

Dated

14th July

2026

BROADLAND DISTRICT COUNCIL

-and-

DMD LETTINGS LIMITED

-and-

CHELSEA JOSEPHINE ROSE

**DEED OF PLANNING OBLIGATION
UNDER SECTION 106
OF THE TOWN AND COUNTRY PLANNING
ACT 1990**
relating to Land South of
Harbord Road, Frettenham

nplaw
Public Sector Legal Expertise

THIS DEED is dated 14th day of July 2026

PARTIES:

- (1) **BROADLAND DISTRICT COUNCIL** of The Horizon Centre, Peachman Way, Broadland Business Park, Norwich NR7 0WF (referred to as the "Council")
- (2) **DMD LETTINGS LIMITED** (Co. Regn. No. 13831482) of D M D House, 40 Paddock Street, Norwich, NR2 4TW (referred to as the "Owner 1")
- (3) **CHELSEA JOSEPHINE ROSE** of 11 Lynes Close, Blofield, Norwich NR13 4FJ (referred to as the "Owner 2")

Owner 1 and Owner 2 are collectively referred to as the 'Owners'

And the Council and the Owners are together referred to as 'the Parties'

INTRODUCTION

- (A) The Council is a local planning authority for the purposes of this deed for the area within which the Site is located.
- (B) The agent Holt Architectural Limited has applied for the Permission on behalf of Peruzzi, Rose and Fisher and the Council has resolved to grant the Permission provided the Parties enter into this Deed.
- (C) Owner 1 owns the freehold of the part of the Site which is registered at HM Land Registry under title numbers NK527395, NK92907, NK530454, NK128284 and held free from encumbrances other than the matters referred to below.
- (D) Owner 2 owns the freehold of the part of the Site which is registered at HM Land Registry under title number NK546010 and held free from encumbrances other than the matters referred to below.

1. DEFINITIONS

In this Deed the following expressions have the following meanings:

"Act"	The Town and Country Planning Act 1990 as amended
"Commencement"	The date on which a material operation as defined in section 56(4) of the Act is first carried out, except (for the purposes of this Deed only) operations consisting of: • site clearance

- demolition
- archaeological investigations
- ground surveys
- removal of contamination or other adverse ground conditions
- erection of temporary fences
- temporary display of site notices and/or advertisements

and 'Commence' and 'Commenced' will be construed accordingly

"Development"

The Development of the Site in accordance with the Permission

"Dwelling"

A dwelling to be built on the Site as part of the Development

"Index Linked"

Index linked from the date of this Deed until the date the payment is made ("the index period"), such index linking being an increase or decrease in the amount of the payment equivalent to any change during the index period in the RICS Building Cost Information Service All In Tender Index published by the Office for National Statistics (or if such index ceases to be published, another index notified to the Owners by the Nominated Officer)

"Nominated Officer"

The senior officer of the Council responsible for development management or other officer of the Council notified to the Owners

"Occupation"

Occupation of the Site, or any part of it, for any purpose authorised by the Permission, but excluding occupation for the purposes of:

- construction
- internal and external refurbishment
- decoration
- fitting-out
- marketing

and 'Occupy' and 'Occupied' will be construed accordingly

"Permission"

The hybrid planning permission to be granted by the Council comprising:

- 1: Full permission for 1 new dwelling, site access and private drive; and
- 2: Outline permission for 4 self-build plots and the conversion of an existing building to 1

dwelling;
and allocated reference number 2023/3726

"Plan"	The plan attached to this Deed titled 'Site Location Plan' issued on 20.05.25
"Plot"	A plot within the Site on which a single Dwelling authorised by the Permission is to be constructed on as indicatively shown on the Plot Plan
"Plot Plan"	The plan attached to this Deed titled 'Existing Site Plan' issued on 20.05.25
"Site"	The land known as Land South of Harbord Road, Frettenham, NR12 7ND and registered at HM Land Registry under title numbers NK92907, NK128284, NK527395, NK530454, and NK546010 shown edged red on the Plan
"Trigger"	The Commencement date and any trigger or threshold in this Deed linked to the taking of specified steps, payment of money, or linked to the prohibition of a specified action

