

Proposed Skatepark – Blue Boar Lane

The View of the Residents of Manor
Reach

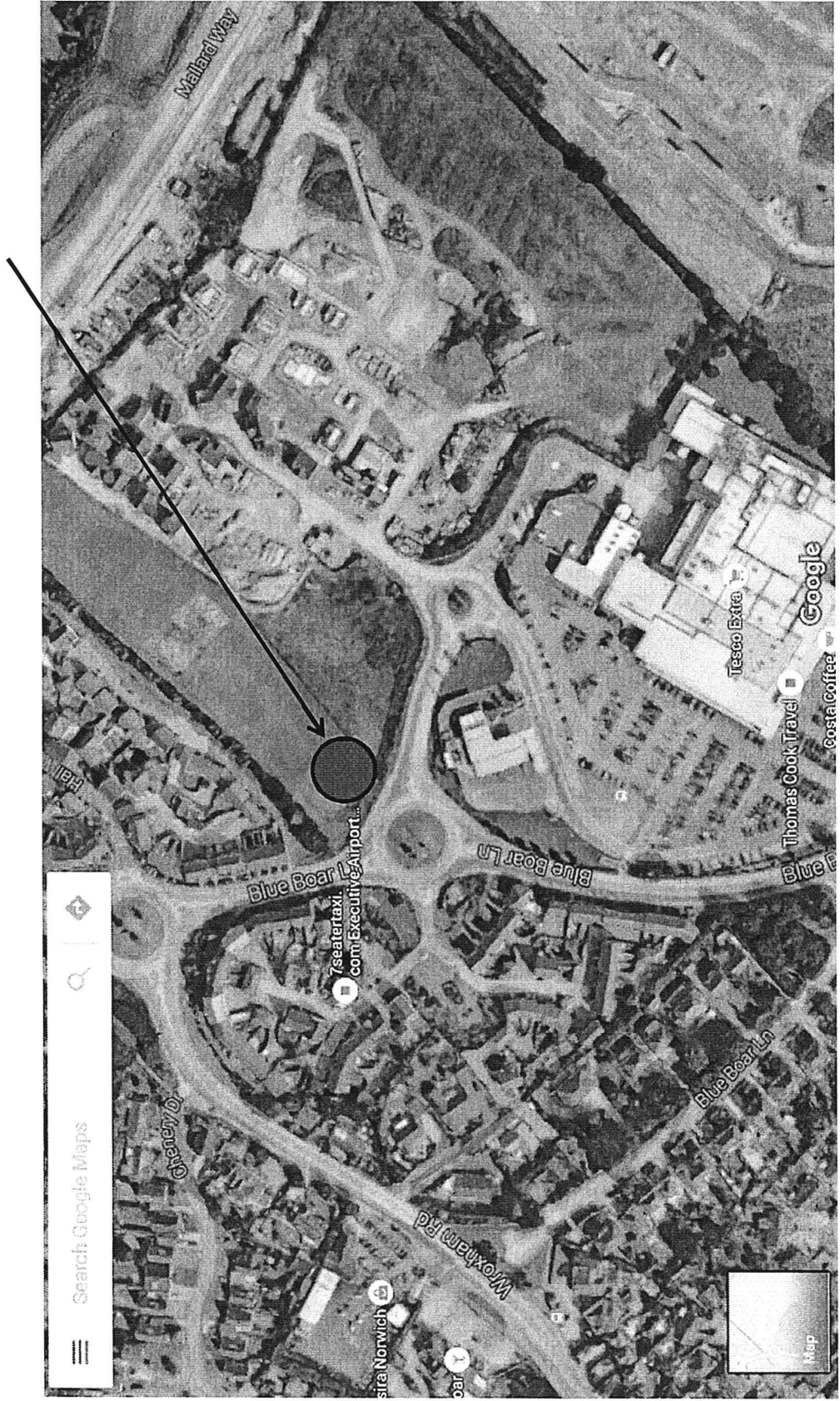
Introduction

- 1) Suitability of the site
 - Skaters safety
 - Facilities
 - Parking
 - Access to the Skatepark
 - Risk of Flooding
- 2) Impact of Skatepark to the local area
 - Noise
 - Graffiti
 - Anti Social Behaviour
 - Residents Safety
- 3) Norfolk Homes Responsibility
 - Original Plans
 - Devaluation of Residents Homes
 - Distance from Residents Homes
 - Opposition from Manor Reach Residents

Suitability of the Proposed Site

- Skaters safety
 - Busy roundabout / road network
 - No pelican crossing to Manor Reach Side of Blue Boar Lane
- No facilities on site
- Lack of suitable parking
- Access to the Skatepark
- Risk of flooding
- Facility needs to be managed i.e. controlled access, not 24hr access. Town Council cost.
- Highly visible proposed location. The inevitable graffiti (as seen on all other schemes) will change the perception of Sprowston / Manor Reach. Less public location required.

Skaters Safety



Facilities, Parking, Access



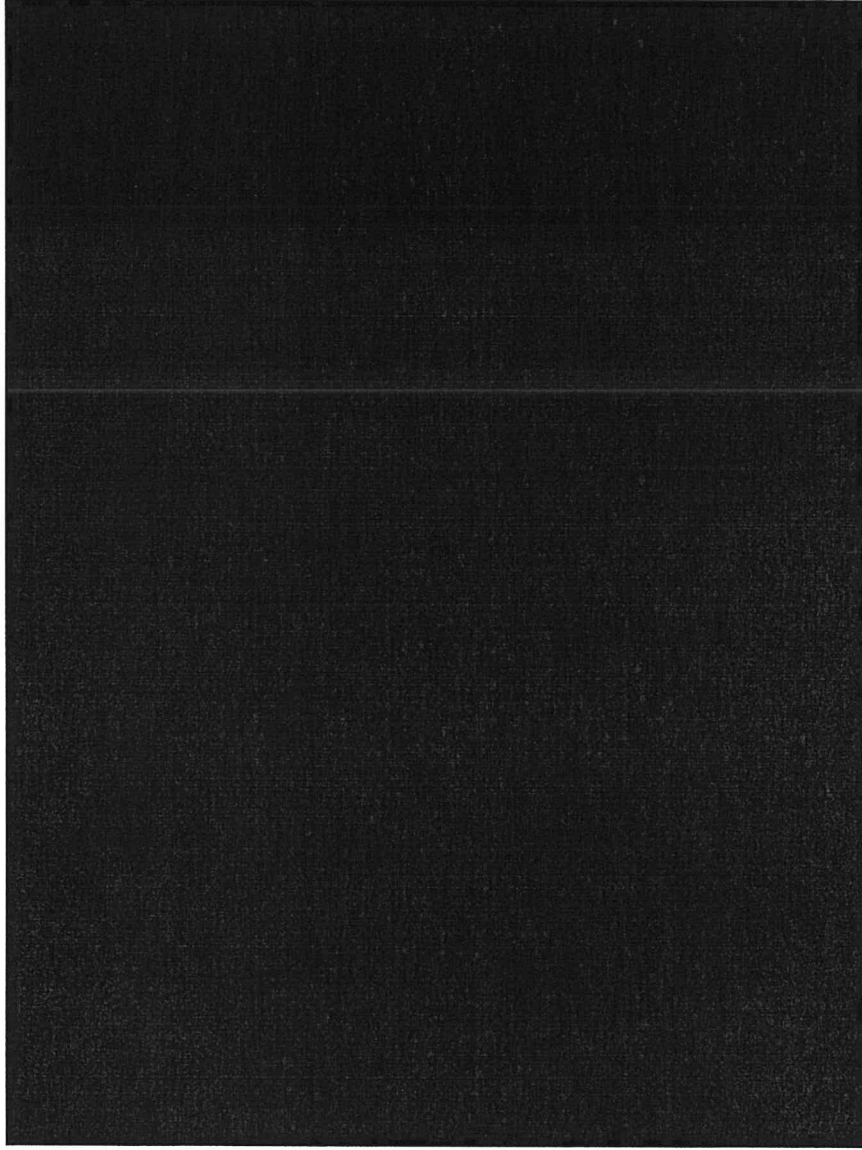
Flooding – 20th June



Impact of the Skatepark on the Local Area

- Noise
- Anti Social Behaviour
 - Mix of users. Area will become a hangout for skaters, at all hours. Needs to be a controlled location.
- Graffiti – evidence in all parks and in surrounding areas.
- Residents Safety
 - Skaters will skate to the park through Manor Reach. Current estate design has many drive / road blind spots
 - Pedestrian paths are one with the road. Young / small children will find skaters passing at speed scary and force the children / skaters into the road.
- Increased insurance premiums
- Increased estate traffic / parking
- Who will maintain the Skatepark – Town Council?
- Reduced risks of maintenance / security / local area if located within an already managed recreational area.

