

T H I S A G R E E M E N T is made the 4th day of MARCH

One thousand nine hundred and ninety-one

B E T W E E N THE BROADS AUTHORITY ("the Authority") of Thomas Harvey House 18 Colegate Norwich of the first part and BARRATT EAST ANGLIA LIMITED ("the Owners") whose Registered Office is at Oak House 25 St. Peters Street Colchester Essex of the second part

W H E R E A S:-

(1) The Authority is the District Planning Authority for the purposes of the Town and Country Planning Act 1990 ("the Act") for the area within which the land shown edged red ("the Red Land") on the annexed Plan A is situated

(2) The Owners are the owners in fee simple in possession free from incumbrances of the Red Land

(3) The Owners have made application (reference 89.0506) dated 3rd March 1989 in accordance with the Act and orders and regulations for the time being in force thereunder for planning permission to develop the Red Land for residential purposes ("the Development")

N O W T H I S D E E D W I T N E S S E T H as follows:-

1. This Agreement is made in pursuance of Section 106 of the Act Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and all other enabling powers

2. The Owners hereby covenant with the Authority that within one year from the commencement of the Development they will to the reasonable satisfaction of the Authority provide set out and landscape a public amenity area ("the Public Amenity Area") on the land shown edged green on the annexed Plan B ("the Green Land") in accordance with a scheme to be agreed with the Authority ("the Scheme")

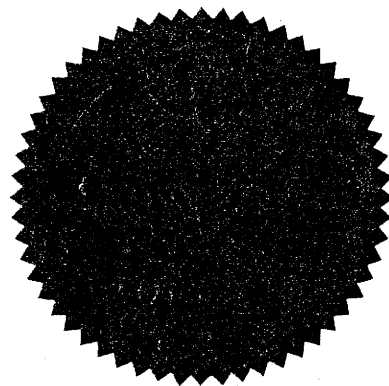
3. The Owners hereby agree that upon completion of the setting out and landscaping of the Public Amenity Area they will convey the Green Land to the Authority (or to such other local authority as the Authority may nominate) free of charge

4. Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 shall apply to the covenants contained in Clause 2 above

5. The expressions "the Authority" and "the Owners" shall include their respective successors and assigns as appropriate within the meaning of Section 106 of the Act

I N W I T N E S S whereof the Authority and the Owners have affixed their Common Seals the day and year first before written

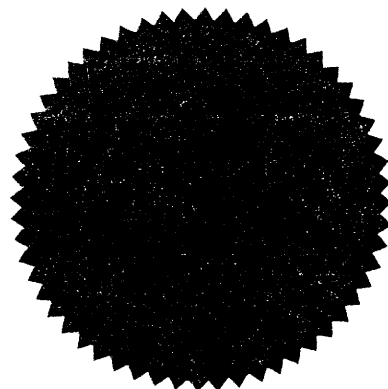
THE COMMON SEAL of THE)
BROADS AUTHORITY was hereunto)
affixed in the presence of:-)



Chapland

Solicitor to the Authority

THE COMMON SEAL of BARRATT)
EAST ANGLIA LIMITED was)
hereunto affixed in the)
presence of:-)



DIRECTOR

[Signature]

[Signature]

SECRETARY

(two storey)

(three storey)

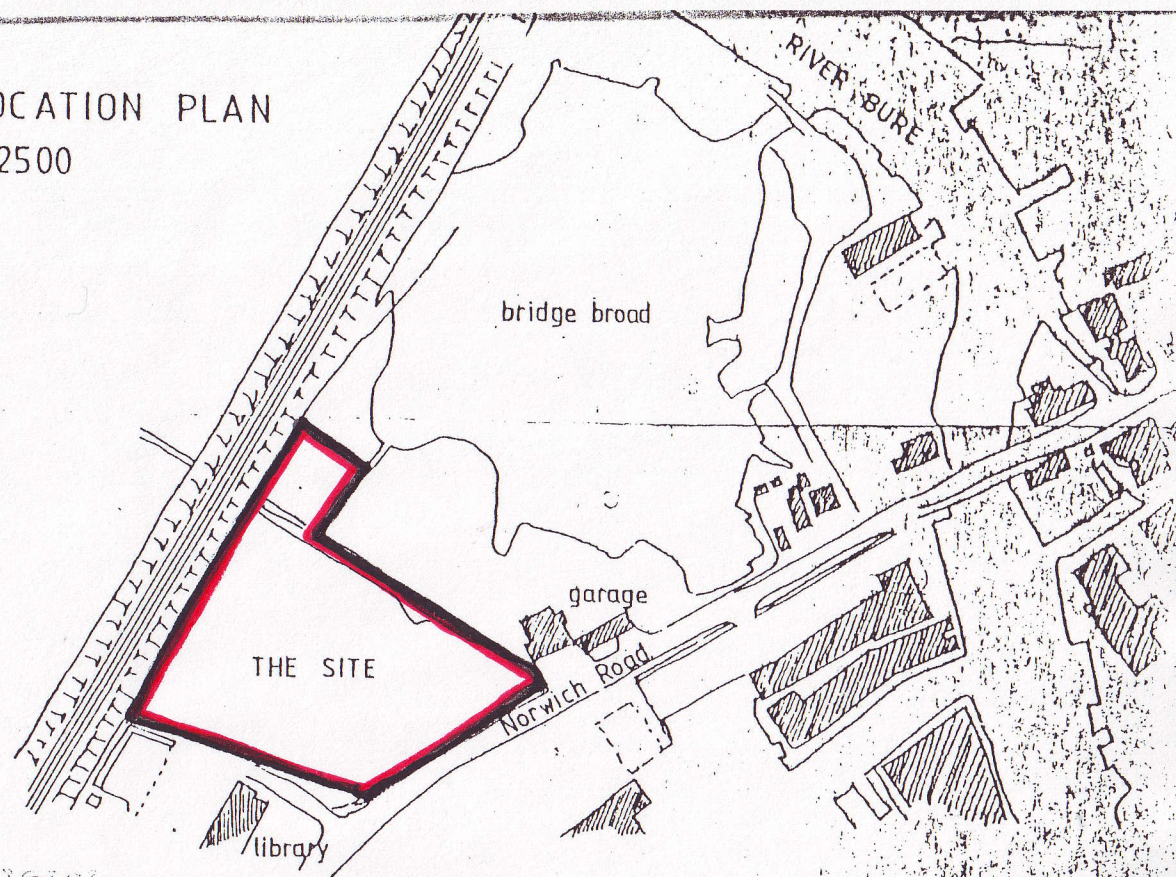
THE COMMON SEAL of THE
NORFOLK COUNTY COUNCIL
was hereunto affixed in
the presence of:-
to be removed

