

# Conservation Management Plan Issue 1(a)

for

## Catton Park

on behalf of

## The Catton Park Steering Group

by

### The Landscape Partnership

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# ***Part 1: Supporting text***



# 1 Project Summary

- 1.1.1 Catton Park is a privately owned open space north of Norwich City Centre for which a proposal has been made by local residents and planning authorities to create a park providing quiet, informal recreation for the local community. The park and the adjoining Deer Park are designated Grade II\* on the English Heritage Register of Parks and Gardens of Historic Interest. In March 2003 The Landscape Partnership was invited to prepare a strategic Conservation Management Plan for the park (excluding the Deer Park) from which an application can be made to the Heritage Lottery Fund for a grant to implement these proposals. The vision for the park is to:
- conserve and restore its historic design and fabric
  - develop its potential for community use and benefit
  - raise current standards of care and management
  - ensure appropriate links to wider policies and green space strategies within the local authorities.
- 1.1.2 Landscape and ecological surveys were conducted in order to establish vegetation and habitat quality, and research was undertaken into historic links with Norwich and the landscape gardener, Humphry Repton. Under the management of a steering group of interested local parties, extensive consultation was conducted with local residents, schools and planning authorities to establish desirable features within the park.
- 1.1.3 This Management Plan describes the process of research and consultation, and proposes a master plan for the park which provides the following:
- a phased programme of woodland management
  - restoration of historic woodland works
  - dog-free wild flower meadows
  - a kick-about area
  - cross-park cycle route
  - opportunities for education and training (these would form part of a second phase of the project but the potential to create them is included in the first phase)
- 1.1.4 In January 2004, the steering group approved the final amendments to the proposals, text and costs and authorised the publication of this report. The consultants acknowledge the enthusiastic support and enormous input of time from the members of the steering group and local residents.
- 1.1.5 For the 35,000 residents in the urban area within walking distance of this hidden, historic jewel, the proposal offers the opportunity for access to over 70 acres (28ha) of magnificent, restored parkland, designed by an internationally recognised landscape designer, Humphry Repton, and a venue for local events in an area of Norwich with little public open space.



## **2 Introduction**

### **2.1 Background to the project**

- 2.1.1 Catton Park, which covers 28 hectares to the north west of Norwich city centre, dates from the end of the 18<sup>th</sup> century and is known to have been Humphry Repton's first professional commission. Between the mid 19<sup>th</sup> century and the mid 20<sup>th</sup> century the Park was owned by the Gurney and Buxton families and the majority of it remains with the Buxton family. However, following requisition of the Park and Hall by the army during WWII, part of the park and Catton Hall itself passed into the ownership of Norfolk County Council. Catton Hall was sold to the Cooke family in 1994. In the latter part of the 20<sup>th</sup> century much of the designed garden to the north of Catton Hall was lost to residential development. The designed parkland lies mainly to the south of the Hall and consists of arable farmland with a number of specimen veteran trees, with woodland belts on the perimeter. Licensed pedestrian access to the Park is available and enjoyed by over 200 local residents. However, the Park is also prey occasionally to forms of vandalism such as burning-out redundant cars and use as a motorised bike circuit.
- 2.1.2 In early 2000 Ken Leggett, an Old Catton resident, approached Andrew Buxton and Norfolk County Council and was subsequently invited to set up a steering group to examine possibilities for improving the park. In 2002 initial discussions with Heritage Lottery Fund officers lead to the successful submission of an application for funding for the preparation of a Conservation Management Plan for Catton Park under the terms of the Heritage Lottery Fund's Urban Parks Initiative, amended to the new Public Parks Initiative.
- 2.1.3 In March 2003 six landscape architecture practices were invited to make a presentation to the Steering Group. The Landscape Partnership was appointed to prepare the Conservation Management Plan and began work on 7 March 2003. This draft report is the result of their work to date on the project.
- 2.1.4 Following initial survey and consultation with members of the Steering Group, the two landowners, the owner of Catton Hall and other adjacent landowners, public meetings and two public consultation exercises were undertaken and a questionnaire was issued.
- 2.1.5 The results of the consultation exercises were taken into account in developing proposals for the conservation and regeneration of the Park and presented to the Steering Group on 16 July. Decisions made at that meeting enabled the preparation of draft costings for three options, which were discussed further at a Steering Group meeting on 18 August. Following that meeting detailed costings were prepared for the preferred option and presented to the Steering Group at a meeting on 6 October. Following this meeting a public presentation was made on 8 December 2003.
- 2.1.6 This document details the full process of public consultation and discussion with interested parties, in addition to the process of survey and analysis from which proposals were developed in tandem with public expectations.

### **2.2 Site significance**

- 2.2.1 The site is important for several reasons. Primarily, it is recorded as being the first paid commission undertaken by Humphry Repton after he set up as a 'landscape gardener' in 1788. His first client was Jeremiah Ives, mayor and prominent merchant of Norwich. Although there is little documentary evidence of the precise nature of the works Repton undertook or advised on for Catton Park, there is a considerable body of

corroborative evidence. Repton published five books on aspects of landscape during his lifetime and these make reference to Catton Park or describe strategies which are clearly visible in the Catton landscape. These are discussed in more detail at Section 3.3 below.

- 2.2.2 Repton himself had a particular association with Norfolk. In 1768 he was apprenticed to a Norwich textile merchant, and later set up in business on his own account, but later settled in a small property in Sustead in north east Norfolk, where he farmed, read and sketched. Some of his drawings appeared as engravings in Armstrong's *History and Antiquities of the County of Norfolk* of 1781.
- 2.2.3 In 1788 Repton decided to take up the career of landscape gardener, consciously identifying himself as Lancelot 'Capability' Brown's successor. Catton was his first paid commission, but his career rapidly took off and by 1795 he had worked on more than 50 commissions, and by the end of his working life he claimed to have 'improved' more than four hundred properties (Daniels and Seymour 1990, 497). Several of these were in Norfolk, including Barningham, Catton, Holkham, Hanworth, Honing, Hoveton, Wood Hall Hilgay, and Sheringham (as well as Buckenham Tofts, Felbrigg, Hoveton House and Gunton, where his involvement seems to have been more limited).
- 2.2.4 Repton's early writings and designs are characterised by a strong interest in making parks seem larger than they really were, and in advertising to the greatest advantage the extent of a client's ownership: a useful attribute when increasing numbers of parks were being created by relatively minor landowners – like Ives, the owner of the Catton estate. Catton Park is a striking example of the arrangement of belts and views to maximise the apparent extent of the owner's possessions, with the house situated at the extreme north of the park to maximise the extent of the view from the warm, south facing rooms. In particular, the original entrance arrangements at Catton, described by Repton in *Observations*, are a good example of the practice which, a few years later, he came to refer to as 'appropriation'; that is, the idea that the status of the landowner did not arise simply from the possession of an extensive park, but rather from the visual signs of his or her ownership more generally spread throughout the area of an estate. The relation of Ives' entrance to the village street would have given the impression that he was the squire and the village his property.
- 2.2.5 In addition, the gap in the belt to the south – shown in Repton's watercolours of the site - allowed views towards the nearby city which included the cathedral spire: this may have had a simple aesthetic function, but symbolically it associated Ives' residence with the city, the source of his wealth.
- 2.2.6 The site is also regarded by English Heritage as worthy of designation within the Register of Historic Parks and Gardens (see Appendix 1). This is published as a set of 46 county volumes which are currently being upgraded on a rolling programme due for completion by the end of this year and lists all parks and gardens within each county regarded as being of historic importance.
- 2.2.7 In addition, Catton Park is an important area of informal open space on the north western edge of Norwich city. While it is apparent from the public consultation exercise that only a small number of local residents are aware of its existence or have licences to use the park, those who do use it value it highly and it can be regarded as a major and significant resource in a densely urban area.
- 2.2.8 The most important features of the historic design are:

- (i) **The overall arrangement of space within the park:** the house is situated on the highest ground near the northern boundary, with parkland extending southwards and eastwards down a slight incline. This space is framed by 18<sup>th</sup> and 19<sup>th</sup> century tree belts to the east and west, which now screen the surrounding suburbs of north Norwich. These belts are the most prominent feature in the design today, although no longer an accurate reflection of the original design.
- (ii) **The south eastern belt.** This is still largely intact: the original planting consists of oak, beech, and sweet chestnut, with some sycamore, but there is much later sycamore and lime, and some Scots pine and beech, along the park edge. This belt may have been planted by Repton or may be slightly earlier in date.
- (iii) **The western belt:** a fine and complex mixture of deciduous and exotic trees with box, holly, cedars (Lebanon and Atlas) and yew especially prominent. The edge of the belt is carefully scalloped, the projections each marked by a cedar underplanted with yew.
- (iv) **Former western belt:** the line of the old, late eighteenth-century belt can still be picked out as a loose band of oak and beech running through the park.
- (v) **The view eastwards over the Deer Park:** This is a crucial element in the original design and very 'Reptonian' in character.
- (vi) **The views of Holiday House:** this picturesque thatched cottage on the north eastern edge of the park stood close to the entrance created by Repton. The cottage was probably designed by Repton (it is very much in his style) and was supposed to be viewed from within the park, as well as ornamenting the entrance when viewed from the road.
- (vii) **Fragments of pleasure-ground planting** to the north of Catton Hall. These survive amidst later planting and include a scatter of yews and sweet chestnuts with girths of 4.5 and 4.8 metres. Two pre-park pollarded oaks are also present here, with girths of 5.6 and 6 metres. Given that Repton was particularly involved in the design of pleasure grounds and later, formal gardens, it is quite possible that some of this planting was by him, but it is no longer part of the park and is largely hidden from views within the park.
- (viii) **Veteran trees:** The remaining free-standing timber within the park comprises, for the most part, either pre-park hedgerow trees, retained when the park was laid out; or the remains of the old eighteenth-century belt, thinned but retained when the park was expanded in the nineteenth century.

Many of these remaining features can be made out in the aerial photograph (Figure 1).

## 2.3 Purpose of the report

### 2.3.1

The purpose of the report is to prepare a feasibility study for the regeneration of the Park to ensure that proposals are achievable, sustainable and meet the needs and expectations of current and future users. It demonstrates the historic and cultural value of the asset and its salient features and a clear understanding of all elements and activities within the site, past and present. The report also provides information on conservation significance, and community use, significance and potential. A range of options were presented and discussed with the Steering Group and a selected option costed and scheduled. This information is presented to enable Heritage Lottery Fund officers, the Catton Park Steering Group, the residents of Old Catton and the neighbourhood around Catton Park to determine (i) the merits of the proposals put

forward by the consultants (ii) their value in providing additional public amenity and (iii) their cost effectiveness.

2.3.2 This document details the results of several surveys and presents a series of recommendations for the future management of the park. The intention of these recommendations is to:

- propose a strategy to ensure on-going management of the park
- reinstate appropriate historic elements
- devise a strategy for access
- improve the park's ecological potential

## 2.4 Site information

2.4.1 Figure 2 shows the location of the site. The historic and current name of the site is Catton Park. It is located in Old Catton, within Broadland District, adjoining the city of Norwich, Norfolk, in the north-west quadrant of the city, approximately 3km from the city centre. Catton Park is about 28 hectares in extent and is bounded by the suburbs of north Norwich on all four sides. Since 1948 the park and the hall have been in divided ownership. Most of the park is under the plough and comparatively few free-standing parkland trees remain. The northern section of the park – including much of the pleasure grounds – has been encroached upon by housing, and various intrusions into the outer belts have been made elsewhere, including (to the south west of the hall) a school and associated grounds.

2.4.2 Catton Hall was situated within and formed the focus of the park until 1948, when it was sold to Norfolk County Council. It has been in private occupation since 1994.

### ***Current ownership details:***

2.4.3 The park is in two ownerships:

Andrew Buxton (land holding 50.6 acres/20.26 ha)  
Hoveton Hall  
Norwich NR12 8RJ

Norfolk County Council c/o NPS Property Consultants Ltd (land holding 19 acres/7.74 ha)  
County Hall  
Martineau Lane  
Norwich NR1 2SF  
Contact: Peter Weavers

Tel: 01603 222561  
peter.weavers.nps@norfolk.gov.uk

2.4.4 Mr Buxton currently manages that part of the site within his ownership and also owns the Deer Park, on the eastern side of Catton Park.

2.4.5 Catton Hall is in the ownership of Mr and Mrs M Cooke.

Catton Hall  
Parkside Drive  
Old Catton  
Norwich NR6 7DP

Tel: 01603 404877  
patsycooke@clara.co.uk

- 2.4.6 Figure 3 shows the extent of each ownership.
- 2.4.7 The main open area of parkland is in arable cultivation and is leased to Mr Tom Pointer via separate leases with Andrew Buxton and Norfolk County Council, reflecting their respective land ownerships.
- 2.4.8 There is a population of 35,000 within a 1km radius of the site. The park is in the parish of Old Catton, which developed as a suburb of the city and retains a village street plan and many historic buildings. To the west lies Fiddlewood, with New Catton to the south, both areas of mainly 20<sup>th</sup> century residential development. The city boundary skirts the western and southern edges of the Park and the Fiddlewood and New Catton areas. These are situated within the Catton Grove ward and have a variable mixture of deprivation in some areas and relative affluence in others. Catton Grove itself is the third most deprived ward within the city and is within the top 11% nationally.
- 2.4.9 Open space provision to the north of the city centre is somewhat lacking. St Clements Park is grassed but very rough, while Sewell Park is a play area. In addition there is a playing field to north of Fiddlewood and a sports ground to north of Church Street. To the east of the city lies Mousehold Heath which comprises 200 acres of open heath. This is some distance from Catton and Fiddlewood.

## **2.5 Background information and documentary research**

- 2.5.1 Given the historic and cultural importance of the site, it is unsurprising that there is a considerable body of background information available, although little detailed information. In addition there is the body of work on and by Humphry Repton, which most unfortunately, does not include a Red Book for Catton. Despite persistent rumours about the existence of such a book, apparently last seen in the 1950s, when the county council acquired Catton Hall and part of the parkland, its whereabouts or existence have not been verified. Details of publications in which Catton Park is discussed are set out in the Bibliography (Appendix 10).
- 2.5.2 The documentary research for this site has been carried out in four phases:
- undated report by Nicholas Pearson Associates for Andrew Buxton, date stamped August 1989
  - 1990 report by Norfolk County Council with supplementary information provided by Anthea Taigel, and the joint NCC/ Centre for East Anglian Studies Parkland Inventory project
  - 1999 review of EH citation by Elise Perciful
  - 2003 review by Dr Tom Williamson, Centre for East Anglian Studies, University of East Anglia.
- 2.5.3 The Nicholas Pearson Associates report was undertaken on behalf on Andrew Buxton to investigate the opportunities for integration of housing into the park, taking site sensitivity and visual impact within the park into account. It concluded that given appropriate design control and long-term landscape management strategies, housing development within the site would be possible without impacting upon local character. Objectives for this proposed redevelopment were the retention and improvement of the central parkland core and the provision of access for the local community through and into the site.

- 2.5.4 In 1990 Norfolk County Council prepared a report to look at a possible future for Catton Park in response to the ideas put forward in the Pearson report. This information was supplemented by additional work undertaken by Anthea Taigel, who provided detailed information on the composition and quality of the woodland belts and parkland trees.
- 2.5.5 Tom Williamson's report, 'Catton Park: A brief report on the Historic landscape and its significance' was commissioned by The Landscape Partnership on behalf of the Catton Park Steering Group as part of the current project. The report discusses the evolution and historic background to the park and Catton Hall, the involvement of Humphry Repton, and highlights features and issues of significance. It is reproduced in full in Appendix 2.
- 2.5.6 Repton worked on the Catton Hall site in 1788-9 and again in 1790 but the extent of his involvement and the early history of the site in general, are both poorly documented. There are no early maps of the site, and no Red Book. The site is mentioned in his account books (NRO MS10 T131B) and two water colour paintings of Repton's designs for the park survive (Castle Museum). Repton also refers briefly to the site in a discussion of park entrances in his *Observations on the Theory and Practice of Landscape Gardening*, published in 1803.
- 2.5.7 Much of the area occupied by the park is shown on an estate map of 1748 which survives only in the form of two later copies, of 1780 and c.1800 (NRO Church Commissioners' Map 11911, and NRO DS45 (103) Cabinet II, respectively) (see Appendix 2). Catton Park is first shown, schematically, on William Faden's 1797 county map, (see Appendix 2) where it appears as a small park of c.18 hectares, with the hall (shown in elevation) standing towards its northern perimeter. A drive runs in from the west, leading off the north-south road leading from Catton to Norwich. The southern side of the park is shown as belted. The estate survey of 1748 shows that the area later occupied by the park then consisted of enclosed fields, with some areas of residual open-field arable. At this time the road leading from Norwich to Catton followed a line more to the east of the course shown on Faden's map however it was diverted westwards by a Road Closure Order of 1778 (NRO C/Sce1 Road Order Box 1, 25). This diversion suggests that some measure of landscaping was already being carried out at the site more than a decade before Repton's involvement. The depiction on the map accompanying the Road Order of elaborate entrance gates positioned on the line of the *old* road indicates that a house of some pretensions already existed around the site of Catton Hall even before this date.
- 2.5.8 The site is also shown schematically on the draft Ordnance Survey drawings of c.1816, but the first detailed surveys date to the nineteenth century. Although the 1843 Tithe Award Map (NRO DS50 290) shows the basic layout of the park and of the plantations associated with it, the first really detailed plan of the site is the First Edition OS 6" of 1884.
- 2.5.9 The one change for which Repton was undoubtedly responsible is recorded in his 1803 book *Observations on the Theory and Practice of Landscape Gardening* – a new entrance leading in to the park from the north east, from Catton High Street (now Church Street).
- 2.5.10 The sale catalogue of 1852, with attached maps and illustrations, provides the first detailed representation of Catton Park (NRO DS24 (290) Cabinet II). The map shows a number of features to the north and west of the hall, including a kitchen garden and a well-wooded pleasure ground through which a winding path ran to the parish church. The illustrations show that the tower of the church was visible from this pleasure ground, framed by trees – a Reptonian touch. The area around the front of the hall appears in

these drawings to be separated from the main park by a metal park pale fence: there is no evidence that the ha ha mentioned in Repton's accounts was ever constructed. There were still two principal drives leading to the hall, one from the south west, one from the north east. A thick belt of shrubbery/woodland ran along the north side of the latter drive screening the view of the Home Farm from the park. This drive was typically Repton; it left the public road beside a group of cottages, running in a smooth curve to the hall. The importance of such a village entry was emphasised by Repton in his *Observations on the Theory and Practice of Landscape Gardening*.



### **3 History of Catton Park**

#### **3.1 Humphry Repton**

*'let the parks and pleasure grounds of England be ever open, to cheer the hearts, and delight the eyes, of all who have taste to enjoy the beauties of nature'*

3.1.1 Catton Park is recorded as Humphry Repton's first commission. Repton is recognized as one of three 18<sup>th</sup> century English landscape designers of international repute. Therein lies the importance of Catton Park, as reflected in its designation as Grade 2\* in the English Heritage Register of Parks and Gardens.

3.1.2 Humphry Repton (1752-1818) became the leading landscape gardener of his period, following in the footsteps of William Kent and Lancelot 'Capability' Brown. They transformed areas of uncultivated ground into the parks and gardens that are a major legacy of the Georgian era.

3.1.3 Repton decided to become a 'landscape gardener' in 1788 and within a year was working on commissions in London, Sussex, Norfolk and Lincolnshire, thanks to his wide circle of influential friends and his skills as publicist and landscape designer. One of his most successful techniques was the preparation of a 'Red Book' for each commission, consisting of text and 'before' and 'after' sketches, bound in red morocco leather. These accomplished and attractive documents were the equivalent of 'coffee table' books and helped to spread his fame. There is a rumour that a Red Book was prepared for Catton Park and was last seen c. 1951; this rumour has not been validated to date.

3.1.4 Repton produced five illustrated books on landscape gardening and worked in association with the architect John Nash throughout England between 1789 and 1811, when he was incapacitated by a serious accident. Despite this, Repton continued working and one of his last commissions, Sheringham Bower, was also his favourite.

3.1.5 Although Repton was born in Suffolk, he grew up and married in Norfolk and is buried in the churchyard of St Michael's, Aylsham. His work in Norfolk includes:

- Barningham Hall
- Felbrigg Hall
- Hanworth Hall
- Honing Hall
- Lyng Rectory
- Wood Hall, Hilgay
- Bolwick Hall, Aylsham
- Gunton Hall
- Holkham Hall (lakeside)
- Hoveton Hall
- Sheringham Hall

This local link increases the importance of the site within the history of the county and city.

3.1.6 Although Repton greatly admired Brown and in general followed his design principles, his own design philosophy varied in some respects. He declared: 'the whole art of

landscape gardening may properly be defined [as] *the pleasing combination of art and nature adapted to the use of man*. (Repton, H., *Fragments on the Theory and Practice of Landscape Gardening*, London, 1816, preface).

### 3.1.7 Repton's techniques included:

- thicker plantations
- small garden structures of a rustic rather than classical character
- an element of formality around the house, expressed in terraces, balustrades, steps and trellises
- the design of lodges, cottages, conservatories and 'winter corridors'
- a lack of large-scale construction or earth moving.

3.1.8 In his work on English Garden Design. Tom Turner defines Repton as a chief exponent of the 'Transition' style, which he classifies as arguably the greatest in the history of English garden and landscape design; 'it combined the best of eighteenth century landscape practice into one magnificent whole' (Turner, p.113). It relies on the theory of the 'picturesque', because it requires the composition of the view into a foreground, middle ground and background, the latter consisting at Catton of the view through to the spire of Norwich cathedral. Turner also states that 'the Transition Style is the chief support for the claim that English landscape designers made a unique contribution to western culture during the eighteenth century' (Turner, op.cit). The application of the picturesque design theory leads to such concepts as irregular planning to accommodate a building's functional requirements, the design of buildings as a pictorial contribution to the scene, and planting to achieve a sequence of visual experiences.

## 3.2 Historic development of the site

### *Catton village*

3.2.1 Catton village certainly existed in the Saxon period and is listed in Domesday Book (1086) as Cattuna and Catetuna. The manor was gifted to the Benedictine Priory of Norwich Cathedral in the 12<sup>th</sup> century and passed to the Dean and Chapter at Dissolution in the reign of Henry VIII. By the mid 18<sup>th</sup> century Catton not only contained many independent silk weavers but had also become an elite residential suburb of the city and 'the residence of many opulent manufacturers, who have retired from Norwich and built elegant houses' (Armstrong, 1781). The village retains its popularity as an attractive suburb of Norwich, and still contains many large houses in spacious grounds.

### 3.2.2 Owners of Catton Hall:

- Jeremiah Ives 1780-1820
- Mrs Frances Ives (widow) 1820-1835
- George Morse 1835-1852
- John Henry Gurney 1852-1866
- Samuel Gurney Buxton 1866-1909
- Edward Gurney Buxton 1909-1929
- Desmond Gurney Buxton 1929-1948\*

- Norfolk County Council 1948-1994
- Mr and Mrs M Cooke 1994-to date

\* until 1948 park and hall ran together in one ownership. When NCC acquired the Hall in 1948 they also purchased one-third of the parkland (8 hectares-see Figure 3) while Desmond Buxton retained ownership of the remainder. In 1966 he gifted his portion of the park to Andrew Buxton, the current owner.