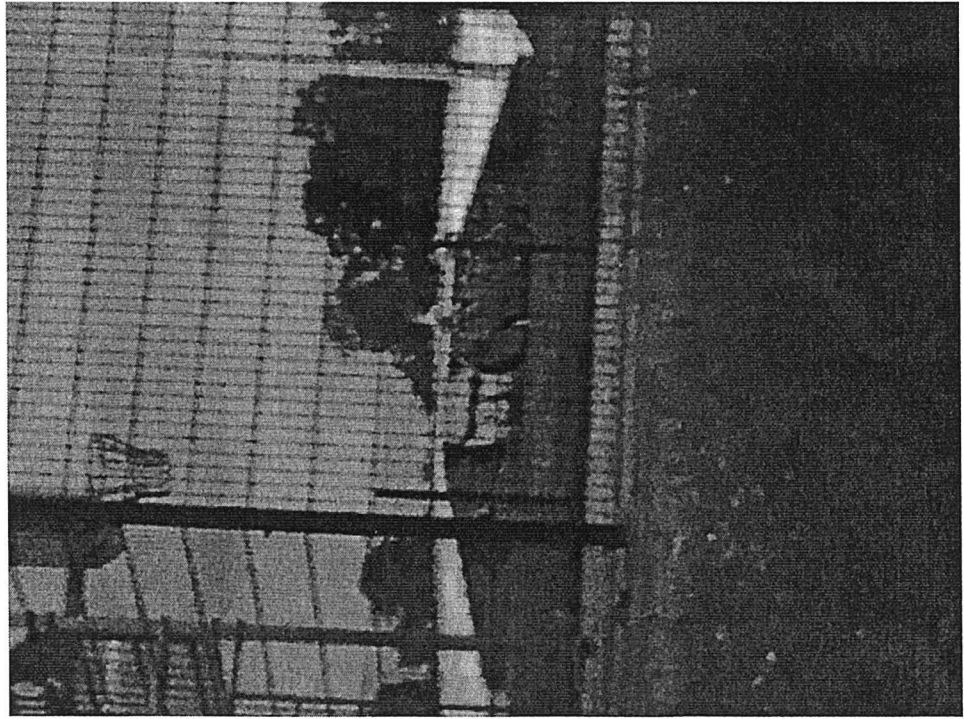
Noise



Noise

- Quiet enjoyment clauses with the council within 90% ownership leases
- Noise assessment previously undertaken
- Noise is a real concern, but we appreciate this can be 'managed' by design or planting. However, the other implications / pressures / influences as a result of this skatepark, cannot.

Graffiti – its part of the culture



Case Studies

- **Mountfitchet Castle**

“I can only speak from my own experience here at Stansted where the skatepark has been a disaster. It is now haven for drug takers and for youths from over a wide area to gather which also results in obscene graffiti being painted all over it which has to be removed periodically”

- **Clissoled skatepark – June 2014**

- **Bodmin skatepark – June 2011**

“They were also concerned at the level of obscene graffiti scrawled around the park and older youths verbally abusing passers-by.”

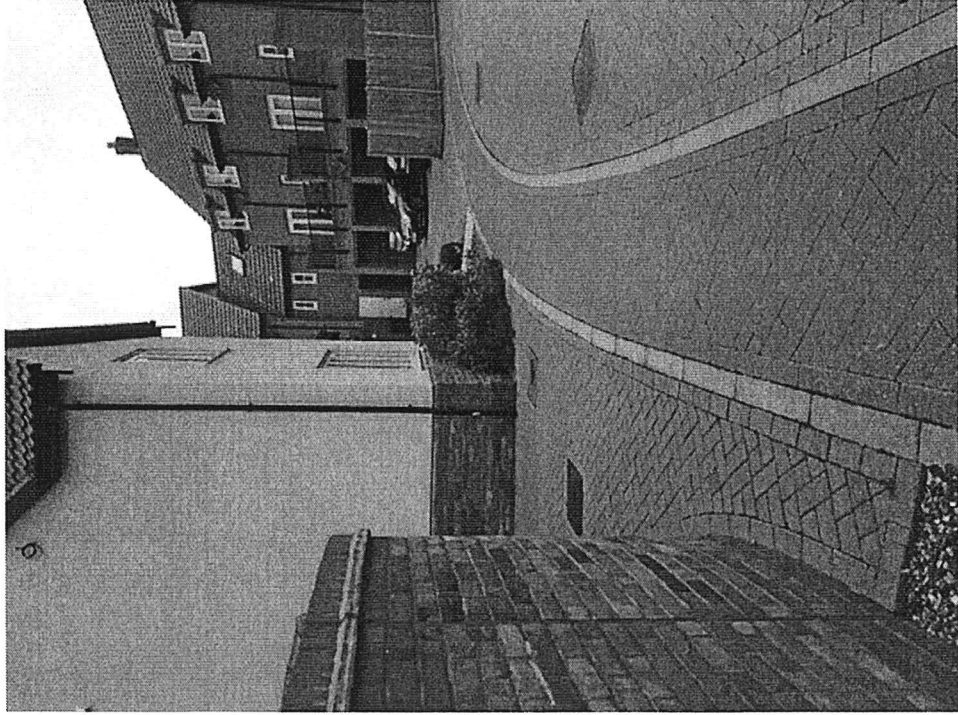
- **Gage Road Chapel**

Gage Road Chapel



- Is this the future? The council needing to add railings / gates to control misuse / abuse?
- This will only increase the councils future budget pressures / costs.
- Warden management would also be required
- Increased costs to all Sprowston residents.

Residents Safety



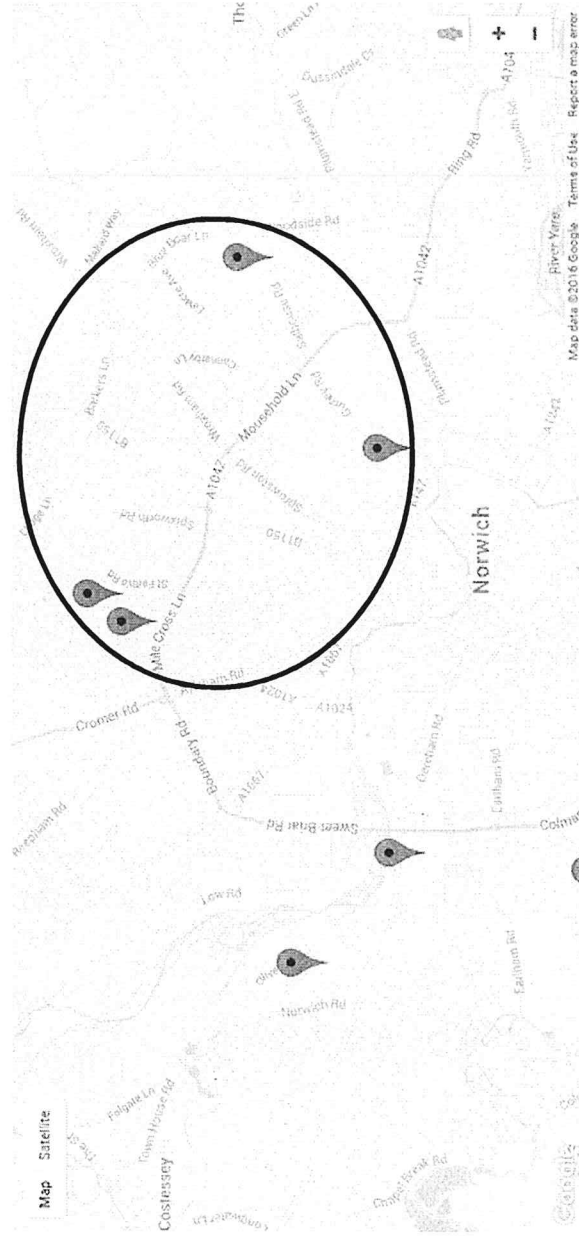
Designed for residential egress /
movements



Graffiti / anti-social behaviour /
security / safety issues within current
estate design

Skateparks in the local area

Norwich Skateparks



- All Norfolk Skateparks

Recent News



Canvey Island Skatepark
Opening Jam set for June 4th



Skaters Angry at Oakham
Skatepark Blunder



Free Skateboard Griptape
Anyone?



Maverick get go-ahead to build the Newquay Concrete Waves Skatepark Project



Dorchester Jam overwhelming success

[View all news](#)

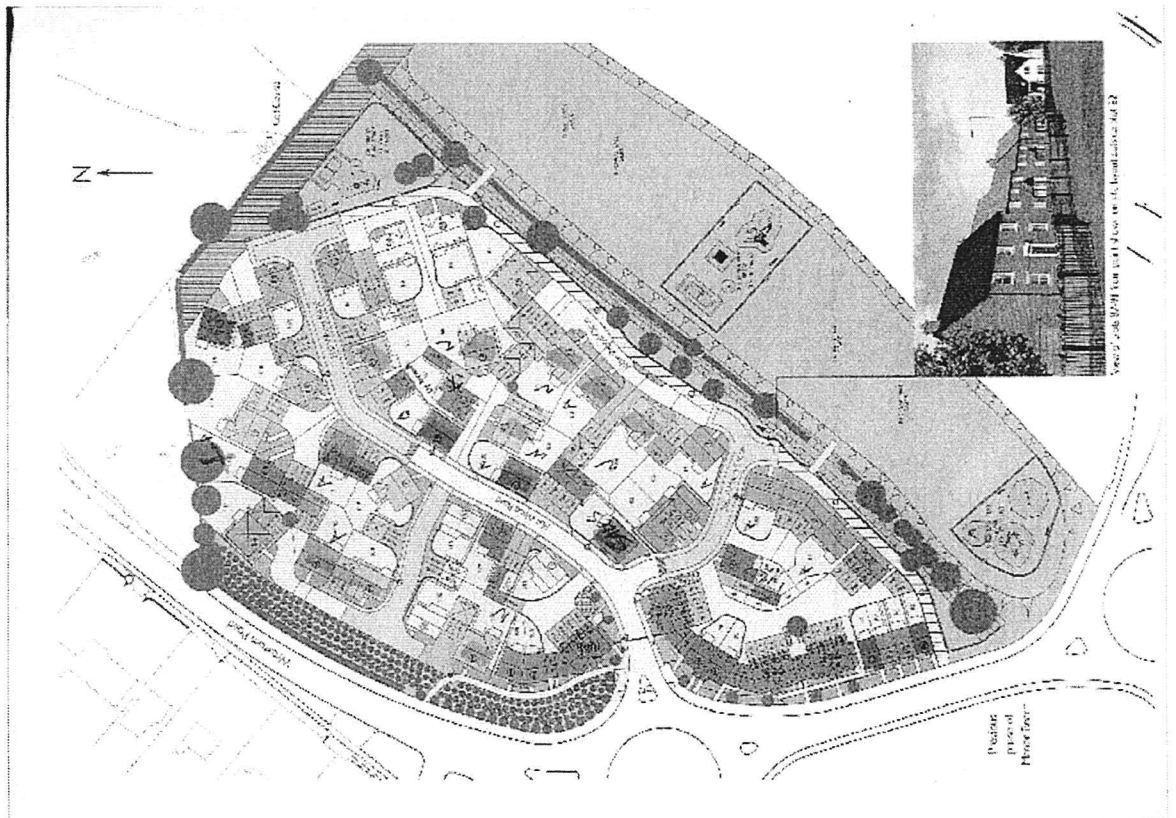
Skateparks in the local area

- Heartsease Skatepark (1.4 miles)
- Pound Lane (2.5 miles) * Proposed (£267k)
- Heathgate Skatepark (2.7 miles)
- Charge Unit Skatepark (2.8 miles)
- Fiddlewood Skatepark (3.0 miles)
- Spixworth Recreation Ground (BMX ramp) (3.2 miles)
- Hellesdon Skatepark (3.8 miles)

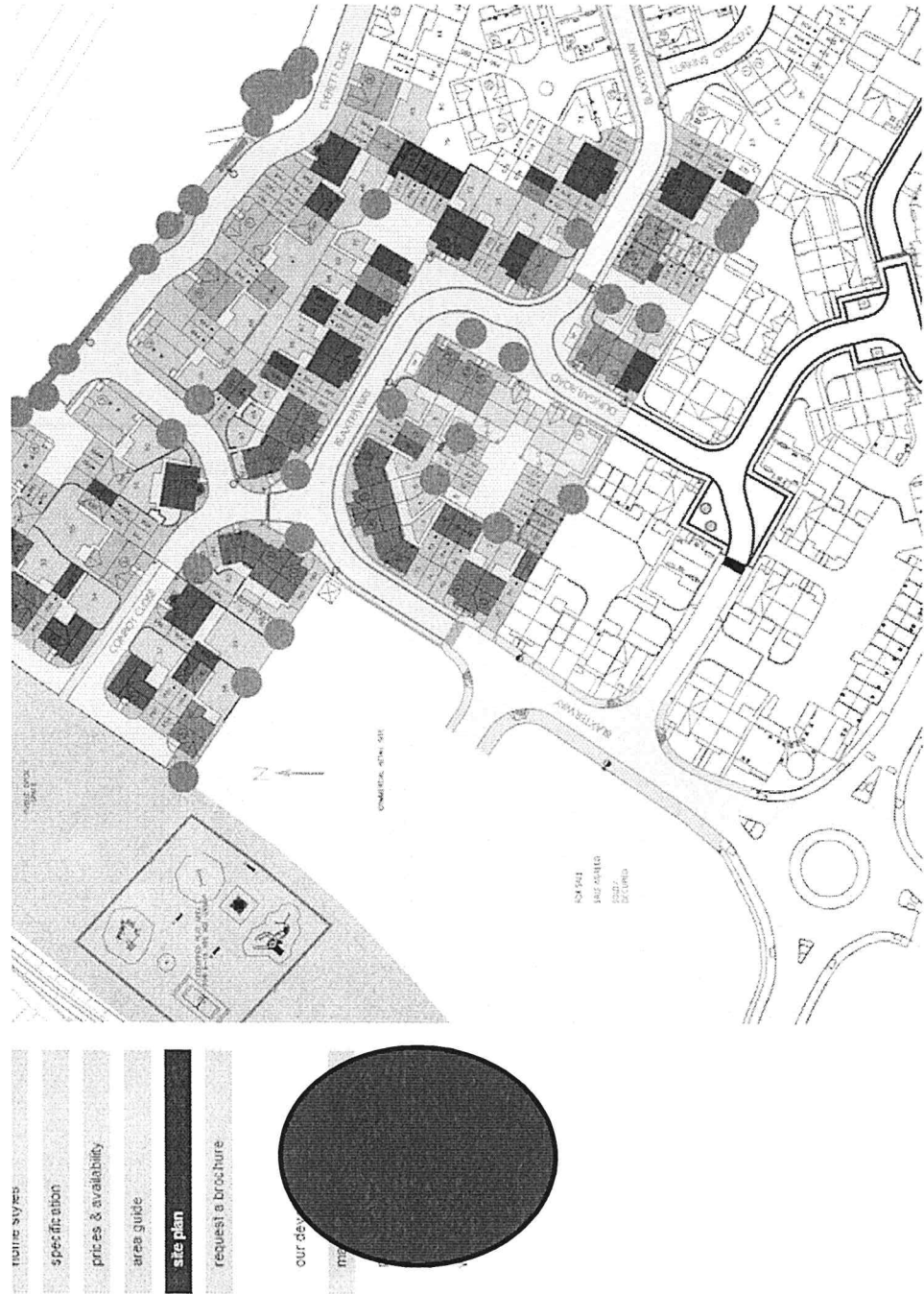
Norfolk Homes

- Not the original plans for the site?
- Devaluation of Residents Homes
 - Who will compensate residents?
- Distance from Residents Homes
 - Within 40 yards of peoples houses
 - Parking access issues for residents
- Increased insurance premiums
 - Who will compensate residents?
- Opposed by the residents of Manor Reach
 - We are your Customers
 - Signed petition