2. LEGAL BASIS

- 2.1. This Deed is made pursuant to section 106 of the Act and, to the extent that it does not contain planning obligations, under section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011, section 93 of the Local Government Act 2003, and any and all other enabling powers.
- 2.2. The covenants and obligations contained in this Deed create planning obligations for the purposes of section 106 of the Act enforceable by the Council and relate to the Site and to the extent that any provision is not capable of being made pursuant to section 106 of the Act it is made pursuant to section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011, section 93 of the Local Government Act 2003 and any and all other enabling powers.
- 2.3. Covenants given by more than one party can be enforced against them individually or jointly.
- 2.4. A reference to an act of Parliament includes any later modification or re-enactment, including any statutory instruments made under that act, and reference to a gender or person includes all genders or classes of person.
- 2.5. Any covenant in this Deed not to do something includes an obligation not to allow or permit it to be done.

2.6. References to any party to this Deed shall include successors in title to that party and to any person deriving title through or under that party and in the case of the Council the successors to its respective statutory functions.

2.7. Representatives of the Council may enter the Site at any reasonable time to ascertain whether the terms of this Deed are being or have been complied with provided that:

2.7.1. they do not enter any individual Dwelling; and

2.7.2. they adhere to all reasonable health and safety requirements.

2.8. This Deed is conditional upon:

2.8.1. The grant of the Permission; and

2.8.2. The Commencement of Development,

save for the provisions of this clause and clauses 3, 4, 5, 6, 7, and 8 which shall come into effect immediately on completion of this Deed and any obligation contained in this Deed which must be performed prior to Commencement of the Development which shall come into effect immediately on the grant of the Permission.

3. COVENANTS

3.1. The Owners covenant with the Council for himself and his successors in title to observe and perform the obligations and stipulations contained in this Deed.

3.2. The Council covenant with the Owners to comply with their respective requirements contained in this Deed.

4. USE OF CONTRIBUTIONS INDEXATION AND INTEREST

4.1. The improvements referred to in this Deed for which contributions are required may at the Council's absolute discretion be commenced or provided (in whole or in part) at any time after the date of this Deed even if payment of the relevant contribution may not have become due.

4.2. If the improvements have been commenced or provided prior to the due date for payment of the relevant contribution then the payment will be regarded as a reimbursement of the costs incurred in providing the improvement.

4.3. Nothing in this Deed binds the Owners to pay;

4.3.1. any contribution before the date on which it is due under the Schedules;

- 4.3.2. any contribution at all if the relevant due date is not reached; or
- 4.3.3. any greater contribution than provided in the relevant Schedule (subject to being Index Linked or subject to the inflation provision as set out therein).
- 4.4. The Council is entitled to use all interest accrued on each contribution specified in the Schedules from the date of actual payment of the contribution until the date when the contribution is spent.
- 4.5. The contributions specified in the Schedules are to be Index Linked or subject to the inflation provision as set out therein.
- 4.6. In the event of any delay in paying the contributions specified in the Schedules then from the due date of payment:
 - 4.6.1. the contributions are a debt due to the Council and are recoverable by action by the Council; and
 - 4.6.2. are liable to interest calculated on a daily basis at a rate of 4 percent over the bank rate as set by the Bank of England in force from time to time from the due date for payment until the actual date of payment.
- 4.7. All payments under this Deed are exclusive of value added tax (VAT) and any VAT due must also be paid.
- 4.8. Any money from time to time held by the Council in respect of any payment made to the Council by the Owners under the provisions of this Deed will in any event become the absolute property of the Council and will not be subject to return to the party who made that payment if that party:
 - 4.8.1. becomes bankrupt or has a winding-up petition or a petition for an administration order presented against it;
 - 4.8.2. passes a winding-up resolution or an administrative receiver or a receiver and manager is appointed in respect of the property (or any part thereof) belonging to that party; or
 - 4.8.3. enters into any arrangement scheme compromise moratorium or composition with its creditors or any of them;but shall continue to be held under the terms of this Deed.
- 4.9. The Council may spend part of each contribution specified in the Schedules on reasonable legal costs and disbursements which are supplemental to or incurred in connection with the spending of the said contribution in accordance with the relevant Schedule.

