

**Our ref: CEB/GL/029196**

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2<sup>nd</sup> October 2021

The Examining Authority  
A47 North Tuddenham to Easton Road Improvement  
Scheme  
National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol  
BS1 6 PN

*Revised; with Unique Reference and suggested locations for ASI*

*Unique Reference: 20028284*

Dear Sir

**Honingham Aktieselskab - Easton Estate – A47 Easton to North Tuddenham RIS**  
**Request for acceptance of a request to participate in hearings.**  
**Request to attend or part attend the ASI.**

We respectfully request the Examining Authority to accept the late submission of a request to participate or observe at Hearings scheduled for the week commencing 1<sup>st</sup> November 2021.

We also respectfully request the ability to attend or attend in part, the ASI scheduled for the week commencing 15<sup>th</sup> November 2021.

**1. Hearings**

We have continued to liaise with the Applicant and had hoped to prevent the need to attend, although there remain a few important issues to resolve. We continue to discuss these.

However, we have become conscious of significant further representations on behalf of Mr Meynell regarding the proposal to revise the A47 Easton to North Tuddenham Road Improvement Scheme in the vicinity of Wood Lane, which directly affects the Easton Estate owned by Honingham Aktieselskab.

We understand from the Applicant that the representatives for Mr Meynell have indicated they have consulted with the owners of the Easton Estate as if to suggest the latter might approve their proposals.

The writer willingly met Mr Meynell to understand the initial proposals on 26<sup>th</sup> August. Having indicated that further loss of Easton Estate land would not be welcome, Mr Meynell quite reasonably revised the plan showing two alternatives. These plans were first received on 17<sup>th</sup> September, after the deadline for Deadline 2 and Procedural Decision D.

The plans show firstly a gyratory junction which we understand is excessive for the parameters of this scheme and an alternative dumbbell revision. These proposals avoid land take from Berry Hall Estate, and while the gyratory system evidently endeavours to restrict the impact on the Easton Estate, both still require additional land from the Easton Estate.

Either of the recently tabled proposed plans would, if enacted have a significant impact upon the Easton Estate (Honingham Aktieselskab) which is not entirely clear from the plans provided. The plans do not show the land required in addition to the road corridor for infrastructure, accessways, landscaping and bunding so the impact of the revisions is understated. It is possible that the revisions might extend beyond the red line boundary, especially if the contractors insist on the same extent of compound land.

Easton Estate (Honingham Aktieselskab) currently has four major infrastructure projects impacting upon the Estate and a proposal for the A47 RIS to have an even greater impact than is already planned to preserve ensure property avoids impact is not reasonable or necessary.

The loss of any land and boundary features are regrettable, but Mr Meynell's representatives have indicated the problems to their estate from the loss of 3 hectares of land.

The Easton Estate is very private and had wished to remain so. The estate is currently losing 30 hectares for the road, together with temporary land use over 33 hectares, 16.5 hectares of which will be affected by permanent rights.

We therefore request the ability to attend hearings and if necessary to address unresolved issues relating to the Applicant and to address any issues that may be raised in relation to the proposals to alter the Wood Lane junction to the detriment of the Easton Estate.

## **2. ASI**

Mr Meynell has suggested the ASI should visit the south-western section of the Easton Estate presumably to compare it in some manner with Berry Hall and its lands.

Throughout the planning stages relating to this scheme and the Norwich Western Link, the owners have conducted various assessments of flora and landscape. Although Mr Meynell may be of the view that the south-western portion of the Easton Estate is less important than Berry Hall Estate, this is not a view held by others.

It forms an important part of an excellent example of a traditional agricultural estate with mixed field sizes and agricultural activity, woodland blocks, including ancient woodland, historic buildings, county wildlife sites and the Honingham Hall Landscape park NHER No. 44183 (Monument).

The scheme in its entirety has a marked impact along most of the southern boundary of the estate which is directly at odds with the owners wish to retain it as little affected as possible. Entertaining further detrimental impact and land loss in addition to the current proposals is to be avoided.

We therefore request that the writer and if possible, a representative from the Easton Estate should reasonably be permitted to attend the ASI and to suggest other viewpoints it may benefit the Examining Authority to visit. This would enable a more complete image of the impact of the scheme on the estate.

## **3. Site visit itinerary**

### **3.1 Western section of the estate**

We understand the intention is for Ex. A to visit the property to view the Tud river crossing amongst other issues. While in this vicinity we suggest the Ex. A views the location for the road as it relates to Hall Farmhouse and the cottages with the benefit of the long views to be provided by the estate.

A brief drive from Hall Farm northwards would enable Ex. A to understand the nature and amenity value of this section of the estate which may prove useful in contemplation of any comments that may be made to the contrary.

A drive westwards from Hall Farm to Wood Lane would enable Ex. A to contemplate the impact of the scheme on the southern edge of the estate and arrive at the land Mr Meynell would like Ex A to view.

Alternatively, Ex. A may prefer to start at Wood Lane and travel eastwards to Hall Farm, which would work as well.

### 3.2 Eastern section of the estate

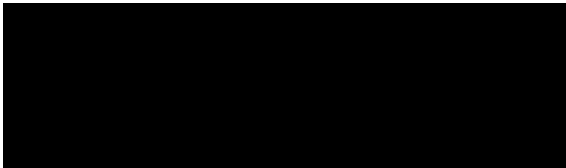
It might be sensible for the Ex. A to drive from Easton roundabout to the entrance to Easton Lodge along Church Lane.

In comparison, and after that, a journey from the Easton roundabout westwards along A47 before turning north on Taverham Road would enable the Ex. A to consider the standard of the highways along Taverham Road, eastwards into Weston Road and then southwards towards Easton roundabout.

This may prove useful in consideration of whether Easton Estate (Honingham Aktieselskab) should reasonably expect a private means of access with accesses to their land immediately north of the scheme, or whether the lanes are considered suitable for heavy farm equipment while being used by local traffic.

It will also enable Ex. A to consider the alternative accesses the Applicant proposes Easton Estate (Honingham Aktieselskab) and others should use to access remote land if and when the Ringland Road is closed.

Yours faithfully,



**Charles E Birch FRICS FAAV**  
**Partner – Land Agency**  
For and on behalf of Brown & Co –  
Property and Business Consultants LLP