Original Plans



Current Phase Plans





Original S106

- “will comply with the terms of the Section 106 Agreement dated 3rd November and will indemnify and keep indemnified the Transferee and its lessees and their respective mortgages and their respective successors in title against all liability arising out of any future breach non-observance or non-performance of this covenant”

Land Registry **CS**

Continuation sheet for use with application and disposition forms

Title number(s) NK389319

1. Continued from Form TP1

2. Before each covenant, new paragraph is to be outlined, e.g. "Part 12 continued".

Part 13 continued

Covenant by the Transferor

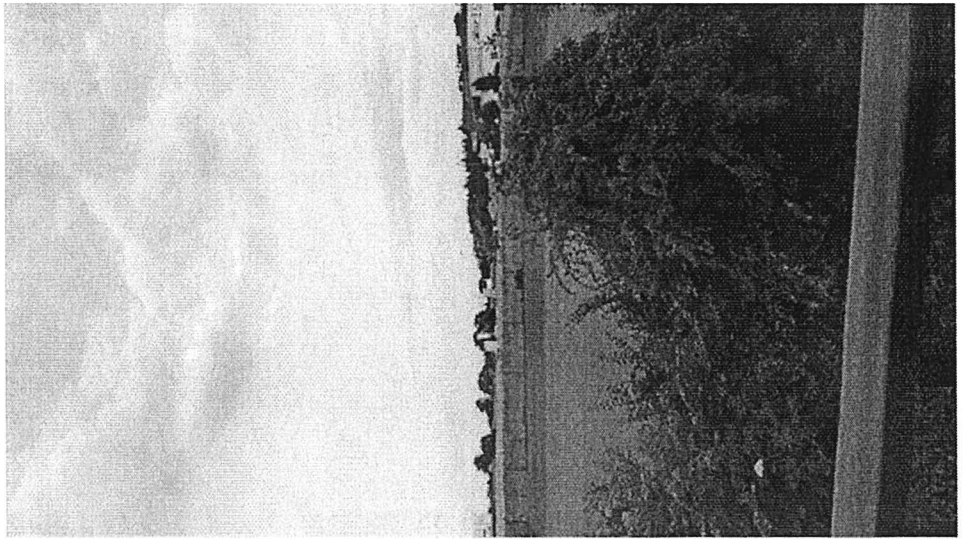
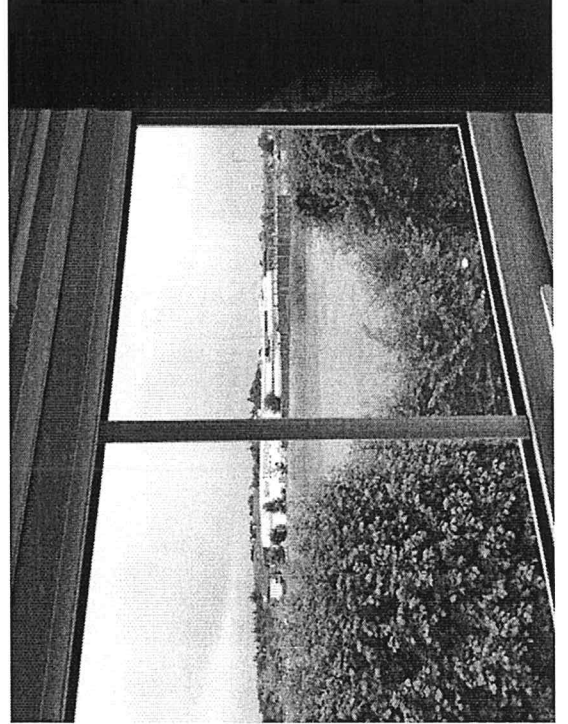
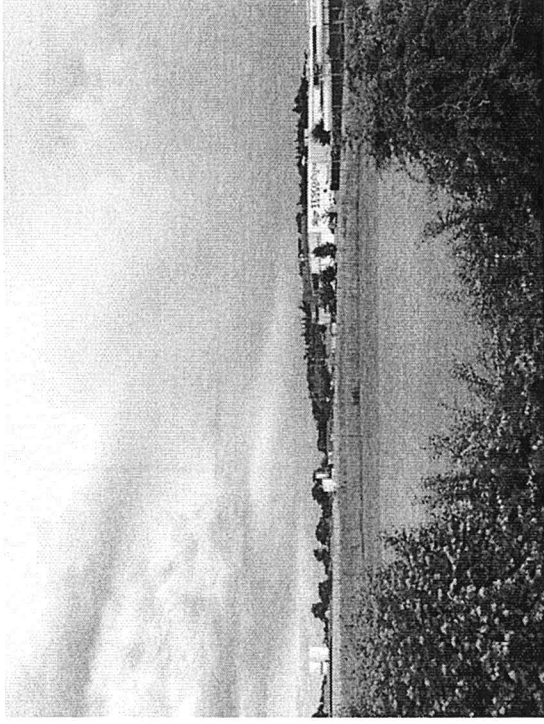
13.3 The Transferor hereby covenants with the Transferee and its lessees and their respective mortgagees and their respective successors in title that it will make up and complete or cause to be made up and complete the Estate Roads and Estate Footpaths (except if applicable the Private driveway hatched black and footpath coloured blue on the said plan) forming part of the Transfer's Development and the drains and sewers thereunder as soon as reasonably practicable to the satisfaction of the Local or other Highway or Drainage Authority and in like manner will maintain or cause to be maintained the said drains sewers drains and footpaths until the same are taken over by the said Local or other Highway or Drainage Authority and will comply with the terms of the Section 106 Agreement dated 3rd November 2007 and will indemnify and keep indemnified the Transferee and its lessees and their respective mortgagees and their respective successors in title against all liability arising out of any future breach non-observance or non-performance of this covenant

Continuation sheet 5 of 6
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Unilateral Undertaking

- Not to occupy more than 50 dwellings on Ph 4 & 5 of the land at Blue Boar Lane, Sprowston prior providing either:
 - i) the Skate Park at a cost not exceeding £100,000 or
 - ii) The Recreation Contribution to the sum of £78,678 to be used by the District Council for the provision of play equipment and related facilities on the area of open space
- An option
- Why not an outside gym, park facilities, benches, landscaped pleasant area for the residents.
- What we believed we would get!

Residents Homes



Signed Petition

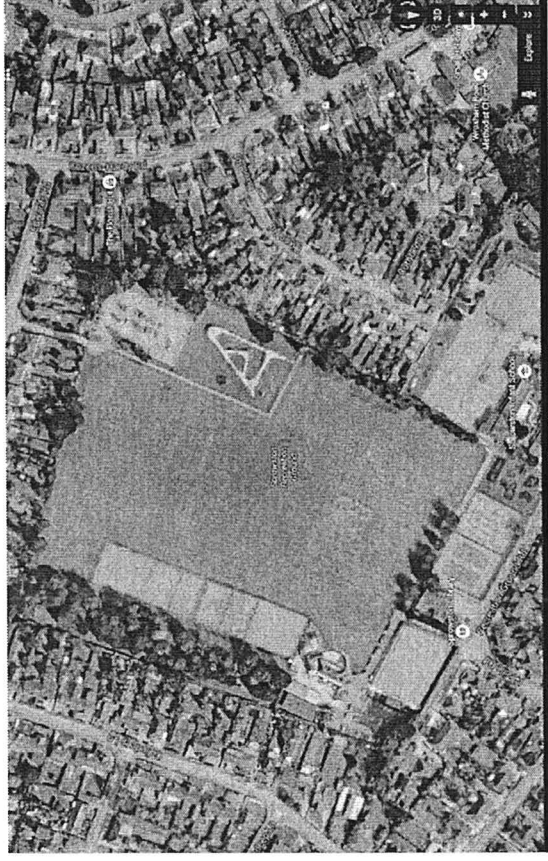
- 59 Signatories plus more to come.
- 50 homes
- Ave. £200k = £10m
- 30% margin = £3m
- 5% EBIT = £0.5m

[illegible]

Where should a skatepark go?