### ***Catton Park pre 1788***

- 3.2.3 An estate survey of 1748 (see Figure 4 and Appendix 2) shows Catton Street (now Spixworth Road) and fields to either side of a central road, the Norwich-Catton road. This road was diverted by a Road Closure Order in 1778, with the new road located some distance to the west. The elaborate gates shown on the old road suggest that a post-1748 house existed on the site, with a comparatively small area of land associated with it, but not on the site of the present Catton Hall. The Road Closure Order clearly relates therefore to the origins of the parkland and possibly the construction of a new, grander house.
- 3.2.4 Map evidence and survey also suggests that some trees within the park pre-date Repton, in particular former hedgerow oaks in the centre of the park and possibly two oaks adjacent to the central track further north (see Figure 5). By 1780-88 the manor had been purchased from the Dean and Chapter by a prosperous silk merchant and former mayor of Norwich, Jeremiah Ives, who emparked an area of c. 18 ha in the centre of the village and built Catton Hall. It is possible that the hall, with an ornamental landscape around it, was in fact built a few years earlier by Charles Buckle, the High Steward of Norwich and Jeremiah Ives' father-in-law, in which case Repton may have been called in to amend an existing landscape. There is insufficient evidence available at present to be certain.

### ***1788-1843***

- 3.2.5 Repton began work at Catton in 1788, surveying the site for Jeremiah Ives. Repton's account books indicate that he worked on the site in 1789 and again in 1790, but the details are lost to us.
- 3.2.6 While it is understood that much of the surviving structure of Catton Park dates from the late 18<sup>th</sup> century it is difficult to be certain about the extent of Repton's influence, although it seems likely that he would have prepared plans for the area around the house, the new eastern drive and the picturesque cottage on the north eastern edge of the park (Holiday Cottage). Certainly Holiday Cottage and an entrance from Church Street were constructed before 1843.
- 3.2.7 Faden's county map of 1797 shows a small park of c. 18 hectares, with the hall towards its northern perimeter, a V-shaped belt of woodland within the southern and along most of the new western boundary and a drive running in from the west from the (new) Catton-Norwich road. An area on the eastern side of the park is clearly set out as private residences and was never part of the park, nor is this boundary contiguous with the edge of the boundary belt. Repton apparently proposed a new entrance to the park from the north east, from Catton High Street (now Church Street), but this is not shown on Faden's map (see Appendix 2).

**1843-1852**

- 3.2.8 The 1843 Tithe Award map shows an identified Catton Hall set within open parkland, with drives from both the west and north east and another line to the south of the Hall which was identified by Nicholas Pearson (NPA 1989) as indicating the line of Repton's proposed ha ha. It is perhaps more likely to have been a field boundary, probably fenced to retain sheep or cattle. Two/three oaks along this line reinforce this suggestion. This map also shows that Tills Pasture to the east of Spixworth Road was by this date within the same ownership as the park. To the north of the Hall a group of associated buildings are shown, including The Orangery. By this date there has been some change to the planting along the western boundary, with a reduction in the solid woodland belt and the creation of 'clumps' to either side of the Norwich-Catton road, together with an extension of perimeter planting to the south west and a single wedge of planting to the north. This suggests that the estate had expanded some time before this date and perhaps this map is the clearest expression available of Repton's influence on Catton Park, although it may also show changes instituted by Mr Morse, who acquired the park in 1835.
- 3.2.9 Certainly the clumps are characteristic, and would have provided views out to the wider countryside while screening undesirable views. It is notable that clear views into Tills Pasture would have been obtained from the Hall at this time.

**1852- 1884**

- 3.2.10 The 1852 Sale Catalogue of Catton Park shows little change from the 1843 Tithe Award Map, but does show considerably more detail, in particular the development of gardens etc. to the north of the Hall, a substantial density of trees within the parkland, as well as an area of woodland to the west of the Hall. After the estate was acquired by J H Gurney in 1852 (and before the park was expanded westwards), a new western tree belt was planted, taking up the line of the pre-1843 perimeter belt to the south west, and the original perimeter belt was drastically thinned. A new drive was created north south through the park, extending from the magnificent new gates and the new South Lodge up to the Hall (and cutting through the existing fence line (or ha ha)). In addition newly available trees were planted within the park and the Deer Park, such as Wellingtonias (introduced in Britain in 1853), the eastern tree belt was extended slightly to the north, a new formal garden was created to the south of the house and the kitchen gardens to the north were significantly altered (see Figures 4 and 5).
- 3.2.11 Samuel Gurney Buxton, mayor of Norwich in 1873-74, owned the Hall between 1866 and 1909 and organized a number of civic celebrations there. Notable visitors included Prince Albert and W. G. Grace and the formal garden to the north of the Hall were in their prime. By the beginning of the 20<sup>th</sup> century the western woodland had been thickened with Victorian conifer introductions and there were a number of greenhouses between the ornamental gardens and the Orangery (then in use as a museum). Sunday walkers from Norwich were permitted to stroll around the periphery of the parkland and to admire the deer introduced by Mr Buxton before the end of the 19<sup>th</sup> century. The woodland walks are clearly shown on the 1884 First Edition OS 6" map.

**1884-1945**

- 3.2.12 By the time the First Edition OS map was published, the fence line to the south of the Hall within the parkland had disappeared (probably when the new drive was installed) and a tight boundary had been drawn around the southern curtilage, with a new access to St Faiths Road to the west. A new track has appeared between the access

point on Church Street and the northern end of the eastern tree belt, and clearly defined paths through the perimeter woodland are shown.

- 3.2.13 During the first half of the 20<sup>th</sup> century, the park was mown for hay and an area in front of the Hall used for cricket matches, Sunday School activities and Summer Fetes. Sunday School Outings for Norwich children were an established feature of the park, involving games, dancing and high tea. The Summer Fetes were opportunities for local organisations, for example, the Women's Institute, to hold fund raising events for charitable causes.
- 3.2.14 During both world wars the Orangery was requisitioned by the army. Between the wars it was used as a museum, to house the many stuffed animals and birds acquired by the Buxton family, but became a NAAFI during WWII.
- 3.2.15 In 1939 the Hall was commandeered by the army. Part of the park was ploughed up and cultivated for food, including the cricket pitch. The slopes of the park were in use as an encampment for army units regrouping after Dunkirk, and the Hall was used as headquarters for a battalion of the Gordon Highlanders and subsequently as a training unit. One relic of these times is a spigot mortar mound in the eastern woodland belt within the park. An anti-tank ditch was dug from North Walsham Road along the edge of the Deer Park to the pond on the corner of Church Street and across the park to Mile Cross Lane, where a pillbox was constructed. These construction works ruptured the clay lining of the pond, which is currently dry. The park suffered a number of bomb drops and in January 1945, a plane crashed into woodland in the park.

### **1948-2003**

- 3.2.16 In 1948 the northern section of the park and the hall were sold by Desmond Buxton to Norfolk County Council. Andrew Buxton was born in Catton Hall and in 1966 the balance of the parkland was gifted to him by his father. During the 1960s agricultural tenancy agreements were drawn up by the two landowners and the main area of the park has been in arable cultivation since then, probably since 1941
- 3.2.17 Between 1948 and 1990 the Hall was a residential home for the elderly and a special school (Hall School) was built within the NCC acquired land. The grounds to the north of the Hall were developed piecemeal in the post-war period, with a children's hostel and houses in Parkside Drive in 1967, while part of the Catton Hall estate on the western side of St Faith's Road was sold to Norwich City Council in 1974 and subsequently developed as the Fiddlewood Estate.
- 3.2.18 A Norfolk County Council Planning Department document of 1977 consists of a landscape survey of Catton Park and Hall at 1:2500 scale, showing Hall School site, the central area as 'cultivated land', an extended southern boundary to Catton Hall extending westwards through the Hall School site to St Faiths Road and, towards the southern end of the Park, a relict track to the west of the central track, with identified trees to either side (this track is the line of the pre-1884 western boundary).
- 3.2.19 In 1990 the residential home closed and the Hall remained empty until 1994, when it was purchased by Mr and Mrs Cooke as a family home. It has since undergone conversion into a number of residential units. The present boundary between the Hall and the Park has been subject to a planning application to Broadland District Council. The current access to the Hall is along Parkside Drive from Church Street, along a route established to the Hall by 1852. There is also an access from St Faiths Road, dating from c. 1884.

- 3.2.20 The Orangery has been permanently in use as a Village Hall since 1948. The adjoining rackets court is now in private ownership and was until recently run as an art gallery. South Lodge is let by Andrew Buxton and remains occupied by a tenant.

## 4 Existing site status and condition

### 4.1 Geology and soils

#### ***Solid geology***

- 4.1.1 The city of Norwich lies at the interface of the Pleistocene Crags of eastern East Anglia and the Chalk of Breckland, the latter underlying the entire area although mostly covered by later accumulations. East Anglia is of special interest to the archaeologist because of the fundamental discoveries relating to the history of Early Man that have been made within the area. The Chalk is the dominant formation in this area, due to its thickness (up to 1400 ft in Norfolk), and is entirely of marine origin. The Upper Chalk contains flint, near Norwich in large cylindrical hollow masses. *The British Regional Geology: East Anglia* states (p.37) 'Until recently, gun-flints have been made at Catton and Whitlingham, in Norfolk'.<sup>1</sup>
- 4.1.2 'Crag' is a term used locally to denote any shelly sand but is subdivided geologically by content and area. The Icenian Crag of Norfolk includes the Norwich Crag, Chillesford Beds and Weybourne Crag. The Norwich Crag comprises beds of sand, laminated clays and pebbly gravels. These beds are yellowish or reddish brown in colour and in places are highly fossiliferous. Where the base rests on the Chalk there is a thin bed of brown-coated flints with occasional bones and patches of shells.

#### ***Superficial deposits***

- 4.1.3 Successive glaciations spread a mantle of clays, sands, brickearths and gravels over East Anglia, to which we owe most of the aspect, local topography and agricultural character of the region. The Norwich Brickearth is a boulder clay characterized by its erratics, which are mostly pieces of flint and Scandinavian rocks. This lies beneath the central section of the park. Most of Norfolk, Suffolk and Cambridgeshire is plastered over with Boulder Clay, where it forms a plateau intersected by gently sloping valleys in which streams have cut through the covering of glacial deposits to expose the underlying strata. Either Boulder Clay or Glacial Sands and Gravels cover the whole area of the Crag. The glacial sands and gravels are sometimes overlain by a later boulder clay, which is generally chalky and sandy in north and central Norfolk. Where the clays are exposed to the north and east of Norwich, they form sandy heaths. This underlies the northern part of the site. The southern part of the site consists of Norwich Crag.

#### ***Soils***

- 4.1.4 In East Anglia, glacial deposits over boulder clay and the action of streams cutting through the clay plateau provide a general topography in which a generally featureless plateau is relieved here and there by low hills and gently undulating mounds of glacial debris. The glacial sands and gravels typical of the area from Norwich north to the coast form wide and comparatively flat areas of heathland.
- 4.1.5 This extends into the northernmost part of the Catton Park site. Local soils are chalky boulder clay with variations depending on the superficial geological deposits, usually light throughout. This is not prime agricultural land, but much of the land in this area was in use throughout the 19<sup>th</sup> and early 20<sup>th</sup> century as market gardens. Part of the park was cultivated for vegetables during WWII and the central area has been in arable cultivation since 1941.

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<sup>1</sup> *British Regional Geology. East Anglia and adjoining areas*, 4<sup>th</sup> ed. London 1961 (HMSO)

4.1.6 Figure 6 shows soils and surface geology.

## **4.2 Topography**

4.2.1 The local topography of the Park is gently rolling, with a gradual fall from west-north-west to east-south-east, rising again beyond Oak Lane so that the land flanking the Park to the east forms a natural visual boundary, as is clearly shown in the view eastwards from Catton Hall towards the Deer Park.

4.2.2 The Hall stands on high ground in the north-west corner of the site, at 30m AOD, from where the park slopes gently southwards to a height of 20m AOD, so that the Hall occupies a commanding position from which views of the spire of Norwich Cathedral can be obtained (see Figure 7).

## **4.3 Townscape survey/urban context**

4.3.1 Old Catton, originally a village which has now been absorbed into the urban area, lies to the north and east of the site. This has mixed housing types and intermittent areas of green space, primarily associated with local schools. Catton Grove and Fiddlewood contain more recent areas of housing.

4.3.2 Catton Grove, to the south of Mile Cross Lane, developed as Norwich spread northwards from the beginning of the 20<sup>th</sup> century. The link between this area and Catton was strengthened following the development of Mile Cross Road as part of the ring road in the 1950s.

4.3.3 Fiddlewood lies to the west of the park. This was part of the Catton estate which was sold to Norwich City Council in 1974 and subsequently developed as a residential area with some retained green space.

4.3.4 Local amenities, schools and bus stops are shown on Figure 8.

## **4.4 Current land use**

4.4.1 Catton Park comprises woodland perimeter belts (6.5ha) around the western, southern and south-eastern edges of the park, surrounding an open parkland with mature specimen trees, largely surrounded by urban residential development. The central open area (20.5ha) is in arable cultivation – this year (2003) a mix of barley and set aside, reflecting the different soil types within the site. This area is leased to a local farmer.

4.4.2 Pedestrian public access by licence is permitted by Mr Andrew Buxton, one of the two landowners, to all local residents who apply to him for such consent. Currently this number stands at c. 220 licences. In addition it is clear from the public consultation exercises that a number of other local residents also use the park without benefit of a written consent. The Park is used mainly for dog walking and bird watching. More anti-social activities include the use of motorbikes, also burnt out cars. Additional reports include setting fire to trees and occasional camping.

4.4.3 There are a number of distinct user groups who originate primarily from the north, west and east of the park. Dog walkers are probably the largest and most evident group, and are present throughout the day. Some uses are less desirable; the weak boundaries, particularly along St Faith's Road, allow access by motorcycles, and until recently, cars.

## **4.5 Landscape structure and landscape features, character and visual impact**

### ***Landscape structure***

- 4.5.1 Catton Park consists of a large open area currently under arable cultivation with mature parkland trees, bounded to the west, south and east by woodland belts. Catton Hall is a dominant feature in the north-western part of the park. The perimeter woodland belts form a visual and psychological boundary to the wider urban landscape, while the Hall and other buildings along the northern boundary link the park to Old Catton village.
- 4.5.2 There are two clearly defined entrances to the park, at the northern and southern ends respectively. The northern entrance, off Church Street, is marked by metal vehicle and pedestrian gates within brick piers, of mid 20<sup>th</sup> century construction, and is kept locked. The main vehicular access to the park lies to the south and is marked by a pair of tall, ornate formal wrought iron gates set back from Oak Lane (see Section 4.7 for details), with formal fencing and unmanaged vegetation on either side and an area of grass and gravel in front of it. A further informal entrance lies off Spixworth Road, on the eastern side of the park, and permits vehicle access via demountable bollards to garages at the rear of properties. There are also several desire line entrances into the park through the perimeter woodland.
- 4.5.3 Adjacent to the Oak Lane gates there is a lodge (South Lodge: see Section 4.7 for details). Vegetation to the west of the drive is associated with South Lodge and consists of large, mature and mainly evergreen ornamental hedge and shrub species. The Orangery, formerly associated with Catton Hall, is set back from the northern edge of the park and is not a dominant feature except at close quarters, being screened by mature oaks within its boundary (see also Section 4.7).
- 4.5.4 From the Oak Lane gates a rough unsurfaced, but well-used, track runs through the centre of the park towards the boundary with Catton Hall, bordered by approximately 70m of tall mainly evergreen vegetation before the main open central area of parkland.
- 4.5.5 The eastern woodland belt is bounded partly by Buttercup Meadow, a paddock which separates the woodland from Oak Lane, partly by properties on Spixworth Road. The remains of a brick-based building lie within the edge of the woodland, overgrown by sycamore. Further north residents have licensed vehicular access to the rear of their properties via an entrance off Spixworth Road which opens directly into the park. Cars are parked under the trees and there is some evidence of fly tipping. The final section of this boundary separates Catton Park from the Deer Park with an overgrown hedge of native species, including semi-mature oaks and elm, flanking Spixworth Road. A silted-up pond lies in the north-eastern corner.
- 4.5.6 Along the northern boundary lies a mix of mainly 20<sup>th</sup> housing (with the exception of Holiday House), generally bounded by a variety of hedges, fences etc, several of them offering direct views into rear gardens. The boundary with Catton Hall comprises a garden hedge of mixed species and low chainlink fencing overgrown with brambles.
- 4.5.7 The north-western corner of the site consists of dense mainly evergreen woodland between the western boundary of Catton Hall and its drive from St Faiths Road and the chainlink fence boundary of Hall School. A footpath links the school and an accommodation block at Repton House. Various structural relics lie within this woodland, which was once part of the kitchen garden of Catton Hall. The western woodland belt has an internal scalloped edge marked by cedars at each internal point

and contains a former brick-lined lily pond, largely concealed by vegetation, and a well-used internal path, largely as shown on the 1884 OS map.

- 4.5.8 Along the southern edge of the park there is a distinct level change from the surrounding area, with a steep bank up through dense woodland from Mile Cross Road.
- 4.5.9 The central open area of the park slopes gently down from Catton Hall and levels out in the southern part of the site. Land north of this notional line is currently in arable cultivation, while to the south, it is in set-aside.
- 4.5.10 There are several informal footpaths around the boundary of the park and across it, and these appear to be well used by people walking dogs. Teenagers on lightweight motorbikes were also seen using these paths during the survey.
- 4.5.11 There are a number of mature trees present in the parkland and evidence of stumps where trees have been lost. Where this has occurred, in some places young oak and beech are present as replacements. Where ploughing has occurred around the trees, the ground level has been altered and the trees now appear to sit on small islands approximately 300-400mm above ploughed level and 1-1.5m diameter from the base of the trunks.

### ***Landscape features***

- 4.5.12 The dominant landscape feature within the park is Catton Hall, which is described in some detail in Section 4.7.2. Subsidiary structures are South Lodge, which is largely concealed by vegetation within the perimeter planting, The Orangery, which clearly sits outside the park, and the two sets of ornamental gates, which are part of the boundary treatment. Natural features consist of the perimeter woodland belts, which are described in Section 4.9 below and the individual specimen trees dotted throughout the park and of various ages, as also described below (see also Figures 9 and 10).

### ***Landscape character***

- 4.5.13 The dominant character of the site is that of contained open arable land, with the relic specimen trees and the lack of internal boundaries clearly indicating parkland. The variation in agricultural use is superficially distinctive at close quarters but not within the overall character of the park. The perimeter woodland belts are a dominant feature, although Catton Hall is the focal point within the park.
- 4.5.14 The woodland edge falls into three character zones and there is a clear distinction between the open character of the eastern woodland edge, and the darker, more confined western and southern tree belts.
- 4.5.15 At a wider scale the character of the park is that of a green oasis within a densely urban fabric. Its main components are arable farmland and dense woodland boundaries. Detailed analysis has resulted in the division of the park into several compartments (see Section 4.9.6 and Figure 11).

### ***Compartment C1***

- 4.5.16 The overall character of this compartment is one of a tranquil and mature, managed woodland with framed views to C2 and the park. Although the dense canopy creates a feeling of overhead enclosure during the summer months, there is little general sense of containment due to the low level of shrubs and consequent long views through the trees.

*Compartment C2*

- 4.5.17 The canopy is more open in this compartment and there is less feeling of overhead enclosure. 'Gardenesque' species such as flowering currant may be remnants of Victorian shrub planting; relics of Victorian iron post and rail fencing strengthen this impression. A small area of recently planted cherries contributes to the 'gardenesque' feel. Long framed views through the trees enhance the sense of openness. The open and tranquil nature of this area, together with the herbaceous ground flora and spring bulbs evokes the atmosphere of a typical English woodland.

*Compartment C3*

- 4.5.18 Woodland in this compartment has a similar open character to that of C2 although with rank herbaceous vegetation. A lone Wellingtonia stands within a large patch of nettles.

*Compartment C4*

- 4.5.19 The compartment is bounded to the east by a terrace of houses. Views through the woodland to the rear of these properties, and cars parked under the beech trees, create a small scale domestic appearance, incongruous with the scale and character of woodland and park beyond. There is no definition between the boundary of the woodland and the area used for access.

*Compartment C5*

- 4.5.20 This is essentially a linear feature which contributes to the character of the open park (C14). On the boundary with C4, the predominant character is urban and domestic. The unmanaged hedge and vegetation adjacent to C6 has a neglected character, which is increased by the abandoned agricultural machinery in the grass. Visually prominent mainly 20<sup>th</sup> century residential properties on the boundary create a discordant small scale domestic character, while an imposing holly hedge to Holiday House forms an effective, although rather formal screen. Lapboard fencing is visually prominent and reminiscent of new housing estates.

*Compartment C6*

- 4.5.21 This comprises a dry, overgrown pond contained within small copse, out of character with the simple uncluttered main elements of the park.

*Compartment C7*

- 4.5.22 The interface between the Hall and its park would formerly have been imperceptible (ha ha as boundary) or low key (park paling as boundary) but is now underlined by an untidy planted and fenced boundary to emphasise the division between the public access park and the private family home. A recent extension on the west side of the house has been designed to blend with the building but lies very close to the boundary with the park.
- 4.5.23 An area of woodland lies to the west of the Hall. This comprises large deciduous trees with a dense evergreen shrub storey. A footpath through this area links Hall School and associated buildings north of Catton Hall. It also links the park with a driveway to the Hall which exits on St Faith's Road. Remains of building materials, possibly used to create sculptures by pupils at the school, coupled with the large proportion of evergreen vegetation, the vestiges of a Nissen hut and short views create an atmosphere of neglect.

*Compartment C8*

- 4.5.24 This area consists of dense tree and shrub cover and acts entirely as a perimeter belt. It contains relic buildings and much natural regeneration of sycamore. It has a poor relationship to the wider parkland due to the 'squeeze' effect of the boundary to Hall School, which also bisects a beech copse within the parkland to the south of the school. A recent extension to the school lies very close to the boundary and contributes to the intrusion of the buildings, which are an entirely inappropriate adjunct to the park. There is little opportunity within the school grounds for screen planting.

*Compartments C9//11/12*

- 4.5.25 These comprise the perimeter belts along St Faith's Road, a band of mainly evergreen foliage, dense, shadowy and confined, with significant noise from traffic, narrow winding tracks from access points along St Faith's Road and relic elements of Victorian fences and gates. The impact of this area on the character of the park is to increase the awareness of a designed landscape, with the scalloped woodland edge emphasised by the careful location of specimen trees and the depth and density of planting providing a total screen to the wider landscape.

*Compartment 10*

- 4.5.26 This lined pond, formerly known as the Lily Pond, is somewhat overgrown although it still holds water.

*Compartment C13*

- 4.5.27 The southern edge of the park is similar in character to the eastern perimeter belts, but with more noise from road traffic, desire lines through the woodland and a well-trampled understorey. The presence of South Lodge and its surrounding planting suggests greater human intervention than elsewhere within the park.

*Compartment C14*

- 4.5.28 The open centre of the park is characteristic parkland with trees. The seasonal changes of agricultural management have some influence, especially when the land is recently cultivated. The set aside area to the south appears unkempt.

***Visual impact***

- 4.5.29 Within the park the main area of open land falls markedly from north west to south east and is dotted with mature oaks and Wellingtonias; the curving bands of perimeter vegetation and the scalloped internal edge of the western perimeter belt add significant interest to the view within the park, so that all is not instantly revealed and a variety of different views are obtained.
- 4.5.30 From the eastern woodland belt views are generally open, especially in C1 where the sparse shrub and field layer allows long views through the trees and open views across the park, although rank scrub vegetation at the woodland edge partially obscures views into the centre of the park. The Wellingtonia in C3 is visually dominant. Except in C4 where fences are visible from the central parkland and throughout the compartment, property boundaries are screened by shrubs and ivy from the majority of the woodland.
- 4.5.31 From the northern boundary, views are similar to those from the north east corner of the parkland. To the east, there are broken views through the hedge onto Spixworth

Road, the War Memorial and the Deer Park, with views of the pond screened by the copse. The houses on the eastern boundary of Compartment 5 are clearly visible. The latter are particularly visually intrusive, and can be seen from a large proportion of the park. Similarly, where property boundaries are visually permeable, houses on Church Street and Park Drive are clearly visible, as is Catton Hall.

