

Ian Sherman Esq.  
Community and Environmental Service  
Norfolk County Council, Floor 2  
County Hall, Martineau Lane  
Norwich  
NR1 2SG

October 8, 2021

I, Dr David Ormerod of Mill House, 7 Mill Lane, Swaffham, Norfolk PE37 7EU hereby apply for an order under section 53(2) of the Wildlife and Countryside Act 1981 to modify the definitive map and statement for the area by registering Wootten's Manor Lane in Bradenham Parish as partially a Restricted Byway, and partially as a Bridleway – in recognition of the stronger evidence for the former.

This public highway crosses the eastern extent of the old Grazing Grounds, much of which was formerly in East Bradenham Parish, prior to its union with West Bradenham. The Highway historically crossed High Common, and occupied an area almost surrounded by old heaths and commons. The lane was rapidly re-dedicated following the parliamentary enclosures of East and West Bradenham. For much of the intervening two hundred years, the old road can be shown to have been a public vehicular road. In particular, the northern segment of the highway between Points C and D, from Pooleys Lane to Hale Road, was shown as a "white road" on the Finance Act (1909-10) IRS DLV Map and on the National Farm Survey Map of 1943. It is probably significant that both primarily involved the testimony of the landowners. These documents were locked away for 50 years each, before coming to the public purview. A similar situation is found with the southern transit between Points A and B.

It became obvious during the historical review that over the two centuries, the central section was intermittently considered a private span by Wootten's Manor Farm. No Road Modification Orders have been found. At other times, the complete route had a unitary reputation as a public vehicular road. How the highway was balkanized in this way, when there was but a single residence appeared to represent the notion that if it "crossed our land, it was private" The Farm was dismantled in the mid-20<sup>th</sup> century. I suggest that the highway could be argued as a single entity, but in recognition that a practical solution should be proposed, I have suggested that the evidence can at least support a bridleway in the central section and that it would make sense to accommodate the section between Points A and B in the same classification, although this segment actually has equine vehicular highway rights.

I attach copies of the following documentary evidence in support of this application:

- Ordnance Survey composite 6-inch map of E&W, Norfolk Sheets 60SW and 60SE, 1903.
- Definitive Map of Bradenham.
- Norfolk County Council Online Rights of Way Gazetteer, 2021 showing Wootten's Manor Lane and Bradenham FP1.
- Finance Act (1909-10) Duties on Land Values map, Bradenham.
- Photograph (July 2021) of the entrance to Wootten's manor Lane on High Green Lane, Bradenham. Point A is at the intersection coming in from the left (Pooleys Lane).
- Photograph (July 2021) of the overgrown old hedgerows and ancient hedgerow trees at the former Hobbs Lane, passing northwards from Wootten's Manor Lane.
- Photograph (June 1 2021) looking eastward along Pooleys Lane, about three-quarters along the highway. on Grazing Grounds Lane close to Point C.
- Photograph (July 2021) looking back down Wootten's Manor Lane towards Point B, the southern nadir of the highway.
- Photograph (July 2021) of Wootten's Manor Lane as a green lane, running NNE from just beyond Point B.
- Photograph (July 2021) of Wootten's Manor Lane as it courses NNE through a long, thin coppice.
- Photograph (July 2021) of Wootten's Manor Lane at the intersection with the former driveway to Wootten's Manor Farm. Note old wooden bench at the roadside.
- Photograph (July 2021), looking back to the south as Wootten's Manor Lane passes down the south side of the sloping land.
- Photograph (June 2021). The view to the south along Wootten's Manor Lane looking to south from near Point C.
- Photograph (June 2021) of the MAFF Conservation Walk signage at Point C with more recent Permissive Access signage from an old Environmental Stewardship Program.
- Photograph (June 2021) of Wootten's Manor Lane just to the north of Point C, with Bradenham village in the distance.
- Photograph (July 2021) of Wootten's Manor Lane half-way between Points C and D, with Bradenham village visible through the trees
- Photograph (July 2021) of the northern exit of Wootten's Manor Road at point D, on Hale Road, Bradenham.
- Estate Map of Hall Farm, East Bradenham, 1786.
- Faden's Map of Norfolk, 1797.
- West Bradenham Parish Enclosure Award and Map, 1802/4.
- Extracts from the East Bradenham Enclosure Award, 1816
- Edward B. Metcalfe's O.S. pen & ink Map of East Dereham, 1817.
- Ordnance Survey 1<sup>st</sup> Series 1-inch Map of E&W, Sheet 66, 1824.
- Bryant's Map of Norfolk, 1826.

- Tithe Map for East Bradenham Parish, 1838
- Christopher and John Greenwood Map of the County of Norfolk, 1834.
- Tithe Map of West Bradenham, 1838/ 9.
- Ordnance Survey 6-inch Map of E&W, Norfolk Sheet 60SW, 1884.
- Bartholomew Half-inch map of England and Wales, Norfolk Sheet 15, 1903.
- Ordnance Survey Composite Second Series 25-inch, Norfolk Sheets 60.10 and 60.14 1903.
- Ordnance Survey Object Name Book, Norfolk Sheet 60SE, 1904.
- Finance Act (1909-10) IRS Duties on Land Values Map, Norfolk Sheets 60.10 and 60.14
- Wootten's Manor Farm Sale Brochure, 1920.
- Map of Saham Grove Estate Sale, 1938.
- Ordnance Survey New Popular Edition 1-inch Map of E&W, Sheet 66, 1941.
- Ministry of Food National Farm Survey Map, Norfolk Sheets 60.10 and 60.14, 1943.
- Aerial Photograph of Wootten's Manor Lane, 1946.
- Ordnance Survey 1:25,000 Map TF90-B, 1955.
- Geo-referenced Land Registry IMSPiRE index polygon map of Wootten's Manor Lane, 2017.
- Ordnance Survey 1:25,000 Explorer Map, Sheet 237, 2015, Bradenham Parish.
- Google Earth Satellite View of Wootten's Manor Lane, 2016.
- Open Street Map of Wootten's Manor Lane, 2021.
- Farm Environmental Payments Map including Wootten's Manor Lane, 2017.
- User Attestation Form from the British Driving Society (previously unsubmitted) dated 1992, concerning regular use of the highway by foot or bicycle from 1936 to 1992, described identifiably, and the highway considered as a "Byway."

Sincerely Yours,



L David Ormerod MB,BS, MBA, MSc, FRCP, FRCS, DTM&H  
 Applicant's Reference: **EH 066**



FIGURE 2. DETAILED MAP OF WOODEN'S MANOR LANE, BRUDENHAM

## Wildlife and Countryside Act 1981

### The Definitive Map and Statement of Public Rights of Way for the County of Norfolk

#### Certificate of Service of Notice of Application for Modification Order: Proposal to Establish Wootten's Manor Lane, Bradenham Parish, as partly a Restricted Byway and partly as a Bridleway

To: Norfolk County Council  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

I, Dr David Ormerod of Mill House, 7 Mill Lane, Swaffham PE37 7EU hereby certify that the requirements of paragraph 2 of Schedule 14 to the Wildlife and Countryside Act 1981 have been complied with.

Dated: October 8, 2021

Signature:



Applicant's Reference: **EH 066**  
NCC Reference: