

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 )

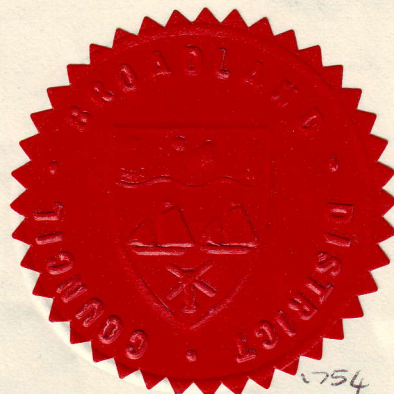
BROADLAND DISTRICT COUNCIL )

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 250, 260, 281, 211, 212, 233 & 224. N4 N85  
B. AMENDMENTS TO FOOTPATH BETWEEN 'N' & 'I' RAILTIES. ROAD LINE FOR APPROACH EXTENDS AT 'I' 'N' & 'IS'. FEB. 84.  
C. AMENDMENTS TO PLOTS 27, 28, 27, 46, 48, 64, 67, 73, 74, 88, 100, 130, 141, 144, 154, 157, 177, 229, 231, 240, 264, 271, 284, 287, 297 (L TYPE)  
" " " 164, 165, 166 (R AND GARDEN) N4 N84  
D. JUNCTION BETWEEN RANGES A1 & MAINLINE A1 & 10, 11, 12, 141 & 142 AMENDED. 15M NUTRITION ZONES TO MAIN HEADS OF STOKES F.H.S.  
AMENDED LINE OF FOOTPATH ADJACENT PLOT 220. AMENDMENT MADE IN ACCORDANCE WITH REC. HODGKINS'S DEPT. TERRACEDMENT. 20 JUNE 1984.  
E. LB TYPE HOUSES TO REPLACE LB TO PLOTS 116, 118, 193, 197 & 220  
2 N4 N85  
F. PROVISION OF HOUSE TYPES LB, LO, L10 & M/A W/D & W/P  
BATHROOM TYPES D+B & G. D+G DIMENSION TYPES A+H  
AS SCHEDULE SUBMITTED BY C. 17 OCT. 1984. 21 DEC 1984  
G. PROVISION OF HOUSE TYPE  
1-5 (PLT) 157 ON SCHEDULE IN OTHER PLOTS  
H. PROVISION OF HOUSE TYPES N, X, Y & Z. PENALIZED  
HOUSE TYPE E WITH GENERAL REVISIONS IN ACCORDANCE  
WITH SCHEDULE ATTACHED TO PLANNING PERMISSION 7 JUNE 85  
I. HOUSE TYPE W/P CHANGED TO LB ON PLOT 64  
J. MINOR REVISIONS 20 JUNE 85  
K. CHANGES TO PLOTS 88-100, 100-110, 00 9 JULY 85

Edward  
Chairman

B. L. Gnaul  
Chief Executive and Clerk

# SITE LAYOUT PLAN

MICHAEL REYNOLDS ARCHITECT

## drawing SITE LAYOUT PLAN

scale 1:500  
date OCTOBER 1983

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 881823

number 8017 / 60 ☒