be crossed in plot 9/1b N-S by proposed drainage channel from S Dumbbell		
200			Turn north into Berry's Lane				
201	H23		Stopping up point for Berry's Lane				
202				Turning point for vehicles prevented from going further by closure	App to explain if public traffic is intended to turn in estate entrance following stopping up?		
203				Roadway beyond to be retained in BHE alternative, as private tractor route and public cycleway / bridleway			
204				View on east side of Berry's Lane the entrance to the field north of Merrywood (Plot 9/1j (R)) for cattle to cross to meadows beyond. Note steep rise into field and overhead cables above. Currently (at 14 Sept) the proposed entrance for National Grid Gas tankers with Bentonite)	Understanding the farming operation		

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
205	W24	120	Walk North in Berry's Lane to junctions with Dereham Road and A47				
206				Note on way, A47 continuation northwards of drainage channel on east side of road	Alternative already explained, to new drainage proposed on west side		
207				Note commencement of Plot 9/1f (P) on right (east) side and rising ground to woodland belt beyond hedge.	To be taken for link road to South Dumbbell; not required in BHE alternatives		
208				Note location of commencement of dumbbell embankment in dip of ascending Berry's Lane	Extent of embankments required here only because of location selected		
209	H24a		Berry's Lane junction with Dereham Rd				
210				North end of BHE proposed tractor route and cycle path / bridleway in Berry's Lane by south side of junction	Mainatins link for DN Alston and other farm traffic requiring N-S access to reduce journey		
211				T219 (Grade A2) and T 220 and T222 (both B1) among trees on right (to south of Dereham Road) to be felled for S Dumbbell	Note that of the 12 Grade A trees and 52 Grade B felled for the Scheme, 8 of the Grade A and 19 of the Grade B are at Wood Lane Junction. All those mentioned at this ref would remain in the BHE alternatives.		
212				T214 (Grade A2) opposite junction on west side of Berry's Lane on BHE boundary, to be felled	Retained under BHE alternatives		
		126	Walk north to edge of A47 junction				
213	H24b		Berry's Lane junction with A47				
214				View BHE proposed retained junction and detrunked A47 in each direction			
215				Note height difference between existing carriageway at junction and proposed level of South Dumbbell (App to confirm difference in m)	Applicant's S Dumbbell believed higher by App to explain.		
216				T346 (Grade A2) (oak) on South side of A47 to west, prominent from this location, to be felled.	To be retained under BHE alternatives.		

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
217				On S side of A47 close east of junction, view BT inspection hatches in concrete chamber to be relocated under Applicant proposal but retained under BHE alternative.	It is believed that this BT utility can be retained at this location and either side of it under the BHE alternatives.		
218	<b>W25</b>	<b>129</b>	<b>Turn back into Dereham Road and proceed east to field entrance to Plot 9/6a on north side</b>				
219				Just beyond entrance to Dereham Road on south side, note start of A47 drainage ditch on east side of Berry's Lane and route of water into it from A47 following the fall and camber in the highway	The beginning of the existing Drainage ditch for consideration as an alternative to creating another on the west side of Berry's Lane		
220				Note rise in road to hilltop			
221				View 5 B1 trees (T204-207 and 209) in Dereham Road to be felled; but retained under BHE alternative			
222				View on south side hedge with ride beyond to south and Woodland belt beyond in <b>Plot 9/1f (P)</b>	To be taken for link road to South Dumbbell; not required in BHE alternatives		
223	<b>H25</b>		<b>Entrance to Plot 9/6a</b>	View entrance to field and lack of hedge	Potential Gas pipe relocation depot. As alternative for Plot 9/1j (R) in absence of need to construct link road to south Dumbbell on Plot 9/1f (P)		
224							
225				Note land not cultivated in field to west of entrance			
226	<b>W26</b>	<b>132</b>	<b>Return to entrance to Plot 9/1f on south side of Dereham Road and enter Woodland belt Ride</b>				
227	<b>H26</b>		<b>In Ride near junction of 9/1f and 9/1l</b>				
228				View over rabbit fence into trees to be felled in <b>9/1f (P)</b>	Note management of trees; pruned stems and spacing through thinning.		