4.5.32 Views to the west across the park are contained by the perimeter woodland, but there are open views south across park to the southern wooded boundary and, in places above it, glimpsed views of the city. The cathedral is only visible from a short stretch of the boundary with the Hall, the greater range of viewpoints available in the 18<sup>th</sup> century now screened by mature vegetation.

4.5.33 From the western woodland belt there are filtered views across the park to Spixworth Road and, in part, into the Deer Park, with a dominant *Wellingtonia* forward of the perimeter planting. Vegetation on the eastern boundary screens any view of the buildings on Spixworth Road. There is a degree of visual intrusion from properties on Church Street, which conflict with the focal view of Catton Hall.

## **4.6 Built elements**

4.6.1 The main individual natural and built features of the site are set out in the English Heritage citation for Catton Park (see Appendix 1) and are listed and described briefly but not further discussed here. Other items set out below are those not included within the citation.

### ***Catton Hall***

4.6.2 This is a large late 18<sup>th</sup> century country mansion with rendered and colour-washed walls under a slate roof. It was built c. 1780, possibly to a design by William Wilkins, and was extended and given a new south front on the mid to late 19<sup>th</sup> century by Samuel Buxton, who was possibly also responsible for the *Camellia House*. This is a Palladian-style cast iron and glass building currently lacking its cupola, which was removed at the beginning of WWII as it was feared it could act as a landmark for the Luftwaffe, given the proximity of the RAF station at Horsham St Faiths.

### ***The Orangery***

4.6.3 Described as a 'Georgian summerhouse', this building is entirely typical of a classical orangery, dates from the 18<sup>th</sup> century and is Grade II\* listed, although outside the registered area of the Park and Hall. It is constructed of white brick (like the rather similar structure at Beeston) and with four long sash windows and a central door, all arched and separated by Corinthian pillars. It is 17 metres long and 8 wide. It was presumably in place by 1835, as the sales particulars of that year list a huge number of 'green house plants', but construction of the *Camellia House*/conservatory on the south western façade of Catton Hall may have made it redundant as it was subsequently used by Gurney to house his natural history collection. When in use as a Buxton family museum (c. 1890-1914) this building housed a large number of stuffed animals and birds, subsequently donated to Norwich Museum and reflecting the reputation of John Henry Gurney as an ornithologist.

4.6.4 The building is accessed via wrought iron gates and stone gate piers on Church Street (also Grade 2\* listed). A paved and edged area in front of it was flooded in winter for use as a skating rink. During WWI it was used as a day room and kitchen for the auxiliary hospital established in the Racquets Court alongside and towards the end of 1919 it was transferred by Mr Buxton to the Parish Council to act as a parish hall. In

1939 it was requisitioned as a NAAFI for the duration of WWII and returned to the village by the army in 1946. In 1957 the Parish Council acquired outright ownership of the Orangery and the skating rink (now the Village Hall and car park) and it has been used for village activities ever since. A 'Highland Games' was held in the park as part of a Battle of Britain fete in 1941.

### ***South Lodge***

- 4.6.5 This is a single-storey building of stucco brick with hexagonal tile roof, constructed by the Buxton family in the mid/late 19<sup>th</sup> century. It is Grade 2\* listed. It is located at the south eastern end of the Park, just inside and to the west of the Oak Lane gates (see below).

### ***Oak Lane gates***

- 4.6.6 Oak Lane gates were made by Barnard, Bishop and Barnard, well known Norwich ironfounders who later made the gates to the royal estate at Sandringham. They were made following a visit to the Great Exhibition of 1851.

### ***Church Street gates***

- 4.6.7 Made by G. Badcock the village blacksmith, for Samuel Gurney Buxton, whose initials appear on each gate. Another pair of gate pillars marks the entrance to the Orangery which is currently the Village Hall.

### ***Holiday House***

- 4.6.8 It has often been suggested that this building on the north eastern boundary of the Park was designed by Repton as a cottage ornée or picturesque feature on the edge of the park. It is of Gothic design with a Norfolk reed thatch and is currently well screened from views from the Park by a tall, dense holly hedge. Although this hedge provides a strong boundary detail, it also serves to screen any potential linkage between the park and Holiday House.

### ***Ponds***

#### ***Pond 1***

- 4.6.9 This is in the north east corner of park. Shown on Want's 2000 map of Catton in the late 18<sup>th</sup> century, on a 'possible layout of Catton c. 16<sup>th</sup> century' in Mary Manning's book (see Appendix 10) and in a 1939 plan of the Hall estate. Construction of WWII defences damaged the lining of the former pond in the grounds of Holiday Cottage and possibly this pond too, which is currently dry (see also Section 4.6.22).

#### ***Pond 2***

- 4.6.10 This is south of the junction of Spixworth Road and Church Street. A 'blip' in the road width at this point is shown on all maps of Catton Park, including Faden's map of 1795 and a pond is shown on the map on p18 of Mary Manning's *A History of Old Catton* (see Appendix 10).

*Pond 3*

- 4.6.11 An ornamental pond on the western edge of the park, known as the Lily Pond, is described by Andrew Buxton (pers. comm.) as being a brick-lined pond constructed by his great-grandfather c 1875-80 (see also Section 4.6.27).

*Pond 4*

- 4.6.12 This is situated in Parkside Drive. Although now outside the park, this pond was formerly a centrepiece of the Hall's formal gardens and was purchased by Old Catton Society in 1994 when it became superfluous to NCC's requirements. It is maintained by volunteers from the society and is a pleasing incident on the route between the park and the church.

***The Deer Park***

- 4.6.13 This area of parkland has been associated with Catton Park since at least 1852 but not before 1795. It was shown as pasture until the 1<sup>st</sup> Edition OS map of 1884, when it is described as 'Deer Park'. A severe winter in 1926 killed off the relic herd. Although included within the boundary of the EH Registered Park, and owned by Andrew Buxton, who is the majority landowner of Catton Park, the Deer Park has been excluded from consideration at the request of the Steering Group and is not further considered within this Conservation Management Plan. It has been noted at Section 2.2 above that 'The view eastwards over the Deer Park (from Catton Hall and the northern part of the Park) is a crucial element in the original design and very 'Reptonian' in character.' Currently the Deer Park consists of a plateau area to the east, divided from a west-facing sloping area to the west by a belt of young trees.

**4.7 Ecology*****Desktop survey***

- 4.7.1 A desktop study established that there is no existing biological data for Catton Park and it is not covered by any ecological designation. The nearest designated areas is Fiddlewood, which lies just outside the western boundary of the site. The desktop study also examined previous survey data from Anthea Taigel of the University of East Anglia (undertaken in 1990), John Arnott, local Tree Warden (undertaken in 1998) and Ray Jones (local ornithologist). The latter suggests that Catton Park is of value for a number of species of birds (see Appendix 3) and the possible presence of great crested newt was also reported.

***On-site survey***

- 4.7.2 A Phase I survey of the site was carried out on 19<sup>th</sup> March 2003 using the standard methodology (JNCC, 1993). The survey visit was also used to identify features and species of ecological interest and to determine requirement for further survey work. A variety of habitats were identified, of which the most extensive were arable land and plantation woodland. Areas of particular interest were:
- the diverse field layer along the south-eastern boundary with Buttercup Meadow
  - dense bulb layers along the footpaths within this woodland
  - short, and often species rich, acid grassland sward on a south-facing bank along the northern site margin
  - areas of species rich plantation woodland around the site

- a narrow strip of more species rich vegetation, in places resembling acid grassland and presumed to have derived from the parkland grassland, alongside the main drive to the Hall, around the margins of the woodland, and along the edge of the arable land to the north of the site
- an unmanaged deciduous hedge between the park and Spixworth Road

#### 4.7.3 Areas of particular concern were:

- the woodland off Spixworth Road, where the ground flora has been almost destroyed by unrestricted vehicular access
- the pit on the south eastern boundary, where the ground flora has been virtually eradicated by people pressure

4.7.4 Additional elements of survey work were identified and are listed at Section 9.1. A further feature of interest of this site is likely to be the presence of bats. The numerous mature trees in poor condition, including many of the parkland trees may offer roosting opportunities for bats. The woodland margin and woodland glades will provide hunting opportunities.

## 4.8 Vegetation

4.8.1 The open central area of the park was arable farmland or pasture until the late 18<sup>th</sup> century, when it was emparked and presumably managed by grazing as formal parkland. Some relic oaks remain, marking earlier field divisions or the line of former boundaries (see Section 3.3: Historic development of the site). The woodland belts around the perimeter were planted up at the same time and were augmented during the Victorian period and subsequently with introduced tree species. The open parkland has been in arable cultivation since at least 1939 and is currently leased to a tenant farmer.

4.8.2 Where ploughing has occurred around the individual trees within the open parkland, the ground level has been altered and the trees now appear to sit on small islands approximately 300-400mm above ploughed level and 1m diameter from the base of the trunks. There is some evidence of stumps where trees have been lost. In some places where this has occurred, young oak and beech are present as replacements. A line of probably pre-Repton oaks is generally in poor condition. Most of the trees within the central parkland are protected by Tree Preservation Orders (Figure 12).

### ***Desktop survey***

4.8.3 A desktop survey was undertaken in March-April 2003 and examined topography, soils information and the layout of the park, as well as earlier survey data from Anthea Taigel of the University of East Anglia (undertaken in 1990) and John Arnott, local Tree Warden (undertaken in 1998).

4.8.4 A tree survey was previously undertaken by Anthea Taigel of the University of East Anglia in 1990, as part of a report on the potential for rehabilitation of the historic landscape for Norfolk County Council (see Appendix 10: Bibliography). This was used as a basis for the new survey.

### ***Site survey***

4.8.5 An on-site survey was undertaken in March-May 2003 to validate the desktop work. For ease of reference the park was divided into a series of compartments based upon Anthea Taigel's 1990 survey (see Figure 11). Since that survey was undertaken, the

species mix has developed and the areas (identifying discrete vegetation characters) have been amended to take account of maturation of young vegetation and loss of other vegetation.

- 4.8.6 Compartments 2-5, and 9-13 consist of plantation woodland, with a bias towards mature evergreen trees with a limited ground flora to the western boundary and mature deciduous trees within the woodland belts to the south and east. The centre of the park, compartment 14, is managed as agricultural with surviving mature trees within the crops.
- 4.8.7 A separate survey was undertaken from outside the site to establish the current condition of the boundary and informal access points. This is detailed in Section 4.11.

#### *Compartment C1*

- 4.8.8 To the east, the woodland edge is bounded by nettles (*Urtica dioica*), brambles (*Rubus fruticosus*) and raspberry (*Rubus idaeus*). The remains of a Second World War Nissen hut lie in the edge of the tree line and have been overgrown by sycamore (*Acer pseudoplatanus*). *Laburnum sp.* is also present, possibly a remnant from the Victorian ornamental planting.
- 4.8.9 The woodland is dominated by mature trees, primarily yew (*Taxus baccata*), beech (*Fagus sylvatica*) and oak (*Quercus robur*) with some sweet chestnut (*Castanea sativa*), horse chestnut (*Aesculus hippocastanum*), Scots pine (*Pinus sylvestris*), lime (*Tilia sp.*) and sycamore (*Acer pseudoplatanus*). Some trees have dead limbs which require specialist arboricultural assessment. Several species present may be relics of Victorian planting: snowberry (*Symphoricarpos albus*), flowering currant (*Ribes sp.*), *Cotoneaster sp.*, hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), yew (*Taxus baccata*), elder (*Sambucus nigra*) and laurel (*Prunus laurocerasus*). An informal path runs north through dense bulb planting (*Narcissus sp.* and *Colchicum sp.*).
- 4.8.10 An intermittent hedge along the boundary with Buttercup Meadow comprises mixed native shrub species.

#### *Compartment C2*

- 4.8.11 Tree cover is more open in this compartment than in C1 and increased light levels have encouraged the development of more shrubs and herbaceous species. Yew, beech and oak predominate with occasional sweet chestnut, horse chestnut, Scots pine and lime. Mature specimens of horse chestnut and sweet chestnut run along the woodland edge with C14. One particularly good mature sweet chestnut has been noted; this may date from planting during the period of Repton's involvement with the Hall. A small copse of flowering cherries (*Prunus sp.*) has recently planted between the woodland edge and the footpath.
- 4.8.12 Shrubs within this compartment are very similar to those in C1 but more abundant, with snowberry, flowering currant, *Cotoneaster sp.*, hawthorn, holly, yew, elder and laurel. Holly and laurel predominate along the boundary fence to the east.
- 4.8.13 Herbaceous species are more diverse in this compartment compared to Compartment 1, particularly along the boundary with Buttercup Meadow. The informal paths and tracks run close to the boundary through this vegetation and dense clumps of bulbs.

*Compartment C3*

- 4.8.14 A historic Wellingtonia dominates the southern end of this compartment, within an open although overgrown/unmanaged glade which increases the grand impression of this tree

*Compartment C4*

- 4.8.15 This area is a continuation of woodland from C1 to C3, which stops at the northern edge of C4. Large decaying trees stumps indicate the positions of dead Wellingtonias and there are also remnants of Reptonian beech planting, with one attractive mature beech and one that requires specialist arboricultural assessment. Taigel's report suggests that a large number of beech were formerly in this compartment, so there may have been several recent losses of even-aged planting.

*Compartment C5*

- 4.8.16 There is a mixed native boundary hedge, very overgrown, along the north-eastern edge of the site and a copse in the corner. Since Taigel's survey, the northern part of this compartment has been developed and now has two houses on it. A high mixed ornamental hedge runs along the northern boundary with Holiday House to the corner copse. Dense shrub and field flora surround Compartment C6 and contains abandoned agricultural machinery. A remnant hedge-with-ditch runs along Spixworth Road to the current access to the rear of the terraced houses, whose garages face onto C14, with no obvious barrier to the parkland.

*Compartment C6*

- 4.8.17 This comprises the pond in the north east corner of the park, within a small copse, now dry and overgrown

*Compartment C7*

- 4.8.18 This comprises boundary vegetation west of Compartment 6 as far as The Hall School, along the northern boundary of the Park. An intermittent boundary hedge consists of a mixture of native and ornamental species; a Wellingtonia on the boundary line appears to be in good condition. Within the fenced area around The Orangery there are two mature oaks. The vegetation on the boundary with Catton Hall is mainly limited to brambles along a chain link fence, although there is extensive mixed ornamental shrub planting within the hall boundary, consisting of *Rugosa* roses and evergreens.

*Compartment C8.*

- 4.8.19 An area of woodland occupying the corner of the site between Catton Hall and Hall School contains mature yews, laurels and several large sycamore with a predominantly evergreen shrub layer. The available documentation suggests that this stems from the Victorian period onwards and is unmanaged, with a sparse ground flora of ivy and nettles.
- 4.8.20 An extension to the north east of the existing school building is currently being constructed (Spring 2003). This lies immediately adjacent to the chain-link boundary fence and is unscreened by vegetation.
- 4.8.21 A small copse of mature beech lies to the south of the school buildings and is divided by the school's boundary fence. Within the school boundary, the trees lie in bare

ground (this appears to be heavily compacted). Within the park, the vegetation comprises an understorey of brambles, elder and grasses.

#### *Compartment C9*

- 4.8.22 Vegetation along the western side of the park comprises a large proportion of evergreen species, particularly yews, laurel and remnants of Victorian shrub species. This compartment is a typical example of this and has been invaded by sycamore. Native shrub species such as hawthorn, blackthorn and bramble form the edge of the woodland and its boundary with the lily pond (compartment C10).

#### *Compartment C10*

- 4.8.23 Described as a former lily pond constructed in the late 19<sup>th</sup> century, this brick-lined pond south west of The Hall School, still holds water and is surrounded by dense shrubs and trees, now invading the pond margins.

#### *Compartment C11*

- 4.8.24 Compartments C10 and C11 retain Repton's scalloped woodland edge. Several mature conifers from the Repton design, including a Cedar of Lebanon, are present together with mature sweet chestnut and beech as are remnants of Victorian planting, in particular, patches of over-mature snowberry. There are also several mature hollies within a tangled field layer dominated by bramble.

#### *Compartment C12*

- 4.8.25 The scalloped woodland edge is much less defined here and there is a large proportion of dense regenerating sycamore, yew and elder within a Victorian planting of mainly evergreen species, particularly yew, some in good condition, and some beech. Other remnants of Victorian planting include parts of a mature box hedge. The edge to C14 is abrupt with mature trees and little transitional shrub layer.

#### *Compartment C13*

- 4.8.26 This area is dominated by mature beech with sweet chestnut and a minimal field layer. To the rear South Lodge has mature deciduous climbers and a denser understorey in this area comprises bramble, hazel and sycamore.

#### *Compartment C14*

- 4.8.27 Stumps in the open centre of the park show where trees have been lost and provide clues to appropriate replanting locations. In some places young oak and beech are present as replacements. There is a line of possibly pre-Reptonian oaks along a former field boundary, several of which are in poor condition.

#### *General comments*

- 4.8.28 The park has survived the expansion of Norwich and retains many of its historic vegetative elements. The Victorian scalloped woodland edge along the western side is relatively intact and many trees, particularly the Wellingtonias are in good condition. In general, the woodland is overgrown and requires on-going management to improve its structure, species diversity and longevity. The Victorian shrub planting is now over-mature and much reduced in species diversity, with much of the original native shrub layer replaced by sycamore.

- 4.8.29 The open parkland is reasonably intact although many of the specimen trees are in poor condition.
- 4.8.30 The boundary of the park has been breached at many points, particularly along St Faith's Road and there are many desire lines through the woodland which have locally destroyed the ground storey vegetation.

## **4.9 Relationship between Catton Hall and Catton Park**

- 4.9.1 Since 1948 the integral relationship between the Hall and the Park has been breached by the division of land ownership. This has resulted in an inevitable decline in the visual relationship between the two elements. The designed parkland flowed downhill southwards from the Hall, which was visible from most parts of the parkland, marginally screened by a few relic oaks marking a former field boundary in the northern section of the park.
- 4.9.2 References can be found in the documents to a ha ha, but there is no documentary or field evidence to support any view that one was ever constructed, and the 1852 sale particulars and at least one of the surviving watercolours of the park and hall show a typical horizontally banded low (c. 1.2m) metal park fence dividing the hall grounds from the main parkland.
- 4.9.3 Although there is anecdotal evidence that the public was permitted some access to the park during the late Victorian period, there is no available evidence to explain how this was managed in relationship to the occupants of the Hall, who at that time would also have owned the parkland. Similarly, occasional use of the park for community events such as cricket matches and village fetes during the early and middle parts of the 20<sup>th</sup> century would have been in the context of a single ownership of hall and park.
- 4.9.4 However, since 1948 this continuity of ownership has ceased. Public access to the park, although ostensibly limited by licence, is in fact uncontrolled and uncontrollable, due to the lack of barriers and vegetation management around the site boundary, which indicates that the park is uncared for. This currently causes difficulties to the owners of the Hall, who are subjected to invasion of their garden from the park despite a clearly defined boundary.
- 4.9.5 In an effort to reinforce this boundary to the west, south and east of the Hall, ornamental planting has been undertaken along a line which has little historic significance.
- 4.9.6 Additionally, during the latter part of the 20<sup>th</sup> century the formal gardens to the north of the Hall have been largely built on, so that very little remains of the former setting of the Hall.

## **4.10 Interaction between project area and neighbouring areas**

- 4.10.1 Catton Park is one of the largest areas of open space north of the city centre (see Figure 8: Context). Within the immediate area of Catton, there are a number of smaller green spaces, predominantly public recreation areas and school playing fields. The Deer Park and Fiddle Wood (a County Wildlife Site) lie directly adjacent to the site to east and west.
- 4.10.2 The construction of Hall School since 1966 created an inappropriate and visually intrusive element within the boundary of the park, including a jutting triangular chainlink fence which bisects a clump of mature beech trees set forward of the Victorian perimeter planting along the western boundary. This intrusion has been reinforced recently by the construction of an extension to the school immediately

adjacent to this boundary with the park. This development increases the need for effective screening to provide privacy and security for students and staff within the school, and to establish a visually appropriate boundary for the park.

- 4.10.3 The integrity of the eastern boundary has been breached by the use of an informal track off Spixworth Road by residents accessing garages constructed to the rear of their properties. This has resulted in severe degradation of the ground storey vegetation beneath mature trees in this area and fly tipping or garden waste and other materials.
- 4.10.4 Elsewhere within the parkland the dense woodland perimeter acts as a barrier, despite the absence or poor condition of any appropriate boundaries, although there have been several instances of vehicles being driven onto the site and burnt out.
- 4.10.5 The relationship of The Orangery to the park has been modified by chainlink fencing to provide security for Village Hall user groups. Mature trees within curtilage screen the building from wider views within the park, intensified by its location set back from the edge of the park and with a car park between.

## **4.11 Boundary and access treatments**

- 4.11.1 In general, formal boundaries to the site are intermittent and there is much evidence of desire lines, especially along the southern and western edges of the park. The boundary of the park has been breached at many points, particularly along St Faith's Road and there are many desire lines indicating entry points through the woodland. Substantial improvement is required along the boundary with Catton Hall, both to provide a degree of screening for its occupants and as a security element. Figure 13 shows existing access points including informal desire lines which have developed as the boundary fencing has deteriorated.

### ***Northern boundary***

- 4.11.2 Catton Hall and Hall School are situated on the north and north west boundary of the park with boundaries defined by visually permeable post-and-wire and chain-link fencing respectively. Both properties have little privacy or screening from the park; the boundary with Catton Hall is particularly weak and subject to vandalism. The existing boundary to Catton Hall is marked by a hedge along the northern boundary with the park and by a post and wire fence to the south. The latter provides no element of screening or security and can be easily breached. Boundary treatments of adjacent properties are variable and provide little or no screening. Figure 14 shows the variation in the boundary line to the Hall since 1852.
- 4.11.3 A locked gate opposite Old Catton School is the only access to the park from Church Street. A former access to the west, as shown in the 1852 sale particulars with a pleasing view of the church framed by trees, now forms the main access to Catton Hall, from which there is little scope for provision of access to the park.
- 4.11.4 Smaller residential properties along Church Street have back gardens which bound the site. The majority of the boundary treatments are visually impermeable (lapboard panels) and so have an element of privacy, although the residents enjoy views over the park. Some boundaries are in poor repair or are of inappropriate species, so may require a consistent treatment. The existing boundary to The Orangery similarly obscures the relationship with the park, reinforced by the foliage of the mature trees within the car park area. The dense holly hedge on the boundary of Holiday House, forms an admirable boundary to the Park but unfortunately obscures the designed relationship between this *cottage ornee* and the park and hall.

***Eastern boundary***

- 4.11.5 From the junction with Church Street, the boundary to Spixworth Road consists partly of seasonal scrub and tall grass (which allows uninterrupted views from the road into the park's open space) but mainly of a 3m unmanaged deciduous hedge partly overgrown with ivy, which permits filtered views into the woodland and the park's open space. The main access point into the site from Spixworth Road is along a 4m wide track beside the northern end of the terraced housing. A further gap comprising of a 1.5m wide well-trodden path can be found in the unmanaged hedge slightly to the north.
- 4.11.6 Along Spixworth Road, some properties enjoy the benefit of access to garages via an informal track. These properties are, in the main, screened from the parkland by the boundary woodland. The access point on Spixworth Road also appears to be used for entering the park for the purposes of car dumping within the arable and set aside areas. Further south along Spixworth Road, there is no access to rear gardens from the park and visually impermeable boundary treatments have been put up by the majority of residents. Although this is unattractive close up, the woodland edge forms an effective screen from the centre of the park.
- 4.11.7 Further south the park is separated from Oak Lane by Buttercup Meadow, which provides a good buffer to the woodland edge and prevents any access to the park.

