

Dated 17 November

2021

Norwich City Council

-and-

Broadland District Council

-and-

Norwich School

-and-

The Corporate Body of the Cathedral Church of the Holy
and Undivided Trinity of Norwich

- and -

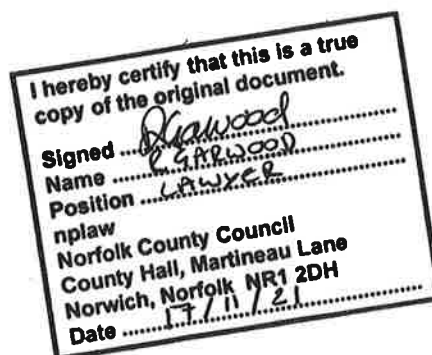
The Trustees of the Great Hospital of Bishopgate

- and -

Church Commissioners for England

**DEED OF PLANNING OBLIGATION
UNDER SECTION 106
OF THE TOWN AND COUNTRY PLANNING
ACT 1990**

relating to land at Norwich School Refectory,
The Close, Norwich, NR1 4DD, land at Redmayne Field, North Walsham Road, Old
Catton and land on the north side of Reephram Road, Horsford,



PARTIES:

- (1) **Norwich City Council** of City Hall, Norwich, NR2 1NH (referred to as "the Council")
- (2) **Broadland District Council** of Thorpe Lodge, 1 Yarmouth Road, Norwich, Norfolk, NR7 0DU (referred to as "the Enforcing Authority")
- (3) **Norwich School** (Company Number 02940688 and Registered Charity Number 311280) whose registered office at 71a The Close, Norwich, Norfolk, NR1 4DD (referred to as "the First Owner")
- (4) **The Corporate Body of the Cathedral Church of the Holy and Undivided Trinity of Norwich** whose administrative office is at 65 The Close, Norwich NR1 4DH (referred to as "the Second Owner")
- (5) **The Trustees of the Great Hospital of Bishopgate**, (Registered Charity 211953) of Norwich, Norfolk NR1 4EL (referred to as "the Third Owner")
- (6) **Church Commissioners for England** (Registered Charity 1140097) of Church House, Great Smith Street, London SW1P 3AZ (referred to as "the Fourth Owner")

together referred to as "the Parties"

INTRODUCTION

- (A) The Council is a local planning authority for the purposes of this deed for the area within which the Site, Cathedral Landscaping Area and Great Hospital Landscaping Area is located and is the local planning authority for the purposes of the Permission and will be responsible for monitoring the Obligation Area.
- (B) The Enforcing Authority is a local planning authority for the Redmayne and Horsford Landscaping Areas and is entering into this Deed to act as an Enforcing Authority only in relation to the Redmayne and Horsford Landscaping Areas

which are within the District of Broadland and will be responsible for enforcement of the obligations insofar as they relate to the Redmayne and Horsford Landscaping Areas

- (C) The First Owner is the lessee of the land demised under a lease dated 31 October 1961 for a term of 99 years from 24 June 1961 and the registered proprietor of the freehold land known as Redmayne Field, North Walsham Road, Old Catton, registered at the Land Registry under title number NK181941 and the registered proprietor of the freehold land on the north side of Reepham Road, Horsford, registered at the Land Registry under title number NK181639 and held free from encumbrances other than the matters referred to below.
- (D) The Second Owner is the registered proprietor of the freehold land known as Norwich Cathedral, Norwich registered at the Land Registry under title number NK410985 and held free from encumbrances other than the matters referred to below and is entering into this agreement to provide covenants in respect of the implementation of the Approved Cathedral & Great Hospital Landscaping Scheme on land within the ownership of the Second Owner and to allow the First Owner or the Fourth Owner (or their nominee) onto their land to undertake the works.
- (E) The Third Owner is the owner of land at Bishopgate known as Hospital Meadow, the land is unregistered and vested in the Official Custodian on 12th January 1983 on behalf of the Trustees of the Great Hospital and held free from encumbrances other than the matters referred to below and is entering into this agreement to provide covenants in respect of the implementation of the Approved Cathedral & Great Hospital Landscaping Scheme on land within the ownership of the Third Owner and to allow the First Owner onto their land to undertake the works.
- (F) The Fourth Owner is the registered proprietor of the freehold land known as The Bishop's Palace, The Bishop's House, The Gatehouse, Granary Cottage, Queen Elizabeth Close and part of Norwich School registered at the Land Registry under title number NK410985 of which part falls within the Site and is entering into this agreement so that it binds the freehold title of the Site.
- (G) The Council refused the Application on 20 November 2020 and the First Owner

has submitted the Appeal to the Secretary of State

- (H) The Parties have agreed to enter into this Deed in order to secure the planning obligations and other covenants contained in this Deed in the event the Appeal is allowed:-

1. DEFINITIONS

In this Deed the following expressions have the following meanings:

