

THIS PLANNING OBLIGATION is made the Nineteenth day of November One Thousand Nine Hundred and Ninety-Two
B E T W E E N BROADLAND DISTRICT COUNCIL of Thorpe Lodge
Yarmouth Road Thorpe St. Andrew in the County of Norfolk
(hereinafter called "the Council") of the one part GRAHAM
MARTIN DACRE and JULIA MAY DACRE both of Ash Tree Farm
Attlebridge in the said County and GAVIN CROFT WILCOCK of 74
The Close Norwich (hereinafter called "the Trustees") being
all the present Trustees of the charity known as Cross House
Trust (registered No. 803174) (hereinafter referred to as "the
Charity") of the other part

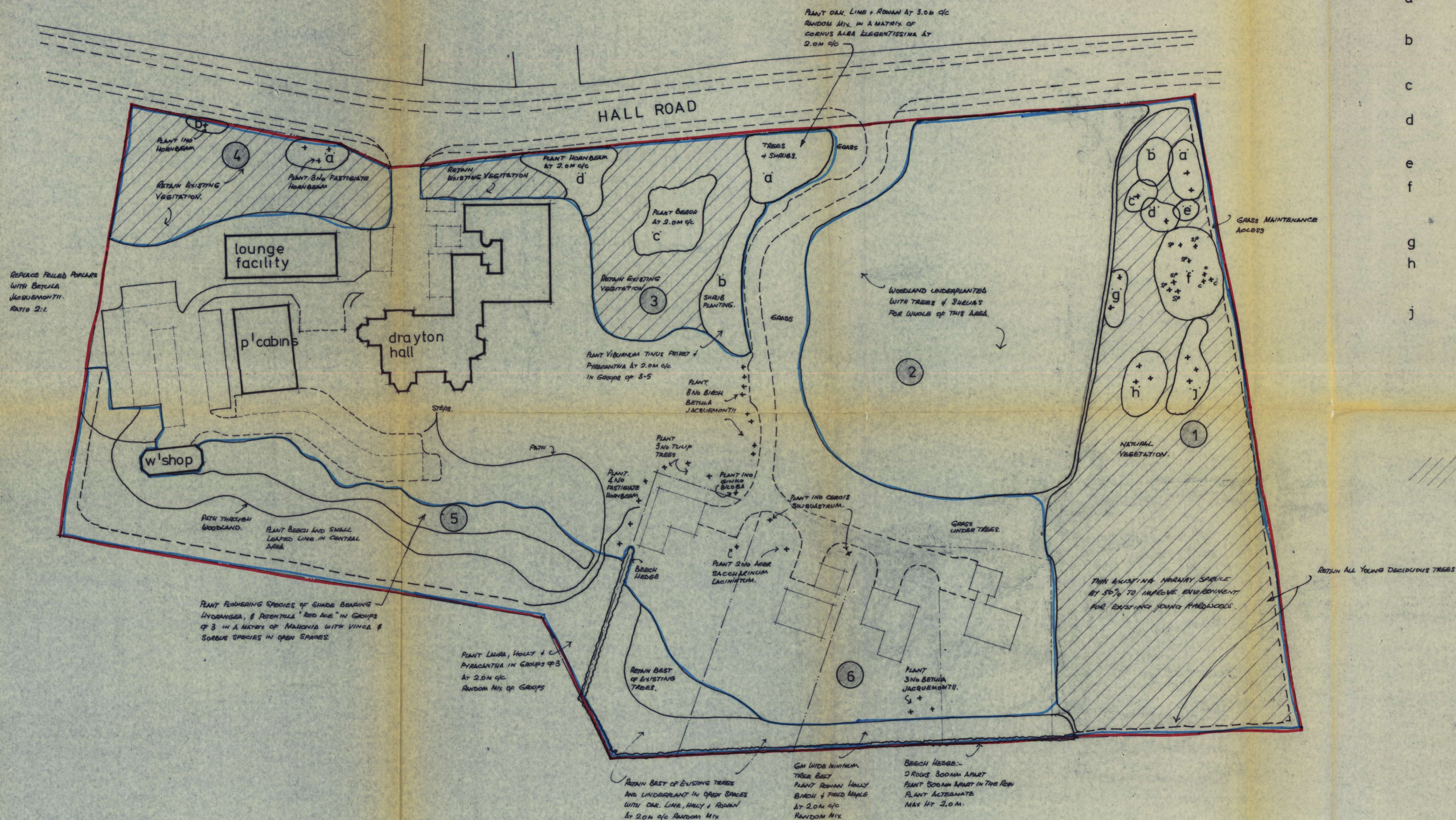
WHEREAS:-

- (1) The obligations imposed by this Deed are planning obligations for the purposes of Section 106 of the Town & Country Planning Act 1990 as amended by Section 12 of the Planning and Compensation Act 1991
- (2) The Council is the Local Planning Authority by whom these obligations are enforceable
- (3) The Trustees are seised in fee simple absolute in possession of the property known as ALL THAT freehold property situate and known as Drayton Hall Drayton in the County of Norfolk (hereinafter called "the Property") shown edged red on the Plan annexed hereto (hereinafter referred to as "the Plan")
- (4) The Trustees applied to the Council under reference number 92.0015 for planning permission for development to be carried out on the Property
- (5) The Council and the Trustees have agreed subject to

planning permission being granted in consequence of the
aforesaid application to enter into this planning obligation
pursuant to the said Section 106 as amended

NOW THIS DEED WITNESSETH as follows:-

1. SUBJECT TO planning permission being granted in
consequence of application number 92.0015 and pursuant to the
said Section 106 as amended the Trustees hereby jointly and
severally AGREE DECLARE AND COVENANT for themselves and their
successors in title as Trustees of the Charity with the
Council that from the date on which the aforesaid planning
permission shall be granted the Property shall be permanently