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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
229				View south-east along Ride between hedge and woodland belt and back towards Berry's Lane / Dereham Road junction ( <b>plot 9/1i</b> ) (P)	Requirement of woodland grant for woodland planting to leave 20% open; hence wider ride and benefits to wildlife of wider sheltered space. Mowed in July and hedge every second year to improve food source and nesting for birds and insects. Uncertain reason for Applicant's proposed permanent acquisition.		
230	<b>W27a</b>	<b>136</b>	<b>Walk south-east to end of Ride at junction of proposed cycle path with Dereham Road</b>				
231				<i>Hedge and Ride to be acquired permanently as <b>Plot 9/1f (P)</b> (part of) and <b>Plot 9/1l (P)</b></i>	Impact on management of remaining trees in Woodland if the Ride is taken as proposed; not required under BHE alternatives.		
232				<i>Note width of ride (wider than those to west of Berry's Lane) but absence of turning space between hedge and fence.</i>	Impact on management of woodland if taken		
233				<i>Applicant to explain location of and nature of utilities to be relocated in this area (see Environmental Masterplan Sheet 9) (See note on plan; "All alignments are indicative...")</i>			
234				<i>Note in woodland to right the species variety and height of stems pruned, trees marked for future thinning and spacing of trees thinned already by management.</i>	BHE landscape management.		
235				<i>Note exit from Ride at south east corner (part of <b>Plot 9/1g</b> to be permanently acquired) and space for tractor / trailer to turn back to field, to be blocked by proposed tree planting and the proposed cyclepath exit to Dereham Road</i>	See ref 232 above. Use of Ride curtailed without exit		
236	<b>W27b</b>		<b>Join footpath, turn east along final part of footpath to Dereham Road and in Dereham Road back to point of cycleway entrance to Dereham Road</b>				

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*Departure time, mins from start (approx)							
A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
237				Note footpath and triangle of land on its left (north) to be acquired temporarily with retained rights as <b>plot 9/1h (R)</b> isolated from remainder of field			
238	<b>H27</b>		<b>Proposed cyclepath exit on to Dereham Road (east end of cyclepath)</b>				
239				View cyclepath exit (opposite entrance to house on north side of road)	Lack of necessity for cyclepath in view of BHE alternative; Unnecessary urbanisation of village for whom the existing footpath is a valued asset and connected to the permissive footpaths in the Estate.		
240				View from road Trees T198 and T199 (Both Grade B1) to be felled to allow road widening for Applicant's proposed new link to A47	Unnecessary widening of road which is intended for restricted access to village to avoid rat-running. Loss of trees and hedge and reason for cyclepath is avoided by adoption of BHE alternatives.		
241				View Hedge (G158) shown as being removed on plan ADAS_1050831_SWECO_Tuddenham_AIAP for same purpose	ditto		
242				View line of existing Dereham Road (with trees and hedge as above) to be retained and kept in use in BHE alternative	ditto		
243	<b>W28</b>	<b>146</b>	<b>Re-enter footpath and proceed west to gateway into meadow on south side of field</b>				
244				Note width of strip to be taken for proposed cycleway and proposed division of ownership of hedge between <b>Plot 9/1g (P)</b> and meadow to south	Consequences of permanent acquisition of hedge or part of it have not been considered		
245	<b>H28</b>		<b>Gateway into meadow south of plot 9/1g (P)</b>				

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
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A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
246				East end of permissive footpath through meadows by river from Berry's Bridge. Path passes veteran lime tree approx 500 years of age, to south east of gateway (Woodland Trust Ancient tree no. 49736, girth 7.08m) (Lime trees of this age in the UK are rare)	The entrance to the permissive footpath and for cattle from the field to the meadow appear to be blocked by the Proposed cycleway and planting and fences by its side		
247				View meadow to south and its entrance to be taken as part of <b>Plot 9/1g (P)</b> for cycleway, and the veteran Lime tree	Estate's setting and management for public benefit.		
248				Note vertical distance of slope down to meadow to south. Applicant to indicate location of proposed south boundary of <b>Plot 9/1g (P)</b> on slope	Difficulty of creating legal boundary at this point as Applicant proposes.		
249	<b>W29</b>	<b>148</b>	<b>Proceed to centre of field Plot 9/1j</b>				
250				View height / spacing of pruned stems of trees			
251	<b>H29</b>		<b>Centre of Merrywood field</b>				
252				View SW towards Berry Hall and meadows west of Berry's Lane for setting	Landscape setting		
253				Applicant to explain proposed location within field of Gas main diversion works and route to be taken by water main and other utility diversion works.			
254				View south to Merrywood House for proximity and to observe protection given by line of beech trees on garden boundary with field	Amenity of Merrywood House and impacts of removal of its protection from the north		
255				View north west towards line to be taken by embanked link road. Applicant to state height of embankment and west and east sides of road where it crosses field and explain proposed planting	Impact on estate of loss of trees and lack of necessity to construct embanked link road when alternatives are available		
256				Applicant to explain locations of replacement access to remaining woodland belt for management			
257	<b>W30</b>	<b>153</b>	<b>Walk SW in Merrywood field to footpath exit to Berry's Lane (proposed cyclepath west end)</b>				