Is the Council adamant Sprowston needs a skatepark?

The capital contribution from Norfolk Homes is not location fixed to Manor Reach and can be transferred. The below are more suitable locations:-



Sprowston Recreation Ground

- Managed Location
- On-site facilities
- Parking
- Regeneration opportunity for eye saw abandoned BMX track.
- Secure location, where access can be managed. Warden costs already part of the Council's budget.
- Purpose built community location

Where should a skatepark go?

Barkers Lane / Church Lane Recreation Area

- Safe
- Established landscaping to protect local residents
- Currently has no other amenities – added value
- Could be fenced and managed by Cricket Club / Church Warden's.
- Parking available along Church Lane / Use of Church Car Park



Neville Road / School Lane Recreation Area

- Safe
- Already fenced and secure
- Low current use.
- Could be managed by adjacent Diamond Centre
- Parking at Diamond Centre / existing School Lane can adequately and safely manage on street parking

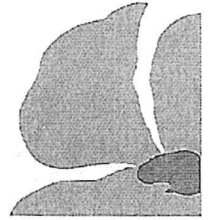


Summary

- The Residents of Manor Reach oppose the planned location for the proposed Skatepark in the strongest possible terms.

Any Questions?

Norfolk Homes



Sprowston Town Council Members
Sprowston Town Council
Sprowston Diamond Centre
School Lane
Sprowston
Norwich
NR7 8TR

Tuesday, 02 August 2016

OUR REF: JN/STC01.08.16

E-Mail: james.nicholls@norfolkhomes.co.uk

Dear Town Councillors,

Re. Potential Skate Park at Manor Reach Development, Sprowston

Following a meeting held at the offices of Broadland District Council on Thursday 28th July which was attended by representatives of both The District Council Planning Department and the Town Council I hereby write to formally confirm the position of Norfolk Homes Ltd with regards to the above.

At the outset the request for the skatepark arose as a result of the Town Council's wish for such a facility in the parish of Sprowston. We as a company were happy to work with both the Town Council and the District Council to explore the possibilities of locating it on the Public Open Space located at our Manor Reach Development as we are committed to the area and are always happy to look into ways of enhancing facilities over and above the bare minimum requirement for the benefit of our residents and the local area in general.

During the exploration of the possibilities of a skatepark being located at Manor Reach we have received a largescale number of objections from both existing and potential residents of the Development. In light of this Norfolk Homes Ltd as a company now have grave concerns as to whether the proposed location is indeed suitable for a skatepark and indeed whether the proposed planning application should be taken forward and by whom.

Despite our significant concerns you as the Town Council in conjunction with the District Council must ultimately decide as to how matter progress from this point. Given however we feel a duty of care to both our existing and future residents we strongly feel and request that, given the level of objection, the Town Council at this stage formally reconult and vote on whether an application should indeed be taken forward.

The Unilateral Undertaking legal agreement dated 28th October 2015 currently states an either/or scenario ie, either a skatepark to the value (design and build) of up to £100,000 is provided or the sum of £78,678 is paid to the District Council for the provision of further play equipment or related facilities specifically on the area of Open Space in question (coloured pink on attached plan).



Norfolk Homes Limited, Weybourne Road, Sheringham, Norfolk, NR26 8WB.

Telephone: 01263 825679 email: salesenquiries@norfolkhomes.co.uk www.norfolkhomes.co.uk DX 31654 Sheringham

Directors L. Sheridan, A.D. Clark (*Chairman & Secretary*), P.J. Makepeace (*Managing*). Company Registered No. 1910791 VAT Registration No. 552 7438 31.

In light of our concerns with regards to advancing with the skatepark application I would like to also formally table an alternative option instead of the £100,000 Skatepark being provided for consideration. Alternative proposal as follows:

- Prior to occupation of the 50th dwelling on phases 4 & 5 Norfolk Homes Ltd make a payment of £50,000 to the Town Council to go towards a Skatepark or alternative facility within the Sprowston area.
- In addition Norfolk Homes Ltd also pledge a further £50,000 to be spent specifically on the area of Open Space (coloured pink on attached plan) to benefit the residents of Manor Reach. As part of this Norfolk Homes would enter into dialogue with both the residents of Manor Reach and the Town Council to find a proposal for the area of Open Space that sits comfortably with both parties in this regard.

This solution in our eyes appears to be a pragmatic one as everyone seems to benefit whilst at the same time the significant reasons for objection/opposition are removed. The Town Council receive a significant sum of money to be spent on facilities in the Sprowston area, whether this be a skatepark or not, whilst the residents also get input as stakeholders as to what ultimately goes on the area of Public Open Space provided as part of the Manor Reach development.

I formally ask that this alternative proposal is put to you the Members of the Town Council for consultation as part of the reconsideration of whether the skatepark application goes ahead.

In the event that the alternative solution is taken forward we would legally need to amend the Unilateral Undertaking or alternatively produce a fresh one. We have however discussed this with our legal advisors before formally tabling the proposal and they have advised this would be easily achieved.

In the event that you as a Council ultimately decide that on balance you would still like to advance with the skatepark we do not feel it appropriate, given our significant concerns, that we are the applicants of the planning application. It simply does not sit comfortably with us to be the applicant for something our existing and future customers clearly don't want and don't feel enhances the area of Public Open Space that sits at the heart of their development. In this regard and as proposed by Phil Courtier at the meeting we feel it more appropriate that you as Town Council are the applicants.

Kind regards.

Yours sincerely,



James S A Nicholls BSc Hons
NORFOLK HOMES LIMITED

Cc. Phil Courtier – Broadland DC
Ruth Sainsbury – Broadland DC
Martin Greiller – Residents Manor Reach

Statements in favour of Skate park at Blue Boar Lane, Sprowston

From: michelle parker <shellnaomi@hotmail.co.uk>

Date: 3 August 2016 at 20:39:43 BST

To: "clyouthworker@outlook.com" <clyouthworker@outlook.com>

Subject: Skate park for sprowston

To whom it may concern

I am writing in support of a skate park for Sprowston. This is a needed facility and will greatly improve the play areas offered in the Parish. I have 3 children who love to scooter and skateboard and having a local facility rather than having to drive across the city would be lovely. I have read the arguments about anti social behaviour and the safety of the nearby roads. I have been to many skate parks in and outside of Norwich and have found nothing but teenagers communicating with my children and helping them improve their skills. I believe bored teenagers are more likely to commit anti social behaviour than those who have a facility to come together and enjoy. The road is not an issue at all as there is a light controlled crossing and traffic going into Tesco is slowed by the 2 roundabouts. I have crossed the road many times with my children and never had a problem. With the local area increasing the housing over the last years this improvement to infrastructure would be very welcome.

Yours Faithfully

michelle parker

From: Charlotte Hansell <charlotte.hansell@ntlworld.com>

Date: 3 August 2016 at 20:58:51 BST

To: <clyouthworker@outlook.com>

Subject: Skate park

To whom it may concern,

I am a mum of three children, the two eldest are 10 and 11 and they would love a skate park in sprowston.

I am totally in favour of the park going ahead and feel it would be a great benefit for the kids.

Anything that gets them off the iPads and into the fresh air, socialising and making new friends is a plus in my world.

I hope this helps in getting the skate park operational asap

Thanks charlotte hansell

156 wroxham road

sprowston

From: Debbie Foster <debbief7@hotmail.com>

Date: 3 August 2016 at 09:02:11 BST

To: "clyouthworker@outlook.com" <clyouthworker@outlook.com>

Subject: Sprowston Skate Park

Hello

I live at 21 Blenheim Road, Sprowston - I would like to show my support for the new skate park in Sprowston.

Sprowston is a growing town with lots of young people and is desperate for a leisure amenity like a skate park.

It is not having amenities like this that causes anti-social behaviour - as a frequent user of other skate parks - the kids that use skate parks are friendly and just want to spend time outside with their friends. Shouldn't Councils be promoting fitness?

The location is perfect and with lots of pavements and crossings in the vicinity.

Please give Sprowston a skate park and give the kids something positive to do.