5. OTHER PROVISIONS

- 5.1. No person will be liable for any breach of this Deed if he no longer has an interest in the Site (unless the breach occurred before he disposed of his interest).
- 5.2. The Owners confirm that they are the owners of the Site or the part of the Site with full power to enter into this Deed and that there is no person or body with an interest in the Site whose consent is necessary to make this Deed binding on all interests in the Site.
- 5.3. The covenants, restrictions and requirements contained in this Deed shall not be enforceable against:
 - 5.3.1. individual purchasers or lessees of Dwellings constructed on the Site pursuant to the Permission or their mortgagees where (in relation to a breach) that breach occurs prior to the date on which that individual purchaser or lessee completes the purchase or lease of the Dwelling (or their mortgagee takes its security), PROVIDED THAT any obligation in this Deed which is expressed to be complied with prior to Commencement of Development of, or prior to Occupation of, that Dwelling or the Plot on which it is constructed shall bind those individual purchasers or lessees; or
 - 5.3.2. any statutory undertaker or other person who acquires any part of the Site or an interest in it for the purposes of the supply of electricity gas water telecommunications or highways in connection with the Development of the Site.
- 5.4. On completion the Owners will pay the Council's reasonable legal costs in connection with this Deed.
- 5.5. No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.
- 5.6. If any provision of this Deed is held to be invalid, illegal or unenforceable it will not affect the remaining provisions.
- 5.7. No waiver, express or implied, by the Council of any breach or failure to perform or observe any of the covenants, terms or conditions of this Deed constitutes a continuing waiver, nor prevents the Council from enforcing any of the provisions in this Deed.
- 5.8. If the Permission is quashed revoked or expires before Commencement then, save for Clause 5.4, this Deed will cease to have effect (insofar only as it has not already been complied with).

- 5.9. Subject to Clause 5.10, nothing in this Deed prohibits or limits the right to develop any part of the Site in accordance with a planning permission (other than the Permission) granted after the date of this Deed.
- 5.10. If the Permission is subject to an application under Section 73 of the Act for the removal or amendment of any condition attached to the Permission then the obligations in this Deed shall also apply to the new planning permission resulting from such application if so agreed by the Council (acting in its absolute discretion).
- 5.11. This Deed is registrable as a local land charge by the Council.
- 5.12. Following the performance and satisfaction of all the obligations contained in this Deed the Council will, upon the written request of the Owners, cancel all relevant entries contained in the Register of Local Land Charges.
- 5.13. An agreement, approval, consent or expression of satisfaction required by the Owners from the Council under the terms of this Deed must be given in writing and shall not be unreasonably withheld or delayed.
- 5.14. The provisions of this Deed (other than this clause which takes immediate effect) will be of no effect until this Deed has been dated.
- 5.15. Nothing contained or implied in this Deed will fetter, prejudice or affect the rights, discretions, powers, duties and obligations of the Council in the exercise of any of its functions as a local authority.

6. DISPUTES

- 6.1. If any dispute is not resolved between the Parties, any of the Parties may refer it for determination by an expert. The expert will be appointed by agreement between the parties or, in default of agreement, by the President for the time being of the Royal Institution of Chartered Surveyors and the expert's decision shall be final and binding.
- 6.2. The expert is to be replaced by a fresh appointee in the event that they become at any time unable or unwilling for any reason to proceed to discharge their functions. The fresh appointee is to be appointed in the manner prescribed in this clause.
- 6.3. The expert is to make their decision within 6 weeks of being appointed.
- 6.4. The costs of appointing the expert are to be shared equally by the parties to the dispute except where the expert takes the view that one party has acted unreasonably. In that case the expert has binding discretion as to apportionment of the costs.

- 6.5. Nothing in this clause will apply to the recovery of liquidated sums or prevent the parties from commencing or continuing court proceedings.

7. NOTIFICATIONS

- 7.1. Any notice or written communication given under this Deed is validly given if hand delivered or sent by recorded delivery post to the address set out at the beginning of this Deed, unless written notification of another address has been received.
- 7.2. The Owners will notify the Nominated Officer in writing of the relevant
- 7.2.1. anticipated Triggers seven days in advance of each anticipated date;
and
- 7.2.2. actual Triggers within seven days of each actual date.
- 7.3. If the Owners dispose of their interest in all or part of the Site they will notify the Nominated Officer within 7 days of the name and address of the new owner and sufficient details to identify the Site or part of the Site.

8. JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England and Wales.

SCHEDULE 1

Recreational Impact Avoidance and Mitigation Contribution

In this Schedule (and elsewhere in this Deed where the context permits) the following words and phrases shall have the following meaning:

“Plot Recreational Impact Avoidance and Mitigation Contribution”	The Recreational Impact Avoidance and Mitigation Contribution attributable to a Plot, calculated in accordance with the Recreational Impact Avoidance and Mitigation Contribution calculation and increased in line with the Recreational Impact Avoidance and Mitigation Contribution Inflation Provision.
“Recreational Impact Avoidance and Mitigation Contribution”	The financial contribution to be calculated using the Recreational Impact Avoidance and Mitigation Contribution Calculation and increased in line with the Recreational Impact Avoidance and Mitigation Contribution Inflation Provision and applied towards the package of mitigation measures identified in the Strategy
“Recreational Impact Avoidance and Mitigation Contribution Calculation”	The sum of £293.53 x the total number of new Dwellings proposed pursuant to the Permission to calculate the Recreational Impact Avoidance and Mitigation Contribution
“Recreational Impact Avoidance and Mitigation Contribution Inflation Provision”	The increase (if any) in the Office for National Statistics Retail Price Index (All Items) between January 2024 and the January immediately prior to the start of the financial year within which payment is made pursuant to this Deed (or if such index ceases to be published such other index as the Council shall reasonably determine)
“Strategy”	The Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy dated March 2021, and the Norfolk Recreational Impact Avoidance and Mitigations Strategy Action Plan dated 2024

1. The Owners hereby covenant with the Council as follows:

- 1.1. Not to Commence Development of a Plot until the Plot Recreational Impact Avoidance and Mitigation Contribution attributable to that Plot has been paid to the Council in full.

SCHEDULE 2

Open Space

Part 1

Owners Obligations

In this Schedule (and elsewhere in this Deed where the context permits) the following words and expressions shall have the following meanings:

"Approved Open Space Scheme"	The Open Space Scheme as approved by the Nominated Officer including any amendment or substitution agreed by the Nominated Officer in writing
"Green Infrastructure Contribution"	That part of the Off-Site Open Space Contribution and / or Open Space Maintenance Contribution (if any) allocated to the provision and maintenance of green infrastructure as detailed in Part 3 of this Schedule
"Inflation Provision"	The increase (if any) in the Royal Institute of Chartered Surveyors Build Cost Information Service All in Tender Price Index between January 2015 and the date upon which payment is made pursuant to this Agreement (or if such index ceases to be published such other index as the Council shall reasonably determine)
"Maintenance Schedule"	Details of the type and frequency of ongoing maintenance of the Open Space, including any amendment or substitution therefore as approved by the Council as part of the Open Space Scheme
"Management Company"	A company to be set up for the purposes of managing and maintaining the Open Space in perpetuity
"Nominated Body"	One of the following as determined by the Council: a) the town or parish council for the area within which the Site is located; b) the Management Company; c) the Council; or d) such other body as the Council may elect as being responsible for maintenance of the Open Space
"Off-Site Open Space Contribution"	A sum in lieu of any deficiency in the amount or type of Open Space being provided compared to that required in accordance with the Councils Open Space Policies such sum to be calculated in accordance with Part 3 of this

Schedule and increased in line with the Inflation Provision and applied towards the provision of Open Space serving the Development in the Parish of Frettenham, and in the case of the Green Infrastructure Contribution to be used in line with the projects identified in the Council's Green Infrastructure Project Plans or other such projects that meet the aims of policy EN3 and Policy 3 of the Greater Norwich Local Plan

"Open Space"	Land to be set aside and used as public open space which may include areas for sports, play, allotments, green infrastructure and other recreational facilities in line with Open Space Policies
"Open Space Maintenance Contribution"	A financial contribution towards the repair and maintenance of the Open Space within the Site to be calculated in accordance with Part 3 of this Schedule and increased in line with the Inflation Provision
"Open Space Policies"	The policies contained in the Council's Development Management Development Plan Document including policy EN1 biodiversity & habitats, EN3 green infrastructure & RL1 provision of formal recreation space, and Policy 3 of the Greater Norwich Local Plan or such replacement policies or documents as the Council may specify (or any amendment or revision therefore) relating to the provision of open space, recreation, sport, allotments, green infrastructure and other similar types of amenity land and facilities
"Open Space Scheme"	A scheme securing the provision of Open Space calculated in accordance with Part 4 of this Schedule (unless the Nominated Officer agrees an Off-Site Open Space Contribution in lieu of part or all of the Open Space) and containing: a) full details of the amount of sport, play, allotment and green infrastructure provision to be provided in line with the Open Space Policies; b) the extent, location and boundaries of the Open Space; c) details of the design and layout of the Open Space including all equipment, drainage features, access arrangements, street furniture, fencing and landscaping together with appropriate plans drawings and specifications; d) details of the ongoing management and maintenance of the Open Space including whether a Management Company is proposed as the Nominated Body;