subject to the obligations specified in the First Schedule
hereto PROVIDED THAT the Trustees shall only be personally
liable hereunder whilst they are a Trustee of the Charity
2. SUBJECT TO the aforesaid planning permission being
granted the Trustees hereby jointly and severally agree
declare and covenant for themselves and their successors in
title as Trustees of the Charity with the Council that from
the date on which the aforesaid planning permission shall be
granted the Trustees shall perform the obligations specified
in the Second Schedule hereto PROVIDED THAT the Trustees shall
only be personally liable hereunder whilst they are a Trustee
of the Charity
3. THE expressions "the Council" "the Trustees" and "the
Charity" shall where the context so admits include their
respective successors in title and assigns
4. THIS document is executed as a Deed and is delivered on
the date stated at the beginning of this Deed



Area No. 1	Shrubs	Trees
a	PRIVET BLACKTHORN BUBBLEA	2 NO BEECH
b	BROOM LAUREL VIBURNUM TINUS	
c	PYRACANTHA BLACKTHORN	1 NO SMALL LEAVED LIME
d	BUBBLEA LAUREL VIBURNUM TINUS	1 NO BEECH
e		3 NO HOLLY
f	PYRACANTHA DOGWOOD HAZEL BLACKTHORN	3 CRABE 3 SCOTS PINE 3 SCOTS PINE
g		2 NO SCOTS PINE
h	HAZEL BUBBLEA PYRACANTHA	3 ROWAN
j	DOGWOOD PRIVET BLACKTHORN	3 NO CRABE

"SHRUBS IN GROUPS" 3-5 IN GROUP
GROUPS TO HAVE RANDOM MIX
TREES SHOWN THIS: +

EXISTING NATURAL VEGETATION

REVISION
PREVIOUSLY DRAWING NO 774/14 D

**Dennis
BLACK
associates**

Architects, Planning Consultants.
85 Yarmouth Road, Norwich, NR7 0HF
Tel: Norwich 0603 700770 Fax: 0603 700880

Job
DRAYTON HALL
HALL ROAD
DRAYTON

drawing
**WOODLAND
MANAGEMENT AND
LANDSCAPE SCHEME**

scale drawn date
1:500 **OCT. 1991**
job no. drawing no. revision type
1020 3 D

DRAYTON HALL : HALL ROAD DRAYTON

WOODLAND MANAGEMENT and LANDSCAPE PLAN

INTRODUCTION :

The woodland at Drayton Hall has been divided into 6 Areas, shown on the plan and numbered to identify the prescription for each area. There is a general description of the woodland, followed by the objectives of the plan, and a detailed prescription for the treatment of each area.