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
*Departure time, mins from start (approx)							
A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
258				On way, observe field entrance to Berry's Lane.			
259				Observe electricy pole with supply to Merrywood House passing underground beneath cyclepath and BT cables overhead	Applicant to explain proposals for retention of these supplies to Merrywood House.		
260	<b>H30</b>		<b>Just inside field - Merrywood hedge</b>				
261				Observe current footpath between trees descending to Berry's Lane	Note frquency of use as footpath		
262				Observe line of beech trees grown above formerly trimmed beech hedge (G164) to south of footpath, stated to be proposed to be removed in entirety for cyclepath construction to run in cutting down to Berry's Lane	See ref 254 above		
263				Observe T228 (field maple, Grade B2) to be removed	Unnecessary if footpath is retained		
264				Observe individual beech tree on north side of footpath, omitted from arboricultural report but also on direct route of cyclepath. Applicant invited to arrange inspection and categorisation by its arboricultural expert in advance of inspection)	Not recorded by Applicant, but its removal not needed if footpath retained.		
265				Compare visually BHE proposal to omit all works for cyclepath by using existing Berry's Lane and Dereham Road as alternative route, retaining existing footpath and connestion to permissive footpath to Berry's Bridge	Benefits to landscape as well as users, Merrywood and the Estate, if footpath and its link to the Estate's permissibve footpath the the south are kept as they are.		
266	<b>W31</b>	<b>157</b>	<b>Descend to Berry's Lane and turn into Merrywood House drive</b>				
267				Observe A47 drainage channel either side of and passing beneath drive	As already explained, the existing alternative to a new drainae chaneel proposed west of Berry's Lane. Note here substantial construction of the channel's pipe under the Merrywood drive.		
268				Observe beech trees (G164) from below to north along drive	See ref 270 below		

**Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)**

*\*Departure time, mins from start (approx)*

A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
269	H31		In Merrywood House drive, to north of front door to house				
270				Consider impact of act of destruction and subsequent absence of beech trees and appearance of cyclepath on sensitive receptors resident in house. Consider also impact of absence of planting proposed between cyclepath and Merrywood House drive to west of house	Impact of their loss on the sensitive receptors resident at Merrywood. To be retained if the BHE alternatives are adopted.		
271	W32	160	Return to Berry's Lane, over road to Berry Hall front drive, through gate on north side and diagonally across meadow to north of drive to its north west corner				
272				In front drive, note finger of <b>Plot 9/1d (R)</b> (temporary with permanent rights) crossing drive to west of gate. Applicant to explain purpose	Purpose unknown.		
273				While crossing meadow, observe extent of <b>Plot 9/1b (P)</b> in meadow (including gateway), <b>Plots 9/1c and 9/1a (T)</b> and location of main part of <b>9/1d (R)</b>	Unnecessary if BHE alternatives adopted,. Applicant to explain in that even reasons for requirement of any other utility diversions in Berry's Lane.		
274				Observe hedgrow, trees and ditch to south of new back drive proposed to be taken temporarily as part of <b>Plot 9/1a (T)</b>	ditto		
275				Observe drinking trough in meadow	Fed from pipes to north. Risk of damage to old pipes further		
276				Observe older and young park trees in meadow for impact on landscape setting.	Landscape setting - part of the Estate's investment in the future		
277	W32		Through gate at north west corner of meadow, turn left into New Back drive and left again to kitchen garden				
278				Pass corner of <b>Plot 9/1a (T)</b> on east side of gate to south of new Back Drive	as already explained, proximity of Plot 9/1a soil processing works.		

**Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)**

*\*Departure time, mins from start (approx)*

A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
279				Observe in passing east end of crinkle crankle wall, the inclination off vertical of the lower (straight) wall extending to east	As already mentioned, risk of damage to wall (on which no investigations have been made by the Applicant nor any mitigation methods proposed)		
280	<b>H32</b>		<b>Beside kitchen garden</b>				
281				Observe areas for kitchen garden and Christmas tree plantation	Christmas tree business		
282				Observe sine wave shape of crinkle crankle wall and its construction one brick thick without buttresses for its full length end to end round corner to Wisteria Cottage, (12ft high with a wave length of 36ft)	Sensitivity of wall (see ref 279 above)		
283				Observe group setting of walled garden, Wisteria Cottage and Buttery with stables and farm buildings beyond	Extent of listed building curtilage		
284	<b>W33</b>	<b>166</b>	<b>round side of kitchen garden and past Buttery</b>				
285				Passing the thatched Buttery, note its restoration, its brick and flint construction and its octagonal shape linking with the construction and shape of Wisteria Cottage. Note also both building's garden areas facing the kitchen garden and towards <b>Plot 9/1a</b>	Setting of Estate; management and listed building curtilage.		
286				Note view to north, observing the distance to the corner of Plot 9/1a lying to the east of the crinkle crankle wall (45m), observing also the distance from Wisteria Cottage to <b>Plot 9/1a</b> (55m)	Disturbance to the sensitive receptor at Wisteria Cottage and to holiday tenants from work in Plot 9/1a toward which both properties face without the same protection from trees as is afforded to the Hall itself.		
287	<b>H33</b>		<b>On Buttery drive, by top of retaining wall on north side of front drive extension</b>				
288				View north over kitchen garden to crinkle crankle wall enclosing the rear of the Hall and its associated buildings.	Estate and curtilage setting		

**Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)**

*\*Departure time, mins from start (approx)*

A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
289				View to the south, encompassing the west side of the Hall, kitchen and stable yards with the formal gardens, River Tud and Warren Plantation beyond, the Stable building and Rosemary Cottage, and the farm buildings lying to the west of the stables	ditto		
290				Note the front drive extension below the retaining wall, its pinch points between the retaining wall and the buildings / walls on its south side and the turns required to pass along it.	Access impact		
291	<b>W34</b>	<b>168</b>	<b>Pass to end of Buttery Drive and turn back on front drive extension to Stable Yard</b>				
292				<i>Note on way, the beginning of the narrow section. Fuel lorries with oil for the heating of all dwellings back as far as this point from the old back drive.</i>	As ref 290		
293	<b>H34</b>		<b>In stable yard</b>				
294				Rosemary Cottage front door, arch to stables, with entry to garages and Hayloft over.	Two dwellings and part of the curtilage to the Hall. Impacts from access issues and proximity of works, also more readily visible than from the Hall itself.		
295	<b>W35</b>	<b>169</b>	<b>Into kitchen yard, through door to garden</b>				
296				<i>In kitchen yard, the west end of the 1750's block ahead with the kitchen/ rear block on its north side</i>	The listed building and its inaccurate description on the English Heritage listing.		
297				<i>Once through door, the insertion of the window on the left and one window on the north face are the only visible 1949 alterations.</i>	ditto - in particular by the reference in the EH listing to "major alterations" in 1949		
298	<b>H35</b>		<b>South garden and view from it</b>				
299				Location of public teas and public meeting point. View over gardens to Warren Plantation and earlier parts of walk.	Setting; public access.		
300	<b>W36</b>	<b>175</b>	<b>Along south terrace and round south east corner of house to front door</b>				

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 2)							
*Departure time, mins from start (approx)							
A	B	F	C	D	E	G	H
Item ref	Walk no.	Mins *	Walk location Halt location	Items to view	Reason to view	App Doc ref	ACM doc ref
301				Passing south side of house, views to east emerging	Setting		
302	H36		Front door	At front door, inspect Estate meteorological record kept since 1949	Historic and scientific interest, commitment to Estate's continuity.		
303							
304				Any questions?			
305		180	END OF WALK				

