

Conservation Management Plan Non-technical Summary

for

Catton Park

on behalf of

The Catton Park Steering Group

January 2004

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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.
- 1.1.2 Catton Park, which covers 28 hectares to the north west of Norwich city centre, dates from the end of the 18th century and is known to have been Humphry Repton's first professional commission.
- 1.1.3 The park and the adjoining Deer Park are designated Grade II* on the English Heritage Register of Parks and Gardens of Historic Interest. In 2003 consultants were invited to prepare a strategic Conservation Management Plan for the park (excluding the Deer Park) in order to support an application to the Heritage Lottery Fund for a grant to implement these proposals.
- 1.1.4 The overriding vision is:
- 'to secure the future of Catton Park as a haven for quiet recreation - a local space for local people'*
- 1.1.5 This will be achieved by:
- conserving and restoring its historic design and fabric
 - developing its potential for community use and benefit
 - raising current standards of care and management
 - ensuring appropriate links to wider policies and green space strategies within the local authorities.
- 1.1.6 The 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)
- 1.1.7 In January 2004, the steering group approved the final amendments to the proposals, text and costs and authorised the publication of this report.
- 1.1.8 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 Site significance

- 2.1.1 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.
- 2.1.2 The site is also regarded by English Heritage as worthy of designation within the Register of Historic Parks and Gardens.
- 2.1.3 In addition, Catton Park is an important area of informal open space on the north western edge of Norwich city. Only a small number of local residents are aware of its existence or have licences to use the park, however those who do use it value it highly and it can be regarded as a major and significant resource in a densely urban area.
- 2.1.4 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 18th and 19th 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.
 - (iii) **The western belt:** A fine and complex mixture of deciduous and exotic trees. The edge of the belt is carefully scalloped, the projections each marked by a cedar under-planted 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 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:** These survive amidst later planting north of Catton Hall.
 - (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.

2.2 Site information

- 2.2.1 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.
- 2.2.2 Since 1948 the park and the hall have been in divided ownership. Most of the park is under arable cultivation and comparatively few free-standing parkland trees remain. The

northern section of the park – including much of the pleasure grounds – has been lost to housing and other development.

2.2.3 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.

2.2.4 The park is in two ownerships:

- Andrew Buxton (land holding 50.6 acres/20.26 ha)
- Norfolk County Council c/o NPS Property Consultants Ltd (land holding 19 acres/7.74 ha)

2.2.5 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.

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

2.3 Background information and documentary research

2.3.1 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 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.

2.3.2 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.

2.3.3 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).

3 History of Catton Park

3.1 Historic development of the site

Catton Park pre 1788

- 3.1.1 An estate survey of 1748 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.
- 3.1.2 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.
- 3.1.3 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. It is not clear whether Ives built the hall or whether it was built a few years earlier by his father-in-law, Charles Buckle, the High Steward of Norwich.

1788-1843

- 3.1.4 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.
- 3.1.5 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). It is known that Holiday Cottage and an entrance from Church Street were constructed before 1843.

1843-1852

- 3.1.6 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 suggested by previous research 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. To the north of the Hall a group of associated buildings are shown, including The Orangery. There has also been some change to the planting. This map is perhaps 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.

1852-1884

- 3.1.7 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, and a substantial density of trees within the parkland, as well as an area of woodland to the west of the Hall.
- 3.1.8 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 and the original perimeter belt was drastically thinned. A new drive was created north to south through the park, extending from the magnificent new gates and the new South Lodge up to the Hall. In addition trees newly available in Britain were planted within the park and the Deer Park, 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.

- 3.1.9 By the beginning of the 20th 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 19th century. The woodland walks are clearly shown on the 1884 First Edition OS 6" map.

1884-1945

- 3.1.10 During the first half of the 20th 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.
- 3.1.11 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.
- 3.1.12 In 1939 the Hall was commandeered by the army. Part of the park including the cricket pitch, was ploughed up and cultivated for food, 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. It suffered a number of bomb drops and in January 1945, a plane crashed into woodland in the park.

1948-2003

- 3.1.13 In 1948 the northern section of the park and the hall were sold by Desmond Buxton to Norfolk County Council. 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, and probably since 1941
- 3.1.14 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.
- 3.1.15 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 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.
- 3.1.16 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 conditions

4.1 Geology, soils and topography

- 4.1.1 The city of Norwich lies on the border between crag (sand, clays and gravels) and chalk. Successive glaciations spread a layer of clays, sands, brickearths and gravels over East Anglia, which has greatly influenced the local topography and agricultural character of the region.
- 4.1.2 This is not prime agricultural land, but much of the land in this area was in use throughout the 19th and early 20th century as market gardens.
- 4.1.3 The Hall stands on high ground in the north-west corner of the site, from where the park slopes gently southwards so that the Hall occupies a commanding position from which views of the spire of Norwich Cathedral can be obtained.