***Southern boundary***

- 4.11.8 Along Oak Lane the boundary edge along either side of South Lodge has a 2m trimmed hedge which is intermittent in places giving occasional views into the woodland. The hedge is partly overgrown with ivy.
- 4.11.9 Although the gates at the South Lodge mark the official entrance into the park there are well-trodden gaps in the boundary hedge on either side.
- 4.11.10 Adjacent to Buttercup Meadow, the boundary is marked by post and wire fencing in a state of poor repair with some poor quality oaks and sporadic shrubs.
- 4.11.11 Along Chartwell Road there is a steep slope up into the woodland edge of the park, with a boundary consisting of a wire fence which is falling down in several different places giving predominately uninterrupted views into the woodland. There are two-well trodden paths from Chartwell Road into the site, located at either corner of the southern boundary and with pronounced desire lines into the woodland.

***Western boundary***

- 4.11.12 Barbed wire and remnants of a timber fence form the park's edge along the bottom end of St Faith's Road, giving predominately uninterrupted views into the woodland, which itself prevents views into the open central area. The central western section includes a 2m intermittent deciduous hedge giving occasional views into the woodland. The Hall School boundary consists of 1.8 high chain link fencing to the Park, with timber fencing to its boundary on St Faiths Road. Within the park itself, the boundary with the school has a chain link fence with very little opportunity for screening.
- 4.11.13 There are a total of three well-trodden access points along St Faith's Road into the site and one private access point in the woodland behind Hall School.

## **5 Consultation**

### **5.1 Overview**

5.1.1 As set out in the proposal for this project, consultation has been separated into layers, depending in the relationship of the consultee to the park. Thus early consultations took place with the landowners, followed by individual meetings with residents local to the park and a first public meeting for all those with residences abutting the park. This was followed by further individual consultation and two community consultation exercises in May and June. The original intention was to undertake one community consultation exercise, but it became apparent by early April that there exists no unity of community in the 1km zone around the perimeter of the park, and that an additional exercise would be needed to engage communities to the south and west.

### **5.2 Steering group**

5.2.1 The Steering Group set up for this project includes:

Martin Shaw	Chairman
Andrew Buxton	Majority landowner
Peter Weavers) Geoff Newman)	Norfolk Property Services, representing Norfolk County Council, other landowner
Judith Cantell	Norfolk County Council
David Hayman	Norfolk County Council
George Ishmael	Norwich City Council
Roger Burroughs	Broadland District Council
Paul White	Broadland District Council
David Thompson	Chairman, Old Catton Parish Council
Patsy Cooke	Owner of Catton Hall
Ken Leggett	Local resident and project manager

Individual meetings were held with all of the above to explore their concerns and aspirations for the park and to seek their assistance in the supply of information.

5.2.2 On 15 May the Project Manager and TLP reported to the Steering Group and raised a number of issues for discussion. These included landownership and land tenure, access points and boundary treatment, the boundary between the Hall and the Park and the area of land between Hall School and the Hall, car parking and wardening, structural facilities, management and the Broadland Local Plan. Subsequent Steering Group meetings were held on 16 July, 18 August, 6 October and 12 January as the project developed.

### **5.3 Landowners**

5.3.1 The three landowners directly affected by any proposals for restoration of the park are:

- Andrew Buxton
- Norfolk County Council
- Mr and Mrs M Cooke

5.3.2 Figure 3 shows the landownership areas, from which it can be seen that the Cookes are the only resident landowners within the areas designated by HLF as historic parkland. Individual consultations took place on 10 March 2003. Notes were taken at each meeting and copied to each landowner for confirmation of accuracy. The following is a digest of their concerns.

***Mr Andrew Buxton***

5.3.3 Andrew Buxton was born in Catton Hall and in 1966 Catton Park was gifted to him by his father. The Deer Park forms part of this landholding. Mr Buxton seeks beneficial use of his part of the park and has been party to various proposals to that end. In 1984 he helped organise an 'Ideas Competition' and commissioned a report in 1989 which proposed residential development on the eastern part of the Deer Park and in the southern part of the main park, together with provision of a new 'village green' at the junction of Spixworth Road and Church Street, in exchange for a 125 year lease on Catton Park.

5.3.4 This scheme did not find favour with BDC, but BDC subsequently proposed, and included in its first District Plan for consultation, a scheme for public access to the Park on a 125 year lease and housing development for 36 houses on the eastern half of the Deer Park.

5.3.5 Subsequently the Inspector rejected this scheme during the last Local Plan review for Broadland District Council, partly on the basis of inadequate detail on proposed restoration of the Park. Mr Buxton supports the HLF application and is prepared to grant a lease of up to 30 years at a lowish rent. He has been responsible for granting licences to individual applicants who wish to use the park for quiet recreation.

***Norfolk Property Services***

5.3.6 Norfolk Property Services represents the property arm of Norfolk County Council, whose policy remains that of developing a country park. Within the past 15 years this aim has been confused with problems of linked development on Andrew Buxton's land and there are ongoing management issues which are not covered by the £560 pa rental income from an agricultural tenancy. NCC have agreed the principle of the sale of a limited area of land to Mr and Mrs Cooke (to establish an appropriate curtilage to Catton Hall) and the transfer of the balance to a Charitable Trust, the latter being established to develop and manage Catton Park. The proposals will, however, need to be reported to elected Members for a final decision. NCC see no need to establish identical tenure arrangements to those proposed by Andrew Buxton.

5.3.7 NPS issues relate to:

- boundary to Catton Hall. Negotiations with the Cooke family foundered on the NCC view that the Cookes were seeking too much land to create an appropriate curtilage; NCC are now looking to the Conservation Plan to delineate a mutually acceptable boundary and would then agree a market value sale to the Cookes.
- NCC wish to establish a more appropriate mechanism for management of their land holding.

***Mr and Mrs Cooke***

5.3.8 The Cookes bought Catton Hall about 8 years ago and have restored it to a family home, with Mr Cooke using it as his office. Their main issues are security, nuisance, access and the creation of a suitable boundary between the Hall and the park. They have suffered numerous intrusions and break-ins and have also been affected by

motorbikes and fires in the park and by intruders obtaining access to their grounds directly from the park. There are two accesses to the hall – a private access off St Faiths Road and a main access at the end of Parkside Drive. They are keen to be involved in any project associated with the park and Mrs Cooke is a member of the Steering Group.

#### **5.4 Other local authority officers**

5.4.1 Meetings also took place with Bob Cronk, Colin Greengrass and Rachel Gaskin of Norwich City Council in relation to engaging communities in Catton Grove and Fiddlewood. Their advice was to pursue engagement of the population to the south and west of the Park via the Cat'n'Fiddle Partnership and they were helpful in obtaining a venue for the second community consultation event.

#### **5.5 Adjacent residents and community representatives**

5.5.1 Figures 2 and 8 shows the boundary to the park and the various residences and buildings that abut it. Individual meetings were held with the following:

- Mrs A Ruthven, head teacher Hall School
- Mr and Mrs Lucas, 5 Church Road
- Mrs M Charlesworth, The Old Apple Store, Church Road
- Mr Peter Hayes, South Lodge, Catton Park (tenant of Mr A Buxton)
- representatives of Old Catton Society, who agreed to circulate and comment on the questionnaire and who kindly offered to analyse the results
- Mrs Dons, head teacher of Lodge Lane First School, Old Catton
- Mr Jackson, head teacher Church Street Middle School, Old Catton
- Mr S. Osborn, Oak Lane

5.5.2 A brief resume of the school consultations is set out below, followed by a list of the main issues arising from these consultations.

##### ***Hall School, St Faiths Road***

5.5.3 Hall School caters for 80 pupils with a variety of mobility problems, aged between 3 and 19. Mrs Ruthven, head of Hall School, was enthusiastic about the project and has no specific issues to raise, rather a wish list associated with restoration of the park, including planting/screening along the mutual boundary, surfaced paths within the woodland for use by disabled pupils, retention of and appropriate security for the link path between the school and Repton House on Parkside Drive and a possible extended area of woodland within the school grounds for outside educational activities within a secure environment. Mrs Ruthven also requested consideration of the potential for occasional horse riding for pupils within the park.

##### ***Lodge Lane First School, Old Catton***

5.5.4 This school caters for 5 to 8 year olds within Old Catton and the headteacher, Mrs Dons, was extremely enthusiastic about the potential of a restored park to contribute to curriculum activities. She promoted several ideas related to educational and recreational use of the park.

### ***Church Street Middle School, Old Catton***

- 5.5.5 This school is directly opposite the (currently locked) gates to the park on Church Street. It caters for 160 8 to 12 year olds and the then head, Mr Jackson, was very enthusiastic about the potential for his pupils to make use of the park for educational, recreational and sporting purposes. He was also keen to promote use of the park as an alternative route to school for pupils from the Fiddlewood estate and also proposed the addition of orienteering points within the proposals, within an overall suggestion that the park restoration should be as simple as possible. Mr Jackson was most helpful in organising distribution of flyers for the first community consultation event via pupils.

### ***Old Catton Society***

- 5.5.6 This group has 100 members and contributes to maintaining some of the historic landscape elements within the village, such as the 'Repton' pond in Parkside Drive. The committee offered to distribute and collate copies of the questionnaire. Their responses have been incorporated within the general analysis and are regarded as a single response only.
- 5.5.7 The main issues arising from these consultations were:
- use of the park by motor bikes
  - dumping and burning out of vehicles
  - fires
  - people sleeping rough
  - break-ins – South Lodge and Catton Hall

## **5.6 Agricultural tenant**

- 5.6.1 Mr Tom Pointer, an Old Catton resident, has been the agricultural tenant of Catton Park since 1962 and pays an annual rent to both Andrew Buxton and Norfolk Property Services. He maintains the central open area of the park in arable cultivation, with occasional areas of set-aside. The terms of his tenancy agreement with both landowners are not identical but amount to a three-month notice period, with a payment of 4-6 years rent, if the land is to be taken into alternative use. Legal advice was sought as to the terms under which an agricultural tenant could be served notice to quit, if there is a presumption that the future use of the land would still be agricultural, or of an agricultural scale. This concern arose from a consideration of the appropriate scale and type of management of the central area once it was no longer in arable cultivation. The advice received was that if planning permission could be obtained for change of use, then notice to quit could be served and new arrangements made for land management, subject to negotiation with the tenant. On 12 November 2003, Broadland District Council granted permission for the change of use of the park to 'a public park for quiet recreational use'. Discussions on future management of the central parkland are in progress.

## **5.7 Public consultation**

### *Preliminary consultation 31<sup>st</sup> March 2003*

- 5.7.1 As a result of the responses to initial individual consultations, it was decided to organize a preliminary public consultation to which all local residents with a specific interest were invited. A flyer was prepared (see Appendix 5) and 122 copies were

distributed to all households abutting or with a view over the park. Invitees included representatives of the Village Hall management Committee and Old Catton Parish Council. An open meeting was held on the evening of 31 March in the Church Hall. About 65 people attended to hear a joint presentation from Ken Leggett (Project Officer) and Patricia Shears (consultant, TLP) and to express their views about the proposed restoration of the park. A questionnaire was distributed (see Appendix 4) to all participants and the responses received assisted in the development of the second public consultation exercise (see para. 5.7.3 below).

*Community Planning Event 9/10 May and 16/17 May 2003*

5.7.2 Within the 'neighbourhood zone' indicated by a 1km radius from the perimeter of the park (Figure 15), there are about 35,000 residents. Following initial discussions with members of the Steering Group and other local authority officers involved in community liaison work, it became clear that more than one community consultation exercise would be required to ensure that all residents were offered the opportunity to participate. Two exhibition sites were selected with the assistance of project officers from Norwich City Council. These were:

- The Pavilion, The Recreation Ground, off Church Street, Old Catton
- Oak Grove Chapel, St Faith's Road, Catton Grove

These venues lie north east and south west of the park and have very different catchments. Fliers were designed, printed and distributed, appearing on every notice board in the neighbourhood, courtesy of the Project Manager, and circulated through local schools.

5.7.3 The format of the event followed the advice of the Neighbourhood Initiatives Foundation (NIF) and consisted of a large scale (1:500) coloured OS base map of the park and its surroundings plus a number of printed and plain 'flags'. The printed flags held text derived from the preliminary consultation and early questionnaire responses, while the plain flags enabled visitors to express their individual proposals for the park, ranging from 'tuck shop' to 'hairdresser'. In addition, the exhibition consisted of A1 boards of maps of the area, explanatory text about the role of HLF, the Steering Group and The Landscape Partnership, an explanation of the role of visitors and the future process, including information on the next round of public consultation.

5.7.4 On the first weekend, 137 people attended, including a party of 14 12 and 13year olds from the Blyth Jex School and several children from Church Street Middle School. On the second weekend 65 visitors attended Oak Grove Chapel. This disparity may have reflected local awareness and current use of the park, which may to some extent be a function of the heavy screening around the western and southern edges of the park.

5.7.5 At both venues visitors were asked to contribute to the consultation exercise in three ways:

- Stage 1: visitors were invited to sign in and mark their home on a location map.
- Stage 2: with the help of the display boards visitors were invited to stick flags into the 1:500 map of the park. This gave them an opportunity not only to make suggestions about potential uses but also to indicate suitable locations.
- Stage 3: visitors were invited to complete a questionnaire – preferably on the spot, assisted by tea and biscuits, but in any event for return by 31 May 2003.

5.7.6 Flags from the map were collected at intervals during each exercise to reduce the possibility of influencing choices. The location and information data was collated and analysed later. The 'home' map revealed that approximately one-third of the visitors were from Old Catton. Very few were from outside the area and were visiting with local residents.

5.7.7 It was noticeable that three main related issues caused some heated debate:

- the potential of an improved park to contribute to the vehicle congestion currently experienced in the neighbourhood, especially to the east of the park
- the closure c. 1990 of the access to the park along Parkside Drive
- the relationship of the current proposals to future potential development of all or part of the Deer Park

5.7.8 Eight hundred and sixty-six flags were placed on the plan over the four days of the event, 656 pre-printed and 210 hand written. The salient proposals (or 'top ten' on the wish list) were as follows:

*Pavilion, Old Catton*

1. new entrances
2. seating
3. formal fencing
4. dog walking
5. dog bins/nature trail
6. informal paths/grass track
7. kick about area/woodland management
8. adventure playground/bird watching/car parking/toilets/wildflower meadow
9. education or information centre/information signage/new tree planting/wild pond
10. open air theatre/music

5.7.9 The most popular point of entry was from Parkside Drive (with a small number of objections), followed by the main entrance on Oak Lane. This latter entrance was also the most popular for proposed car parking/access.

*Oak Grove Chapel*

1. new entrances
2. dog walking/seating
3. toilets
4. fishing
5. adventure playground
6. dog bins
7. kick-about area
8. informal grass path/track
9. bird watching/formal fencing/woodland management

## 10. shelter

5.7.10 At this venue the most popular entrance was through the gates on Church Street, with an entrance on Spixworth Road a close second and also the most favoured access for car parking.

*Questionnaires*

5.7.11 Appendix 4 is a blank copy of the questionnaire prepared for this project. Copies were circulated to:

- all attendees at the preliminary consultation (c. 65 number)
- all members of the Old Catton Society, via their monthly meeting. Approximately 100 copies were distributed and the results analysed by the chairman of the society.
- all visitors to the community consultation weekends. Most questionnaires were filled in on the spot, but several were taken away to be completed by visitors or neighbours unable to attend. Questionnaires were also available from Oak Grove Chapel after the consultation exercise.

5.7.12 An interactive version was posted on the Old Catton website ([www.oldcatton.com](http://www.oldcatton.com)).

*Results*

5.7.13 The results of the questionnaire are as follows:

Of 193 questionnaires returned, 152 people use the park at present; of these, 62 use the park every day. The majority use the park for walking either with (53%) or without (61%) a dog and for wildlife observation (47%) (uses not mutually exclusive). Other uses, such as tree climbing or running, lag very far behind in terms of percentage of users. The majority of people use the Spixworth Road entrance, with Oak Lane gates coming a close second.

5.7.14 The most common activities observed in the park were:

- Trail bikes/motorcycles (111 respondents claimed to have observed this use)
- Tree climbing (94 people claimed to have observed this)
- Dog walking
- Jogging
- Bird watching
- Campfires (42 people claimed to have observed this)
- Camping
- Football
- Dumping rubbish/old cars (21 people claimed to have observed this)
- Vandalism

There is an obvious disparity between participation and observation, as shown by, for example, the data on tree climbing. This may reflect observations of personally unwelcome activity by people enjoying the tranquillity of the park.

- 5.7.15 The most appropriate activities were thought to be:
- Jogging (36% in favour; none against)
  - Bird watching (33% in favour; none against)
  - Dog walking (34% in favour; 4% against)
- 5.7.16 Twenty-nine per cent of respondents approved of tree climbing, with 13 % against; 5% favoured campfires, with 24% against, while 17% were against trail bikes/motor cycles and 9% in favour of their use in the park.
- 5.7.17 The top five potential activities identified in the questionnaire responses were:
- Wildlife observation (86%)
  - Informal recreation (81%)
  - Learning about plants (50%)
  - Learning about landscape design/history (40%)
  - Learning about Repton (39%)
  - Observing/buying plants (38%)
- 5.7.18 The majority of votes for the focus of restoration were for:
- Woodland management and replanting (83%)
  - Habitat creation for wildflowers and wildlife (79%)
  - Restoration of ponds (71%)
  - Restoration of central grassland (62%)
  - Creation of informal paths and informal planting (57%)
  - Formal access points (54%)
- 5.7.19 These restoration ideas were consistently reiterated throughout the consultation process. Having been initially raised at the first public consultation, they were then printed onto the flags used for the consultation weekends and were used extensively. Blank flags were also available for other ideas. These, however, tended to produce 'one-off' ideas rather than consistent alternative proposals.
- 5.7.20 Forty per cent of respondents voted for the establishment of low-key parking with a maximum number of spaces ranging between 5-100, with the majority voting for between 20-40 spaces. Thirty-eight per cent of respondents wished to see the whole park fenced.
- 5.7.21 Many more people were resistant to the idea of buildings in the park than approved the idea (70 in favour, 107 against). The main request was for public conveniences, with a refreshment area/shop/shelter/visitor/education centre each receiving about a sixth of the votes. It was felt that funding for the maintenance of these areas should come from either a small admission fee or from occasional events, such as sponsored walks/fetes/plays/music. Nearly 70% of respondents were in favour of such events, with a majority (119 people) favouring a 'village fete'.
- 5.7.22 Almost 90% of respondents considered it a good idea to have a park warden; of these, 55% preferred a full time warden compared with 30% who thought part-time was sufficient. In addition, 52% thought it preferable to have a warden on site when closed, compared with 29% who thought this unnecessary.

- 5.7.23 Seventy-one per cent (137 people) stated that they would like to be a 'Friend of Catton Park'; of these the majority thought this would entail:
- Becoming involved in special events (47%)
  - Attending special 'Friends' events (44%)
  - Providing occasional wardening help (44%)
  - Discount for special events (29%)
- 5.7.24 Sixty-six per cent of respondents stated that they would contribute annually to maintain the park, with the largest proportion (31%) electing £10 as an appropriate amount.
- 5.7.25 Few people had a clear idea of what they wanted to see in the park – the majority (26%) wished to see it maintained for quiet enjoyment. Other notable suggestions were that it should have a children's play area/adventure playground (12%), a small fenced-off dog area (7%), seating (7%) and open grass areas (7%).
- 5.7.26 Other suggestions were that the southern end of the park should be made into allotments, that the deer park should be part of the park, that there should be a sensory garden and that there could be an annual subscription for fishing rights in any proposed lake to help fund maintenance.
- 5.7.27 Thus the overall main wishes resulting from both the public consultation weekends and the questionnaire responses were:
- new entrances
  - seating
  - maintaining dog walking
- with the focus of restoration activities being woodland management and replanting, followed by habitat creation, including the ponds.
- Public presentation 8 December 2003*
- 5.7.28 A meeting was convened to present the draft Conservation Management Plan proposals to the public, once they had been approved in principle by the Steering Group. A publicity leaflet (see Appendix 5) was distributed to local residents, shops and community facilities, including Catton Grove Community Church, Post Office and Community Centre, as a follow-up to the May community consultation exercises.
- 5.7.29 A PowerPoint presentation showed the illustrations prepared for the Conservation Management Plan, rehearsed the background to and development of the project, and explained in some detail the proposals and how they had been derived directly from the public consultation process. A question and answer session followed. A summary of the presentation was distributed to all those attending (c. 100) with a request for written or e-mailed responses to be forwarded to the consultants for compilation and assessment.
- 5.7.30 From the public meeting it was clear that, while there was widespread support for the project in principle, some local people would object to the proposals if they were to be funded from any increase in local taxation. Other significant issues were concerns about security within and misuse of the Park, vehicle access and parking and use of the Church Street entrance. Given the level of feeling expressed during the meeting about the need to fence and lock the park, it was suggested that concerned residents

should take the opportunity to respond to the summary document and voice their concerns in writing.

*Written responses to 6 January 2004*

5.7.31 By 26 January 2004 the consultants had received 28 written and six e-mailed responses. Names of respondents are reported in Appendix 8 and the main points are highlighted here. Most respondents supported the proposals in principle, with the majority being very supportive, with the reservations expressed below:

- security: 7 respondents wanted the park to be fenced and gates locked at night and 3 respondents felt that the warden's security role had been underestimated.
- access: 15 respondents expressed a view that vehicles should not be permitted to exit onto Church Street; 6 suggested Spixworth Road as an alternative, while 2 suggested using Oak Lane as exit and entrance.
- car parking: the main concern was location rather than provision, with 6 people suggesting a location in the southern half of the Park, near South Lodge.
- other issues: these were mainly single responses to specific issues, other than fears about potential housing on the Park in due course (3), concern about the principles governing events in the Park (2) and objections to raising funding via local taxation (3). One respondent suggested raising local council tax by £1 p.a. for the 30,000 residents around the Park.

*Old Catton Middle School*

5.7.32 The new head of Old Catton Middle School attended the meeting and has written a very positive letter of support, albeit with concerns about traffic on Church Street (where the school lies directly opposite one entrance into the Park). He writes: 'Firstly as the new Head-teacher of the school I have discussed this proposal with my colleagues some of whom are also residents in the parish. There is firstly a great deal of support for the aims of the project and we would want the children to be involved in its development as they are the future users and hopefully custodians of their local heritage.... As the Middle School serving the parish of Old Catton we would welcome the opportunity for our children, the next generation of Old Cattonians, to become involved in its planning and development... As a school we would be happy to become more involved in the development of this project if requested.'

*Old Catton Society*

5.7.33 The Society responded in writing to the public meeting on 8 December and 'fully supports both the objectives of converting Catton Park to low key public open space and, with a minor reservation, the principles and aims outlined... for restoration and management of the landscape.' This reservation concerns the proposal to use the gates on Church Street as a vehicular exit.

*Old Catton Parish Council*

5.7.34 Following the public meeting on 8 December 2003, Old Catton Parish Council held a meeting to discuss the proposals and subsequently contacted the consultants with the following message: 'It was unanimously agreed to support the Conservation Management Plan as the plan would benefit Old Catton and the surrounding areas, subject to –

- 1) An objection to the use of the access in Church Street by any other vehicle than emergency vehicles.

- 2) An objection to the use of the hatched area indicated, for car parking and the suggestion that vehicles be restricted to the southern part of the Park, near Oak Lane; with both entrance and exit in Oak Lane.
- 3) The wish that, in the fullness of time, the design should allow for the Park to be secure.'

*Norwich Access Group*

- 5.7.35 A letter received from this group following the public presentation on 8 December 2003 contained the following: 'The Norwich Access Group is a pressure group of disabled people who are actively involved in trying to improve access for disabled people to all aspects of life in the city of Norwich and the surrounding area. On behalf of the group I'd like to say how much we are in favour of opening Catton Country Park to the public and improving some of the footpaths to ensure easy access... we welcome the plans to open up the park and will be pleased to consult with you to investigate ways of making the facilities as accessible to the greatest number of people as possible.'