- e) where the Nominated Body is not the town or parish council for the area within which the Site is located, the Maintenance Schedule;
- f) a timetable for the laying out and provision of the Open Space by reference to occupation and completion of Dwellings on the Site submitted to and approved in writing by the Council; and
- g) such other information as the Council may reasonably require to enable approval of the Open Space Scheme

"Plot Open Space Contribution" That part of the Off-Site Open Space Contribution attributable to a Plot, calculated in accordance with Part 3 of this Schedule, and increased in line with the Inflation Provision

"Standard Terms" In accordance with the reasonable requirements of the Council in consultation with the Nominated Body, to include:

- a) the transfer of the freehold estate of the Open Space Unencumbered with full title guarantee and clear so as to be accessible and usable without undue land reformation or engineering and free from any known or apparent physical hazards and health and safety hazards, both above and below ground (including but not limited to land contamination electricity pylons, Japanese Knotweed, asbestos, and problems with site access);
- b) for a sum not exceeding £1 (one pound);
- c) with the benefit of all necessary rights and easements and with vacant possession;
- d) subject to a restriction on the future use of the Open Space for recreational and amenity purposes by the general public;
- e) an obligation to maintain the Open Space to a standard suitable for use by members of the public; and
- f) a requirement that the Nominated Body's conveyancing fees and disbursements are paid for by the Owners

"Unencumbered" Free from all adverse rights, easements, restrictions or other encumbrances which would interfere with the use of the Open Space as public open space and all encumbrances which might result in additional cost or liability to the Nominated Body not normally associated with the use of the Open Space

The Owners hereby covenant with the Council as follows:

1. OPEN SPACE

- 1.1. Not to Commence the Development until the Open Space Scheme has been submitted to and approved in writing by the Nominated Officer.
- 1.2. Where the Nominated Officer has agreed to a deficiency in the amount of Open Space within the Site:
 - 1.2.1. Not to Occupy any Dwelling constructed on a Plot until the Plot Open Space Contribution attributable to that Plot has first been paid in full to the Council.

2. ON-SITE OPEN SPACE

Where Open Space is to be provided within the Site under the Approved Open Space Scheme:

- 2.1. To layout and provide the Open Space in accordance with the Approved Open Space Scheme to the written satisfaction of the Council.
- 2.2. Not to Occupy any Dwellings otherwise than in accordance with and subject to the timetable contained within the Approved Open Space Scheme and any planning conditions imposed by the Permission.
- 2.3. To thereafter maintain the Open Space Unencumbered to a standard suitable for use by members of the public as approved by the Nominated Officer and not to use the Open Space for any purpose other than public recreation and amenity land for the general public.
- 2.4. Not to Occupy more than 80% of the Dwellings unless:
 - 2.4.1. Where the Management Company is the Nominated Body:
 - 2.4.1.1. the Management Company has been created to the satisfaction of the Council; and
 - 2.4.1.2. the memorandum, articles of association, and the form of transfer of the Open Space to the Management Company have been submitted to the Nominated Officer for approval and have been approved by the Council.
 - 2.4.2. The Open Space has been provided in accordance with the Approved Open Space Scheme and transferred to the Nominated Body subject to the Standard Terms; and

2.4.3. The Open Space Maintenance Contribution has been paid to the Council PROVIDED THAT there shall be no obligation to pay the Open Space Maintenance Contribution where the Nominated Body is the Management Company;

PROVIDED THAT the Nominated Body shall not be required to accept the transfer of the Open Space unless it has been provided and maintained in strict accordance with the Approved Open Space Scheme.