Thanks

Debbie Foster

Michelle Naomi Parker to A Skate Park For Sprowston

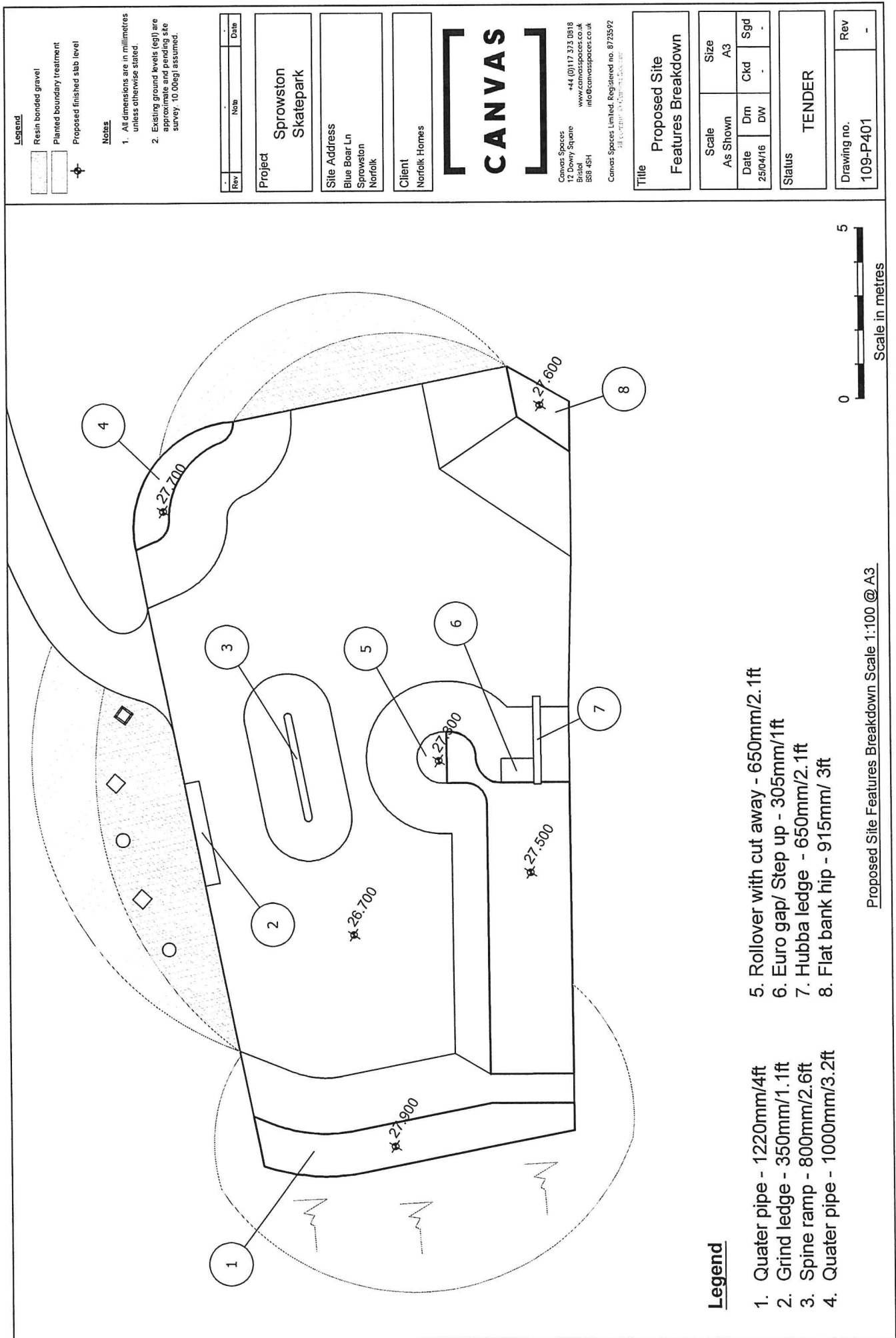
8 July ·

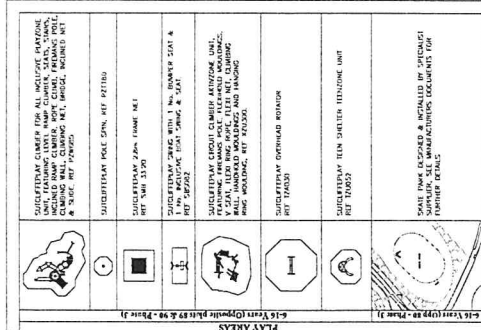
A skate park for sprowston will be great. I agree that trying to say it will cause anti social behaviour does a disservice to our teenagers who deserve somewhere to socialise. I find the opposite at the skate parks I've taken my kids to with the older kids always looking out for them and teaching them if they see them struggling 😊 really hope it gets built!

Dawn Cullum to a Skate Park for Sprowston

My family has lived in Sprowston for nearly fifty years in the same home. This home was a new build and when they signed contracts, they were told nothing would ever be built on the land opposite their new home because it was 'green belt' land and therefore protected by law. This land now has a Tesco store standing on it and now several hundreds of new homes. So you can understand why the argument of 'it wasn't in my contract' can seem a little ironic to myself. My children would appreciate a place they can walk to from their own home to play safely. We've waited a long time in Sprowston to enjoy some of the facilities so many other places benefit from. I'd like my children to be in a pleasant, age appropriate environment when they play. So believe me, I would be one of the first to complain if the park was being misused. Sometimes you just have to accept situations that you hadn't anticipated and perhaps give children a chance to have fun!

Michelle Naomi Parker If you built a skate park at either heartsease or the rec ground you'd still have the issue of dangerous rds as each area has main roads between estate and park areas depending where you live. My children have to cross the main rds for school purposes already so the argument of the road is irrelevant to me I just teach my children road safety and when they are old enough to go on their own they will have the knowledge to keep themselves safe.





STOP PRESS

IMPORTANT INFORMATION FOR ALL PARISHES IN BROADLAND, SOUTH NORFOLK AND NORWICH BECAUSE YOU ARE IN THE AREA COVERED BY THE NEW GREATER NORWICH LOCAL PLAN (GNLP)

The GNLP team has just produced a Greater Norwich Local Plan Draft Issues Paper (August 2016) and your Parish Council will receive an invitation to attend a Stakeholders' meeting to discuss its content and to offer views as to how development (to 2036) should proceed. South Norfolk parishes have already been offered the opportunity to attend a workshop on September 12.

If you attend these workshops / meetings please be aware of the following:

1) In spite of the fact that CPRE has received assurances that a new target for housing 2026 - 2036 is not fixed and is open for discussion, as part of the consultation in respect of the Greater Norwich Local Plan, the Issues Paper presents the need for an increased housing target of 12,000 extra dwellings to 2036 as a *fait accompli*.

If you support our Pledge please be critical of having been presented with a housing target that is a "Given" and ask the GNLP team to prepare a case that the damage to the environment and landscape which would result from following a target of this magnitude is so great (coming on top of the large scale of development already incorporated in the Joint Core Strategy) that the target should be significantly reduced.

You can see from our letter that we do not believe that this new target is justified and that we are campaigning that no new sites are allocated for house building until all existing allocations have been developed.

2) While the Issues Paper does not consider the future of Policy Areas, CPRE has been told that the distinction between the Norwich Policy Area and the Rural Policy Area could be abolished and that another option is to enlarge the Norwich Policy Area and thereby reduce the size of the Rural Policy Area. Both of these options would have a severe negative impact on many rural parishes. The protection these villages currently enjoy, under the Joint Core Strategy, from over-large housing developments, would be lost.

Please tell the GNLP team that the existing protection afforded to rural parishes should be retained in the new plan and that the Norwich Policy Area should not be enlarged or abolished.

3) You should also be wary of plans to abolish or re-define the Settlement Hierarchy - a change in your parish status (e.g. an elevation up the hierarchy) could result in an additional housing allocation. Please ask for a continuance of the current hierarchy.

The Issues Paper unfortunately continues the trend whereby the consultation process is directed by the Consulting Authority. It selects the options for discussion and the questions you should answer. The big choices are obscured from our view. We can comment on where development should go but not on how much should take place - this is a fundamental flaw in the process.

BE CRITICAL!

August 2016

Dear Town/Parish Council

URGENT - Norfolk and Suffolk Devolution Consultation

The devolution bandwagon has arrived in Norfolk and Suffolk, and CPRE considers it vitally important that parish councils give their views.