*Norwich Fringe Project*

- 5.7.36 Matthew Davies, Project Officer for the group, responded at length to the issues raised at the public meeting on 8 December, and stated: 'Long-term funding is an issue for most countryside management organisations. But five years HLF funding would give Catton Park a good starting point and the time to develop secure community links and demonstrate the benefits of being actively managed.'

*'Friends of Catton Park'*

- 5.7.37 A local resident, Stephen Osborn, has convened three meetings recently as the basis for forming a 'Friends of Catton Park' group. The group is still in the formative stages and has only a small 'membership' as yet. The comments set out below resulted from a meeting held on 6 January 2004 which included discussion of the December 2003 public presentation: 'First of all the Friends of Catton Park aims to support the principle of developing Catton Park into a public amenity for the areas. Not surprisingly, therefore, we are in broad support of the principles of the proposals which the Steering Group presented at the meeting on 8<sup>th</sup> December. We would congratulate all of you on getting thus far and urge you to continue the good work!... the meeting was generally supportive of the proposals to achieve improved access for walkers, cyclists and wheelchairs... the emphasis of the initial proposals on quiet countryside recreation... a dog-free area in part of the park...' The group's concerns focused on preventing motorbike and vehicle access, avoiding a designated car park area, maintaining visual continuity between the Hall and Park, re-opening a pedestrian access from Parkside Drive and moving the proposed vehicle exit from Church Street to Spixworth Road.
- 5.7.38 These comments were taken back to the Steering group meeting on 12 January 2004, when members were asked to comment on and approve proposed amendments to the draft Conservation Management Plan. This document contains all agreed amendments.
- 5.7.39 A summary of the public consultation was published on the Old Catton web site.



## **6 Issues and recommendations**

### **6.1 Organisational body**

6.1.1 Heritage Lottery Fund will require a properly instituted body to be the recipient of any funding they may be minded to grant for the restoration and conservation of Catton Park but will not fund any legal costs involved. At present the Steering Group is composed of representatives of the local authorities and landowners (see Section 5 above).

6.1.2 Recommendations:

- a) that a trust be set up, with the intention of achieving charitable status, as the organisation responsible for any funding received from HLF
- b) that potential funding bodies be invited to recommend the appointment of trustees. These funding bodies to include landowners of the Park, Norfolk County Council, Norwich City Council, Broadland District Council, Old Catton Parish Council and other local representatives
- c) that discussions regarding set-up costs of the Trust be further discussed within the Steering Group.

### **6.2 Landownership, leases and tenancies**

#### ***Landownership***

6.2.1 At present the ownership of Catton Park is divided between Andrew Buxton and Norfolk Property Services Ltd (NCC). Catton Hall is in the ownership of the Cooke family. Broadland DC has given consent for a revision of the boundary between Hall and Park, extending the boundary into what is currently parkland. Negotiations over any revision of the existing boundary with Catton Hall will be between the Cookes and Norfolk County Council, guided by the recommendations of this Conservation Management Plan and the views of the trust/joint committee. NCC have, however, agreed the principle of the sale of a limited area of land to Mr and Mrs Cooke and the transfer of the balance to a Charitable Trust or joint management committee, these latter being established to develop and manage Catton Park. The proposals will, however, need to be reported to elected Members for a final decision.

6.2.2 Neither landowner is willing to gift or sell the freehold of their portion of the park to the trust/joint committee, and see no need to agree identical terms to a lease period.

6.2.3 Recommendation: none required

#### ***Leases***

6.2.4 Mr Andrew Buxton has agreed to a 30-year lease for the arable land, woods and the Oak Lane gates at a budgetary figure of £2,500 p.a. to cover loss of revenue on the arable land and owner's overheads in relation to the remaining woodland and this lease. He has agreed that the South Lodge (for occupation by the warden) should be included within the project on a 5-year lease with the intention to extend if acceptable to both parties. The cost of rent and maintenance of South Lodge is included in the proposed warden's salary.

6.2.5 Norfolk County Council is willing to grant an 80-year lease of their landholding of 7.74ha (19.12 acres) at a peppercorn rent. This equates to a capital contribution of £57,360 to the project.

6.2.6 Recommendation: A five-year lease would enable South Lodge to be returned by the Trust to Mr Buxton after 5 years, subject to review, should it prove neither necessary nor feasible to continue the warden's role as a full-time residential post. A suitable legal agreement will also be required to cover (a) lease of NCC land to the Trust and, (b) leases of Mr Andrew Buxton's land and South Lodge to the Trust. All of these presuppose that a Trust has been established, set up and has achieved charitable trust status.

### ***Agricultural tenancies***

6.2.7 At present two agricultural tenancies are in place, both with Mr Tom Pointer, a local farmer. The agreement in each case is with the landowner within Catton Park – Mr Andrew Buxton and Norfolk County Council. Legal advice has been sought on a number of points relating to these tenancies. The Steering Group has been advised that:

- There are seven grounds for serving notice to quit, of which only the second appears to be relevant: that the land is required for use other than agriculture for which planning consent has been obtained.
- Notice has to be of at least 1 year expiring on 11 October. Each tenancy also has provision for a shorter notice in certain specific circumstances. The NCC tenancy permits 3 months' notice if land is needed for non-agricultural purposes; the Andrew Buxton tenancy permits 14 days' notice if land is needed for building.
- The use of land for grazing or for mowing would both be included within the definition of 'agriculture' in the Agricultural Holdings Act 1986, subject to the overall provision that 'leisure use' could be construed as 'non-agricultural'.
- The succession rules will apply to Mr Pointer's tenancies.

6.2.8 An application for change of use to public park for recreational use was lodged with Broadland District Council on 5 October 2003. On 5 November Richard Pointer, son of the tenant Mr Tom Pointer, lodged an objection to the application for change of use on the grounds that 'the proposals for the change of use are not suitable for this area, and we have been advised it is not a material change of use, and should remain agricultural'. Consent was granted on 12 November 2003 (Appendix 9).

6.2.9 Further advice has been sought on the issue of management of the area for leisure use, given that this, both historically and currently, almost certainly involves agricultural scale and type operations. The Steering Group has been advised that the new use is classified as amenity land, for which some mowing or grazing is required.

6.2.10 The following options have been considered so far:

- a) to manage the park in association with the Pointers;
- b) to terminate the tenancy and undertake management of the park under the supervision of a warden appointed by a trust. HLF has indicated that it might be able to assist with the costs of termination.

6.2.11 Recommendation: continue discussions with the Pointers to establish an agreement and programme for termination of their tenancy agreements. Consult further with DEFRA to establish

- a) likelihood of obtaining CSG aid under future grant-aid schemes (September 2004 onwards);

- b) amount of revenue obtainable under CSG, based on current figures (see Appendix 7).

### **6.3 Boundary treatments**

- 6.3.1 There are two main issues here: the perimeter boundary to the Park (1040m) and internal boundaries to adjoining properties, of which the most historically and visually significant is that to Catton Hall (1777m inclusive).

#### ***Perimeter boundary treatment***

- 6.3.2 The public consultation exercises demonstrated a wish (38% of questionnaire respondents) to see a secure boundary around the Park. This wish was reinforced at the public meeting on 8 December 2003 and in subsequent responses to that meeting. A secure boundary is regarded as important for a variety of reasons:

- to indicate visually the proposed change of regime and the conservation of the Park
- to clarify the agreed access points and discontinue unwanted desire lines
- to prevent intrusion into the Park other than via specified entrances, with a view to preventing any further dumping or unauthorised motor bike use
- to regulate existing parking arrangements to the rear of properties along Spixworth Road, to prevent further erosion of the ground flora

- 6.3.3 Around much of the site perimeter, dense tree cover, overgrown hedges and undergrowth extend to the boundary (i.e. St Faiths Road, Oak Lane). Three types of boundary treatment have been considered: hedge, fence and wall. After much discussion and consultation, it is considered that fencing or walling the entire perimeter of the park would be difficult given the dense perimeter vegetation, very costly; historically inauthentic, unsustainable and would send a message of exclusion rather than welcome. It is therefore recommended that the boundary treatment should be as simple and sustainable as possible, as follows:

- c) to reduce damage to woodland vegetation by positioning tensioned chestnut paling across some existing desire lines. This would channel visitors towards the selected access points, which would be a combination of existing defined access points (such as the Oak Lane gates) and the most used desire lines, to provide even distribution of access points around the Park.
- d) cutting back suitable boundary vegetation to create/recreate a hedge around most of the site perimeter (west and south)
- e) planting up gaps with suitable species where no appropriate vegetation exists or over existing desire lines to be extinguished, with fencing to protect the planting until it is established
- f) maintaining the height of the hedge along the northern part of Spixworth Road at 1.5 m height with hedgerow trees, after initial height reduction
- g) use of tensioned chestnut paling to protect areas of new planting as required
- h) new entrance gates to provide a welcome to the park. These may reflect the existing elaborate gates on Oak Lane or be entirely contemporary. It is recommended that their design be elaborated via a community exercise, to assist in drawing in members of the local community who do not currently use the park and as a positive PR exercise. This element has been included in the costings. It

is essential that the entrances should enable access by buggies, wheelchairs and cycles, while preventing access to motorbikes and vehicles, and should be designed accordingly.

- 6.3.4 Safety issues around proximity to busy roads during creation and management operations will need to be addressed, especially where a training element may be involved in, for example, woodland management and re-creation of hedges. Norfolk Highways have been approached and have expressed no preference for location of access points.
- 6.3.5 Recommendations: take forward proposals for maintained hedged perimeter boundary with appropriate fencing.

#### ***Internal boundary treatment***

- 6.3.6 The length of internal boundary of the Park is 1777m, including the current boundary with Catton Hall. A large number of individual properties share a rear boundary with the Park and there is considerable variety in the fabric and visual quality of the overall boundary, as detailed in Section 4.11. The northern boundary in particular is both variable and weak and requires reinforcement to obtain visual integrity.
- 6.3.7 It is recommended that hedges should be planted within the park to screen 'weak' boundary points, i.e. those where clear views into neighbouring properties or over non-existent or poor condition fences/hedges are obtainable. In this way, over time all boundaries would be perceived as part of the woodland perimeter belt from within the park, with the exception of the boundary to Catton Hall (see below). The boundaries to Catton Hall and Hall School are addressed separately below.
- 6.3.8 The boundary to South Lodge should be managed to clarify its separation from the Park, by strengthening and improving the existing hedge. The boundary to Buttercup Meadow currently requires no strengthening.
- 6.3.9 Recommendations: all residents with boundary onto Catton Park to be canvassed following successful Stage 1 HLF outcome to establish their preferences for screening. Detail design to follow as appropriate.

#### ***Catton Hall boundary treatment***

- 6.3.10 There is an existing consent from Broadland DC to erect a 1m high park pale some considerable distance into the park, but terms have not been agreed on the purchase of the intervening land from Norfolk County Council. The documentary evidence available suggests that the boundary between park and hall has always been fluid (see Figure 14) and that a ha ha between hall and park was proposed by Repton but never implemented. Although the Pearson report<sup>2</sup> states that the ha ha was destroyed when the new access from South Lodge was constructed in 1853, Dr Tom Williamson is certain that it was never built. Certainly, we would have expected to find some evidence on the ground or in aerial photographs to support a location, and none is available.
- 6.3.11 The 1852 sale particulars include a sketch of the Hall clearly showing park railings forming a boundary between the Hall and Park. It is not possible to determine the location of these railings on the ground.

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<sup>2</sup> See Bibliography

- 6.3.12 The owners of Catton Hall have expressed concern about vandalism and the security of their home when the park is opened to the general public – an issue that is perhaps more prominent now with the recent extension to the Hall close to its western boundary. The issue of vandalism was addressed by the Steering Group and the consultants during the consultation process and preparation of the Conservation Management Plan and is referred to in the Broadland DC planning consent notification for change of use. It has to be balanced against the proposed use of the park by the public and the continuation of an appropriate link between the Hall and the Park, expressing historic continuity. In the absence of other documentary evidence and with the benefit of the experience of other Steering Group members responsible for public parks elsewhere in Norwich (which is that vandalism reduces with greater public availability and use) it was agreed to follow the 1852 sale particulars illustration in style of fencing and as far as possible in location.
- 6.3.13 Recommendations: that the existing boundary be extended slightly to the south, with a greater width to the north east and the south west, to provide the recent extension with more privacy, using metal park paling (1-1.2m high). This would provide the south elevation of the hall with a suitable curtilage without impinging on the integrity of the park. Issues of security of the Hall remain a concern to the owners; it is therefore recommended that the proposed area of summer-flowering wildflower meadow should extend northwards to the boundary with Catton Hall. The presence of long grass throughout much of the year may have some effect in keeping visitors away from the hall boundary and the existing desire line around the current boundary would be incorporated in any extension to the Hall grounds. It remains to be seen whether this desire line would be recreated along the new boundary, as it currently affords views over the parkland and Norwich city.

### ***Hall School***

- 6.3.14 The visual intrusion of Hall School into the parkland landscape is considerable and the Garden History Society raised this issue in the early 1990s. The current fence has created a significant and unwelcome intrusion into the perimeter woodland belt, as well as cutting through a clump of trees in the parkland in an arbitrary line. Rather than being addressed, this issue has been exacerbated by the recent (2003) construction of an extension to the north east of the school right against its parkland boundary fence.
- 6.3.15 Discussions are ongoing with the head of Hall School on a possible revision of the present boundary to reduce the visual impact of the school buildings and fence line on the Park. The proposal under discussion is to realign the existing fence line parallel to the buildings, to eliminate the triangle of fencing that protrudes into the parkland, to provide an additional narrow strip of land between the new extension and the park and to offer an equivalent area of land to the north of the present school boundary. This revision would restore a clump of trees to the Park, would provide additional outdoor space for pupils and would secure the boundary onto St Faiths Road between the School and the Hall, as well as providing pupils at the school with a more secure footpath route between the school and the respite home in Parkside Close (Repton House). It would also create a smoother, more appropriate boundary to the Park in this area. Should the school accept this proposal, the existing boundary fence would then be relocated and extended northwards to the proposed revised boundary to Catton Hall. New fencing should be semi-permeable rather than impermeable and would be agreed with the school. New planting to both sides of the new fence would assist in restoring an appropriate woodland edge in this part of the Park, as well as providing

the school's pupils with more privacy: relocation of the boundary would provide the school with sufficient room to plant shrubs or hedging, which is not currently possible.

- 6.3.16 Recommendations: continue discussions with school following successful Stage 1 HLF submission, with detailed design of proposed fence lines, type, planting etc.

### ***The Orangery***

- 6.3.17 Consultation has taken place with the Village Hall Committee to establish whether the historic link between the Orangery and the Park could be re-established. The current boundary of chainlink fencing forms part of the weak northern boundary and while it permits views of some good mature trees in the grounds of the Orangery, there are also clear views of its car park.

- 6.3.18 Recommendations: in the absence of any current possibility of including The Orangery within the first phase of proposals for the Park, it is recommended that consideration be given to extending the proposed hedging along the northern boundary to include part of the boundary to The Orangery, without obscuring all views of the building.

## **6.4 Access**

- 6.4.1 At present there are two licensed accesses to the Park – through the gates off Oak Lane and beside the houses on Spixworth Road opposite the Deer Park. In addition there is a gated vehicle and separate pedestrian access off Church Street, which is kept permanently locked.

- 6.4.2 There are also a number of unofficial or 'desire line' accesses, as shown on Figure 13.

- 6.4.3 The issues here focus on location, achieving a balance between vehicular and pedestrian access, the number of each to be provided, and safety relative to highways.

### ***Access locations***

- 6.4.4 The consultation exercise established that a number of respondents wished for an access from Parkside Drive. The view between the Park and the church features in historic documents relating to the Park and Hall, and the pond and associated garden on Parkside Drive are almost the last remnant of the gardens that formerly lay to the north of the Hall. Nonetheless, it is considered that this would not be an appropriate pedestrian or vehicular entrance for a variety of reasons:

- it would intrude on the curtilage of Catton Hall and it would be very difficult to establish a new pedestrian entrance between Catton Hall and the adjoining property to the east, due to existing boundaries and mature vegetation
- any pedestrians using this entrance might wish to park in Parkside Drive. This road has no additional parking potential, is already in permanent use to access to the Hall, Repton House and private residences, and is used for parking for unpredictable events in the church, such as weddings and funerals, as well as for Sunday services.
- an existing vehicular and pedestrian gated entrance lies approximately 200m to the east and the owner (Mr A Buxton) has stated that he would accept this as a new pedestrian entrance to the Park. In addition, car parking facilities are available off Church Street in this area. We are aware that the adjoining resident does not favour vehicular access via these gates.

- 6.4.5 The other preferred access locations were either from Church Street or from Oak Lane.

6.4.6 Recommendations: proposed access points are shown on Figure 16 in a combination of pedestrian and vehicular accesses, which are examined in detail below.

***Hours and type of access***

6.4.7 Given the level of concern expressed about potential problems with parking, and the enthusiasm for a variety of events within the Park, it is recommended that both pedestrian and vehicular accesses should be provided, the vehicular access to be controlled and limited to occasional events within the park (see below).

6.4.8 Following a meeting with the Police Liaison Officer on 22<sup>nd</sup> December 2003 guidance is that:

- a) it would be useful to form a 'Park Watch' scheme including the 200 'licensed' walkers and the 'Friends' group
- b) if the park becomes a public and managed facility the expectation is that there will be reduced vandalism
- c) a nightly lock-up would not deter those intent on gaining access, could contribute to injury and would have an impact on Health and Safety regulations for the warden
- d) there is no justification for 1.8m high fencing, which would attract attention rather than act as a deterrent

6.4.9 It is proposed that (a) the park should be open to pedestrians during daylight hours throughout the year; (b) six gated pedestrian and cycle access points (Figure 16) should be provided; (c) there should be no general vehicular access to the park but two accesses should be maintained for emergency and maintenance vehicles and for events. During consideration of the options, the Steering Group approved a suggestion that all the existing and new entrances to the park should be locked between dusk and dawn. This assuaged some of the concerns expressed by the owners of Catton Hall, but was subsequently reversed following HLF advice on cost benefit and police guidance and remains an issue of significant concern to local residents (see Section 5.7.21 *et seq.* above).

***Pedestrian access***

6.4.10 Recommendations:

- a) a minimum of six pedestrian/cycle access points should be provided, to increase accessibility and ensure that no one currently accessing the park, whether authorised or not, is disadvantaged
- b) the six access points should be evenly spread around the perimeter of the site (see masterplan, Figure 17)
- c) the selected access points should reflect current desire lines
- d) other accesses should be fenced off to clarify the new situation and, where necessary, new planting should be introduced to emphasise their closure, with temporary fencing while the planting becomes established
- e) the local highways authority should be approached re. the provision of a pedestrian crossing on St Faith's Road. Norwich City Council has applied for Liveability funding for this purpose but has not yet (November 2003) received confirmation of its success

- f) the majority of pedestrian access points should be accessible to wheelchairs, buggies and bicycles but should be designed to prevent access by motorbikes or cars. Should the proposed access at the south west corner of the site go forward, it may be difficult to ensure disabled and cycle access, even via ramp, up this steep slope
- g) consideration would be given to methods of preventing motorbike access through the Oak Lane gates or providing an alternative pedestrian access to the east if this is misused by motorbikes and found to be a problem during operation

6.4.11 These access points would require particular emphasis to demonstrate the new accessibility of the park. We therefore propose the provision of five new entrances as entrances. These should be of a design in keeping with the parkland setting and must permit wheelchair and buggy access while excluding motorbikes. Final costings will be determined by the fabricator but have been estimated (see Section 9). We would recommend the use of a local company for fabrication if possible, following consultation with the community to influence the design of the entrances.

### ***Road safety***

6.4.12 If, as proposed, a new access into the Park is to be provided on St Faith's Road, it will be desirable to provide a safe crossing of this busy road from Fiddlewood. This is not an issue on Mile Cross Road, where there are traffic lights. Norfolk County Highways have been consulted informally about highway safety issues. They have expressed no preference in terms of location of access points along St Faiths Road and have suggested that, if in the future it was necessary, possible consideration could be given to allowing occasional controlled access from Spixworth Road.

### ***Vehicular access***

6.4.13 Recommendations:

- a) a minimum of two gated vehicular accesses should be provided, for access and egress without conflict
- b) both accesses should be for emergency and maintenance vehicles only, except when required for events in the park
- c) the two occasional vehicular access points should be the gates on Oak Lane and a new access off Spixworth Road, north of the existing informal access to the rear of properties. It may be preferable at the detailed design stage to consider creating one new entrance off Spixworth Road, divided inside the park to provide separate access to the rear of properties. This would reduce impact on the existing hedge boundary and the residents of the end terrace property by the existing access and may be more acceptable to the highways authority. The existing licensed vehicle access off Spixworth Road should be controlled to permit access only to licensed homeowners. A demountable bollard has been installed, with keys issued to licence holders
- d) the pedestrian entrance on Church Street would be kept open at all times with robust retractable bollards installed to prevent vehicular access except in the case of emergencies. They will need to allow safe pedestrian, wheelchair, buggy and cyclist use

- e) the gravelled area between the highway and the Oak Lane gates should be improved to provide hard standing for a limited number (c. 8 No) of cars to facilitate use of the park by less able walkers

6.4.14 The proposals under (e) above have the approval of Andrew Buxton but require some legal input to determine ownership of the land as between Andrew Buxton and NCC, although Andrew Buxton clearly has established right of access. It is recommended that, subject to legal advice, the Trust should occupy the land, developing and managing it as part of the Park restoration proposals.

## **6.5 Parking**

6.5.1 The issue of parking was not specifically addressed in the questionnaire but many visitors expressed concern about the likelihood of a revitalised park attracting large numbers of car-bound visitors and clogging up the surrounding streets, which are all residential. An equal concern was that parking within the Park would spoil it and detract from their enjoyment.

6.5.2 Recommendation: that there should be no permanent daily parking facilities within the park. Parking for daily access to the park can be provided at the Oak Lane entrance, possibly more regulated and formalised than at present (see 6.3.13 (e) above), and in the car park associated with the sports ground off Church Street. It is not considered that any special surface treatment is required for occasional parking within the Park, given the nature of the soils which are light and free draining.

6.5.3 Occasional parking could be permitted in the park for events organised by the Catton Park Trust, Friends of Catton Park or other approved organisations, with the event organisers and the Trust agreeing appropriate parking arrangements and location, depending on the size of the event.

6.5.4 The central track is currently used by agricultural vehicles and might require upgrading to provide a suitable surface for occasional vehicle use. The southern half of the track already has a reasonable sub base but would require regrading. This could involve the provision of a 3.5m wide bound gravel track to provide sound going for cars and heavier vehicles (emergency and maintenance). The cost of providing this quality of surfacing is not included in this plan.

## **6.6 Paths and surfacing**

6.6.1 Several of the questionnaire responses and public consultation flags emphasised the need for adequate provision for a limited variety of wheeled vehicles – pushchairs, buggies and wheelchairs as well as cycles. It is considered vital that there should be no exclusion and desirable that cyclists should have at least an east/west cross-route. This would be especially useful for children living in Fiddlewood and attending Church Street Middle School, as it would provide an off-road cycle and pedestrian route. While asphalt surfacing is preferred by users of wheeled vehicles, there is potential conflict with the retention of an informal parkland setting and the need to prevent motor bikes and unauthorised cars from entering the Park.

6.6.2 It is hoped that the use of wood chippings from felled trees can be used to maintain paths through the woodland, most of which are well established and provide reasonable dry going for most of the year, due to the free-draining nature of the site's soils. However, the Steering Group has requested the provision of a surfaced path within the Park to ensure full access for all members of the local community. This is shown on the masterplan (Figure 17).

