

A N A G R E E M E N T dated the twenty-eighth day of September

One thousand nine hundred and eighty two made between BROADLAND
DISTRICT COUNCIL of Thorpe Lodge Yarmouth Road Norwich in the
County of Norfolk (hereinafter called "the Council") of the one
part and BUGDEN (SUPERMARKETS) LIMITED whose registered office
is situate at Tunstead Road Hoveton in the County of Norfolk
(hereinafter called "the Company") of the other part

WHEREAS:

1. THE COUNCIL is the Local Planning Authority for the purposes
of this Agreement
2. THE COMPANY is seised in fee simple in possession of the
property described in the First Schedule hereto (hereinafter
called "the said property")
3. THE COMPANY has applied to the Council under reference number
81.0093 for planning permission for development to be carried out
on the property described in the Second Schedule comprising part
of O.S. No.6300 Blue Boar Lane Sprowston Norwich aforesaid
(hereinafter called "the development site")
4. THE COUNCIL and the Company have agreed subject to planning
permission being granted in consequence of the aforementioned
application to enter into this Agreement pursuant to Section 52
of the Town and Country Planning Act 1971

NOW THIS DEED WITNESSETH AS FOLLOWS:

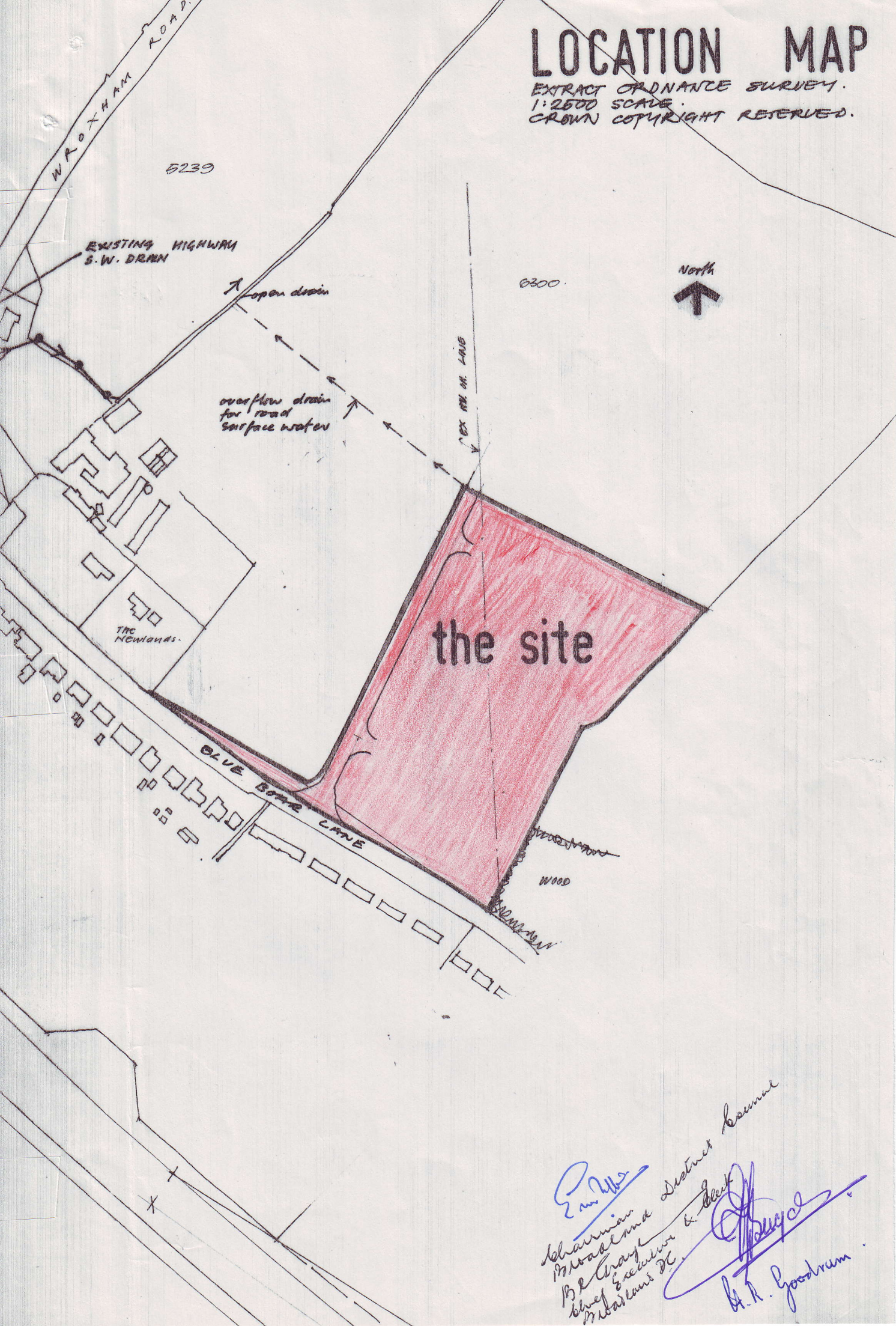
- (1) In pursuance of the said Agreement and pursuant to the said
statutory provisions the Company agrees with the Council
- (a) the area for retail sales of the proposed supermarket on the
development site shall not exceed 15,000 sq.ft. or such
larger area as may be subsequently granted by the local
planning authority or such larger area as may be granted
by the Secretary of State