Your views must be given direct to the government rather than via the online consultation.
Please write to:

Andrew Percy MP, Minister for Devolution, Department for Communities and Local Government,
2 Marsham Street, London SW1P 4DF

or email: andrew.percy.mp@parliament.uk

We have identified a number of issues which should be considered by everyone before reaching a conclusion as to whether to support or oppose the devolution proposals for Norfolk and Suffolk.

- This is a new tier of government additional to existing councils, adding bureaucratic cost. The unelected New Anglian Local Enterprise Partnership (the LEP) will be part of the decision making group, as will every Suffolk council. Only five Norfolk councils will take part, creating a major democratic deficit.
- Devolution comes with some new funding for affordable housing which will only provide about 800 houses across Norfolk and Suffolk, but it also brings new increased housing targets. Our housing targets are already far above what they should be, are not targeted to community wishes and are at a level that does irreparable damage to Norfolk and its countryside. Many housing allocations are not yet built so we already have a substantial surplus of housing sites.
- 95000 new jobs are promised, which is not even one per new household, plus infrastructure to support all this new development (probably roads, but not vital services).
- The additional funding is tantamount to blackmail by the government to push through devolution.

Yours faithfully



Chris Dady
Chairman CPRE (Norfolk)

August 2016

URGENT: Join us in opposing damaging new housing targets

Dear Parish/Town Council

We are writing to all parish and town councils in Norfolk to share our concerns regarding the unnecessary and damaging development which will happen if new unjustified housing targets, currently under consideration, are included in revised local plans to 2036.

We believe that parish and town councils are best placed to shape the future of Norfolk and we are seeking to enlist your support in a campaign to ensure that no new sites are allocated for house building until all existing allocations have been developed. By working closely together we will be able to influence the key policies and decisions made as part of the current revision of local plans.

In all parts of Norfolk existing local plans to 2021, 2026, or 2030, known as core strategies, already contain inflated housing targets. CPRE campaigned against these, warning that the damage to the countryside would be substantial. This damage is now being revealed as Greenfield developments take place but we have only had a glimpse of what is to come as the delivery of housing has failed to keep up with the targets set, which in itself implies that the targets were set too high, and in many parts of Norfolk less than half of current housing allocations have been completed.

In spite of their failure to meet existing targets local authorities are already seeking sites to accommodate a substantial increase in housing numbers for inclusion in plans to 2036. In our meetings with Norfolk planning leaders and the Housing Minister we have been told that the imposition of these additional housing targets is not inevitable and housing market assessments* need not be slavishly followed if local authorities can present a convincing case that the environmental harm caused by adopting the new targets is serious enough to outweigh potential benefits.

Your parish is covered by the Joint Core Strategy for Norwich, South Norfolk and Broadland and this plan has allocated sites for 60,000 houses to be built (see footnotes) during the period 2001 - 2026. By the end of March 2015 only 21,323 of these dwellings had been completed.

Norwich, South Norfolk and Broadland are considering adding additional sites for a further 12,000 dwellings in the new plan to 2036, making a total housing target of 72,000 new houses for the period 2001 - 2036. Norwich will almost double in size. With allocated sites for around 39,000 houses still available within the 2026 targets there is no absolutely no need for this new allocation.

Similar unnecessary large housing allocations are being considered by all Norfolk District Councils as plans are updated to 2036.

It is likely that some of these sites will be in more rural locations than sites allocated in existing plans because most Brownfield and suburban options have already been used up to meet the current high targets. Once included in the new plans, due to come in to force in 2020, developers will be able to "cherry pick" these new more attractive rural sites for development while continuing to land bank existing allocations.

P.T.O.

Please join us in an alliance to oppose the inclusion of additional housing targets in the 2036 local plans by signing the enclosed pledge of support. By presenting a strong collective case we can influence decision making at all levels of government and persuade District Councils to produce a convincing case as to why the adoption of increased targets would cause unacceptable damage to the environment and landscape of the county we all love.

Please discuss this matter at your next meeting and we look forward to hearing from you in anticipation of your council joining with us in this most worthwhile of causes.

Yours faithfully
CPRE Norfolk

The 60,000 target for new housing (2001 - 2026) in Broadland, South Norfolk and Norwich comprises:

- 37,500 (target for 2001 - 2021)
- 10,000 added in to the JCS for the period 2021 - 2026
- Estimated windfalls of 4,500 - not included in the site specific allocations
- 8,000 additional allocations to 2026 (through the bulk builders exploiting a lack of a 5 year land supply in the Norwich Policy Area and through extra housing being allocated in the North East growth triangle)

It is important to understand that the Joint Core Strategy always refers to housing targets as minimum allocations.

CPRE Norfolk:

- Supports the provision of affordable housing and sufficient housing for the retired and those needing care - this should be a stand alone provision not dependent on inflated overall targets
- Is committed to prioritizing development on Brownfield sites
- Seeks to protect agricultural land from development
- Is campaigning for a Greenbelt around Norwich and for Greenbelt principles to be applied to all towns in Norfolk
- Is working to prevent changes to the National Planning Policy Framework which would make it even more difficult than it is now to influence local planning decisions
- Is concerned that new local plans to 2036 may overrule many neighbourhood plans that have been completed and adopted

THE PLEDGE

_____ Parish / Town Council supports CPRE Norfolk in its campaign aimed at ensuring that no new sites are allocated for house building in revised local plans to 2036 until all existing allocations in current core strategies have been developed.

We consider that unrealistic and unnecessary new housing targets, currently under consideration, would cause unacceptable damage to the environment and landscape of Norfolk.

This council therefore asks that our local authorities prepare cases to demonstrate that the environmental harm caused by slavishly following housing market assessments* is serious enough to outweigh potential benefits and in so doing enable the adoption of local plans to 2036 that do not elevate housing targets beyond existing levels.

We note that the Annual Monitoring Reports of local councils reveal that housing delivery is considerably below target levels and that large areas of land already allocated for development remain available and therefore there is no need for new allocations to be made.

Signed _____

Dated _____

* Furthermore these Strategic Housing Market Assessments, which pre-date Brexit, are now unreliable.

Footnotes

Pledging support will not increase your council's workload. We will submit all pledges to the relevant planning authorities.

Please sign and return to us in the enclosed stamped addressed envelope.

JCS

Sprowston Town Council
PLANNING APPLICATIONS – 21 SEPTEMBER 2016

Broadland DC App.No. 2016/1465	Applicant Ms Marpole as location	Location 29 Rosemary Road, Sprowston, NR7 8ER
Classification: Minor dwellings Type: Full Permission		
Description: Single storey side and rear extension		
Broadland DC App.No. 2016/1478	Applicant Mr Jamie Riley as location	Location 5 Russell Avenue, Sprowston, NR7 8XD
Classification: Minor dwellings Type: Full Permission		
Description: Rear Extension and Rooms in the Roof with Front Porch (Revised Proposal)		
Broadland DC App.No. 2016/1501	Applicant Mr N Mitchell as location	Location 52 Blackwell Avenue, Sprowston, NR7 8XW
Classification: Minor dwellings Type: Full Permission		
Description: Proposed residential development consisting of 2 No. semi-detached houses with associated garaging		

PWLB

FIXED RATE LOANS - ESTIMATED REPAYMENT COSTS

Amount of Advance: 1,500,000.00

Period (years)	Annuity			EIP			
	Rate (%)	½ Yearly Cost (£)	Total Cost (£)	Rate (%)	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 4½ not over 5	1.16	154,826.51	1,548,265.10	1.16	158,700.00	870.00	1,547,850.00
Over 9½ not over 10	1.38	80,552.04	1,611,040.80	1.37	85,275.00	513.75	1,607,887.50
Over 14½ not over 15	1.68	56,772.93	1,703,187.90	1.66	62,450.00	415.00	1,692,975.00
Over 19½ not over 20	1.97	45,553.40	1,822,136.00	1.94	52,050.00	363.75	1,798,275.00
Over 24½ not over 25	2.20	39,163.10	1,958,155.00	2.16	46,200.00	324.00	1,913,100.00
Over 29½ not over 30	2.38	35,120.51	2,107,230.60	2.33	42,475.00	291.25	2,032,987.50
Over 39½ not over 40	2.57	30,120.58	2,409,646.40	2.53	37,725.00	237.19	2,268,487.50
Over 49½ not over 50	2.59	26,836.95	2,683,695.00	2.60	34,500.00	195.00	2,484,750.00

- Note:**
1. Although this report provides figures for repayment periods of between 5 and 50 years, in practice loans may be repaid over any period between 2 and 50 years.
 2. Amounts payable on loans from the Board are calculated on the assumption that loans will run their full term as agreed when the loans were originally made.
 3. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current interest rate for a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current interest rate, a discount will be allowed.