Part 2

Council Obligations

3. The Council covenants with the Owners as follows:

- 3.1. The Council shall, upon approval of the Open Space Scheme, confirm the Nominated Body.
- 3.2. The Council shall pay the Open Space Maintenance Contribution to the Nominated Body within 28 days of receipt of the total amount.
- 3.3. Save for where Paragraph 3.2 above of this Schedule applies, the Council shall hold any contribution received under this Schedule in an interest bearing account and apply the same (together with any interest accrued) towards the purposes for which they were paid and in the event that the contributions have not been committed (by way of contract or expenditure of the monies or otherwise) within 10 years of receipt of the total amount of the relevant contribution to repay the unspent balance to the payer together with any interest accrued.

Part 3

Extract from Open Space Policies detailing the cost per dwelling for the Provision and Maintenance of Open Space as at January 2015 (Index 270)

Contribution Towards Purchase of Off Site Open Space					
Property	Sports	Play	Allotments	Green Infrastructure	Total
1 bed	£252	£51	£24	£300	£627
2 bed	£336	£68	£32	£400	£836
3 bed	£420	£85	£40	£500	£1,045
4 bed	£504	£102	£48	£600	£1,254
5+ bed	£588	£119	£56	£700	£1,463
Equipping of Off Site Open Space					
Property	Sports	Play	Allotments	Green Infrastructure	Total
1 bed	£288	£89	£15	£214.50	£606.50
2 bed	£385	£119	£19	£286	£809
3 bed	£481	£148	£24	£357.50	£1,010.50

4 bed	£577	£178	£29	£429	£1,213
5+ bed	£674	£207	£34	£500.50	£1,415.50
Maintenance of Off Site and On Site Open Space					
Property	Sports	Play		Green Infrastructure	Total
1 bed	£303	£30		£126.50	£459.50
2 bed	£404	£41		£169	£614
3 bed	£504	£51		£211	£766
4 bed	£605	£61		£253	£919
5+ bed	£707	£72		£295.50	£1,074.50
Maintenance of On-Site Open Space – Over Provision					
	Children's play spaces cost/m ²	Sports facilities cost/m ²	Green Infrastructure cost/m ²		
Over Provision	£5.88	£12.02	£4.22		

Part 4

Extract from Open Space Policies detailing the area (sq m) required per dwelling for the provision of on-site Open Space

Number of bedrooms	Children's play spaces m ²	Sports facilities m ²	Allotments m ²	Green Infrastructure m ²
1 bed	5.1	25.2	2.4	30
2 bed	6.8	33.6	3.2	40
3 bed	8.5	42.0	4.0	50
4 bed	10.2	50.4	4.8	60
5+ bed	11.9	58.8	5.6	70

SCHEDULE 3

Monitoring Fees

In this Schedule (and elsewhere in this Deed where the context permits) the following words and phrases shall have the following meaning:

"District Council Monitoring Fee"	The sum of £506 Index Linked payable to the Council in respect of the Council's duties and reasonable costs of monitoring performance of the obligations owed to it in this Deed
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The Owners hereby covenant with the Council as follows:

1. DISTRICT COUNCIL MONITORING FEE

- 1.1. to pay the District Council Monitoring Fee to the Council prior to the Commencement of the Development.
- 1.2. not to Commence the Development until the District Council Monitoring Fee has been paid to the Council in full.
- 1.3. the Council may address any invoice or request for payment for the District Council Monitoring Fee to the developer (or such other person as the Owners may notify the Council in writing) and the Owners authorise the Council to do so, and payment of the District Council Monitoring Fee by the developer on behalf of the Owners shall discharge the Owners' obligation to pay that fee to the extent of the sum received by the Council.

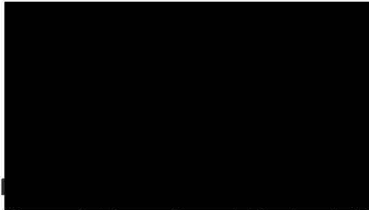
IN WITNESS whereof the parties hereto have executed this document as a Deed on the day and year first before written.

