

THIS AGREEMENT is made the <sup>5<sup>th</sup></sup> day of July 1982 BETWEEN  
BROADLAND DISTRICT COUNCIL (hereinafter called "the Council") of the one  
part and J.W. COUSINS AND SON (DEVELOPERS) LIMITED whose registered office  
is at Holland Court The Close Norwich in the County of Norfolk (hereinafter  
called "the Owner") of the other part

WHEREAS

1. The Council is the Local Planning Authority for the purpose of this Agreement
2. The Owner is seised in fee simple absolute in possession of the property described in the First Schedule hereto (hereinafter called "the property") free from incumbrances
3. The Owner has applied to the Council under reference number 82/0222 for Planning Permission for development to be carried out on the property hereinafter described
4. The Council and the Owner have agreed subject to Planning Permission being granted in consequence of the aforesaid application to enter into this agreement pursuant to Section 52 of the Town and Country Planning Act 1971 and Section 126 of the Housing Act 1974

NOW THIS DEED WITNESSETH as follows:

1. Subject to Planning Permission being granted in consequence of Application Number 82/0222 and pursuant to Section 52 of the said Act the Owner hereby agrees declares and covenants with the Council that from the date on which the aforesaid Planning Permission shall be granted the property shall be permanently subject to the conditions restricting or regulating the development or use of the property specified in the Second Schedule hereto
2. The expressions "the Council" and "the Owner" shall where the context so admits include their respective successors in title and assigns

IN WITNESS whereof the Council has hereunto caused its Common Seal to be affixed and the Owner has hereunto set its corporate seal the day and year first before written

THE FIRST SCHEDULE REFERRED TO

THE PROPERTY

ALL THAT piece or parcel of land situate at Ghosthill Taverham and more particularly shown on the plan attached hereto

THE SECOND SCHEDULE REFERRED TO

THE CONDITIONS

The development shall be carried out in three phases and subject to the following conditions:

- (1) Phase 1 shall consist of 127 houses to be erected within the area shown edged red on the plan and on no other part of the site. On completion thereof and before any further building takes place the owner will
  - (i) construct to Norfolk County Council adoption standards the road providing access from St. Walstons Road to the eastern boundary of the development
  - (ii) rough cut and clear of weeds and undergrowth the amenity areas shown edged yellow on the plan and convey the freehold thereof free of charge to the Council or to the Taverham Parish Council
- (2) The second phase shall consist of a further 73 houses (making a total development to date of 200 houses) the location of which shall be at the discretion of the owner. On completion thereof and before any further building takes place the owner will

- (i) construct to Norfolk County Council adoption standards the roadway providing access from the eastern boundary of the site to Orchard Bank
- (ii) rough cut and clear of weeds and undergrowth the amenity area shown edged blue on the plan and convey the freehold thereof free of charge to the Council or to the Taverham Parish Council
- (3) The final phase of the development shall consist of all the remaining properties comprised in planning permission number 82/0222 and before completing the <sup>2963</sup>295th dwelling the owner will rough cut and clear of weeds and undergrowth the amenity area shown coloured green on the plan and convey the freehold thereof free of charge to either the Council or the Taverham Parish Council.

THE COMMON SEAL of )

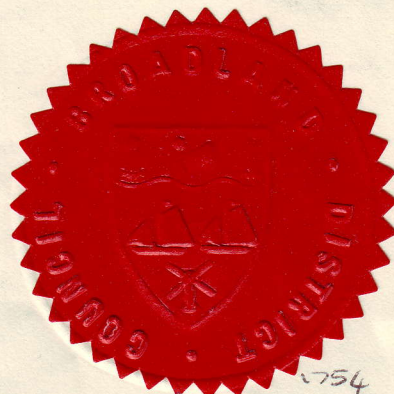
BROADLAND DISTRICT COUNCIL )

was hereunto affixed in the )

presence of: )

*E. M. W.*

Chairman



*B. K. Chan*  
Chief Executive & Clerk

THE COMMON SEAL of )

J.W. COUSINS AND SON )

(DEVELOPERS) LIMITED )

was hereunto affixed in )

the presence of:- )

*P. B. W. Cousins*  
Director

*A. M. G. M.*

Secretary



Dated 5<sup>th</sup> July 1982 .