6.6.3 It is therefore recommended that:

- a) the 1884 pattern of paths for public access through the woodland belts should be reinstated as part of a phased programme of woodland management and maintained using wood chippings from woodland management
- b) a further path should be established around the Park within the central grassland area but at c. 10m from the woodland edge. This path to be surfaced to a standard appropriate for use by wheelchairs and pushchairs, such as resin-bound gravel, which avoids the risk of gravel falling into a mowing machine and flying out at speed

## **6.7 Retention and restoration of historic features**

6.7.1 It appears that the few historic features remaining from the Repton period are mainly vegetative. The only built element (other than the Hall) dating from pre-1843 is The Orangery. It is not known whether this formed part of Repton's contribution to the Park. Holiday House was in existence by 1843, but most remaining historic features date from the High Victorian period of the ownership of J H Gurney and S Gurney Buxton (1852-1909). The individual trees require careful inspection by an arboricultural specialist, while the eastern tree belt requires careful management and protection. The Gurney-Buxton elements include the following:

- Oak Lane gates. These gates are one of the most important historic built elements within the Park and an integral part of it and the proposals. They are manufactured in cast iron and date from the mid 19th century
- South Lodge
- lily pond towards NW corner (not shown on 1884 OS map; constructed by Andrew Buxton's great-grandfather c. 1875-1880)

6.7.2 At this stage, subject only to visual survey, it is assumed that the gates are in good condition and that the lily pond requires clearance and probably relining.

6.7.3 During the consultation process few members of the public expressed a wish for facilities within the Park to assist interpretation of its history, links to Repton and nature conservation interest. Such views came from professional consultees, especially teachers and local authority staff, and were expressed as a strong preference. With this in mind, views were requested from the Steering Group and HLF officers on (a) whether a building is required and (b) whether an existing building could be used or a new one should be constructed.

6.7.4 At present South Lodge is tenanted and is a small building unsuitable for community/educational use.

6.7.5 Although use of The Orangery as a focal point building/interpretation and education centre on the edge of the Park could be considered, the building is currently in use as the Village Hall, whose Management Committee has stated that, although it supports the aims of the Catton Park project, it is unable to offer any use of the building.

6.7.6 Recommendations: pursue restoration/maintenance of historic built and vegetative features as part of Stage 1 bid, with no proposals for The Orangery at this stage.

### ***Deer Park***

6.7.7 The historic documentary evidence suggests quite clearly that the Deer Park was effectively part of or an element within the design of Catton Park by 1843. It is

therefore reasonable to assume, given what we know of Repton's design philosophy, especially his habit of 'appropriation' (see Chapter 7 in Williamson's *Polite Landscapes*) that the Deer Park was 'appropriated' as a visual extension of the Park. Despite the height of the vegetation along Spixworth Road, there are still clear views over the western half of the Deer Park from the northern part of Catton Park and it is important that this relationship should be retained. This view is also explicit in the English Heritage citation, which includes the whole of the Deer Park.

## **6.8 Use and maintenance of buildings**

6.8.1 Schools in particular, as well as questionnaire responses, have highlighted a wish to see an education centre/visitor facilities within the Park. In principle it is preferable that existing buildings should be used if possible, but there are few buildings closely associated with its history: Catton Hall, South Lodge and The Orangery. Both the Orangery and South Lodge, as structures within the park, might be suitable for future use for activities linked with restoration of the park, such as an information/education centre, but this would form part of any second phase of development of the park and is not considered further in this document. The Village Hall Management Committee, as owners of The Orangery, while supportive of the aims of the project, are unable to offer any use of the building for park activities. Mr Buxton has agreed in principle to use of South Lodge as accommodation for an appointed park warden. Rental and maintenance of South Lodge is therefore included in the costings (see below).

## **6.9 Use of the Park**

6.9.1 From the consultation process it has become clear that the majority of existing and potential users would like the park to remain fundamentally the way it is – that is, a large open area with a dense perimeter tree belt. They would also prefer the central area managed as grassland or wildflower meadow rather than arable cropping.

6.9.2 Within this general view, a number of other existing uses were highlighted as being desirable into the future. These include (in order of preference):

- dog walking
- fishing
- a kick about area and/or adventure playground, and use of the pit south of South Lodge as a play area
- nature trail, including observation of 'natural history', especially birdlife and within the woodland belts
- wildflower meadow
- education/information centre
- pond
- open air theatre/fairs
- orienteering
- sculpture trail
- equestrian activities

***Dog walking***

- 6.9.3 It is considered that, as this is the main use of the Park at present, it would be entirely inappropriate to disenfranchise current users by preventing dog walking. Nonetheless, this has to be balanced against other uses/users, in particular young children and ecological value. In addition, dogs can disturb or harass wildlife and affect areas of ecological value by increasing fertility alongside well-used paths and tracks.
- 6.9.4 Recommendation: zoning should be in operation within the Park, using (see Figure 17) metal parkland fencing to divide the internal space of the park. This would provide dog walkers with clear routes throughout, exclude dogs from sensitive areas, provide safe areas for young children and further the development of a good woodland edge flora

***Fishing***

- 6.9.5 This came through the public consultation as an unforeseen potential activity, notably from areas to the south and west of the Park. It is considered that the provision of a body of water in the southern part of the site could be designed to be 'Reptonian' in concept and might well have been proposed by Repton as a common feature of parks towards the end of the 18th century. It could act as a focal point from the northern part of the Park, as a middle distance view to balance the mainly lost views of Norwich cathedral, except at certain times of year and from specific points within the Park and it could also act as an attraction for a generally under-provided group – 10-15 year olds.
- 6.9.6 However, even a small lake would require excavation and lining, plus stocking with fish. It would also increase the range of birdlife within the park and contribute to its wildlife interest. The suggested location of the lake is towards the southern end of the Park, where there are no individual trees, the land is currently in set-aside and the area is well screened from surrounding areas by dense tree belts. Great care would be required to ensure lack of impact on the surrounding tree belts and a minerals planning application would be required. The possibility exists of using some spoil from the excavation of the lake to create a natural amphitheatre that could function as part of informal play provision and as informal seating for open air events, such as theatrical or musical events.
- 6.9.7 A preliminary costing exercise suggested that unless the entire cost of creating the lake could be borne by a minerals operator, the potential income from fishing permits, etc., would not cover costs over a 30-year period.
- 6.9.8 Recommendation: This proposal is not taken further at this stage.

***Kick-about area/adventure playground/use of the pit***

- 6.9.9 These uses came very high up the list of desired activities. A range of playgrounds are available locally, so we suspect that the appeal of the Park is its apparent wildness and therefore suggest that
- a) an informal unfenced kick-about area could be incorporated towards the southern end of the Park and kept mown to medium height rather than lawn or amenity grass quality,
  - b) adventure activities could be incorporated within the woodland walks/sculpture trail – that is, some of the sculptures could be multi-functional, and
  - c) there should be no formal equipment.

6.9.10 If it is felt that this level of provision is inappropriate, then discussion should be widened, outside the remit of this project, to establish possibilities for creating more exciting playground features within neighbouring playgrounds and sports fields. If some provision is accepted as desirable, then re-establishment of the paths shown on the 1884 OS map through the western woodland could be combined with woodland clearance to make these woodland belts less dense and dark.

6.9.11 A potential location for 'adventure play' is the pit to the south of the lodge. This could be developed within the first five years of the park's restoration, using found materials and as a community exercise.

### ***Nature trail***

6.9.12 Although it may be possible to combine a nature trail with an 'adventure playground' route, they should preferably be separated. The proposal is therefore for the creation of woodland edge habitat on the internal edges of the woodland belts on the western edge of the park, between the woodland and the proposed surfaced internal path, the path serving to define a central area of wildflower meadow. This arrangement would provide good and varied habitat to either side, but would have to be shared with dog walkers. However, an area along the western side of the eastern tree belt would be a dog-free zone, with gated access only.

### ***Ponds***

6.9.13 The Lily Pond on the western boundary of the Park and the relic pond in the north-east corner of the park could be cleaned out and necessary repair work undertaken, while the surrounding vegetation could be cut back for easier access without loss of all potential invertebrate habitat.

### ***Annual events***

6.9.14 These could include:

- village fete
- cricket matches
- flower show

### ***Orienteering***

6.9.15 An orienteering trail could readily be incorporated into the woodland walks. It is regarded as a low-impact activity for adults and teenagers that could appeal to youth groups and has the potential to raise funds, albeit only in small amounts.

### ***Sculpture trail***

6.9.16 It is envisaged that much of the timber felled as a result of woodland management should be retained on site and used to create a sculpture trail.

### ***Equestrian activities***

6.9.17 The head teacher of Hall School, Angela Ruthven, suggested occasional (twice yearly) use of the Park as a 'riding for the disabled' venue. Horses could be brought in by horse box for the day. There would be no cost implications, merely a time management or zoning issue, which should be readily soluble.

## **6.10 Woodland management**

- 6.10.1 Management of the boundary woodland belts is a priority for recreational use of the Park and its historic continuity and conservation. We propose, as a first step towards this, a careful assessment of the current health and likely longevity of all the major trees in the park, including individual specimens as well as significant trees within the belts. From this a phased programme of works could be prepared and costed.
- 6.10.2 We also propose further consultation with BTCV and Easton Farm College regarding undertaking arboricultural works within the woodland belts as part of their student training programmes. This would reduce costs significantly, might lengthen the period required to complete works throughout the Park, and would entail zoning and temporary fencing to ensure public safety, but could have very significant training, social inclusion and community benefits within a second phase of development of the park.
- 6.10.3 Recommendations: within the programme of woodland management ask the two organisations mentioned above to consider setting up short-term training sessions for local people interested in the project – perhaps via a ‘Friends of Catton Park’ group but also with a view to engaging the interest of local youths, especially those who fall outside the usual range of ‘youth’ activities, i.e. the 13 plus age group.

## **6.11 Grassland management**

- 6.11.1 The main central area of the park is currently in arable cultivation. In order to maintain it as grassland there are three options:
- a) grass ley
  - b) wildflower meadow
  - c) amenity grassland
- 6.11.2 In order to manage it there are two options: grazing or mowing.
- 6.11.3 Within those two statements there lie a number of options, which lie at the heart of proposals for the Park but are complicated by consideration of the existing agricultural tenancies. There is in principle agreement within the Steering Group that arable farming is not an appropriate conservation consideration for this area.
- 6.11.4 A grass ley would require one hay cut per year; it would be visually uninteresting for much of the year, particularly as the park is mainly in arable cultivation and it is therefore assumed that native plants have been eradicated. In early summer the ley would be of such a height as to be unusable by the public. It would, however, require little initial work to implement and would be relatively cheap to maintain, with the potential small bonus of proceeds of sale of the hay.
- 6.11.5 A wildflower meadow would initially be more expensive and time-consuming to establish but would be visually more attractive and interesting. This option would also have very significant nature conservation interest and potential, some minor revenue potential, and would undoubtedly prove an attraction for schools and other visitors.
- 6.11.6 Amenity grassland would require very regular mowing and is therefore probably the most expensive option. It would also have the effect of making the parkland resemble nearby recreation grounds and would be historically inaccurate.
- 6.11.7 Grazing would be the most historically accurate option for grassland management but would require additional security and fencing, the provision of water on site and

vigilance by the warden or grazier. Animals could be either purchased or leased through a grazier, who might be put off by the urban location and the absence of other nearby pasture. Grant aid would probably be available from DEFRA (via Countryside Stewardship Grant) to set up a grazing regime via purchase of animals, annual costs would be low and any grazing animals would add considerably to the interest of the park. Cattle would be the most appropriate animals by virtue of their size and placidity and a historic parkland would be an appropriate home for a local rare breed. The Steering Group is of mixed views but expressed considerable concern about animal welfare in such an urban environment and with so many dog walkers already using the park. The decision was therefore made to propose mechanical mowing of the grassland initially, with a review of the grazing option after 5 years.

- 6.11.8 The current estimated costs of mowing by contractor are £690 per hectare per year. The potential area of grassland within the park is 20.22 hectares (of a total area of 28 ha). Approximately 20ha would give annual costs of nearly £14,000 to maintain the grass to a reasonable standard with no overheads. One alternative would be to purchase or lease all the necessary machinery and include the mowing regime in the warden's activities. The purchase and replacement costs would exceed the annual contractor costs and would require significant revenue input at various times (£28,500 initial purchase costs, annual running costs of nearly £6000 and replacement costs of up to £20,000 in any one year). Given the suggested level of activity by the warden, it is also doubtful whether he/she would have sufficient time available to undertake all the mowing required.
- 6.11.9 A wildflower area of some 10.00 ha would cost over £21,000 to create but would subsequently be very low-cost to maintain, requiring only one or two cuts per year, with raking up, giving annual maintenance costs of c. £1,570 and adding greatly to the interest and variety of the park.
- 6.11.10 Recommendation: subject to reaching a satisfactory conclusion with regard to the existing agricultural tenancies, the majority of the open central area of the Park to be managed as grassland, divided into three areas: general amenity (kick about area, cycle route, etc.): 7.20 ha; spring wildflower area, fenced to exclude dogs: 4.06 ha; and summer wildflower area, unfenced but allowed to grow to a length which would discourage walkers: 8.96 ha. The additional advantage of the latter could be its location: if set immediately abutting the boundary of Catton Hall, it could serve to deter opportunistic intruders from entering the grounds of the Hall from that direction. The overall costs of this approach would be of the order of £7,675 per year. The advantages of having two types of wildflower meadow are the considerable additional interest of both flowers and seedheads and the increased potential for sale of hay and seeds, as well as benefits to wildlife.

## **6.12 Signage and interpretation**

- 6.12.1 The issue here relates to consideration of the most appropriate forms of signage and the information it should contain. The location of signage is a detailed design decision which does not merit further consideration at this stage. Budget costs can be found in Section 9.5.

## **6.13 Events**

- 6.13.1 The balance of responses to this issue came down in favour of one-off/annual events.
- 6.13.2 Recommendations:

- a) that the 'Friends of Catton Park' be encouraged to organise a series of fund-raising events to demonstrate community commitment to the project (this supposes that this as yet small group develops rapidly and in concert with the establishment of the Trust);
- b) that decisions about the nature, type and frequency of events should be controlled by the Trust.

## **7 Planning Policy Context**

### **7.1 National planning policy**

#### ***Planning policy guidance 15: Planning and the historic environment***

- 7.1.1 There is no reference made to historic parks within PPG15, however Section 4 does cover Conservation areas. The section identifies methods of assessment and designation of conservation areas, policies for conservation areas and development control in conservation areas.

#### ***Planning policy guidance 17: Planning for open space, sport and recreation***

- 7.1.2 The key planning objectives of PP17 are outlined below. Social inclusion and well being are identified as key goals in the provision of open space. The document also provides guidance on the provision of open space and general principles in planning for open space, sport and recreation.

#### ***Planning Objectives***

- 7.1.3 Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives. These include:
- (i) supporting an urban renaissance - local networks of high quality and well managed and maintained open spaces, sports and recreational facilities help create urban environments that are attractive, clean and safe. Green spaces in urban areas perform vital functions as areas for nature conservation and biodiversity and by acting as 'green lungs' can assist in meeting objectives to improve air quality.
  - (ii) supporting a rural renewal - the countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas. Open spaces within rural settlements and accessibility to local sports and recreational facilities contribute to the quality of life and well being of people who live in rural areas.
  - (iii) promotion of social inclusion and community cohesion - well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activities, they can bring together members of deprived communities and provide opportunities for people for social interaction.
  - (iv) health and well being - open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others.
  - (v) promoting more sustainable development - by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport.

## 7.2 Regional Planning Guidance 6: East Anglia to 2016

### ***Chapter 7: Environment***

#### *Policy 37:*

7.2.1 General management principles for conserving and enhancing the natural, built and historic environment.

- (i) To conserve and enhance the important aspects of East Anglia's natural, built and historic environment, development plans should reflect the following principles:
  - i. the natural, built and historic environment should be conserved and enhanced by positive management and by protecting it from development likely to cause harm
  - ii. all important aspects of the countryside, including individual features, special sites and the wider landscape should be protected for their own sake
  - iii. regional and local distinctiveness and variety, based on a thorough assessment of local character and scrutinised in depth through the development plan system, should be conserved and enhanced whenever possible
  - iv. planning for development should provide effective protection of the environment by integrating a site-based approach with a more broadly based concern for and awareness of biodiversity and other environmental issues, including light and noise pollution
  - v. damaged and lost environmental features should be restored whenever possible
  - vi. a common approach should be taken to landscape and character issues, which cross local planning authority boundaries. The Built And Historic Environment

7.2.2 East Anglia is exceptionally rich in historical assets, many of which are outside the historic cores of settlements. The great wealth of the region in the Middle Ages, when Norwich was the second city in England after London, produced built heritage of outstanding quality.

7.2.3 Many historic settlements have remained intact because the area was not subsequently industrialised, and this makes it quite special. There are over 32,000 listed buildings in East Anglia and over 550 conservation areas. In addition the density of medieval churches scattered throughout the region is exceptional in the national context. There has been continuity of human activity in the region from the Neolithic period resulting in an outstanding archaeological record including some 900 scheduled monuments. There are some of the finest country houses in England - for instance, Burghley House, Holkham Hall and Houghton House and 95 parks and gardens on English Heritage's register.

#### *Policy 40: Conservation of East Anglia's built and historic environment*

7.2.4 Development Plans should contain policies to protect the built and historic heritage and manage change in a way that respects local character and distinctiveness, by

conserving and maintaining historic and archaeological resources, and by ensuring that new development respects and enhances local character.

### ***Chapter 9: Tourism, Sport, Recreation and the Arts***

7.2.5 Chapter 9 of RPG6 makes no reference to the provision of open space.

#### ***Social inclusion and education policy***

7.2.6 Planning focuses exclusively on land use issues and consequently planning policy does not relate specifically to social inclusion and education. PPG7 does state that social inclusion is one of the key objectives in providing open space, however no guidance makes reference to education. For further information on education see Norfolk County Council's Website ([www.norfolk.gov.uk](http://www.norfolk.gov.uk)).

7.2.7 Both The City of Norwich Replacement Local Plan 2nd Deposit Version September 2002 and Broadland District Council's Replacement Local Plan, 2002 make reference to their support of schemes that encourage social inclusion within the supporting text. However, as social inclusion is not a land use issue (unless in terms of social housing, mix of housing and transport) the documents do not contain specific social inclusion policies.

7.2.8 Policy with reference to Education within the City of Norwich Replacement Local Plan 2nd Deposit Version September 2002 and Broadland District Council's Replacement Local Plan, 2002 is limited to the provision of education facilities. The encouragement of educational activities is referred to within the supporting text.

## **7.3 Structure Plan and Local Plan policies**

### ***Norfolk County Structure Plan 1999***

#### *ENV5*

*The planting of new trees, hedgerows and predominantly broadleaved woodland will be encouraged wherever they will benefit the appearance of the landscape and its historical development and will not conflict with historic features or nature conservation interests. In the interest of landscape and nature conservation the expansion of forest on to areas of heathland will be discouraged. Heath generally will be protected from development and the re-creation of areas of heathland will be encouraged.*

#### *ENV13*

*The quality and local distinctiveness of the historic urban and rural built environment will be maintained and improved by:*

- i. protecting all listed buildings, historic landscapes, sites of archaeological importance, whether scheduled or not, and their settings against demolition, and inappropriate alteration or development...*

*N6*

*A high priority will be given to the protection of the environmental assets of the Norwich Policy Area with special regard to the historic setting of the city. In particular, inappropriate development will not be permitted in the following areas (to be defined in Local Plans):...*

- ii. areas of important landscape or nature conservation character including Mousehold Heath, historic parklands and significant woodlands*
- iii. areas of open land which perform an important function as green spaces or wedges within the built-up area or which maintain a physical separation between settlements*
- iv. areas of land which perform an important function as amenity areas within the built-up area, which help to define the hard edge to the built-up area or which maintain a physical separation between settlements...*

7.3.1 The policies within the Norfolk Structure Plan, 1999 supersede those identified on drawing number SW/313/02, 1989.

*Policy ENV13*

7.3.2 The quality and local distinctiveness of the historic urban and rural built environment will be maintained and improved by:

- (i) protecting all listed buildings, historic landscapes, sites of archaeological importance, whether scheduled or not, and their settings against demolition, and inappropriate alteration or development;
- (ii) encouraging conservation of redundant listed buildings to new uses which do not adversely effect there special architectural or historic interest;
- (iii) ensuring that agreement is reached for appropriate evaluation, excavation and recording in advance of development on sites of archaeological importance, which do not merit physical preservation, and where it is not reasonable to preserve them in situ;
- (iv) resisting proposals in conservation areas which do not preserve or enhance their character or appearance;
- (v) minimising the impact of vehicular traffic on the historic environment by introducing traffic calming measures which respect the existing historic townscape; retaining or reinstating traditional floorscapes and street furniture design; and retaining and carrying out appropriate repairs to historic structures on the highway, such as bridges.

*Policy SR2*

*The provision of informal recreation facilities will be encouraged with particular regard to greater use of selected existing public rights of way and access to woodland, heath, historic parks, river valleys and other attractive area of countryside, which do not conflict with nature conservation interests.*

***Broadland DC Local Plan March 2003***

7.3.3 This document is an emerging plan which is still subject to revision. The extract below is the latest revision at January 2004; paragraph numbers 54.1 to 54.9A and deleted text refer to the current draft.

Local Plan policies subject to endorsement January 2004:  
CHAPTER 54

**OLD CATTON** (INSET NO 31)**INTRODUCTION**

- 54.1 Old Catton is a predominantly built-up fringe parish with a historic core centred upon Catton Hall and its extensive parkland. There is a substantial amount of recent residential estate development. A small amount of open farmland exists to the north and north-west.
- 54.4(RD) A number of important "green spaces" within the built-up area have been identified under Policy ENV9. The areas are shown on the proposals map and include the following: -
- (a) Catton Park (~~including Deer Park~~) is identified for the unique importance of its space within an otherwise urban area. It is important both visually and for its wildlife and habitat value. It has great potential as a recreational resource.
- (aa) *The Deer Park is protected for its visual importance within the built form of Old Catton offering views both from Catton Park and The Tills. It is also protected for its wildlife and habitat importance.*
- (b) Buttercup Meadow is an area of pasture land which forms an important visual feature viewed from both Oak Lane and Spixworth Road. It also contributes to the habitat diversity of the adjoining urban area.
- 54.5(RD) In addition to the general environmental policies referred to in paragraph 55.4 above the following specific policy, CAT1, will apply to Catton Park ~~and the Deer Park~~. Catton Park is generally acknowledged as the first work undertaken by Humphry Repton and forms a notable feature in what is now an otherwise built-up area.
- 54.6(RD) POLICY CAT1 THE DISTRICT COUNCIL WILL USE ITS BEST ENDEAVOURS TO SEEK RESTORATION AND IMPROVEMENT OF *CATTON PARK* ~~THE REPTON PARKLAND~~ AND TO ARRANGE FOR PUBLIC ACCESS TO AS MUCH OF THE PARK (~~INCLUDING THE DEER PARK~~) AS IS REASONABLY POSSIBLE.
- 54.7(RD) Catton Park and the associated open spaces of Buttercup Meadow and the Deer Park are all in private ownership and general public access is not available. Discussions have been taking place, to try to bring parts of the Park into beneficial public use, while at the same time securing the maintenance and restoration of the landscape for future generations. The District Council will continue these discussions with the two major

landowners of the Park (including the County Council) and with English Heritage to try and bring about the implementation of this policy through management agreements. *the preparation and implementation of a Conservation and Management Plan. This is being progressed by a steering group including representatives of the Parish, District and City Councils, together with the landowners and some local residents. A successful bid was made for Heritage Lottery funding for the preparation of the Conservation Management Plan, and further funding will be sought for its implementation.*

- 54.8 In view of the historic and landscape importance of the Park and the inevitable pressures that result on any "green lung" within a built-up area it is crucial that a detailed management and restoration plan to be agreed which will deal with matters including the following; control on public access, provision of car parking, programmes for planting and maintenance, general maintenance, provision of signing and educative/interpretative material and control on dogs.
- 54.9 It is not the District Council's intention that the Park should be developed in such a way that it caters for large numbers of people from outside its immediate area but rather that it provides for informal recreation for people living in the more immediate locality consistent with its historic character.