Act	the Town and Country Planning Act 1990
Appeal	the appeal to the Secretary of State following the refusal of the Application by the Council and given appeal reference APP/G2625/W/21/3274824
Application	the full planning application for the demolition of the existing school dining hall, ad hoc structures, sheds and trees, redevelopment of site for new dining and teaching facilities, with the provision of a new pedestrian and service access, landscaping, the relocation of an electricity substation and the provision of associated infrastructure and allocated reference number 20/00808/F
CIL Regulations	the Community Infrastructure Regulations 2010
CIL Tests	the tests set out in Regulation 122(2) of the CIL Regulations
Commencement	the date on which a material operation as defined in Section 56(4) of the Act is first carried out, except (for the purposes of this Deed only) operations consisting of: site clearance demolition

archaeological investigations

ground surveys

removal of contamination or other adverse ground conditions

erection of temporary fences

temporary display of site notices and/or advertisements

BUT FOR THE AVOIDANCE OF DOUBT the felling of trees (save for the Excluded Works) shall be treated as operations amounting to Commencement for the purposes of this definition

and 'Commence' and 'Commenced' will be construed accordingly

Decision Letter

the decision letter issued by the Inspector or the Secretary of State confirming whether or not the Appeal is allowed

Development

the development of the Site in accordance with the Permission

Excluded Works

any of the following works to trees:

(a) the cutting down, topping, lopping or uprooting of a tree:

- i. which is newly found to be dead after the date of this Deed;
- ii. in compliance with any obligation imposed by or under an Act of Parliament or so far as may be necessary for the prevention or

abatement of a nuisance;

- iii. by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary in the interests of the safe operation of the undertaking, in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker or to enable the statutory undertaker to carry out development permitted by or under permitted development rights;
 - iv. where that work is urgently necessary for national security purposes;
 - v. by or at the request of the Environment Agency to enable the Agency to carry out development permitted by permitted development rights;
 - vi. by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works;
- (b) the removal of dead branches from a living tree;
- (c) the cutting down, uprooting, topping or lopping of a tree, to the extent that such works are urgently necessary to remove an immediate

risk of serious harm, or to such other extent as agreed in writing by the Council prior to the works being undertaken;

(d) the pruning, in accordance with good horticultural practice, of any tree;

(e) the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989

Inspector	an inspector appointed by the Secretary of State to determine the Appeal
Nominated Officer	the senior officer of the Council responsible for development management or other officer of the Council notified to the First Owner, Second Owner, Third Owner and Fourth Owner
Obligation Area	the Site, the Cathedral Landscaping Area, the Great Hospital Landscaping Area and the Redmayne and Horsford Landscaping Areas together
Permission	the planning permission that may be granted by the Secretary of State or the Inspector pursuant to the Appeal
Plan	the plan attached to this Deed
Secretary of State	the Secretary of State for Housing, Communities and Local Government or any other minister or authority for the time being entitled to exercise the powers under sections 77, 78 and 79 of the Act
Site	the land at Norwich School shown edged red for

Trigger means the Commencement date or any trigger threshold in this Deed requiring the taking of specified steps or payment of money or the prohibition of a specific action

2. LEGAL BASIS

- 2.1 This Deed is made pursuant to Section 106 of the Act and to the extent that any obligations contained in this Deed are not planning obligations for the purposes of the Act they are entered into by the Council and the Enforcing Authority pursuant to the powers in section 111 Local Government (Miscellaneous Provisions) Act 1972 section 33 of the Local Government (Miscellaneous Provisions) Act 1982 sections 12 and 93 Local Government Act 2003 section 1 of the Localism Act 2011 and all other enabling powers
- 2.2 The covenants and obligations contained in this Deed create planning obligations for the purposes of section 106 of the Act enforceable by the Council and the Enforcing Authority (as appropriate) and relate to the Obligation Area.
- 2.3 Subject to the provisions of Clause 4.1 and Paragraph 3 to Schedule 2 of this Deed, covenants given by more than one party can be enforced against them individually or jointly.
- 2.4 A reference to an Act of Parliament includes any later modification or re-enactment, including any statutory instruments made under that Act, and reference to a gender or person includes all genders or classes of person.
- 2.5 Any covenant in this Deed not to do something includes an obligation not to allow or permit it to be done.
- 2.6 References to any party to this Deed shall include successors in title to that party and to any person deriving title through or under that party and in the case of the Council and the Enforcing Authority the successors to their respective statutory functions.
- 2.7 Representatives of the Council may enter any part of the Obligation Area at any

reasonable time to ascertain whether the terms of this Deed are being or have been complied with provided that:

2.7.1 they adhere to all reasonable health and safety requirements;

2.7.2 they do not enter into any buildings situated in the vicinity of these areas;
and

2.7.3 save for in the event of an emergency the Council (or their representatives) give at least five days' prior written notice to the owner of the relevant part of the Obligation Area that they are to enter any such area.

3. CONDITIONALITY

This Deed is conditional upon:

3.1 the grant of the Permission; and

3.2 the Commencement of Development.

Save for the provisions of this clause and clauses 2, 4.3, 4.4, 4.5, 4.6, 5.2, 5.4, 6, 7, 8 and 9 which shall come into effect immediately on completion of this Deed.