and planting shown thus.

County Solicitor

LOCATION PLAN

1:2500



V. DIRECTOR
S. Parker
Secretary

ed

client

BARRATT EAST ANGLIA LTD
OAK HOUSE
25 ST. PETERS STREET
COLCHESTER
ESSEX CO1 1XG

project

PROPOSED RESIDENTIAL
DEVELOPMENT
NORWICH ROAD - WROXHAM

drawing

PLANNING LAYOUT

scale 1:500

88.0126

date MAY '88

drg. no.

2370 PL 1



existing hedge to be cut back to 2m high and reinforced as necessary

NORWICH ROAD

car park

existing 18 high chain link fence

new 3M high weld mesh fence on concrete posts

LANDSCAPING

Site to be raised 1m and graded down towards sides and back of site.
Topsoil to be Grade A.

Hedges

- Beech single row 3 to 1m.
- Mixture of Salix Aegyptiaca, Salix Fargessi and Sorbaria Sorbifolia.

Trees to BS 3936 pt.1 1980

- Alnus Incana 'Aurea'
- Malus van Eseltine
- Prunus Avium

Trees to be standards min 3.0M high planted in pits 600mm, staked and fastened with rubber ties.

Shrubs to BS 3936 pt.1 1980

	planting ctrs.	planting hts.
A Cotoneaster Horizontalis	600mm	150-300mm
B Berberis Thunbergii Atropurpurea 'Nana'	450mm	" "
C Mahonia Aquifolium	600mm	" "

Climbers

- Solanum To be grown against trellis securely fixed to wall
- Jasminum Grandiflorum

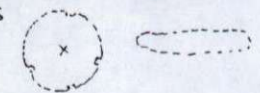
General Cultivation

All planting areas to be cultivated to a minimum depth of 150mm with weeds and large stones removed. Bone meal to be raked into surface at a rate of 70g/m. After planting surface to be dressed with coarse bark, 75mm deep.

Public Open Space

Undergrowth to be cleared trees to inspected and treated as necessary all to the satisfaction of the Local Authority Forestry Officer

Existing trees and hedges to be removed shown thus



Footpath through open space

To be hoggin on glass fibre mat on fine heavy gauge wire netting, 1.5m wide.

EXTERNAL FINISHES

Facing bricks
Butterfly Heather Charnwood

Marley Anglia plus Anthracite

Smooth Rendering

- RA BS 08 B15
- RB BS 04 E49

Windows

Painted white

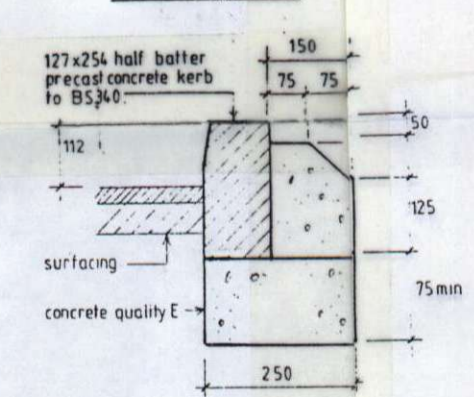
Boarding fascias and barge boards

stained black

Gutters and Rainwater Pipes

Black

KERB DETAIL



new 1.8m high larch lap fence

public open space

Peter J Farmer Limited
Building Design Group

BANK HOUSE
21 BROAD STREET,
EYE
SUFFOLK IP23 7AF
Tel (0379) 876665

client

BARRAT EAST ANGLIA LTD

project

NORWICH ROAD - WROXHAM

drawing

SITE PLAN
Landscaping and external finishes

scale 1:200

date October 1989

drg. no.

2436 PL 1 B



IN WITNESS WHEREOF I have hereunto affixed the presence of



County Solicitor

DATED 4TH MARCH 1991

THE BROADS AUTHORITY

- and -

BARRATT EAST ANGLIA LIMITED

A G R E E M E N T

Under Section 106 of the Town and Country
Planning Act 1990 relating to land at
Norwich Road, Wroxham

T.D.W. Molander, Esq.,
County Hall,
Martineau Lane,
Norwich.
NR1 2DH