GENERAL DESCRIPTION :

The Drayton Hall site stands on the south side of Drayton Hall Road, and faces farm land to the north. Residential housing and industrial buildings adjoin the site to the east, south, and west. Trees on the site form a prominent feature in Drayton and are visible from many points of view. Visual amenity is high.

The Hall grounds have been in a state of neglect for many years and attempts to improve these grounds have been made from time to time. This is clearly seen from areas of tree planting that now have their own distinctive features.

Gale damage, Elm disease, and now Grey Squirrel damage have caused extensive tree losses that require a lot of work and expense to put them right. That the site still appears as a substantial woodland area is due mainly to the several large mature trees left over from the original planting. Examination of the site shows how few good healthy trees in fact remain.

Natural regeneration of several tree species has been taking place but very few of these young trees are growing well enough to be worth retaining in a properly managed woodland.

Although the external views of the woodland appears as if the site is well treed, a detailed inspection shows how poor the general condition really is. Had the woodland been effectively managed the external views would not differ much from those of today, but the physical structure, health, and wild life conditions would. A large part of the woodland is now in a state of degeneration.

Presently acclaimed visual and wildlife values are short lived. Effective management is essential to save existing values and restore the woodland. If no action is taken Sycamore will take over and colonise the whole site. This species has almost no wildlife value and the ravages of Grey Squirrel will reduce the Sycamore to a sub standard Sycamore scrub.

OBJECTIVES OF THE WOODLAND MANAGEMENT PLAN

The main objectives are:

- 1) To preserve and improve visual amenity.
- 2) To select the better trees and improve growth conditions.
- 3) To conserve and improve conditions for wildlife.

OBJECTIVE OF THE LANDSCAPE PLAN

- 1) To provide a screen to the proposed new housing in the southeast corner of Drayton Hall.
- 2) To improve the screen along the south boundary with commercial buildings.
- 3) To integrate new housing into the woodland environment.

GENERAL PRESCRIPTION FOR EACH DESIGNATED AREA

Area 1 Wildlife Area:

This area has been designated to wildlife conservation. Such an area requires the same levels of management as any other area of woodland. It would be wrong to assume that this area could be left to care for itself. The priority here is to create a balanced shrub layer by controlling existing natural vegetation, introducing a wider range of species, and allowing more light to the woodland floor for them to grow. This will also mean some thinning of trees to allow the introduction of suitable trees.

Area 2 Amenity Woodland:

Amenity woodland is a visual and physical expression. The intention here is to restore the woodland by retaining the best of the existing trees, and by clearing most of the scrub vegetation, provide cleared areas for new trees and shrubs. Visual amenity would be improved by opening up internal and external views, and providing access into the woodland.

Area 3 Visual Amenity Woodland:

This area contains mostly mature trees that are a site feature. No changes are required beyond selective thinning where trees are overcrowded, and tree planting to regenerate open spaces. Shrub planting should be done to restrict public views into the site and improve the sheltered garden environment.

DETAILED PRESCRIPTION FOR EACH AREA

Area 1 Wildlife Area:

The plan is marked to show those trees that should be felled. There are some small trees that are not shown on the plan and most of these should remain.

All vegetation should be kept at ground level within the visibility splay area to the access point off Drayton Hall Road and for a minimal 2 meter wide strip along the east boundary. Regular maintenance of these areas will result in the natural generation of grass species and obviates the need for planting.

Isolated areas of ground vegetation will be left untouched. Dense vegetation to be cleared and replanted should be flail cut to ground level and left in situ.