4 COVENANTS

4.1 The First Owner, the Second Owner, the Third Owner and the Fourth Owner covenant with the Council and the Enforcing Authority for themselves and their successors in title to observe and perform the obligations and stipulations contained in this Deed and it is AGREED (subject to Clause 5.1 hereof) for the avoidance of all doubt that the obligations and covenants in this Deed shall not be joint and several and shall only be enforceable against:

4.1.1 the First Owner and the Fourth Owner in respect of covenants relating to the Site;

4.1.2 the First Owner, the Second Owner and the Fourth Owner in respect of covenants relating to the Cathedral Landscaping Area;

- 4.1.3 the First Owner, the Third Owner and the Fourth Owner in respect of covenants relating to the Great Hospital Landscaping Area;
- 4.1.4 the First Owner in respect of covenants relating to the Redmayne and Horsford Landscaping Areas
- 4.2 The Council and the Enforcing Authority covenant separately with the First Owner, Second Owner, Third Owner and the Fourth Owner respectively to comply with their respective requirements contained in this Deed.
- 4.3 The liability of the Trustees of the Great Hospital of Bishopgate in respect of any of the obligations of the Trustees of the Great Hospital of Bishopgate under this Deed is limited in amount to the liquidated value of the assets of the Great Hospital of Bishopgate and nothing in this Deed shall entitle any person to pursue, exercise or enforce any right or remedy against the personal effects, estate, property or assets of the Trustees of the Great Hospital of Bishopgate or other trustees from time to time of the Great Hospital of Bishopgate or against any assets for the time being vested in them or any of them which are not assets of the Great Hospital of Bishopgate.
- 4.4 The obligations which the Third Owner undertakes in this Deed can only be enforced against the Trustees of the Great Hospital of Bishopgate jointly and not individually and then only as Trustees of the Great Hospital of Bishopgate and a trustee who retires from being a Trustee of the Great Hospital of Bishopgate will after his/her retirement no longer be liable for any breach of an obligation under this Deed whether the breach occurs before or after that retirement.
- 4.5 The Second Owner hereby consents to the First Owner and/or the Fourth Owner entering onto the part of its land falling within the Cathedral Landscaping Area in order to comply with the covenants the First Owner and the Fourth Owner have given in this Deed in respect of the Cathedral Landscaping Area and to carry out all works to allow the First Owner and the Fourth Owner to comply with such covenants.
- 4.6 The Third Owner hereby consents to the First Owner and/or the Fourth Owner entering onto the part of its land falling within the Great Hospital Landscaping

Area in order to comply with the covenants the First Owner and the Fourth Owner have given in this Deed in respect of the Great Hospital Landscaping Area and to carry out all works to allow the First Owner and the Fourth Owner to comply with such covenants.

5. OTHER PROVISIONS

5.1 No person will be liable for any breach of this Deed if he no longer has an interest in the Obligation Area or that part of the Obligation Area in respect of which such breach occurs (unless the breach occurred before he disposed of his interest) **AND FOR THE AVOIDANCE OF DOUBT** neither the reservation of any rights or the inclusion of any covenants over the Obligation Area in any transfer of the Obligation Area (or any part of the Obligation Area) shall constitute an interest for the purposes of this Clause.

5.2 The First Owner confirms that it has the benefit of a lease dated 31 October 1961 in respect of the Site and is the registered proprietor of the freehold land comprising the Redmayne and Horsford Landscaping Areas, the Second Owner confirms that it is the freehold owner of the Cathedral Landscaping Area, the Third Owner confirms that it is the owner of unregistered land comprising the Great Hospital Landscaping Area and the Fourth Owner confirms it is the freehold owner of the Site and that they have full power to enter into this Deed and that there is no person or body with an interest in the Obligation Area whose consent is necessary to make this Deed binding on all relevant interests in the Obligation Area.

5.3 The covenants, restrictions and requirements contained in this Deed shall not be enforceable against any statutory undertaker or other person who acquires any part of the Obligation Area or an interest in it for the purposes of the supply of electricity gas water telecommunications or highways.

5.4 On completion the First Owner will pay the Council's and Enforcing Authority's reasonable legal costs in connection with this Deed.

5.5 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.

- 5.6 If any provision of this Deed is held to be invalid, illegal or unenforceable it will not affect the remaining provisions.
- 5.7 No waiver, express or implied, by the Council or the Enforcing Authority of any breach or failure to perform or observe any of the covenants, terms or conditions of this Deed constitutes a continuing waiver, nor prevents the Council or the Enforcing Authority from enforcing any of the provisions in this Deed.
- 5.8 If the Permission is quashed revoked or expires before Commencement then, save for clause 5.4, this Deed will cease to have effect (insofar only as it has not already been complied with).
- 5.9 Subject to clause 5.10, nothing in this Deed prohibits or limits the right to develop any part of the Obligation Area in accordance with a planning permission (other than the Permission) granted after the date of this Deed.
- 5.10 If the Permission is subject to an application under Section 73 of the Act for the removal or amendment of any condition attached to the Permission then the obligations in this Deed shall also apply to the new planning permission resulting from such application if so agreed by the Council and the Enforcing Authority (acting in their absolute discretion).
- 5.11 This Deed is registerable as a local land charge.
- 5.12 Following the performance and satisfaction of all the obligations contained in this Deed the Council will, upon the written request of the First Owner or the Fourth Owner, cancel all relevant entries contained in the Register of Local Land Charges.
- 5.13 An agreement, approval, consent or expression of satisfaction required by the First Owner, the Second Owner, the Third Owner or the Fourth Owner from the Council or the Enforcing Authority under the terms of this Deed must be given in writing and shall not be unreasonably withheld or delayed.
- 5.14 The provisions of this Deed (other than this clause which takes immediate effect) will be of no effect until this Deed has been dated.
- 5.15 Nothing contained or implied in this Deed will fetter, prejudice or affect the rights,

discretions, powers, duties and obligations of the Council or the Enforcing Authority in the exercise of any of their functions as a local authority.