THE COMMON SEAL OF
BROADLAND DISTRICT COUNCIL
was affixed hereto in the presence of:

)
)
)

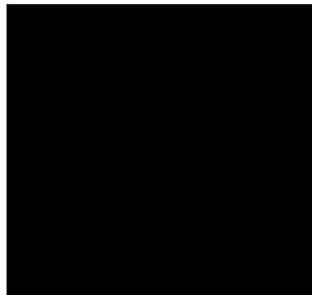


Authorised Signatory:



and this Deed has been duly attested
in accordance with the constitution of Broadland District Council

EXECUTED AS A DEED by
DMD LETTINGS LIMITED
acting by Dean Alan Peruzzi, a director,
in the presence of:

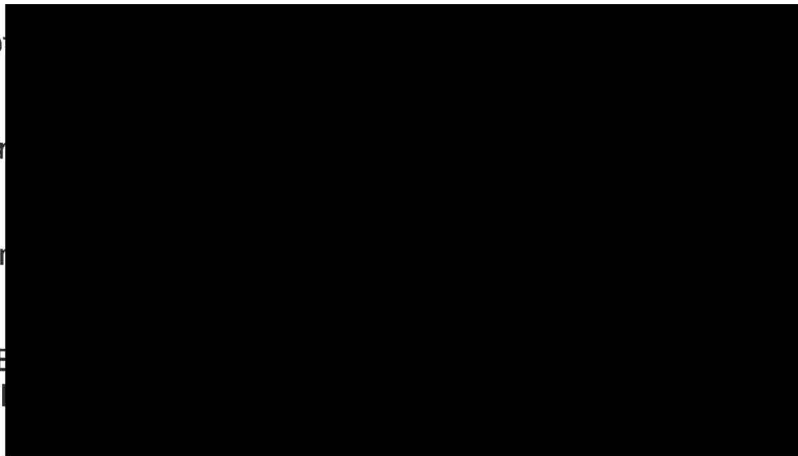


Director:

in the presence of:

Witness:
Name (Print):
Address:

Occupation:

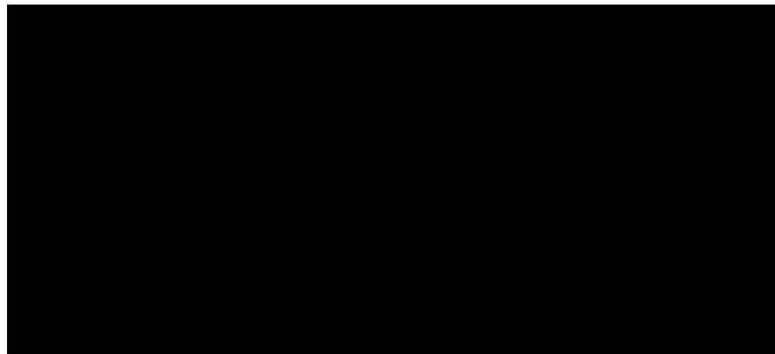


SIGNED AS A DEED by
CHELSEA JOSEPH

in the presence of:

Witness:
Name (Print):
Address:

Occupation:



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All dimensions to be checked on site prior to commencing work and any discrepancies to be advised immediately.

Construction design & Management regulations 2015 (CDM): Holt Architectural Ltd are employed as 'Designer' and will provide information to those responsible for the 'Principal Designer' (PD) and to the Client.

Holt Architectural Ltd are responsible for the 'Architectural' design elements included on this drawing only.

Architectural design has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished structure.

The works contain no extraordinary hazards or risks that are not present during routine construction operations that would not readily be apparent to a competent contractor.

This information should be included as part of the commencement of the Health and Safety file for the project.

Project:
Land South of Harbord Road
Frettenham
Norwich
NR12 7ND

Client:
of Holt Architectural Ltd

Title:
Existing Site Plan

Revision Details:
CWS area added

Issue Date: 20.5.25



Bramble Hedge, Dereham Road,
Coltish, Norfolk, NR21 7NQ
Phone: 0844 800 3644

Drawing Number: HAL22-DMDL-110

Rev: G

Paper Size:

C.W.S EXTENT



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If the drawing is reviewed electronically & it is the responsibility to print the document at the correct scale and paper size.

A 100mm long line is provided on the bottom left corner of the drawing to ensure the correct scale has been used when printing this drawing. Use only figured dimensions. All dimensions to be checked on the prior to commencing work and any discrepancies to be advised immediately.

Consent design & Management regulations 2015 (CDM): Holt Architectural Ltd are employed as "designer" and will provide information to those responsible for the "Principal Designer" (PD) and to the Client.

Holt Architectural Ltd are responsible for the "Architectural" design elements included on this drawing only.

Architectural design has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished structure.

The works contain no extraordinary hazards or risks that may not present during routine construction operations that would not readily be apparent to a competent contractor.

This information should be included as part of the commencement of the Health and Safety File for the project.