4.2 Townscape survey/urban context

- 4.2.1 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 Current land use

- 4.3.1 Catton Park comprises woodland perimeter belts surrounding an open parkland with mature specimen trees, largely surrounded by urban residential development. The central open area is leased to a local farmer and is in arable cultivation.
- 4.3.2 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. The Park is used mainly for dog walking and bird watching. More anti-social activities include the use of motorbikes, burnt out cars, setting fire to trees and occasional camping. Dog walkers are probably the largest and most evident group, and are present throughout the day.

5 Consultation

5.1 Overview

5.1.1 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 2003.

Individual meetings

5.1.2 Individual meetings were held with heads teachers of Hall School Lodge Lane First School and Church Street Middle School, representatives of Old Catton Society and some local residents.

5.1.3 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

Preliminary consultation 31st March 2003

5.1.4 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 distributed to all households abutting or with a view over the park. 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 to all participants and the responses received assisted in the development of the second public consultation exercise.

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

5.1.5 Two exhibition sites were selected within the 1km 'neighbourhood zone 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

5.1.6 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.

5.1.7 Visitors were asked to contribute by marking their home on a location map, placing labelled flags in a large scale map of the park and completing a questionnaire.

5.1.8 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.

5.1.9 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 'top ten' 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

5.1.10 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

5.1.11 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

5.1.12 Copies were circulated to:

- all attendees at the preliminary consultation
- all members of the Old Catton Society

- all visitors to the community consultation weekends

5.1.13 An interactive version was also posted on the Old Catton website (www.oldcatton.com).

Results

5.1.14 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.

5.1.15 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

5.1.16 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%)

5.1.17 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%)

5.1.18 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.

5.1.19 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%)

5.1.20 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.

Public presentation 8 December 2003

5.1.21 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 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.

5.1.22 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

5.1.23 By 12 January 2004 the consultants had received 28 written and four e-mailed responses. 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.

6 Recommendations

6.1 Boundary treatments

Perimeter boundary treatment

- 6.1.1 Take forward proposals for maintained hedged perimeter boundary with appropriate fencing.

Internal boundary treatment

- 6.1.2 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

- 6.1.3 The existing boundary to be extended slightly to the south, 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.

Hall School

- 6.1.4 Following successful Stage 1 HLF submission, continue discussions with school on a possible revision of the present boundary to reduce the visual impact of the school buildings and fence line on the Park with detailed design of proposed fence lines, type, planting etc.

The Orangery

- 6.1.5 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.

6.2 Access

Access locations

- 6.2.1 The proposed access points are shown on the Masterplan in a combination of pedestrian and vehicular accesses.

Hours and type of access

- 6.2.2 The park should be open to pedestrians during daylight hours throughout the year.
- 6.2.3 Gated pedestrian and cycle access points should be provided.
- 6.2.4 There should be no general vehicular access to the park but two accesses should be maintained for emergency and maintenance vehicles and for events.

Pedestrian access

- 6.2.5 A minimum of six pedestrian/cycle access points should be provided.
- 6.2.6 The six access points should be evenly spread around the perimeter of the site.
- 6.2.7 The selected access points should reflect current desire lines.

- 6.2.8 The local highways authority should be approached regarding the provision of a pedestrian crossing on St Faith's Road.
- 6.2.9 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.
- 6.2.10 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.
- 6.2.11 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.

Vehicular access

- 6.2.12 A minimum of two gated vehicular accesses should be provided, for access and egress without conflict.
- 6.2.13 Both accesses should be for emergency and maintenance vehicles only, except when required for events in the park.
- 6.2.14 The two occasional vehicular access points should be the gates on Oak Lane and a new access off Spixworth Road.
- 6.2.15 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.
- 6.2.16 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.

Parking

- 6.2.17 There should be no permanent daily parking facilities within the park.

Paths and surfacing

- 6.2.18 The 1884 pattern of paths for public access through the woodland belts should be reinstated and a further path, surfaced to a standard appropriate for use by wheelchairs and pushchairs, should be established around the Park within the central grassland.