5.16 If in determining the Appeal the Secretary of State or the Inspector expressly states in the Decision Letter that any planning obligation or any part of any planning obligation contained in this Deed:

5.16.1 is not a material planning consideration; or

5.16.2 can be given no weight in determining the Appeal; or

5.16.3 does not constitute a reason for granting the Permission in accordance with the CIL Tests,

then subject to clause 5.6 of this Deed such planning obligation shall not be enforceable pursuant to this Deed and shall cease to have effect within this Deed save as set out in the Decision Letter.

6. DISPUTES

6.1 If any dispute is not resolved between the Parties, any of the Parties may refer it for determination by an expert. The expert will be appointed by agreement between the parties or, in default of agreement, by the President for the time being of the Royal Institution of Chartered Surveyors and the expert's decision shall be final and binding.

6.2 The expert is to be replaced by a fresh appointee in the event that he becomes at any time unable or unwilling for any reason to proceed to discharge his functions. The fresh appointee is to be appointed in the manner prescribed in this clause.

6.3 The expert is to make his decision within 6 weeks of being appointed.

6.4 The costs of appointing the expert are to be shared equally by the parties to the dispute except where the expert takes the view that one party has acted unreasonably. In that case the expert has binding discretion as to apportionment of the costs.

6.5 Nothing in this clause will apply to the recovery of liquidated sums or prevent the parties from commencing or continuing court proceedings.

7. NOTIFICATIONS

7.1 Any notice or written communication given under this Deed is validly given if hand delivered or sent by recorded delivery post to the address set out at the beginning of this Deed, unless written notification of another address has been received.

7.2 The First Owner will notify the Nominated Officer in writing of the:

7.2.1 anticipated Triggers three days in advance of each anticipated date,

7.2.2 actual Triggers within fourteen days of each actual date.

7.3 If the First Owner, Second Owner, Third Owner or the Fourth Owner disposes of their interest in all or part of the Obligation Area the relevant party will notify the Nominated Officer within 7 days of the name and address of the new owner and sufficient details to identify the relevant part of the Obligation Area.

8. COUNTERPARTS

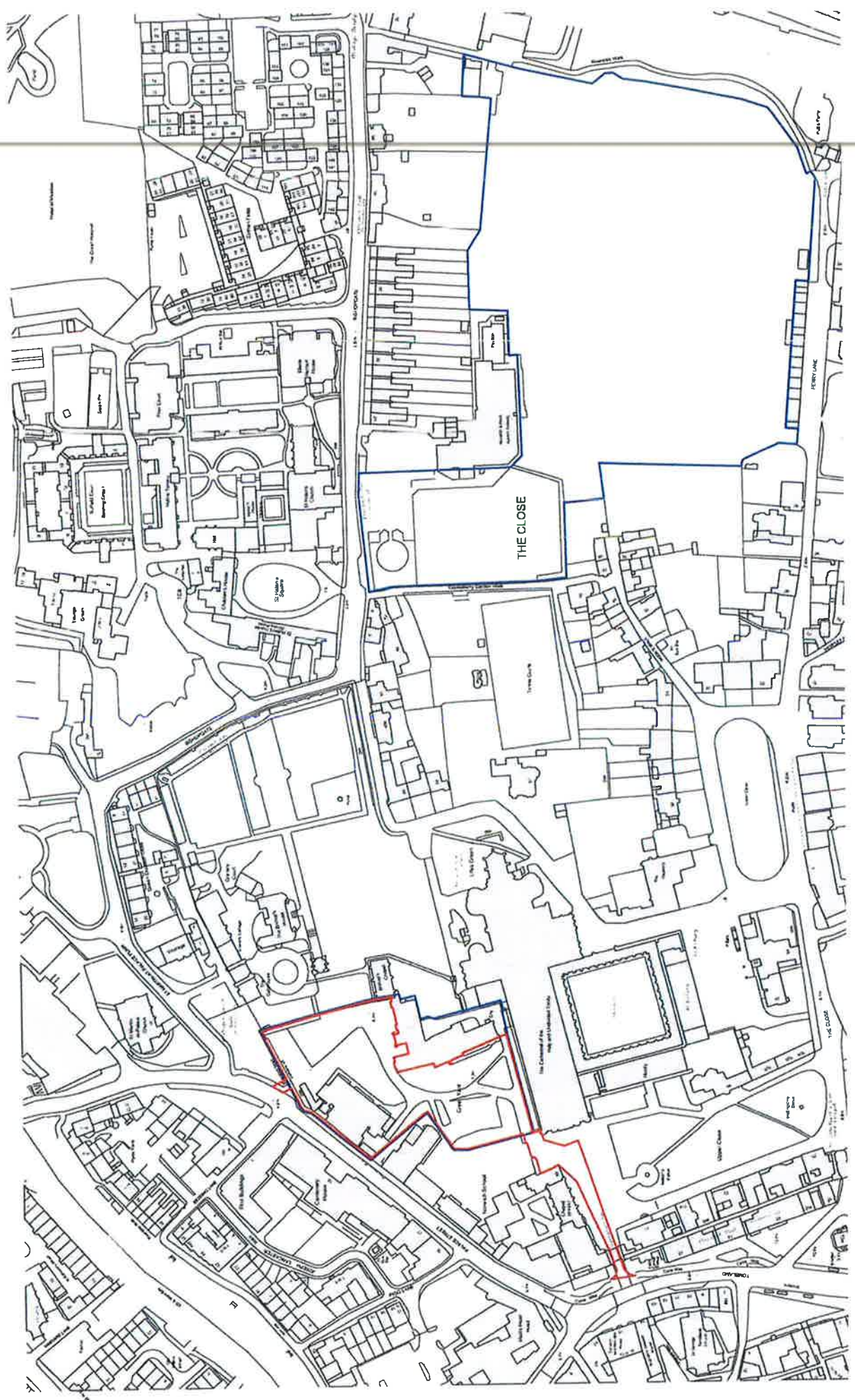
This Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute the one Deed.

9. JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England and is subject to the non-exclusive jurisdiction of the courts of England and Wales

Schedule 1

The Plan



Schedule 2

Landscaping Management and Maintenance Scheme

In this Schedule (and elsewhere in this Deed where the context permits) the following words and phrases shall have the following meaning:

Annual Assessment	an assessment to be carried out on an annual basis during the Monitoring Period (with the first assessment to take place no later than one calendar year following the end of the Maintenance Period) of the trees planted pursuant to the Approved Cathedral & Great Hospital Landscaping Scheme and Approved Redmayne and Horsford Landscaping Scheme which remain in place at the time of such an assessment and which shall result in a written report as to the condition and safety of such trees and include recommendations for any necessary remedial works that may be required to maintain the general health and safety of such trees including the replacement of any fallen or dead trees
Approved Cathedral & Great Hospital Landscaping Scheme	means unless otherwise agreed with the Council in writing the scheme for tree planting and maintenance requirements in relation to the Cathedral Landscaping Area and the Great Hospital Landscaping Area set out in sections 7 and 8 (pages 20 to 27) of the Cathedral Close & The Great Hospital Tree Planting Document PROVIDED THAT: (i) the location of tree planting, tree species, specification of trees, height (at time of planting), density, tree pit size, management and maintenance scheme for the trees and total numbers of trees to

	be planted in the Cathedral Landscaping Area shall be in accordance with the details provided in the Cathedral Close & The Great Hospital Tree Planting Document unless first otherwise agreed in writing with the Council and the First Owner and the Second Owner (all acting reasonably); and (ii) the location of tree planting, tree species, specification of trees, height (at time of planting), density, tree pit size, management and maintenance scheme for the trees and total numbers of trees to be planted in the Great Hospital Landscaping Area shall be in accordance with the details provided in the Cathedral Close & The Great Hospital Tree Planting Document unless first otherwise agreed in writing with the Council and the First Owner and the Third Owner (all acting reasonably)
Approved Redmayne and Horsford Landscaping Scheme	the Redmayne and Horsford Landscaping Scheme as approved by the Nominated Officer including any amendment or substitution agreed by the Nominated Officer in writing
Cathedral Close & The Great Hospital Tree Planting Document	the document at Appendix 1 titled "Norwich School Tree Planting Proposals for Cathedral Close & The Great Hospital" dated March 2020 and given document reference TLA 1295 RP002 REV K
Cathedral Landscaping Area	unless otherwise agreed in writing with the Council this shall mean the following: a) the area shown shaded and edged pink in Section 7 on Page 20 of the Cathedral Close & The Great Hospital Tree Planting Document titled "Lower School Playing

	Fields”; and b) the areas shown shaded and edged blue in Section 7 on Pages 22, 23 and 24 of the Cathedral Close & The Great Hospital Tree Planting Document titled “Lower Close”, “Upper Close” and “Holland Court”
Great Hospital Landscaping Area	unless otherwise agreed in writing with the Council the area shown shaded and edged blue in Section 7 on Page 21 of the Cathedral Close & The Great Hospital Tree Planting Document and titled “Hospital Meadow”
“Maintenance Period”	means a period of 15 years from the date of completion of the tree planting pursuant to the Approved Redmayne and Horsford Landscaping Scheme or the Approved Cathedral and Great Hospital Landscaping Scheme (as appropriate)
“Monitoring Period”	means a period of 25 years from the date that the Maintenance Period ends in respect of the Approved Cathedral and Great Hospital Landscaping Scheme or the Approved Redmayne and Horsford Landscaping Scheme (as appropriate) AND FOR THE AVOIDANCE OF DOUBT the Monitoring Period shall end 40 years from the date of completion of the tree planting pursuant to the Approved Cathedral and Great Hospital Landscaping Scheme or the Approved Redmayne and Horsford Landscaping Scheme (as appropriate)
Redmayne and Horsford Landscaping Areas	unless otherwise agreed in writing with the Council this shall mean the following: (a) the land edged and shaded blue and marked

	"Area Aa" for identification purposes only on the plan at Appendix 6a of the Redmayne and Horsford Planting Specification; (b) the land edged and hatched blue and marked "Area B" for identification purposes only on the plan at Appendix 6b of the Redmayne and Horsford Planting Specification; (c) the land edged and shaded blue and marked Area D for identification purposes only on the plan at Appendix 5 of the Redmayne and Horsford Planting Specification; (d) the land edged and shaded blue and marked Area E for identification purposes only on the plan at Appendix 5 of the Redmayne and Horsford Planting Specification; and (e) the areas of the boundary marked Boundary A, Boundary B, Boundary C and Boundary F for identification purposes only on the plan at Appendix 5 of the Redmayne and Horsford Planting Specification
Redmayne and Horsford Landscaping Scheme	means a scheme for tree planting and maintenance requirements in relation to the Redmayne and Horsford Landscaping Areas in accordance with the details contained in the Redmayne and Horsford Planting Specification which shall include details of the following unless otherwise agreed in writing with the Council: - a detailed timetable for the laying out and provision of the tree planting including a planting schedule;