BROADLAND DISTRICT COUNCIL

and

J.W. COUSINS & SON  
(DEVELOPERS) LIMITED

AGREEMENT

relating to Land at Ghosthill,  
Taverham.

S.52. Town and Country  
Planning Act 1971.

K.M.FRANCIS,  
District Solicitor & Deputy Clerk,  
Broadland District Council,  
Thorpe Lodge,  
Yarmouth Road,  
Norwich, NR7 ODU.

REVISION A. AMENDMENTS TO PLOTS 90, 92, 93, 211, 213, 223 & 224. N/A 8/3  
B. AMENDMENTS TO FOOTPATH BETWEEN 'K' & 'I' FOOTPATH BETWEEN 'N' & 'J' OMITTED. ROAD LINE FOR ADOPTION EXTENDED AT 'P', 'K' & 'I'. FEB. 84.  
C. AMENDMENTS TO PLOTS 87, 21, 97, 46, 48, 61, 70, 79, 71, 83, 100, 130, 141, 144, 154, 157, 147, 235, 231, 230, 260, 264, 271, 284, 287, 297 (L. Type)  
" " " 77, 84, 103, 151, 273 (M. Type)  
" " " 164, 164, 165 (Rear Gardens) N/A 8/4  
D. JUNCTION BETWEEN ROAD A & S AMENDED. PLOTS 40, 70, 141 & 143 AMENDED. NEW DRIVEWAY ZONES TO MAIN HEADS OF TOWNS P & I AMENDED. LINE OF FOOTPATH ADJACENT PLOT 200 AMENDED. MADE IN ACCORDANCE WITH NEC HUMANITY'S DEPT RECOMMENDATIONS 30 MARCH 1984  
E. LB TYPE HOUSES TO REPLACE LB TO PLOTS 116, 110, 153, 157 & 220 2 NOV 84  
F. PROVISION OF HOUSE TYPES LB, L2, L40 & M/A M/B & M/P BUNGALOW TYPES D+B & G BUNGALOW TYPES A-H AS SCHEDULE SUBMITTED FOR TF APPROVAL 21 DEC 1984  
G. PROVISION OF HOUSE TYPE L5 (PL11/1984 SCHEDULE) = 0304/85  
H. PROVISION OF HOUSE TYPES M, X/L1 AND PENDETACHED HOUSE TYPE WITH RES-ETAL. REMOVED IN ACCORDANCE WITH SCHEDULE ATTACHED TO PLANNING PERMISSION 7 JUNE 85  
I. HOUSE TYPE M/P CHANGED TO LB ON PLOT 64  
J. MINOR REVISIONS 20 JUNE 85  
K. CHANGES TO PLOTS 90-100, 108-110, 106 3 JULY 1985

Edward  
Chairman  
B. L. Crank  
Chief Executive and Clerk

ROB 7.0.9.31  
195.140.201  
DRAFTED

EXISTING PUBLIC WOODLAND

MICHAEL REYNOLDS ARCHITECT

Orchard Pychall, 1065, 1066  
Barningham, Norwich, NR1 7D  
Westgate, Norwich, NR1 1SA  
Michael Reynolds 1065, 1066

In association with  
landscape architect:

Bernard H.B. Smith, Dipl Arch  
Tony van Boortwiel, Dipl A

drawings SITE LAYOUT PLAN

scale 1:500

date OCTOBER 1988

job PROPOSED RESIDENTIAL DEVELOPMENT OF LAND AT  
GHOST HILL  
TAVERHAM NORWICH

client J. W. COUSINS & SON (DEVELOPERS) LTD.  
CHURCH LANE, EATON, NORWICH, NR4 6NZ  
Telephone NORWICH 551123

number 8017 / 60 K