6.3 Use of the Park

Retention and restoration of historic features

- 6.3.1 Pursue restoration/maintenance of historic built and vegetative features as part of Stage 1 bid, with no proposals for The Orangery at this stage.

Dog walking

- 6.3.2 Zoning 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.

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

6.3.3 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.

6.3.4 Adventure activities could be incorporated within the woodland walks/sculpture trail.

6.3.5 There should be no formal play equipment.

Nature trail

6.3.6 It is preferable that this should be separated from any 'adventure playground' route therefore the proposal is for the creation of woodland edge habitat on the internal edges of the woodland belts.

Ponds

6.3.7 The Lily Pond on the western boundary of the Park and the relic pond in the north-east corner of the park to 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.

Events and activities

6.3.8 These could include:

- village fete
- flower show
- riding for the disabled
- sculpture trail
- orienteering
- fund-raising events arranged by "Friends of Catton Park"

Woodland management

6.3.9 Within the programme of woodland management ask BTCV and Easton Farm College to consider setting up short-term training sessions for local people interested in the project 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.

Grassland management

6.3.10 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.), spring wildflower area(fenced to exclude dogs) and summer wildflower area, unfenced but allowed to grow to a length which would discourage walkers.

Signage and interpretation

6.3.11 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.

7 Outline of costs

7.1.1 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.

7.1.2 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

7.1.3 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.

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

Capital costs	Costs	Funding
Preliminary costs	£ 95,500	
Establishment costs	£ 523,223	
	Funding	
	Potential HLF funding	£ 556,851
	NCC capitalisation	£ 57,360
	Countryside Stewardship	£ 3,180
	LPAs and fund raising	£ 1,332
	Totals	£ 618,723
	£ 618,723	£ 618,723
Revenue costs		
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
	Total for 5 yrs	£ 82,877.50
	£ 82,877.50	£ 82,877.50
Years 6 onwards		
	Potential income from Countryside Stewardship	£ 6,728.80
	Potential income from LPAs and fund raising	£ 35,546.70
	Total per annum	£ 42,275.50
	£ 42,275.50	£ 42,275.50

8 Funding opportunities

8.1 Initial sources of funding

8.1.1 There are two issues here:

- obtaining match funding for any HLF offer
- obtaining revenue funding for long-term maintenance and management of the Park.

Charitable status

8.1.2 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

Local authorities

8.1.3 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.

HLF

8.1.4 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.

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8.1.5 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.

8.1.6 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.

8.2 Additional opportunities for funding

8.2.1 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 those covering educational and social inclusion, some of which could be appropriate for capital funding from other sources as a Phase 2 development.

8.2.2 There are a range of EU, national and local funding sources including government grants, grant-making trusts and local businesses which support social inclusion, sustainable urban development and regeneration, and environmental protection and restoration. A fundraiser would need to identify the appropriate sources to pursue. These may be suitable for both capital and revenue works within the park once it is established.

- 8.2.3 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.
- 8.2.4 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 a "Friends of Catton Park" 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.

9 What happens next

9.1 Delivering the park

- 9.1.1 The Steering Group will instigate the establishment of a Trust for the park. Potential funding bodies will 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. This trust would assume the responsibilities for the creation of the park and administering it on a day to day basis.
- 9.1.2 The Trust's constitution would require it to be run by a series of policies similar to those set out below
- Policy CP1: The Catton Park Trust will maintain Catton Park for low-key quiet enjoyment
 - Policy CP2: The Catton Park Trust will strive to make Catton Park more accessible and ensure access for local people
 - Policy CP3: The Catton Park Trust will seek to enhance the Repton interest of Catton Park.
 - Policy CP4: The Catton Park Trust will promote the restoration of the park to a sustainable interpretation of its historic design
 - Policy CP5: The Catton Park Trust will actively promote the creation of a virtuous circle of training and enjoyment of the park
 - Policy CP6: The Catton Park trust will promote the use of the park for nature conservation interest and low-key organised recreational use
 - 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
 - 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.
- 9.1.3 These policies have guided the development of the recommendations set out in the Conservation Management Plan.
- 9.1.4 The proposals will be considered by Norwich City Council, Broadland District Council and Norfolk County Council, and if approved, a two stage application supported by the Conservation Management Plan will be made to HLF.
- 9.1.5 A decision on Stage 1 could be expected by October 2004 and, if favourable, Stage 2 would be completed with a final decision in 2005. It is likely that the development of the land into a public park would follow the route outlined in the Conservation Management Plan.