	- details of the location of tree planting, tree species, specification of trees, height (at time of planting), density, tree pit size and total numbers of trees to be planted; - details of the ongoing management and maintenance of the trees planted pursuant to this scheme in the Redmayne and Horsford Landscaping Areas (which shall include details of the 15 year aftercare management and maintenance programme (to include details for maintenance in the first 5 years and the following 10 years as part of the programme) of the Redmayne and Horsford Landscaping Areas); - details of the ongoing monitoring of the Redmayne and Horsford Landscaping Areas (which shall include a period of 25 years from the end of the Maintenance Period) - such other information as the Council may reasonably require to enable the approval of this scheme
Redmayne and Horsford Planting Specification	the document at Appendix 2 titled "Planting Specification Redmayne Playing Fields & Land at Horsford" dated 8 July 2019 (or such other document as is approved in writing by the Council)

1. Redmayne and Horsford Landscaping Scheme

The First Owner and the Fourth Owner covenant with the Council and the Enforcing Authority:

- 1.1 Not to fell any tree within the Site (unless such felling falls within the definition of Excluded Works) unless and until the Redmayne and Horsford Landscaping Scheme has been submitted to and approved by the Council in writing
- 1.2 Prior to the felling of any tree within the Site (unless such felling falls within the definition of Excluded Works) to carry out and complete the tree planting on the Redmayne and Horsford Landscaping Areas as set out in the Approved Redmayne and Horsford Landscaping Scheme to the written satisfaction of the Council.

The First Owner covenants with the Council and the Enforcing Authority:

- 1.3 Following completion of the tree planting within the Redmayne and Horsford Landscaping Areas to thereafter manage and maintain the Redmayne and Horsford Landscaping Areas in accordance with the Approved Redmayne and Horsford Landscaping Scheme for a period of 15 years in accordance with the Approved Redmayne and Horsford Landscaping Scheme;
- 1.4 Not to fell any trees within the Redmayne and Horsford Landscaping Areas (unless such felling falls within the definition of Excluded Works) which have been planted pursuant to the Approved Redmayne and Horsford Landscaping Scheme following completion of the tree planting within the Redmayne and Horsford Landscaping Areas in accordance with the Approved Redmayne and Horsford Landscaping Scheme and to retain all trees within the Redmayne and Horsford Landscaping Areas planted pursuant to the Approved Redmayne and Horsford Landscaping Scheme (or unless such felling falls within the definition of Excluded Works) for a period of 25 years following the expiry of the Maintenance Period unless otherwise agreed in writing with the Council.
- 1.5 To carry out an Annual Assessment each calendar year during the Monitoring Period and retain copies of the written reports resulting from such Annual Assessments and make available to the Council within 21 days of written

request.

- 1.6 Unless otherwise agreed in writing with the Council to carry out any necessary remedial works that may be set out in any Annual Assessment as being required to maintain the general health and safety of the trees planted pursuant to the Approved Redmayne and Horsford Landscaping Scheme which remain in place at the time of such an assessment as soon as reasonably practicable.

2. Cathedral and Great Hospital Landscaping Scheme

The First Owner, the Second Owner, the Third Owner and the Fourth Owner covenant with the Council:

- 2.1 Not to fell any tree within the Site (unless such felling falls within the definition of Excluded Works) unless and until a detailed timetable for the laying out and provision of the tree planting in accordance with the Approved Cathedral & Great Hospital Landscaping Scheme (including a planting schedule) has been submitted to and approved by the Council in writing;
- 2.2 Prior to the felling of any tree within the Site (unless such felling falls within the definition of Excluded Works) to layout and provide the tree planting scheme within the Cathedral Landscaping Area and the Great Hospital Landscaping Area in accordance with the Approved Cathedral & Great Hospital Landscaping Scheme and the detailed timetable and planting schedule approved pursuant to Paragraph 2.1 of Schedule 2 to the written satisfaction of the Council;
- 2.3 Following completion of the tree planting within the Approved Cathedral & Great Hospital Landscaping Scheme to thereafter manage and maintain the Cathedral Landscaping Area and the Great Hospital Area in accordance with the Approved Cathedral & Great Hospital Landscaping Scheme for a period of 15 years in accordance with the Approved Cathedral & Great Hospital Landscaping Scheme.;
- 2.4 Not to fell any trees within the Cathedral Landscaping Area or the Great Hospital Landscaping Area which have been planted pursuant to the Approved Cathedral

& Great Hospital Landscaping Scheme following completion of the tree planting within the Cathedral Landscaping Area and the Great Hospital Landscaping Area in accordance with the Approved Cathedral & Great Hospital Landscaping Scheme (unless such felling falls within the definition of Excluded Works) and to retain all trees within the Cathedral Landscaping Area and the Great Hospital Landscaping Area planted pursuant to the Approved Cathedral & Great Hospital Landscaping Scheme for a period of 25 years following the expiry of the Maintenance Period unless otherwise agreed in writing with the Council (or unless such felling falls within the definition of Excluded Works).

- 2.5 To carry out an Annual Assessment each calendar year during the Monitoring Period and retain copies of the written reports resulting from such Annual Assessments and to make available to the Council within 21 days of written request.
- 2.6 Unless otherwise agreed in writing with the Council to carry out any necessary remedial works that may be set out in any Annual Assessment as being required to maintain the general health and safety of the trees planted pursuant to the Approved Cathedral & Great Hospital Landscaping Scheme which remain in place at the time of such an assessment as soon as reasonably practicable.