*54.9A(RD) The Deer Park is not included in a project for the restoration of Catton Park and provision of public access based on a bid for Heritage Lottery Fund support. For this reason the Deer Park is not included in policy CAT1. However, it remains protected by policy ENV9 (Green Spaces Within Settlement limits) for its visual and wildlife value. It is intended that it should continue to be used for grazing, a use compatible with its visual, ecological and historic value. Such a use would not readily lend itself to public access, and therefore, while the Deer Park has potential as a recreational resource, this cannot be realised at present. The Deer Park is included within the register of Historic Parkland as part of the entry for Catton Park and is therefore protected under policy ENV10.*

#### 7.3.4 Existing Local Plan policy June 2003

##### *Policy CAT1:*

*The district council will use its best endeavours to seek restoration and improvement of the Repton parkland and to arrange for public access to as much of the park (including the deer park) as is reasonably possible.*

- 7.3.5 Catton Park and the associated open spaces of Buttercup Meadow and the Deer Park are all in private ownership and general public access is not available. Discussions have been taking place, to try to bring parts of the Park into beneficial public use, while at the same time securing the maintenance and restoration of the landscape for future generations. The District Council will continue these discussions with the two major landowners of the Park (including the County Council) and with English Heritage to try and bring about the implementation of this policy through management agreements.

- 7.3.6 In view of the historic and landscape importance of the Park and the inevitable pressures that result on any "green lung" within a built-up area it is crucial that a

detailed management and restoration plan to be agreed which will deal with matters including the following; control on public access, provision of car parking, programmes for planting and maintenance, general maintenance, provision of signing and educative/interpretive material and control on dogs.

- 7.3.7 It is not the District Council's intention that the Park should be developed in such a way that it caters for large numbers of people from outside its immediate area but rather that it provides for informal recreation for people living in the more immediate locality consistent with its historic character.

### ***Recreation and leisure***

- 7.3.8 There is a limited amount of land in the Parish available for pitch sports and other formal sporting activities. The main site being the Recreation Ground on Spixworth Road. The area falls well below the NPFA standards adopted by the Council. The Parish Council has a playing field on Spixworth Road but this does not meet all the deficiency.

### *Policy ENV10*

*The district council will promote the restoration and maintenance of historic parkland landscapes and historic gardens shown on the proposals map and will not permit development which would adversely affect their character and setting. (objectives 1, 3)*

- 7.3.9 In Norfolk the historic parklands associated with large country houses greatly contribute to the landscape and heritage of the county. The importance of historic parks and gardens is recognised by the maintenance of a Register of Parks and Gardens of Special Historic Interest by English Heritage which contains those of national importance, and a study by the County Council which identifies additional ones of local importance. The District Council will actively encourage measures to improve the contribution of these parklands to the district and pursue the possibility of public access where appropriate; two parklands, at Blickling and Heydon, have been designated as Rural Conservation Areas. Any planning application affecting the historic parkland areas defined on the proposals map will be referred to English Heritage whose comments will be taken into account in the determination of the application. This policy will also be applied to any future additions to the Register of Parks and Gardens of Historic Interest or County Council study. At the base date of the local plan there were four parks in Broadland included in the national Register of Parks and Gardens of Historic Interest: Blickling, Catton (both Grade 2\*) and Heydon and Salle (both Grade 2). Additionally the Norfolk Gardens Trust have undertaken a survey of historic town gardens which include ones within the district. The ones of greatest historic interest are included under this policy.

### *Policy ENV16*

*The local planning authority will protect and enhance the character and appearance of conservation areas only permitting development which respects the character of the existing architecture in scale, grouping and materials, and makes a positive contribution to the character and appearance of the area, and by application of the following specific policies:-*

- (a) encouragement will be given to the improvement and sympathetic repair of properties and land which contribute to the character of the area

- (b) consent to demolish all or part of a building will be refused unless it can be shown that it is wholly beyond repair or where its removal or replacement would benefit the appearance or character of the area, or where the building or relevant part is not important to the character of the conservation area and a suitable scheme for replacement has been approved
- (c) any new building or alteration, or extension to an existing building, or change of use of an existing building must be in sympathy with the character of the area with regard to siting, density, form, scale, design, materials, landscaping and use
- (d) planning applications should contain sufficient detail for the full impact of the development to be assessed, i.e., "full" rather than "outline" applications will be required
- (e) efforts will be made to secure the removal of existing features and/or inappropriate activities which detract from the character and appearance of the area
- (f) important features including boundary walls, fences and chimney stacks should be retained
- (g) the proper management of trees within the conservation area will be sought
- (h) development proposals adjacent to conservation areas should be designed scale, size, form and materials in harmony with the conservation area. the council will ensure that views into and out of the conservation area will remain unspoilt
- (i) specific schemes of enhancement will be encouraged (Objective 3)

#### 7.3.10 General policies which may apply:

##### *POLICY GS4*

*In considering all development proposals, the district council will take into account the following considerations, as well as any specifically related to the nature of the development proposed. Development will not be permitted where there are unacceptable effects in terms of:-*

- (a) its accessibility to all members of the community, including those with a physical disability
- (b) accessibility to pedestrians and cyclists – development likely to attract or generate a large number of journeys will not be permitted unless it offers good pedestrian and cycle access to the people it is intended to serve
- (c) accessibility by public transport – development likely to attract or generate significant numbers of journeys from beyond the immediate locality will not be permitted unless the site is well related to public transport. Where possible, the design of a development should allow access to a bus stop or rail station within walking distance
- (d) the ability of the proposed means of access and surrounding highway network to accommodate the traffic likely to be generated without significant detriment to the character of the area, the amenity of nearby occupiers, or highway safety.
- (e) residential amenity
- (f) the character and appearance of the surrounding area, in particular, the site should be adequate to accommodate the proposed development, any necessary

- parking areas, necessary ancillary structures or landscaping without adversely affecting the locality, taking into account any extensions permitted by the town and country planning (general permitted development) order 1995
- (g) nature conservation, landscape or the open countryside where it would damage the rural or countryside character
  - (h) the loss of the best and most versatile agricultural land (namely land classified as grades 1, 2 or 3a as defined by the agricultural land classification)
  - (i) building conservation, with particular reference to listed buildings, conservation areas, ancient monuments, or archaeological sites
  - (j) land drainage, either in terms of flood risk to the proposed development, or increased flood risk elsewhere as a consequence of the development
  - (k) ground conditions with particular regard to the need to avoid contaminating land or to remediate existing contamination where present prior to development taking place. In all cases involving the development of previously used land, or elsewhere when there are reasonable grounds to believe that a site is contaminated, the council will require evidence of a suitable site investigation to establish the nature and extent of any contamination. Where remediation is necessary before development can take place, on site remediation will be sought where possible. The specification for all siteworks should consider the impacts on controlled waters where they are present.
  - (l) air quality. Where a proposed development would result in air borne pollutants exceeding statutory objectives it will not be permitted unless appropriate mitigation measures are agreed. Development which may give rise to air-borne emissions of potentially harmful substances, including smoke, grit and dust, will be required to provide a risk assessment of the likelihood of demonstrable harm to human health or to the environment. Particular account will be taken of any sensitive uses, which would adjoin or otherwise be affected by such emissions. (objectives 1, 2, 4, 5).

#### *Policy ENV1*

*The local planning authority will seek to protect and enhance the environmental assets of the district, including the character and appearance of the countryside and towns, villages and urban areas. (objectives 1,2)*

#### *Policy ENV5*

*The local planning authority will, where appropriate, protect and promote the establishment and appropriate management of natural or semi-natural features such as trees, woodland, hedgerows, heathlands, rivers, streams, lakes and ponds, river flood plain marshes and other areas rich in wildlife such as former railway land, meadows and roadside verges. Particular importance will be attached to habitats referred to in the Norfolk biodiversity action plan, and to features which provide or contribute to "reserves" or "corridors" for wildlife in areas generally devoid of wildlife habitats. Where development is allowed which would result in the unavoidable loss of important features, appropriate measures will be required to conserve, as far as possible, the wildlife interest and provide replacement or other compensating features. (objectives 2)*

*Policy ENV8*

*Areas of landscape value are defined on the proposals map, indicating those areas of special scenic quality or importance in the landscape. The inherent visual qualities and distinctive character of these areas will be protected. Development appropriate to the general location may be permitted, but only where this is not detrimental to the character, scenic quality or visual benefit of the area. (objectives 1, 2)*

*Policy ENV21*

*Where development of agricultural land is unavoidable, areas of poorer quality land should be used in preference to that of a higher quality, except where other sustainability considerations suggest otherwise. Development will not be permitted on the best and most versatile land (namely land classified as grades 1, 2 or 3a as defined by the agricultural land classification) unless special justification can be shown.*

*Policy RL1*

*The local planning authority will support proposals for the provision of additional sports and recreational facilities of an appropriate scale, provided that there is no significant noise disturbance to residents or noise pollution in the surrounding environment. Facilities which can be demonstrated to meet a deficiency in the area acknowledged by the district council after consultation with sport England (east) will be particularly welcome. (objectives 1, 2, 3)*

*Policy RL2*

*The district council will work with the Norfolk county council, school governors and the rural community council to increase the range of village halls and school facilities available for community use. It will consider the joint provision of additional facilities or shared use of existing facilities where this is found to be the best way of meeting community needs. (objectives 1 and 2)*

*Policy RL6*

*Proposals for new recreation open space areas will be permitted where:*

- (a) the area is within two kilometres of the settlement it is intending to serve;
- (b) the area is in scale appropriate to the size and function of the settlement it is intending to serve
- (c) the area is located and set out in a manner that minimises disturbance to the residential amenity of any adjoining dwellings
- (d) any buildings are modest in scale limited to providing ancillary facilities, such as changing rooms. (objective 1,2,3)

*Policy EMP9*

*Proposals to diversify farm businesses will be permitted where:*

- (a) the proposed development is appropriate to the location in terms of use, scale and design
- (b) it is subsidiary to and will help to maintain the farm business

- (c) it involves the re-use of existing buildings or new buildings to replace existing buildings or for the expansion of existing enterprises
- (d) it is designed so as to help maintain and improve the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the area (objectives 1 and 2)

*Policy EMP10*

*Proposals which will increase or improve the range of tourist facilities in the district will be permitted provided:*

- (a) in the countryside the essentially rural nature of the area is preserved and no significant adverse intrusions into open countryside result
- (b) proposals are in scale with nearby settlements
- (c) road access is appropriate for the scale of the development (objectives 1, 2 and 4)

***Broadland District Councils Adopted Local Plan, July 2000/ Broadland District Council's Replacement Local Plan, 2002***

7.3.11 The Replacement Local Plan has been adopted as interim planning policy. As such the policies within the Plan must be read in conjunction with Broadland District Council's Adopted Local Plan, July 2000, as set out below:

***Chapter 3: Environment***

*Objectives, 2002*

- i. To promote and enhance the character of the district.
- ii. To protect and enhance the natural assets and resources of the district including its biodiversity.
- iii. To protect and enhance buildings and areas of historic, architectural and archaeological value.

*Policy ENV1, 2002*

The local planning authority will seek to protect and enhance the environmental assets of the district, including the character and appearance of the countryside and towns, villages and urban areas.

*Policy ENV8 2000/ENV9, 2002*

*Important 'green spaces' within the settlement limits are identified on the proposals map, indicating those areas of visual, recreation or nature conservation value in a neighbourhood. Development that will significantly adversely affect the value of these areas will not be permitted (objectives 1 and 2).*

*Policy ENV9 2000/ENV10 2002*

*The district council will promote the restoration and maintenance of historic parkland landscapes and historic gardens shown on the proposals map and will not permit development which would adversely affect their character and setting (Objectives 1 and 3).*

*Policy RL5*

*The local planning authority will endeavour to ensure that adequate open space for outdoor playing purposes sufficient to meet the n.p.f.a. Minimum standard of 2.4 ha per 1000 population is made available within the district to meet both existing and future needs in accordance with the open space strategy in appendix 4 (objective 1).*

*Policy RL10*

*The local planning authority will positively promote management agreements with landowners to enable attractive areas of countryside to be accessible to the public for informal recreation (objectives 1 and 2).*

*Policy CAT1 2000 and 2001*

*The district council will use its best endeavours to seek restoration and improvement of the Repton parkland and to arrange for public access to as much of the park (including the deer park) as is reasonably possible.*

## **8 Future management and maintenance**

### **8.1 Overall Objectives**

8.1.1 The overall objectives of the management strategy cover habitat, landscape, recreation, education and amenity. These overall aims are:

- to provide a local recreational resource which provides a positive benefit for the local community
- to enable community involvement in the development of the park
- to maintain and enhance the character of the landscape
- to restore or interpret historic design elements
- to promote the site's links with Repton and retain and enhance historic elements indicative of his involvement in the design of the Park
- to establish a maintenance regime to retain and enhance the varied landscape elements
- to maintain structures in a sound, clean condition at all times
- to create a variety of recreational and educational opportunities for all user groups
- to provide an educational resource for local schools and colleges
- to inform users about the park's history and value
- to recognize opportunities for, and accommodate, appropriate events
- to maintain the Park in a sustainable manner
- to preserve and enhance existing wildlife habitats in their own right and as an educational resource
- to provide practical opportunities for training in conservation management skills
- to manage the site to create, maintain and enhance biodiversity species and habitats
- to maintain safe public access for disabled and able-bodied users
- to maintain structures and vegetation in a safe condition
- to create a safe environment for users
- to ensure the effective and sustainable long-term management and maintenance of the Park
- to provide a resource for the interpretation of local social history
- to provide a resource for the interpretation of the historic landscape
- to maintain and enhance the woodland habitats, allow natural succession to a climax vegetation to take place in selected areas of woodland and introduce woodland management in other areas in order to increase habitat diversity
- to maintain and enhance the grassland habitats, and manage to promote a variety of sward lengths and grassland communities
- to maintain and enhance the boundary hedgerows, plant up any gaps and ensure that hedgerows are managed appropriately

- to monitor habitat development and record species observations

## 8.2 Biodiversity target species and habitats

8.2.1 The following are specifically targeted under national and regional Biodiversity Action Plans.

<b>Species</b>	<b>Habitats</b>
Pipistrelle	Lowland beech and yew woodland
Bullfinch	Lowland wood-pasture and parkland
Song thrush	Ancient / Species-rich hedgerows

## 8.3 Habitat-specific management objectives for principal habitat types

### ***Plantation woodland including lowland beech and yew woodland***

- re-plant specified woodland areas with appropriate species
- remove non-native species (invasive sycamore and snowberry) from existing woodland excepting locations where the Victorian planting plans are to be retained
- allow natural woodland development
- increase structural diversity by increasing the amount of underplanting with native species and/or species which form part of the landscape planting
- create rides and glades within the woodland by selective tree clearance, focussing on species of low ecological value and those which were not part of the formal planting
- mow rides annually where required, to enhance species diversity and discourage rank vigorous growth
- fence specified areas of woodland to exclude dogs (and perhaps people) in order to minimise disturbance and encourage the establishment of a field and ground layer
- retain standing dead wood where possible to enhance habitat for invertebrates, woodpeckers and bats
- inspect any dead/diseased wood for bat roosts before tree survey.
- fallen dead wood should be left in situ except where there this would compromise public safety
- create habitat piles with felled trunks and branches in quiet locations within the woodland
- install bat and bird boxes in appropriate locations throughout plantation woodland

### ***Parkland***

- convert arable land to open grassland, with a proportion of this area to be used for the creation of species-rich wildflower grassland
- manage grassland by variety of different methods to enhance species and structural diversity. Suitable methods could include extensive grazing and annual mowing. Rides and footpaths through the grassland should be mown more

- frequently, and each should incorporate a regularly mown low-sward pathway and a strip of grassland on either side which is mown twice annually
- manage grassland to enhance structural and species diversity (mow grassland on variety of regimes, and bale and remove cuttings)
  - promote grazing as an alternative to mowing
  - restrict public access to areas of taller sward to allow ground nesting birds to utilise the site
  - install bat and bird boxes on mature trees in open grassland
  - manage parkland trees and replace dead/diseased specimens as appropriate
  - make-up ground around bases of specimen trees where it has been lost through ploughing
  - ensure that any arboricultural work on mature parkland trees is preceded by bat survey
  - create ponds/lakes and manage to maximise wildlife potential

#### **8.4 Recreational, amenity and educational objectives:**

- provision of a warden, either full- or part-time, to symbolise the new status of the park as an important and cared-for local facility and focus use of the park on quiet enjoyment
- promote activities to involve local people who may currently be unaware of the park's existence
- publicise the park as restoration proceeds
- establish the new access points and boundary treatment as soon as initial survey and tree works have ensured public safety
- involve the local community in the design of the new gates
- set up a 'Friends of Catton Park' and ensure that this group is socially inclusive
- provide suitably surfaced paths to ensure good access for less mobile people
- a phased programme of woodland restoration, veteran tree conservation, grassland recreation and establishment of footpath
- the promotion of a restored Catton Park as part of the Repton history, with links to other Repton sites within the county and East Anglia, with a view to increasing tourism and education/recreation (Phase 2)
- achieve a balance between historic authenticity, cost, public safety, animal welfare and public interest
- active promotion of the creation of a virtuous circle of training and enjoyment of the park
- promotion of the use of the park for nature conservation interest and low-key organised recreational use via liaison with local schools and youth organisations
- promotion of social inclusion through a structured programme of training opportunities associated with restoration of the park and woodland and use of volunteer labour (Phase 2)



## 9 Outline of costs

9.1.1 The estimated costs of setting up Catton Park for quiet public recreation are set out in Appendix 6. and contains itemised annual expenditure on capital and revenue items. These are estimated at 2003 rates and no allowance has been made for inflation.

9.1.2 The capital cost is estimated as being £618,723 of which the major components are:

*Preliminary works:*

- detailed surveys, safety tree works and legal fees

*Establishment works:*

- fencing and hedging boundary
- entrance gates and steps
- boundary to Catton hall and Hall School
- parkland planting and hedging
- reinstating ground levels around veteran trees
- surfacing main track and providing disabled access
- restoring ponds
- fencing off dog-free zone
- creating grassland and wildflower meadows
- woodland management
- woodland edge planting
- park furniture
- Oak Lane triangle
- purchase of maintenance equipment
- preparation of design documentation (7.5%)
- safety, planning supervisor and prelims (7.5%)
- contingency (10%)

Revenue costs include:

- warden's salary (to cover most management and Annual Maintenance activities)
- maintenance costs: grassland and wildflower management by contractor
- lease of Andrew Buxton's land and South Lodge

9.1.3 The revenue costs are estimated as £16,575.50 p.a. in Years 1 to 5, rising to £42,275.50 from year 6, when it would be necessary to fund the warden's salary (HLF has indicated that it would be willing to pay for the first 5 years of the warden's salary). It is possible that the warden's duties could be scaled down after the first 5 years, but indications are that initially there would be more than one full-time job, requiring significant input from volunteer labour.

9.1.4 A summary of the cost estimate is given in the table below:

<b>Capital costs</b>	Costs	Funding
Preliminary costs	£ 95,500	
Establishment costs	£ 523,223	
	<b>Funding</b>	
Potential HLF funding		£ 556,851
NCC capitalisation		£ 57,360
Countryside Stewardship		£ 3,180
LPA's and fund raising		£ 1,332
<b>Totals</b>	<b>£ 618,723</b>	<b>£ 618,723</b>
<b>Revenue costs</b>		
Years 1-5	£ 16,575.50	
Years 6 onwards	£ 42,275.50	
Years 1-5		
Potential income from Countryside Stewardship		£ 38,441.60
Potential income from Local Planning Authorities, and fund raising		£ 44,435.90
<b>Total for 5 yrs</b>	<b>£ 82,877.50</b>	<b>£ 82,877.50</b>
Years 6 onwards		
Potential income from Countryside Stewardship		£ 6,728.80
Potential income from LPAs and fund raising		£ 35,546.70
<b>Total per annum</b>	<b>£ 42,275.50</b>	<b>£ 42,275.50</b>

## **10 Funding opportunities**

### **10.1 Initial sources of funding**

10.1.1 There are two issues here: obtaining match funding for any HLF offer and obtaining revenue funding for long-term maintenance and management of the Park. The budget figures for these items are set out in Section 8 above, and indicate that (a) a figure of c. £63,252.00 is required as match funding and (b) a revenue figure of c. £16,575.59 per annum is required for years 1-5, subsequently £42,275.50, if the warden's role remains a full-time post.

10.1.2 It is assumed that:

- a) the majority of the capital required will be made available by HLF
- b) match funding for the capital sum may be obtainable via capitalisation of the NCC 80 year lease of their landholding within the park
- c) other capital funding and revenue opportunities may be available outside HLF (e.g. Countryside Stewardship Grant [see below]) but will require careful consideration to ensure compatibility and best value
- d) revenue funding will need to come from a number of sources as set out below. It will be the responsibility of the Trustees (see Section 6.1. above) to secure sufficient revenue funding each year to support the project. Some revenue funding may be provided by the local authorities represented on the Steering Group but this is unlikely to be 100% of the estimated funding required. Another major source of revenue funding could be the DEFRA Countryside Stewardship grant. Additionally, each local authority will have a representative on the charitable trust charged with the management of the Park and they, subject to the agreement of their elected Members, will have to underwrite any shortfall in revenue income during the first 10 years of the project
- e) some additional funding will be required from the constituent local authority members of the Trust following completion of the capital works. It is therefore necessary to seek out other funding opportunities and investigate the potential of all possibilities
- f) the commitment of the partners to this project has been demonstrated by the funding and officer time already expended on the management plan. Additionally, it is hoped that they will provide the necessary pump priming money to set up the trust, leases and so forth

#### ***Charitable status***

10.1.3 The establishment of the project as a charitable trust (Catton Park Charitable Trust or The Friends of Catton Park Charitable Trust) would create an opportunity to tap in to national funding opportunities as they arise through ongoing programmes of urban regeneration, social inclusion, etc

10.1.4 It is likely that the establishment of a trust would require some 'pump priming' monies, which cost would not be funded by HLF.

10.1.5 Funding would be obtained by such a trust through applications made to grant-making bodies for capital funding for specific elements as they arose in the future, rather than for revenue items.

**Local authorities**

- 10.1.6 Catton Park lies within the area covered by Broadland District Council and Norfolk County Council. It is anticipated that these authorities would seek Member approval for releasing revenue funds on receipt of the Conservation Management Plan and summary.
- 10.1.7 Broadland District Council and Norwich City Council have recently both made applications for Liveability funding. If successful, both authorities have expressed a willingness to sustain the Catton Park project with a proportion of this grant.

**HLF**

- 10.1.8 It is anticipated that HLF would provide between 75% and 90% of the capital funding requirement for Phase 1 of this project, if the application to them is successful. For the estimated costs of c £600,000, a grant of 90% is available.