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PWLB

FIXED RATE LOANS - ESTIMATED REPAYMENT COSTS

Amount of Advance: 1,500,000.00

Period (years)	Annuity			EIP			
	Rate (%)	½ Yearly Cost (£)	Total Cost (£)	Rate (%)	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 4½ not over 5	1.19	154,952.43	1,549,524.30	1.19	158,925.00	892.50	1,549,087.50
Over 9½ not over 10	1.41	80,675.35	1,613,507.00	1.41	85,575.00	528.75	1,611,037.50
Over 14½ not over 15	1.72	56,940.56	1,708,216.80	1.70	62,750.00	425.00	1,697,625.00
Over 19½ not over 20	2.02	45,770.19	1,830,807.60	1.98	52,350.00	371.25	1,804,425.00
Over 24½ not over 25	2.26	39,433.63	1,971,681.50	2.21	46,575.00	331.50	1,922,662.50
Over 29½ not over 30	2.45	35,449.13	2,126,947.80	2.39	42,925.00	298.75	2,046,712.50
Over 39½ not over 40	2.65	30,524.14	2,441,931.20	2.60	38,250.00	243.75	2,289,750.00
Over 49½ not over 50	2.66	27,209.72	2,720,972.00	2.67	35,025.00	200.25	2,511,262.50

- Note:**
1. Although this report provides figures for repayment periods of between 5 and 50 years, in practice loans may be repaid over any period between 2 and 50 years.
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 3. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current interest rate for a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current interest rate, a discount will be allowed.

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Sprowston Town Council			Payments	Meeting	Date:	21st September 2016
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
31/08/2016	35930		Bartlett Sign Cemetery/Dogs Signs	161.50	32.30	193.80 1304
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
			Broadland District Council Planning application Fees	TBA		TBA 1305
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
10/08/2016	OP/0445700		Copy IT Photocopies 26/05/16-31/07/2016	59.76	11.96	71.72 1306
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
12/09/2016	2158		Cozens (U.K.)Ltd Street lighting August 2016	600.00	120.00	720.00 1307
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
01/09/2016	156461		DD Health and Safety Supplies Ltd Trainers,Safety Spectacles,Headband Muff	55.68	11.14	66.82 1308
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
13/09/2016	2292		elcons Employment Law consultants Personnel/Health & Safety Consultancy	1,800.00	360.00	2,160.00 1309
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
01/09/2016	Travel Exps		Mrs E. Elliott Mileage:18/04/2016-04/09/2016	82.13		82.13 1310
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
22/08/2016	4122323		Espo Gloves,Flipchart pads,Markers,Key Fobs	22.97	4.58	27.55 1311
<u>Invoice Date</u>	<u>Invoice No.</u>		<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u> <u>BACS</u>
24/08/2016	SIN018704		Fenland Leisure Products Ltd Red/Blue caps for play equipment	14.60	2.92	17.52 1312
24/08/2016	SIN018754		Thrust Bearings Cone Climber	399.84	79.96	479.80
				414.44	82.88	497.32

<u>Invoice Date</u>	<u>Invoice No.</u>	Harveyson Haulage Ltd	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
26/08/2016	32634	<u>Details</u> Cem.Cess pit emptying August 2016	107.00	21.40	128.40	1313
<u>Invoice Date</u>	<u>Invoice No.</u>	Mrs June Hunt	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
01/09/2016	Travel Exps	<u>Details</u> Milage :01/04/2016 - 31/08/2016	73.35		73.35	1314
<u>Invoice Date</u>	<u>Invoice No.</u>	Intouch Systems	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
25/08/2016	612259	<u>Details</u> Hosted Exchange 01/09/2016-01/10/2016	60.00	12.00	72.00	1315
07/09/2016	612498	Hosted Exchange 01/10/2016-01/11/2016	60.00	12.00	72.00	
08/09/2016	612563	Office Internet.September 2016	40.00	8.00	48.00	
			160.00	32.00	192.00	
<u>Invoice Date</u>	<u>Invoice No.</u>	Just Regional	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
31/08/2016	7570	<u>Details</u> Small Directory Advert: Sprowston Magazine	20.00	4.00	24.00	1316
<u>Invoice Date</u>	<u>Invoice No.</u>	A.C.Leigh	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
24/08/2016	11533065	<u>Details</u> Abloy service to locks	88.00	17.60	105.60	1317
<u>Invoice Date</u>	<u>Invoice No.</u>	Moviola Ltd	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
06/09/2016		<u>Details</u> Eddie The Eagle : 05/09/2016	116.75	8.00	124.75	1318
<u>Invoice Date</u>	<u>Invoice No.</u>	Norfolk Association of Local Councils	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
26/08/2016	GCG16/92	<u>Details</u> Good Councillor,s Guide	5.00	1.54	6.54	
<u>Invoice Date</u>	<u>Invoice No.</u>	Watson Fuels	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>
25/08/2016	108669273	<u>Details</u> 1000 litres red diesel	441.00	22.05	463.05	1319
TOTAL OF INVOICES						Trf 251
						4,207.58 729.45 4,937.03

Sprowston Town Council	Barclaycard Payments	Meeting Date:	21st September 2016
<u>Invoice Date</u> <u>Invoice No.</u> <u>Details</u>		<u>Net</u>	<u>VAT</u> <u>Amount</u>
23/08/2016 WSO186600 Shrubs and Plants	J Parker	229	45.80 274.80
<u>Invoice Date</u> <u>Invoice No.</u> <u>Details</u>		<u>Net</u>	<u>VAT</u> <u>Amount</u>
15/08/2016 Progress Fuels	Diesel	68.81	13.76 82.57
<u>Invoice Date</u> <u>Invoice No.</u> <u>Details</u>		<u>Net</u>	<u>VAT</u> <u>Amount</u>
22/08/2016 PO335789 Heavy Duty Gloves	Safety Gloves Co.UK	72.10	14.42 86.52
<u>Invoice Date</u> <u>Invoice No.</u> <u>Details</u>		<u>Net</u>	<u>VAT</u> <u>Amount</u>
01/09/2016 23931	Tesco Domestos	5.00	1.00 6.00
<u>Invoice Date</u> <u>Invoice No.</u> <u>Details</u>		<u>Net</u>	<u>VAT</u> <u>Amount</u>
01/09/2016 88	Tyre Trax Tyres: Tractor	86.67	17.33 104.00
	<u>Total Direct Debits</u>	<u>461.58</u>	<u>92.31 553.89</u>
	<u>Total Payments</u>		
	Due by Direct Debit 27th September 2016		

Sprowston Town Council			Direct Debits		Meeting	Date:	21st September 2016
<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>	
05/09/2016	103953311	Anglia Water	28.43		28.43		
05/09/2016	122941891	Cemetery:04/06/2016-05/09/2016 Allotment :04/06/2016-05/09/2016	94.07		94.07		
			122.50		122.50		
<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>	
06/09/2016	Renewal	Information Commissioner,s Office Data Protection Registration	35.00		35.00		
<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>	
17/09/2016		Siemens Financial Services Ltd Lease Rental	177.84	35.56	213.40		
17/09/2016		Asset Protection	27.15	5.43	32.58		
			204.99	40.99	245.98		
<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>	
02/09/2016	431469037	Southern Electric Street lighting :02/08/2016-01/09/2016	62.65	3.13	65.78		
02/09/2016	571471154	Street lighting :02/08/2016-01/09/2016	2196.89	439.37	2636.26		
			2,259.54	442.50	2,702.04		
<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Amount</u>	<u>BACS</u>	
31/08/2016	SI01063033	Veolia Co.uk All sites skip Hire-August 2016	188.36	37.67	226.03		
Total Direct Debits			2,810.39	521.16	3,331.55		