Schedule 3

Council and Enforcing Authority Obligations

1. Covenant between the Council and the Enforcing Authority

1.1 The Council will indemnify the Enforcing Authority against all reasonable costs claims and demands in connection with its obligations in this Deed in relation to any breaches of Paragraphs 1.1 to 1.6 (inclusive) of Schedule 2 to this Deed within the district of Broadland including where requested the enforcement of any breaches of the obligations at Paragraphs 1.1 to 1.6 (inclusive) of Schedule 2 to this Deed.

2. Covenants by the Enforcing Authority

2.1 The Enforcing Authority shall keep the Council informed of the nature of any action and/or breaches of Paragraphs 1.1 to 1.6 (inclusive) of Schedule 2 to this Deed and the stage that any such action and/or breaches has reached; and

2.2 the Enforcing Authority shall take into account any representations made by the Council and shall agree with the Council in writing any action to be taken against any breaches of Paragraphs 1.1 to 1.6 (inclusive) of Schedule 2 to this Deed.

IN WITNESS whereof the parties hereto have executed this document as a Deed on
the day and year first before written.

THE COMMON SEAL OF)

Norwich City Council)

was affixed hereto in the presence of:)



Authorised Signatory:


LEAH MICKELBOROUGH

and this Deed has been duly and properly executed

in accordance with the constitution of Norwich City Council

THE COMMON SEAL OF)

Broadland District Council)

was affixed hereto in the presence of:)

Authorised Signatory:


Deputy Monitoring Officer
Linda Mockett



and this Deed has been duly and properly executed

in accordance with the constitution of Broadland District Council

EXECUTED AS A DEED by)
NORWICH SCHOOL)
acting by

Bursar: 

Director/Secretary: 



THE COMMON SEAL of the CORPORATE)
BODY OF THE CATHEDRAL CHURCH OF)
THE HOLY AND UNDIVIDED TRINITY OF)
NORWICH was affixed to this deed in the)
presence of:)





Signed as a Deed on behalf of the TRUSTEES)

OF THE GREAT HOSPITAL by)

[JONATHAN STANLEY] and)

[DAVID MARRIS] two of their)

number under an authority conferred pursuant)

to section 333 of the Charities Act 2011 in the)

presence of:

Signature of Witness:

Georgina Dormer

Name of Witness (BLOCK CAPITALS):

GEORGINA DORMER

Address of Witness:

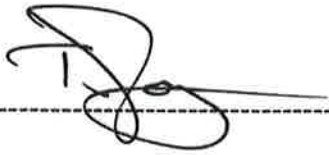
102 NEWTON STREET
NORWICH
NR10 3LS

Executed as a Deed by the **Church Commissioners for England**

acting by two authorised signatories:

Kevin Jones

Signature of Authorised Signatory

A stylized, handwritten signature in black ink, consisting of a large, looping 'S' shape followed by a horizontal line and a small circular flourish.