All trees that are felled should be dressed out, the branch wood should be cut small and laid straight under the canopy of retained trees. Large heaps of crossed branches must not be made. The main stems and large branches of felled trees should be cut to length, not more than 2 meters long, and stacked in neat uncrossed piles, under the canopy of retained trees.

None of the flailed vegetation or felled trees may be burnt. NO FIRES are allowed in any of the woodland areas, for any reason.

Some tree surgery is required to correct growth faults in young trees so that they may grow to maturity, not for cosmetic reasons, and some surgery is required to ensure mature trees are in a safe condition to the public. The final selection of trees to be felled and have surgery can only be established after the initial work has been done because of dense growth.

Trees to be felled as shown on the plan will not be marked for felling until after the plan is approved to avoid the problems of attempting to erase marks.

No tractors or tractor mounted machinery will be allowed for tree work or scrub control. Hand operated flails are available for this type of work.

No chemical vegetation controls of any kind should be allowed.

Only indigenous trees and shrubs are to be planted. Shrubs will be planted in groups according to specie and location.

Trees may be planted in isolation to develop spreading crowns at the earliest age, or planted in small groups to encourage rapid height growth, depending upon the specie and planting location.

There should be no change in soil levels.

Area 4 Visual Amenity Woodland:

The small area of woodland fronting the site and west of the entrance to the Hall needs little treatment beyond tidying up and planting a few more trees.

Area 5 Amenity Woodland:

This area extends along the south boundary from the west corner to the rear of the proposed new housing area. The trees are in two groups, deciduous in the west, and mostly conifers at the east end. Area 5 is most important to screening unsightly commercial buildings from the Hall. It is also suffering the most from neglected management and the wrong choice of tree species. Some thinning is essential to improve the better trees, improve conditions for planting the right trees, and to establish screen planting with shrubs. This will also improve the wildlife habitat.

Area 6 Landscaping Area: New Housing:

The Landscape Plan will incorporate the west end of Area 5 and with new planting, provide a screen to the proposed housing site. All existing trees that are suitable will be retained in the plan. The young conifer plantation in the south east corner was doomed from the start because the wrong tree specie was planted. Norway Spruce requires rainfall much higher than we have in East Anglia and they would never grow to maturity on this site. The die-back on the Spruce trees is already quite extensive.

Incorporated into the conifer plantation are some deciduous trees, and where possible the best of these will be retained to form part of the Landscape Plan. Neglected maintenance in the early life of these trees means that few of them are suitable to grow on to maturity.

Maturing Oak trees along the south boundary will be kept as part of the screen and underplanted with evergreen shrubs. Tree surgery may be necessary to reduce any inconvenience to neighbouring property.

An area to the north of Area 6, where it adjoins Area 2, and Area 3, will be landscaped to give views into the woodland, and visually integrate the development.

Landscaping on the west boundary of Area 6 will form a partial visual screen of houses from the Hall, and visually incorporate the excellent features of the several spaced garden trees south east from the Hall, into the housing site.

Area 2 Amenity Woodland:

The plan is marked to show trees to be felled. Several small trees have been planted and some small naturally regenerated trees are not shown on the plan. The best of these trees will be retained.

An area of grass should be retained around the perimeter of the area for visual amenity, improved access, and visual security. The width of the grass strip will vary according to existing trees, and visual requirements to create added interest.

Where possible existing natural vegetation will be incorporated into the new woodland structure and enhanced by shrub planting.

Scrub vegetation will be flail cut. NO FIRES will be allowed. Small felled trees will be cut and laid straight in small piles under the canopy of retained trees and allowed to decay. Large felled trees shall be cross-cut to 2.0 meter lengths and left in situ.

Surgery is required for shaping and remove dangerous branches.

Trees to be felled are marked on the plan and not on the tree. No tractors or tractor mounted equipment is allowed. No chemical vegetation control will be allowed. There should be no change in soil levels.

Tree planting and shrub planting will be done over the whole area following felling and tree surgery. No planting will be done under the canopy of existing trees, or in areas left for natural vegetation, or in the surrounding band of grass. Trees will be planted in groups of 5 of one specie at 2.0 m, c to c. The centre of one group will be at least 10 m from the centre of the next group. Groups will be randomly mixed.