- (b) not less than 28 days after the supermarket on the development site shall have opened for trading all forms of trading from the present supermarket site on the said property shall cease and not less than three months after the start of trading as aforesaid the use of Nos. 213 and 209 Wroxham Road on the said property as an office and store shall cease
- (c) If clause (b) (above) is not complied with then the Council shall forthwith be entitled to exercise its powers under section 51 of the Town and Country Planning Act 1971 to make a Discontinuance Order in respect of the use of the said property as a supermarket, office and store as aforesaid and it is further hereby agreed and expressly declared between the parties that in the event of such an Order being made the Company will not raise any objection thereto nor claim any compensation in respect thereof
- (2) It is hereby agreed that Section 126 of the Housing Act 1974 shall apply to this Agreement and the covenants appearing herein

IN WITNESS whereof the Council and the Company have hereunto caused their Common Seals to be affixed the day and year first before written.

LOCATION MAP

EXTRACT ORDNANCE SURVEY.
1:2500 SCALE.
CROWN COPYRIGHT RESERVED.



Emilio
Chairman
Providence
B & Croy
Chief Executive & Clerk
Providence DC.
District Council
[Signature]
A. A. Goodrum

THE FIRST SCHEDULE

The Property

ALL THAT Supermarket and premises known as "Bugden Supermarkets Limited" 205 Wroxham Road Sprowston in the County of Norfolk —

THE SECOND SCHEDULE

The Development

ALL THAT plot of land containing six acres or thereabouts fronting Blue Boar Lane at Sprowston in the County of Norfolk shown on the plan attached hereto and thereon coloured red —

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



[Signature]

Chairman

[Signature]

Chief Executive and Clerk

THE COMMON SEAL of)
)
BUGDEN (SUPERMARKETS) LIMITED)
)
was hereunto affixed)
)
in the presence of:)

[Signature]
[Signature]
A. R. Goodrum (Secretary)



LOCATION MAP

EXTRACT OF ORDNANCE SURVEY.
1:2500 SCALE.
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the site

Site area
amended
5-3-81
Elford
+ Feilden + Mawson

ROAD CAN BE EXTENDED
TO GIVE ACCESS TO
REMAINDER OF SITE.

service area & staff cars

SMALL SHOPS

SUPERMARKET

customers

car park

BLUE BOARD LANE

VISIBILITY SPLAINS
AT DRIVE IN EACH WAY.
10 M x 7 M EACH WAY.

EXISTING ROAD
6 M WIDE

NORTH

NOTES:-

SUPERMARKET AREA

30,000 SQ FT TOTAL ON G.P.
(15000 SQ FT SALES.
15000 SQ FT STORAGE + PREP.)
+ APPROX 4000 SQ FT AT FF.
(STAFF ROOMS + OFFICES).

PARKING FOR 300+ CUSTOMER CARS.

REAR SERVICE AREA.

SITE AREA INCLUDING ADJEST ROAD
= APPROX 6 ACRES.

BROADLAND
DISTRICT COUNCIL
29 DEC 1980
TECHNICAL SERVICES
DEPARTMENT

no date revision & issue (—>)

Feilden + Mawson Architects

Ferry Road Norwich NR1 1SU tel: 0603 29571

client
BILWYN (SUPERMARKETS) LTD.

job title
NEW SUPERMARKET BUILDING,
BLUE BOARD LANE, NORWICH.

drawing title
SITE LAYOUT & LOCATION MAP

scale 1/500 & 1/2500

drawn M.F.

date DEC 1980

job no M 555

drawing no 15

revision no

sheet of

DATED 28th September 1982

BROADLAND DISTRICT COUNCIL

and

BUGDEN (SUPERMARKETS) LIMITED

AGREEMENT

relating to erection of
Supermarket, Blue Boar Lane,
Sprowston

S.52. Town and Country
Planning Act 1971

K.M. FRANCIS
District Solicitor and Deputy Clerk,
Broadland District Council,
Thorpe Lodge,
Yarmouth Road,
Norwich, NR7 0DU.

District Solicitor.

Land Charges.

81.0092-93 DHG/FLR

29th January, 1986.

Broadland District Council and Bugden (Supermarkets) Ltd.
Premises at Wroxham Road, Sprowston - Section 52 Agreement

I have been approached by Berwin Leighton, Solicitors, of Adelaide House, London Bridge, London, who have pointed out to me that there is an error in this Section 52 Agreement. The Solicitors are correct - please note that the reference in Clause 1(b) should be to Nos. 213 and 207 Wroxham Road and not to Nos. 213 and 209 Wroxham Road.



District Solicitor.