8830

Project:
Land South of Harbord Road
Frettenham
Norwich
NR12 7ND

Client:
of Holt Architectural Ltd

Title:
Site Location Plan

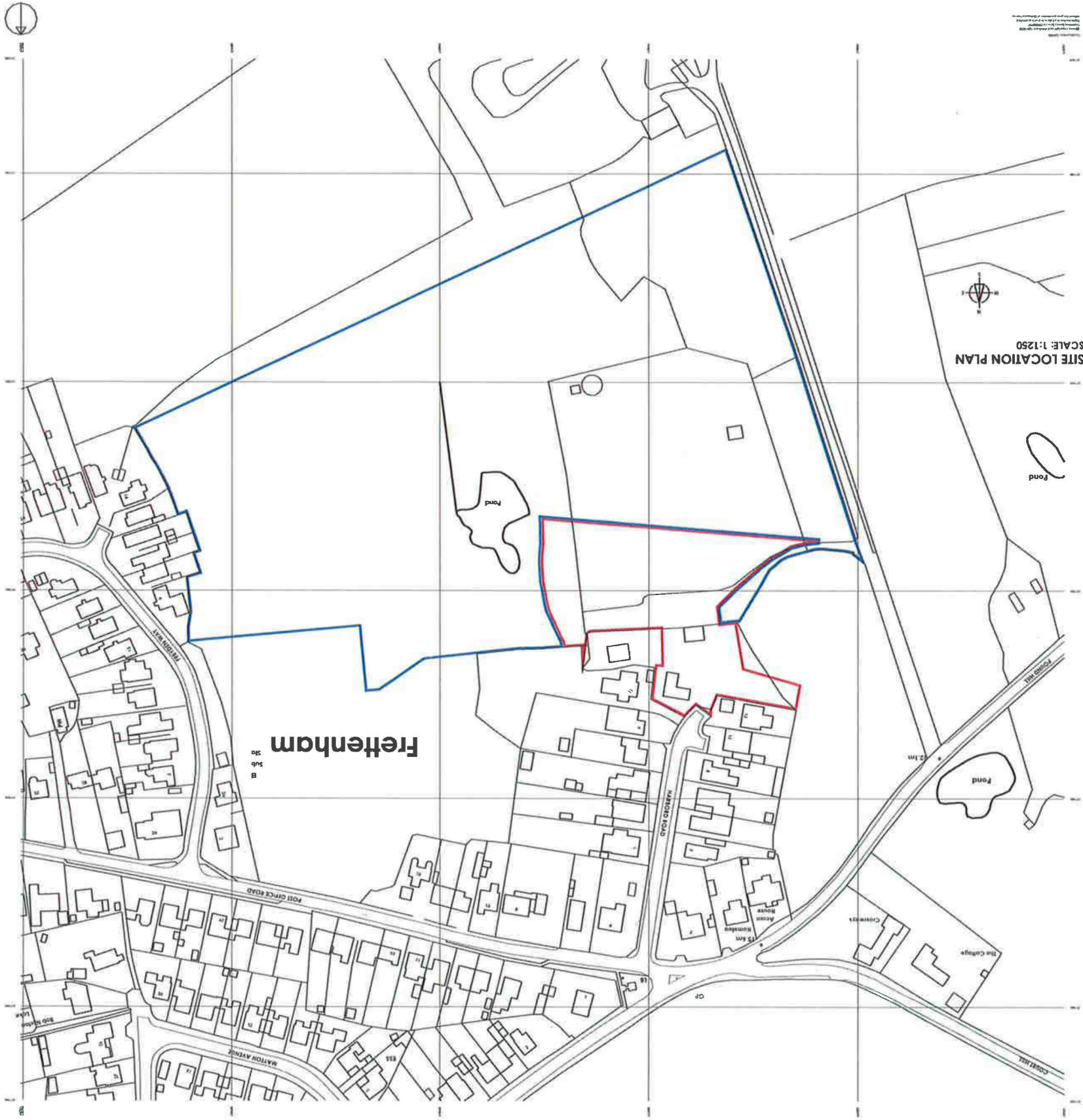
Revision Details:
CWS area removed from
red line

Issue Date: 20.5.25



Branch: Hedge, Derham Road,
Colkirk, Norfolk, NR21 7NA

Phone: 01494 800 3044



SITE LOCATION PLAN
SCALE: 1:1250