

DATED

15th January 1998

BROADLAND DISTRICT COUNCIL

- and -

G. H. POINTER ESQ.

PLANNING OBLIGATIONS

under Section 106 of the Town &
Country Planning Act 1990 as
amended by Section 12 of the
Planning and Compensation Act,
1991, relating to land
at Blofield, Norfolk.

STEELE & CO.,
2 The Norwich Business Park,
Whiting Road,
Norwich,
NR4 6DJ

Ref. DEL/9700-7417

THIS PLANNING OBLIGATION is made the ^{15th} day of ^{nine} ~~January~~ One thousand Nine hundred and Ninety-eight **BETWEEN BROADLAND DISTRICT COUNCIL** of Thorpe Lodge Yarmouth Road Thorpe St. Andrew in the County of Norfolk (hereinafter called "the Council") of the one part and **GERALD HOWARD POINTER** of Field View Farm Yarmouth Road Blofield in the said County of Norfolk (hereinafter called "the Owner") 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 Owner is seised in fee simple absolute in possession of the property described in the First Schedule (hereinafter called "the Property") shown for identification purposes only on the plan annexed hereto and thereon edged red (hereinafter referred to as "the Plan")
- (4) The Owner applied to the Council under reference number 95.1307 for planning permission for development to be carried out on the land shown edged green on the Plan ("the Application Site")
- (5) The Council and the Owner 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 95.1307 and pursuant to the said Section 106 as amended the Owner **AGREES**

DECLARES AND COVENANTS for himself and his successors in title with the Council that from the date on which work shall commence on the Application Site pursuant to the aforesaid planning permission the land edged green on the Plan shall be subject to the conditions restricting or regulating the development or use of the Application Site 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
3. This document is executed as a Deed and is delivered on the date stated at the beginning of this Deed

IN WITNESS whereof the Council has caused its common seal to be hereunto affixed and the Owner has executed this document as a Deed the day and year first before written

THE FIRST SCHEDULE referred to

ALL THOSE pieces or parcels of land situate in the Parishes of Blofield and Witton in the County of Norfolk more particularly described below and for the purpose of identification only and not by way of limitation or enlargement more particularly delineated on the Plan and thereon edged red.

<u>Ordinance Survey No.</u>	<u>Parish</u>
8745 (part)	Blofield
0006 (part)	Blofield
5832	Blofield
6118	Blofield
4600	Witton
5100	Witton
5600	Blofield
7986	Blofield
0387	Blofield

THE SECOND SCHEDULE referred to

1. Prior to the commencement of any development the Owner shall submit to the Ministry of Agriculture Fisheries and Food (or any Body appointed in its place) for approval in writing (such approval not to be unreasonably withheld) details of:-
- (a) the design of the proposed golf course including the location and extent of the greens tees bunkers water areas tree and shrub planting other areas of landscape treatment and all other matters such as roads car parks and buildings
- (b) any earthmoving or landforming including the locations quantities type of machinery to be used and methods of stripping storage and placement of soils involved in the construction of the Course and any drainage treatments.
- (The level of detail to be supplied shall be such so as to enable the Ministry of Agriculture Fisheries and Food to be satisfied that the Golf Course development will not result in the irreversible loss of best and most versatile land.)

2. To lay out the Course in such a manner so as not to disturb the inherent characteristics of the Grade 2 and 3a land.
3. To carry out the development strictly in accordance with the approved plan and accompanying text.
4. To permit access onto the Application Site at all reasonable times for the purpose of inspection during the construction of the Golf Course to the Ministry of Agriculture Fisheries and Food (or any Body appointed in its place) its Agents servants or workmen.

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

CHB

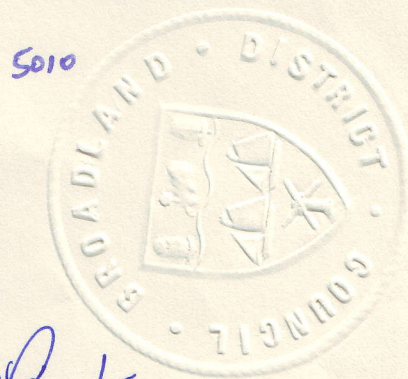
Resource CHB
Director of ~~Services and Solicitor~~ to the Council