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 5)						Departure time, mins from start	
Item ref	Walk no.	Walk location	Halt no.	Halt Location	Items to view	Reason to view	Mins (approx)*
1	5A						
2		<i>On way to Stop 5, pull off A47 eastbound to turn into field entrance (Plot 8/1b), approx 250m east of Sandy Lane / Church Lane</i>					
3		<i>Remain just inside field entrance</i>	5A H1	10/15m inside field entrance			5
4					Views east, north and north-west over field, and south across A47	Location of Applicant's crossing point of proposed mainline over existing A47 and diversion point from A47 of proposed Sandy Lane to Wood Lane link for local traffic. Applicant to explain proposed height difference between existing A47 and new mainline crossing over it.	
5					View east into dell with wood opposite and A47 embankment on right	Note natural fall and rise in land. BHE proposed point for existing A47 to run beneath new mainline in place of constructing proposed link road	
6	5B						
7		<i>In Wood Lane, continue north past stop 5 entrance to take next field entrance on left (west) side after Stop 5 entrance - OR cross road on foot from Stop 5 entrance</i>					
8	5B W1	<i>Walk south along field edge to corner of Plots 10/2a and 10/2b</i>					
9			5B H1	Corner of Plots 10/2a and 10/2b	View south towards existing A47 over Plots 10/2a, 10/1a		5
10					Note trees on Wood Lane to be removed for junction; going south, 5 no. Grade A trees (T350, T349, T348, T347, T351) and on north side of A47, 5 no. Grade B trees (T352, T353, T358, G236 and G237)	Observe space taken by Applicant's mainline west part of junction and new northern link road and the space between them; and differences if one or other of BHE's proposed alternatives is adopted.	
11	5B W2	<i>Walk east along Plot 10/2b approx 150m to its junction with Plot 8/6b</i>					
12			5B H2	Junction of Plots 10/2b and 8/6b (south west of small wood)			9
13					View south and south-west over Plot 8/1b to existing A47 and, between the two woods, to Stop 5A and Lady's Grove.	Observe line of mainline approaching junction from west and potential Compound and soil storage sites under BHE alternatives, and also potential location for future service area.	

Itinerary for Accompanied Site Visit w/c 15 Nov 2021 - Berry Hall Estate (ASI Stop 5)						Departure time, mins from start	
Item ref	Walk no.	Walk location	Halt no.	Halt Location	Items to view	Reason to view	Mins (approx)*
14					Note hedge and trees along north side of existing A47 to be retained under BHE alternatives		
15	5B W3	Return to start, either round north of small circular wood or the way come.					13
	5						
16	During proposed Stop 5 to east of Wood Lane, additional points to note						
17			XX	A point or points from which the following can be observed: (a) the location of the NWL stub and cycleway crossing point beside / over it (north part of 10/5d) and (b) the land to the south east of the stub location (rest of plot 10/5d (permanent) and 10/5b (temporary with permanent rights) and, beyond them, plots 10/5e and 11/1f	View south over field towards existing A47 and south east along line of proposed mainline east part of junction approach. Applicant to explain amount of Plot 10/5b to be required for Gas main diversion works and intended use for entirety of Plots 10/5e and 11/1f	Observe such additional land as would be taken permanently for BHE alternative junction (potentially part of Plot 10/5b, 10/5e and 11/1f) and land available for compounds and storage in either case	



Search for a location

TRD10038 BERRY HALL

ESTATE  
AS1 ROUTE

PLAN 'A'

START

See  
Plan  
B - 32 to  
finish.

AG  
13/9/21





Search for a location

TRO10038 BERRY HALL ESTATE

ASI ROUTE  
PLAN 'B'

32

33

9

34

Finish

35

10 10

8



# TRO10038 - BERRY HALL ESTATE PLANS

AS1

PLAN

STEW POND

PIPE UNDER LAWN

PIPE UNDER GATEWAY

N-S DRAIN PIPE

1A47  
1 RUN  
1 OFF

NORTH DITCH

RIVER TUD

SOUTH DITCH

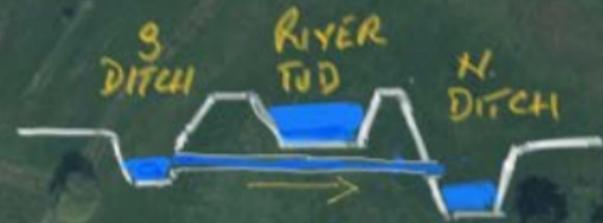
A

S DITCH

RIVER TUD

N. DITCH

PIPE UNDER RIVER



ILLUSTRATIVE SECTION A-A



Search for a location

TRO10038

PROPOSED ADDITIONAL VIEWPOINTS

ASI

at STOP 5 - N/E of WOOD LANE

BERRY HALL ESTATE PLAN

SB

SA

H2

HI

STOP 5

KE-1

LIMIT OF DEVIATION (APPROX)