**DEFRA Countryside Stewardship**

- 10.1.9 This discretionary scheme is open to landowners including local authorities and voluntary groups who are able to control the management of the land for the length of the agreement; this is usually 10 years. Although it is currently available, its terms of reference and grant aid potential will change after 2004.
- 10.1.10 Funding is provided for both capital and revenue elements. Annual revenue sums are paid for a range of activities including specific management techniques aimed at habitat management and improvement, and the encouragement of Biodiversity Action Plan species. There may also be opportunities for capital payments to contribute to the establishment of particular elements, for example the provision of public access. Priority is given to plans which:
- meet the Scheme's objectives
  - include land in a county target area
  - are of landscape, wildlife and historical interest
  - are linked to land of special interest or contribute to a national target for a habitat or species listed in a Biodiversity Action Plan
  - offer a combination of different benefits
  - provide opportunities for people to enjoy the benefits
  - cover land in a village or urban fringe of high local amenity value
- 10.1.11 DEFRA states that "grants are also more likely if plans represent a positive change in management, are realistic and achievable, will produce the planned objectives, are well researched, are supported by environmental bodies and are good value for money" (<http://www.defra.gov.uk/erdp/schemes/css/default.htm>).
- 10.1.12 This source is being actively pursued and the indications from a preliminary meeting between DEFRA and the Project Manager are that DEFRA would be extremely interested in entering a partnership arrangement for Catton Park. By this means there could be a significant contribution to the revenue costs of the project, focused on arable reversion (see Appendix 7).
- 10.1.13 Funding from DEFRA and HLF is mutually exclusive so there would need to be a clear distinction between elements funded by each body prior to any applications being made.

- 10.1.14 There may also be the opportunity to work with The Rare Breeds Survival Trust to provide grazing animals as part of a management regime during Phase 2 of the project. This would require further research but could contribute to the educational and recreational interest of the park, should the Steering Group recommend pursuing the grazing regime option.

## **10.2 Additional opportunities for capital funding**

- 10.2.1 HLF advice has been to keep the first phase of the project as simple as possible. Through the consultation process we have been made aware of public interest in elements outside this first phase, in particular educational and social inclusion elements, some of which could be appropriate for capital funding from other sources as a Phase 2 development.

### ***International funding opportunities***

- 10.2.2 Most funding granted by the EU is paid through the national and regional authorities of the Member States. This holds for assistance under the Common Agricultural Policy and most grants awarded under structural policy financial instruments (including the European Regional Development Fund and the European Social Fund), which account for the bulk of EU aid in money terms. Catton does not fall within a designated area for European Regional Development funding.

- 10.2.3 The Commission gives grants direct to recipients (public or private bodies - universities, firms, interest groups, NGOs - and private individuals in certain cases) for the implementation of other common policies in areas such as education, training and the environment.

- 10.2.4 The following programmes may provide opportunities for funding:

#### *Interreg*

- 10.2.5 This initiative is composed of three different strands with different objectives. The range of projects eligible for support is wide and includes: social inclusion, the protection of the environment and protection and restoration of the environment.

#### *Life*

- 10.2.6 LIFE Nature is aimed at conservation of natural habitats and the wild fauna and flora of European Union interest, according to the Birds and Habitats directives. They support implementation of the nature conservation policy and the Natura 2000 Network of the European Union.

- 10.2.7 LIFE-Environment aims to implement the Community policy and legislation on the environment in the European Union and candidate countries. This approach enables demonstration and development of new methods for the protection and the enhancement of the environment.

#### *Urban*

- 10.2.8 Urban aims to promote the design and implementation of innovative models of development for the economic and social regeneration of troubled urban areas. It will also strengthen information and experience-sharing on sustainable urban development in the European Union.

*Decision 1411/2001/EC*

- 10.2.9 This seeks cooperation to promote sustainable urban development. It supports networks of local authorities in the implementation of EU environmental law, sustainable urban development and Local Agenda 21.

*Youth Programme*

- 10.2.10 This is a mobility and non-formal education programme targeting young people aged between 15 and 25 years. These may be in the form of group exchanges, individual voluntary work and support activities.
- 10.2.11 All of the above bodies could be approached by the body set up to administer the Catton Park project, once an appropriate mechanism has been agreed on and charitable trust status achieved.

**HLF**

- 10.2.12 Within its recently revised information pack on applications for grant aid, HLF appears to be recognising the importance of maintenance funding. Typically funding is available to established parks to cover increases to existing maintenance budgets following on-site improvements. HLF need to be assured that the park is financially sustainable so this funding would not be available in the short term. However, the possibility of future maintenance funding could be investigated in due course, particularly if it is associated with further works within the park (Phase 2).

**Living Spaces**

- 10.2.13 Living Spaces is a community project scheme involving the ODPM, Groundwork and the Urban Parks Forum in association with The Civic Trust, The Experience Corps, the Federation of City Farms and Community Gardens and The Wildlife Trusts. This scheme forms part of the Deputy Prime Minister's Sustainable Communities Plan and will run for an initial 3-year period from 2003.
- 10.2.14 Capital grants of between £1,000 and £100,000 area available to neighbourhood groups to improve public outdoor spaces. Application packs are available through the website: [www.living-spaces.org.uk](http://www.living-spaces.org.uk)
- 10.2.15 Initial research suggests that this may be an appropriate source of match funding for capital works such as fencing and access. An application would need to be made by The Friends of Catton Park or similar group, the make-up of which would probably benefit from including local residents from all parishes lying adjacent to the park, demonstrating the application of the social inclusion objective.

**Place Check**

- 10.2.16 £350,000 funding was available for this project which is a system of looking at neighbourhoods improvement and revitalisation. Catton is one of the pilot project areas, with a theme of art and culture, so possibilities exist of extending the project in relation to the cultural aspects of Catton Park. One possibility would be a contribution to the park entrances as part of a 'green links' project lining, for example, Mousehold Heath and Catton Park via cycling, walking and public transport. Norwich City Council officers, as represented on the Steering Group, could pursue this funding opportunity.

***Awards for All***

- 10.2.17 This is a National Lottery Good Cause distributors partnership between Arts Council England, the Community Fund, the Lottery Fund, the New Opportunities Fund and Sport England. Its aim is to support community activity, increase skills and creativity, extend access and participation and improve quality of life. Grants of between £500 and £5000 are available (the range will extend after 2005) to not-for-profit groups, parish and town councils, schools and health bodies. The grant must be spent within one year.
- 10.2.18 The Old Catton Society has already received funding from this source for projects to improve fencing within the village. Detailed information is available from [www.awardsforall.org.uk](http://www.awardsforall.org.uk).

***Green Spaces and Sustainable Communities***

- 10.2.19 This is funded by the New Opportunities Fund and runs until 2006. Neighbourhood and community groups can apply for funding to help with rural and urban communities care for their natural environment.

***National Grant-Making Trusts***

- 10.2.20 In general, trusts provide funding on priority interests and/or a geographical basis. It is likely that grants would be awarded for specific activities, for example environmental education activities, rather than the general financing of the park. Voluntary groups may attract more funding than ones with charitable status.
- 10.2.21 Funding most often takes the form of capital payments for specific elements of a project or event. However, in some cases, revenue payments may be obtained and this can include funding for salaried positions.
- 10.2.22 A fundraiser would need to identify appropriate angles which may attract funding (e.g. disabled access, wildlife, deprived areas) and create a shortlist of potential donors. Trusts vary in their application procedures and these should be fully researched prior to any application being made, as rigorous screening procedures frequently eliminate poorly researched or presented applications at the first hurdle. In addition, many trusts require a 'quiet period' of several years between repeat applications.
- 10.2.23 National grant making trusts such as Children in Need will often fund specific one-off requirements but may also provide match funding for other sources of income or for fixed term salaried positions.
- 10.2.24 Organisations such as the Groundwork Trusts often run training courses on successful fund-raising techniques. The Directory of Grant Making Trusts, published by the Charities Aid Foundation, details sources of funding at national, regional and local level. Some examples are described below.

***The Esmée Fairbairn Foundation***

- 10.2.25 This foundation nationally funds over a range of programmes which change on an annual basis but are overall aimed to improve quality of life for people and communities. For example in 2003 - 2004, the foundation covers arts and heritage, education, environment and social development. Funds are available to registered charities. Details can be found at [www.esmeefairbairn.org.uk](http://www.esmeefairbairn.org.uk).

*Tudor Trust*

- 10.2.26 Within its remit, this trust provides support for youth, older people and community, with the overall aim to break cycles of disadvantage and dependency. Funds are available to registered charities. Details can be found at [www.tudortrust.org.uk](http://www.tudortrust.org.uk).

***Regional and Local Grant Making Trusts***

- 10.2.27 Regional and local grant making trusts set particular emphasis on funding within certain geographical areas and often for a more restricted time period than the national trusts. The Directory of Grant Making Trusts lists approximately 30 trusts which fund within Norfolk, however it must be borne in mind that not all of them will have suitable funding interests. These would have to be researched in greater detail to create a suitable short list to approach.

***NEWS***

- 10.2.28 Norfolk Environmental Waste Services Ltd has been approached and is willing to consider putting environmental tax funds towards specific elements within the Park. They suggest that the appropriate mechanism is an application to the Landfill tax Credit Scheme via the Environmental Projects Agency and are willing to take this forward when they have received details of the agreed project.

***Building Safer Communities***

- 10.2.29 This funding from the Home Office seeks to support Crime and Disorder Reduction Partnerships. Research by a fundraiser could identify appropriate opportunities to tap into this funding.

***Children's Fund***

- 10.2.30 Funded by the Children and Young Peoples Unit, this programme aims to provide support services to children between 8 and 13 who experience poverty and disadvantage. Funding is distributed through local partnerships who decide which projects to fund in their area. Further information is available from [www.rcu.gov.uk/GO/default.asp](http://www.rcu.gov.uk/GO/default.asp)

***Local Network Fund for Children and Young People***

- 10.2.31 This source invests in the activities of local community and voluntary groups which work with disadvantaged children up to the age of 19.

**10.3 Additional opportunities for revenue funding*****CABE Space***

- 10.3.1 In April 2003 central government announced the provision of £89 million to assist local authorities in the transformation of their urban spaces and public parks. Funding for public spaces will be available through CABE Space and we consider this to be an appropriate focus for the Steering Group via the local authorities represented on it.
- 10.3.2 The first round of funding has been allocated to strategy development and is directed at local authorities rather than specific projects. At present, it remains to be seen whether further rounds of funding will be directed at revenue funding for public parks, which is now seen as a priority at central government level.

***Forestry Commission Woodland Management Scheme***

- 10.3.3 Andrew Buxton has already benefited from a 10-year WMS, which is now (almost) at an end. It may be worth investigating the possibility of obtaining further funding, particularly as one condition of such funding is public access.
- 10.3.4 The Woodland Grant Scheme (WGS) gives grants to:
- create new woodlands
  - restock existing woodlands after felling or windblow
  - enable natural regeneration
  - manage and improve existing woodlands
- 10.3.5 Annual Management Grants are available for work which aims to safeguard or enhance the special environmental value of a woodland, improve woodlands below current environmental standards and create, maintain or enhance public access to woodlands.
- 10.3.6 Woodland Improvement Grants are payable for work which will encourage informal recreation, improve undermanaged woods or assist in managing towards Biodiversity Action Plan goals. These grants are in the form of discretionary payments based on 50% of the agreed cost of the works.
- 10.3.7 The suitability for WGD funding would need to be identified in the light of potential funding by Countryside Stewardship, as funding from the two schemes cannot run concurrently. The Scheme also offers Challenge Funds in which bids can be made for money to carry out work in existing woodlands in specified areas of the country.

***People's Places Award Scheme***

- 10.3.8 The British Trust for Conservation Volunteers was selected by the New Opportunities Fund (a distributor of National Lottery money to education health and environment projects) to manage this funding scheme under their Green Spaces and Sustainable Communities initiative. The scheme started in April 2001 and will run until November 2005, funding a total of 1000 projects over this period.
- 10.3.9 The scheme makes awards of between £3,000 and £10,000 and requires 2.5% matched funding. This may be provided in the form of cash, volunteer labour or a commitment value such as a local business providing project materials at no cost. However the grant can also be used to match other funding (excluding other Green Spaces and Sustainable Community Award Schemes).
- 10.3.10 Funding is provided for a number of elements and breakdown will vary from project to project. Elements can include tools and equipment, training and development, community mentoring and consultation, PR elements and support costs (e.g. childcare and travel expenses).
- 10.3.11 This scheme could be used to supplement the role of a warden, particularly in terms of education, hedge recreation and woodland clearance and could be used to meet the social inclusion objective.

***Parish precept***

- 10.3.12 Old Catton has a population of 6,700. A 1p precept on local rates would produce an amount which, while not large in itself, would be a worthwhile contribution and could be targeted towards, for example, contributing to a warden's salary. No mechanism

exists for extending a precept to neighbouring areas within the 1km zone of interest, which fall within Norwich City.

- 10.3.13 Old Catton Parish Council employs a part-time warden for two recreation grounds, plus a full-time and two part-time groundsmen. It might be useful to investigate their willingness to be involved within the Park and this could help assist the warden, especially in the initial years of restoration and establishment.

#### ***Friends of Catton Park***

- 10.3.14 The results of the questionnaire indicate that the majority of respondents (67%) would be prepared to pay a small annual sum (£10) to belong to such a group or society. This could generate a sum of c. £1500 p.a. at indicated rates but, to be successful, consideration would have to be given to the benefits accruing from membership.

#### ***Local sponsorship***

- 10.3.15 This could comprise limited advertising attached to sponsorship.
- 10.3.16 Local companies who were successful in tendering for such elements as provision of fencing, etc., could be permitted to advertise discreetly in return for annual sponsorship, and might be willing to provide equipment at discounted rates.
- 10.3.17 Local businesses are often keen to be associated with community opportunities and events, and might be interested in funding one-off events such as tree planting, or music and theatre performances.

#### ***Sale of wildflower seed/hay***

- 10.3.18 If an appropriate regime could be set up it would be possible to cut part of the wildflower meadow and harvest the seed or hay for sale, via either the Friends of Catton Park or a commercial seed merchant. Bodies such as the National Trust might also be interested in retail sales if the Repton trail becomes established.

#### ***Guided walks***

- 10.3.19 Self-selected members of the Friends of Catton Park could conduct guided walks around the Park for a small fee. An explanatory leaflet could be prepared, printed and distributed, again for a small fee, throughout the usual tourism information outlets in the county.

#### ***Equestrian activities***

- 10.3.20 As an extension of the proposal to enable 'Riding for the Disabled' on an occasional basis, it might be worth considering the provision of riding opportunities on a more regular basis, although it is not anticipated that horses would be permanently stabled within the Park. There are, however, stabling and grazing facilities nearby.

#### ***Eastern Arts***

- 10.3.21 Possible contribution to sculpture trail and/or theatrical/musical events in the Park. They have a forward programme and potential access to Lottery funds. They might also be interested in Repton trail idea.

***Norwich Fringe Project***

- 10.3.22 This organisation has no funding directly available but can draw down funding to develop 'health walks'. Catton Park would be a good opportunity in an area which suffers from lack of open space.

***Repton trail***

- 10.3.23 The establishment of appropriate signage and interpretation within and about the Park and Hall would significantly enhance local users knowledge of and interest in the Park and could also be linked to a county-wide/East Anglian 'trail'. How this would generate funding remains to be explored within any second phase of development of the park's facilities.

***Local authority youth and community services***

- 10.3.24 Norfolk PACT is a local charity that might be able to contribute if a link with youth offending teams and community objectives could be established, perhaps via the police. This would require liaison with Easton Farm College re the possibility of setting up forestry training programmes for local youths. There would also be possibilities of tapping into European Objective 3 funding if skills were being provided, via either Easton College, BTCV or the Norwich Fringe Project.
- 10.3.25 The Catton Community Group might be prepared to put in an annual amount (funded by City Council)

**10.4 Funding 'in kind'*****British Trust for Conservation Volunteers***

- 10.4.1 As part of their remit, BTCV works with local community and voluntary groups to provide practical training and educational opportunities. Groups can join the BTCV Community Association which gains access to further sources of funding, training opportunities etc.
- 10.4.2 BTCV also produces a number of handbooks which describe the setting up of community project groups and various practical management techniques. Further information is available from the website: [www.btcv.org](http://www.btcv.org)

***Easton Farm College***

- 10.4.3 Funding in kind via provision of training opportunities in forestry and woodland management and woodland management and tree planting on site as part of silvicultural education at the college (and see 10.3.24 above).

***Local community groups***

- 10.4.4 Matthew Davies, the project manager of the Norwich Fringe Project, has offered his group for minor works. It may be useful to explore extending the remit of this group in Catton Park, if an appropriate funding mechanism can be established and if funding for a full-time warden is not available. This would prevent the use of grazing animals in the Park, for animal welfare reasons.

## 10.5 Other funding opportunities

### ***Generating an income from the park***

10.5.1 Additional sources of funding are listed below and would need to be pursued by the warden, Friends of Catton Park or a specialist fundraiser.

- talks and guided walks
- outdoor theatre and concerts
- the establishment of a regular annual arts festival
- son et lumiere
- fêtes
- reintroduction of summer cricket matches
- games of petanque, giant chess and draughts
- ice-cream vendors
- summer cream teas
- barbecues
- Bonfire Night events
- kite flying displays and competitions
- ballooning (subject to approval from Norwich Airport/CAA)

10.5.2 In order to generate income from funded one-off events, it may be appropriate for the park to charge a fee i.e. any grant made would contribute to the event itself and to a 'hire' charge for the use of the park.

### ***Rotary***

10.5.3 Catton Park may be an appropriate target for Rotary Club fundraising, particularly with respect to issues of education and social inclusion.

10.5.4 Rotary International also has a charitable trust fund, The Rotary Foundation. Its funding objectives should be established prior to any applications being made.

### ***Business sponsorship***

10.5.5 Companies such as Notcutts, B&Q, and fencing manufacturers could be approached to provide discounted materials in return for discreet advertising.

## **11 Vision and policies**

### **11.1 The vision**

11.1.1 The vision for Catton Park has emerged from the Steering Group's comments, both formal and informal, existing documentation on its historic relevance and the public consultation exercises (see Section 5 of this report). The overriding vision is:

*'to secure the future of Catton Park as a haven for quiet recreation - a local space for local people'*

11.1.2 This vision encompasses the following aspirations:

- maintaining the space for low key quiet enjoyment
- making the park more accessible and ensuring access for local people
- enhancing the Repton interest
- restoration of the boundary woodland and individual trees and enhancing the open central area and its return to grassland, with an appropriate, sustainable management regime
- the promotion of the use of the park for nature conservation interest and low-key organised recreational use

11.1.3 These aspirations form the first and most important part of the vision for Catton Park. Once they have been achieved, a list of secondary aspirations can be reviewed and perhaps taken forward as a second phase of development. These would encompass:

- use of the park and activities within it to boost social inclusion, local training opportunities and educational facilities
- promoting the Repton interest of the restored park within an East Anglian and/or national context
- securing facilities to increase the range of educational facilities that can be offered within the park and to better enable fund raising activities.

### **11.2 Policies**

11.2.1 The achievement of the aspirations set out in the vision for the park rely on the formulation and achievement of a series of mechanisms as set out within the policies listed below and assumes that a Trust has been set up and is operational.

*Policy CP1: The Catton Park Trust will maintain Catton Park for low-key quiet enjoyment*

11.2.2 This involves (a) securing the future of the park via adequate capital and revenue funding and (b) ensuring that the range of activities promoted and occurring in the park are consistent with these aims. Obtaining HLF PPI funding to establish the park will demonstrate its security in the short term, while consistent revenue funding, probably from a variety of sources, will be necessary to maintain the momentum and manage the restored parkland and woodland. Provision of a warden, either full- or part-time, will symbolise the new status of the park as an important and cared-for local facility and provides a mechanism for focusing use of the park for quiet enjoyment and reducing inappropriate uses.

*Policy CP2: The Catton Park Trust will strive to make Catton Park more accessible and ensure access for local people*

- 11.2.3 At present the park is only officially accessible to people who have obtained written consent from Andrew Buxton (c. 200), although there is no physical restriction on access to the park and the public consultation demonstrated that a significantly larger number of people use it. This policy will ensure access for all and is proactive – that is, it will promote activities to involve local people who may currently be unaware of the park's existence and will endeavour to publicise the park as restoration proceeds. An important part of this exercise will be to (a) establish the new access points and boundary treatment as soon as initial survey and tree works have ensured public safety, (b) to involve the local community in the design of the new gates and (c) to set up a 'Friends of Catton Park' and to ensure that this group is socially inclusive. As part of the first phase of restoration, suitably surfaced paths will be provided to ensure good access for less mobile people.

*Policy CP3: The Catton Park Trust will seek to enhance the Repton interest of Catton Park*

- 11.2.4 This policy underlines the historic significance of the park and the importance of a careful, systematic and sympathetic approach to restoration and enhancement via restoration of historic features and the provision of assistance in interpreting their significance. The mechanism for achieving this policy may consist of two parts: (a) a phased programme of woodland restoration, veteran tree conservation, grassland recreation and establishment of footpaths, with appropriate on-going management and maintenance, and (b) the promotion of a restored Catton Park as part of the Repton history, with links to other Repton sites within the county and East Anglia, with a view to increasing tourism and education/recreation.

*Policy CP4: The Catton Park Trust will promote the restoration of the park to a sustainable interpretation of its historic design*

- 11.2.5 This policy requires promotion in tandem with Policy CP3 and will encompass appropriate management and replanting of the boundary belts; conservation of veteran trees and their replacement where appropriate, enhancement of the open central area and its return to grassland, with an appropriate, sustainable management regime. A balance will be required between historic authenticity, cost, public safety, animal welfare and public interest.

*Policy CP5: The Catton Park Trust will actively promote the creation of a virtuous circle of training and enjoyment of the park*

- 11.2.6 This policy covers a wide range of mechanisms for increasing local enjoyment and use of the park. It is envisaged that, with the assistance of Easton Farm College, the Norwich Fringe Project, BTCV and similar organisations, a programme of training in forestry/woodland management/conservation could be established with a three-fold aim: (a) to ensure management and restoration of the woodland belts (it is assumed that the veteran trees will require specialist attention) and the establishment of new planting as appropriate, (b) to provide training and future employment opportunities for local people, especially those not currently aware of or using the park and to forge links with other educational establishments and (c) to engage members of the local community and foster appropriate use of and respect for the park. Woodland management after forestry training could lead to reinstatement of the 1884 woodland

paths (previous period of public access) and creation of a sculpture trail using felled timber not required as invertebrate habitat. In turn this could increase general enjoyment and awareness of the park as a local resource.

*Policy CP6: The Catton Park trust will promote the use of the park for nature conservation interest and low-key organised recreational use*

- 11.2.7 The consultation exercise has established that local schools would be extremely interested in using the park for a range of activities, including history, biology, geography and sport. Within the first phase of development of the park it will be possible to include items such as orienteering markers and interpretation facilities, while pond-dipping and 'nature walks' could be organised by local schools/the park warden. Later stages could involve the provision of facilities such as public toilets, an interpretation centre covering both Repton and nature conservation interest and a dedicated area for low-key entertainment, such as theatrical or musical events.

*Policy CP7: The Catton Park trust will promote social inclusion through a structured programme of training opportunities associated with restoration of the park and woodland*

- 11.2.8 Although much of the principle of this policy is encompassed in Policy CP2, it is envisaged that the initial users of the restored park, members of the Friends of Catton Park and attendees at fund-raising events in the park in the early years of its restoration will be drawn from existing users, who are almost entirely from Old Catton. Social inclusion requires that efforts be made to ensure that members of the local community from the west and south of the park should be informed of its existence and restoration and encouraged to participate in all activities, especially training and educational opportunities. It may not be possible to initiate such programmes within the first few years, other than the proposed forestry management programme, so this policy has not been included in the first five-year programme.

*Policy CP8: The Catton Park trust will promote awareness of the existence of the restored park and its Reptonian significance within the county of Norfolk, East Anglia and nationally and will seek to provide appropriate interpretation and educational facilities*

- 11.2.9 This policy requires little action within the first five years of restoration, and is thus not included in the five-year programme. However, a successful restoration and increasing awareness of the park should promote interest at a wider than local scale. Adequate provision for such interest should therefore be considered and addressed, and may fit well with increasing educational use of the park. This may require the use/construction of a building within the park and a second round of fund raising/grant aid.
- 11.2.10 These policies have guided the development of the recommendations set out in this document.



## ***Part 2: Figures***



## ***Part 3: Appendices***