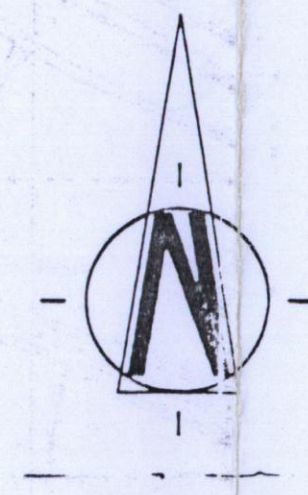
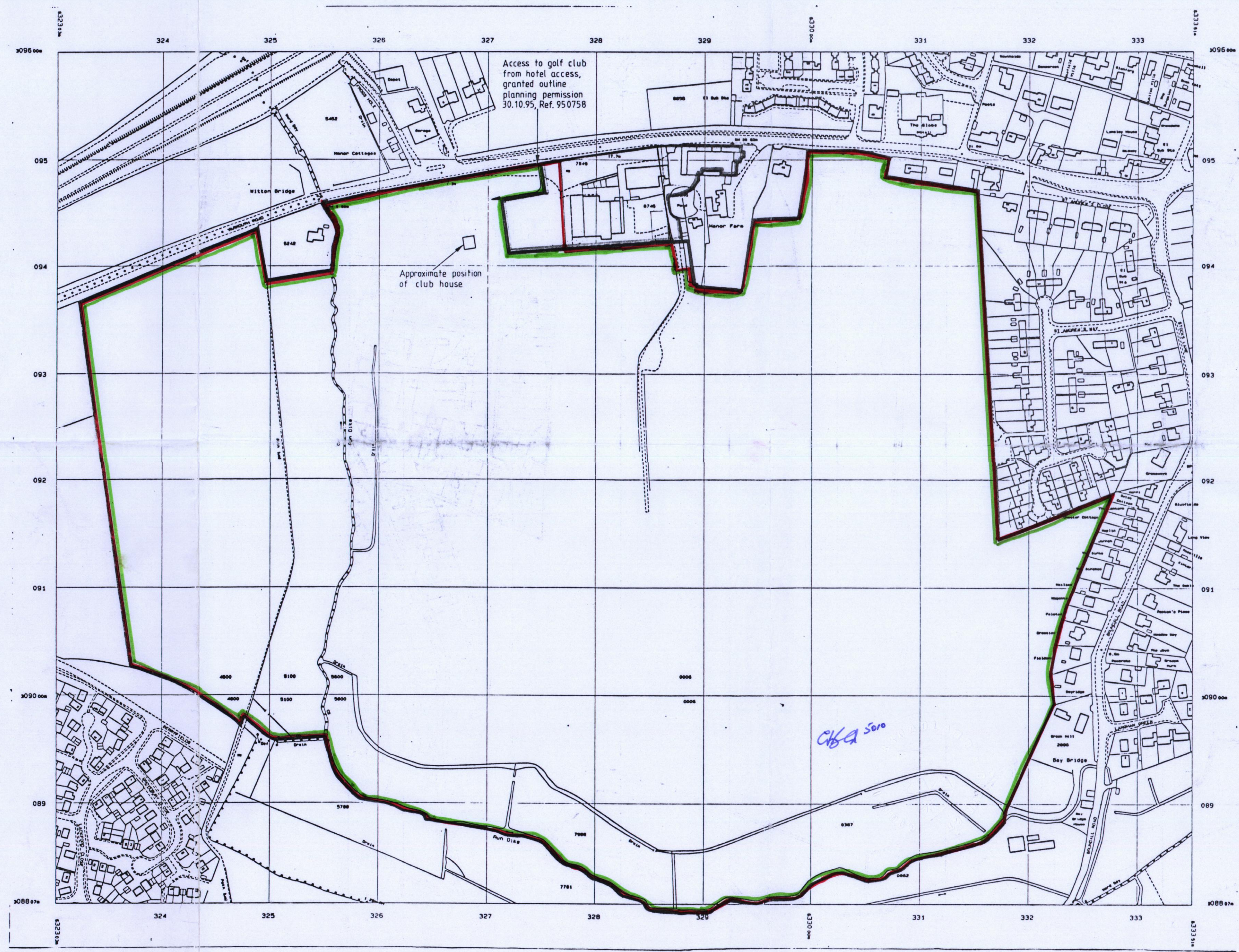
SIGNED AS A DEED by the said GERALD
HOWARD POINTER in the presence of:-

Gerald Pointer

G. H. Pointer

*THE OLD RECTORY
BIRTREE
DERHAM
NR 20 SWE*





REV	AMENDMENT	DRAWN	DATE
A	Boundary Revision.	LPD	8.1.96
B	Indication of position of club house and access to golf club added.	LPD	7.2.96

Project
BLOFIELD

Drawing Title
Proposed Site Layout

Client
G. Pointer



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Drawn JPC / LPD	Checked	Approved	
Date 8.1.96	Scale 1:2500	Drawing No. SK204/01/11	Rev. B