Shrubs will be planted in groups of 5 at 2.0m, c to c., to form a matrix between the trees in a random mixture.

Tree species will be Oak, Beech, Lime, Sweet Chestnut, & Rowan.

Shrubs will be *Hydrangea arborescens* 'Gandiflora', Privet, *Viburnum tinus*, *Cornus sanguinea*, and *Buddliea*.

Planting will be done with 900-1200 mm tree whips and pot grown shrubs. Trees will be protected with planting tubes and mulching mats, shrubs will be protected with wire guards and mulching mats.

A pathway through the woodland is shown on the plan. This will be accessible for residents at Drayton Hall, it will not be a public footpath.

The frontage board fence will be removed to improve visual amenity for the public.

Area 3 Visual Amenity Woodland:

Felling proposals are marked on the plan. Felled trees are to be treated as for areas 1 & 2.

Tree and shrub planting is shown on the plan.

The woodland floor is heavily carpeted with a dense growth of Ivy. It is important to avoid damage to the Ivy and all site access should be kept to the minimum. Access routes must be marked and no other access points used.

Tree planting will be done the same way as in Areas 1 & 2 except at the road access point with Hall Road where trees should be 2,0 m tall, in an area of cultivated ground. This cultivated area should be covered with a plastic weed-block which should then be covered with a 75mm layer of tree bark. Trees and shrubs are planted through the plastic weed-block, then mulched.

Area 4 Visual Amenity Woodland:

There is space to plant 3 or 4 half standard trees in two small open spaces on the site frontage with Hall Road. Only two small trees need to be removed to improve growth conditions and a Laburnum for safety reasons.

All the Poplar trees along the West boundary should be felled for safety reasons, or because they are dying. A line of half standard Birch trees (*Betula jacquemontii*), should be planted to replace the Poplars.

A semi mature Sycamore with a forked main stem stands close to a Cupressus Leylandii and the two trees are spoiling one another. One of the Sycamore stems should be removed to give space for the Leylandii to grow. It will be necessary to fell the Leylandii in a few years time.

Area 5 Amenity Woodland:

Trees to be felled at the west end of Area 5 have been marked on the plan. These are deciduous trees. None of the conifers have so far been selected for felling. Few of the conifers are worthy of retention but for the time being as many as possible should be retained for visual amenity. Selection for felling should relate to re-planting.

An area through the centre of this site should be planted with shade bearing deciduous trees and a few Pines where there is ample light. Felling selection should relate to planting requirements with priority going to the south boundary.

Area 6 Landscaping: New Housing:

The landscape plan includes the retention of all suitable young trees, creating an adequate screen along the boundary with adjoining housing, and integrating the development into the woodland on the north side.

Very few existing trees are suitable for retention but those that are suitably placed to grow on to maturity will be. The young plantation in the south east corner is mainly of Norway Spruce with some deciduous trees. A strip of plantation along the east and south boundary will be kept and thinned to retain the best trees.

The plan shows new planting proposals to create a suitable screen that includes a Beech hedge along the boundary, and a belt of trees in a shrub matrix.

On the west side, the plan shows the integration of housing into the park like scene south and east of Drayton Hall. This area of spaced trees affords an attractive outlook for the new development and additional planting will create a partial screen when viewed from the Hall.

Woodland on the north side obviates the need for screen planting to houses which will lay below the eye level, viewed from Hall Road. The space between housing and woodland should be kept in a managed state to give good security visibility into the woodland.

Only a few trees have been shown to be planted near to houses. Screen planting and the adjoining woodland will create a set of landscape conditions that requires individual attention by those who would live here.

Garden planting should be done with specimen plants not less than 1.8 m tall.

Protective fencing should be erected to enclose and safeguard all trees on or adjacent to the development site. Fencing should be not less than 1.0m outside the canopy of each tree to be protected.

Trees to be felled within the boundary screen area should be cut at ground level and the stumps left to decay. Alternatively the stumps may be removed by a stump grinder.

Surgery may be required for young trees to improve their development by removing undesirable growth, but this may not be decided upon until each tree has been isolated by removing the Spruce trees.

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Trustees have executed this document as a Deed the day and year first before written

THE FIRST SCHEDULE referred to

1. No structure or building to be constructed on the land shown edged blue on the Plan (hereinafter referred to as "the Woodland") including structures or buildings normally permitted under the Town and Country Planning General Development Order 1988 or any re-enactment thereof
2. Concurrently with construction of the permitted development under the aforesaid planning permission to implement the Woodland Management and Landscape Proposals as set out in the document submitted by Dennis Black Associates and received by the Council with the aforesaid Planning Application on 3rd October 1991 a copy of which document is annexed hereto
3. To bring to the attention of all persons carrying out any work on the Property that the Woodland is covered by a Tree Preservation Order
4. To notify the Assistant Chief Executive and Solicitor to the Council or such other Officer of the Council as the Council may from time to time designate to discharge the functions currently discharged by the Assistant Chief Executive and Solicitor to the Council (hereinafter called "the Proper Officer") on each and every occasion when works are to be undertaken with regard to the Woodland and to advise the Proper Officer of the nature

of those works

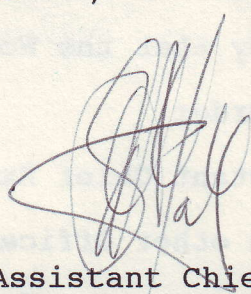
THE SECOND SCHEDULE referred to

Within twelve months of the date hereof:-

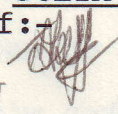
1. Engage the services of an Arboricultural Consultant approved by the Proper Officer to prepare on-going three-yearly management plans to commence on the first anniversary of the date hereof to ensure the proper distribution of species and age mix of trees to take into account:-
 - (a) natural regeneration
 - (b) removal of over-mature/dying trees
 - (c) re-planting
2. To cause to be made an annual maintenance inspection by an Arboricultural Consultant approved as before and to carry out or to cause to be carried out all works found to be necessary as a result of such inspection

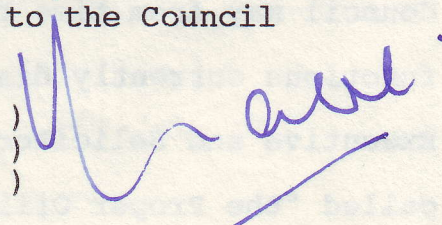
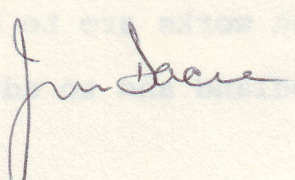
THE COMMON SEAL of BROADLAND)
DISTRICT COUNCIL was hereunto)
affixed in the presence of:-)




Assistant Chief Executive and
Solicitor to the Council

SIGNED AS A DEED by the said
GRAHAM MARTIN DACRE and JULIA MAY
DACRE in the presence of:-


T.D. JAFFE (MRS)
248 PLUMSTEAD ROAD EAST
THORPE ST ANDREW
NORWICH
NORFOLK. NR7 9NH.

SIGNED AS A DEED by the said
GAVIN CROFT WILCOCK in the
presence of:-

)
)
) *James Wilcock*

Rayne

74 The Close
Norwich

Secretary

DATED 19th November 1992

BROADLAND DISTRICT COUNCIL

and

G.M.DACRE, ESQ., MRS.J.M.DACRE,
G.C.WILCOCK, ESQ.,

The Trustees of Cross House
Trust

PLANNING OBLIGATION

Under Section 106 of the Town & Country Planning Act 1990 as amended by Section 12 of the Planning and Land Compensation Act, 1991, relating to Drayton Hall, Drayton, Norfolk.

B.A.Yates,
Assistant Chief Executive and
Solicitor to the Council,
Broadland District Council,
Thorpe Lodge, Yarmouth Road,
Thorpe St. Andrew,
Norwich, NR7 ODU.

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