Signature of Authorised Signatory

Appendix 1 - Cathedral Close & The Great Hospital Tree Planting Document

NORWICH SCHOOL TREE PLANTING PROPOSALS FOR CATHEDRAL CLOSE & THE GREAT HOSPITAL

March 2020

TLA 1295 RP002 REV K

REV K - 28.10.2019

Great Hospital and playing field section updated

REV J - 28.10.2019

Minor updates

REV I - 28.10.2019

Minor updates

REV H - 28.10.2019

Minor updates

REV G - 28.10.2019

Minor updates

REV F - 28.10.2019

Minor updates

REV E - 28.10.2019

Minor updates

REV D - 28.10.2019

Minor updates

REV C - 28.10.2019

Minor updates

REV B - 28.10.2019

Minor updates

REV A - 28.10.2019

Minor updates

REV 0 - 28.10.2019

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Minor updates

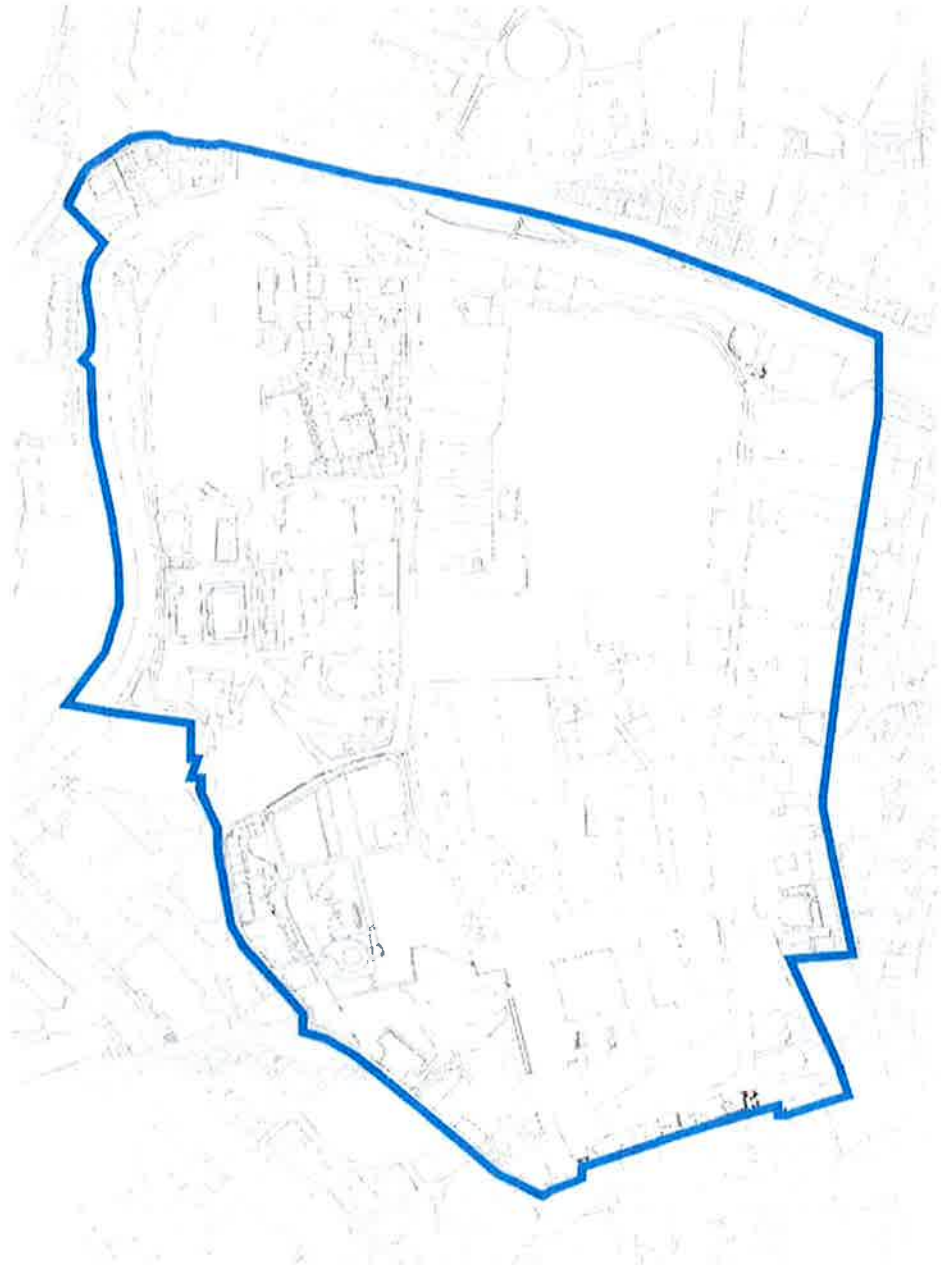
CONTENTS

1	INTRODUCTION page 3
2	LANDSCAPE CHRONOLOGY page 4
3	LANDSCAPE ANALYSIS page 14
4	PROPOSALS page 16
5	RECENTLY UNDERTAKEN TREE PLANTING PROJECTS page 18
6	SUGGESTED SPECIES page 19
7	OUTLINE TREE PLANTING PROPOSALS page 20
8	MAINTENANCE REQUIREMENTS page 25

INTRODUCTION

- The Landscape Agency has been commissioned by Norwich School to act as Landscape Architects in respect of their proposals for new dining and teaching facilities at the school. A previous application for its proposed new facilities was refused by members of Norwich City Council Planning Committee earlier this year. The reason for refusal related to the loss of twelve trees on the edge of Palace Lawn, including one significant London Plane tree.
- With the need for the facilities remaining, the school has reconsidered its options for development and instructed the Landscape Agency to consider additional opportunities for tree planting across the wider Cathedral Close City Centre Character Area, which would assist in mitigating any potential unavoidable tree losses.
- This report has assembled a short chronology of maps and plans between 1830 and the present day that include the location of trees within Cathedral Close. By analysing these maps and plans and comparing them with the current tree stock, it would appear that there has been a continuing decline in the number of trees over several years.
- This report concludes that the opportunity exists to plant additional trees across the Cathedral Close Conservation Area. The concluding plans indicate locations for additional tree planting and provides detail on suggested tree species and specification for tree stock at the time of planting.
- Maintenance and after-care is an essential part of tree planting and establishment. All new tree planting will include a 15 year Maintenance Schedule to ensure the successful establishment and long term health of the new tree planting which will include:
 - Regular watering, all newly-planted trees will need to be regularly watered in spring and summer until successfully established;
 - Removal or adjustment of stakes and ties;
 - Regular inspection for signs of ill health or damage;
 - Formative pruning as necessary.

Further detail is provided within section 8 of this report.



LANDSCAPE CHRONOLOGY

- We have taken Millard and Manning's (Fig 1.) 1830 map of Norwich City prepared on behalf of the City Corporation as a starting point. Whilst it is unlikely that this is a wholly accurate record of the tree stock within Cathedral Close it does indicate a formal layout of trees surrounding both Upper Close and Lower Close as well as a number of trees planted across what is now the sports pitches, cricket nets and play area for the pre-prep school and throughout the gardens of a number of properties.
- A map published by Morant forty-three years later in 1873 (Fig 2.) continues to show a more formal layout of trees surrounding Upper Close and Lower Close. The school cricket field has been set out by now and any trees have been cleared, but the adjacent field that is now the pre-prep play area is well-covered.
- An OS map published in 1885 (Fig 3.), from surveys in 1882 and 1883, includes every tree location. Key points to note include a regular formal layout of trees around the perimeter of Upper and Lower Close. Extensive tree planting is evident to the northern and western boundaries of the Palace Lawns.
- The First Edition OS Map at 25'inch to the mile, published in 1886 (Fig 4.) has not plotted the trees in Upper Close and Lower Close in any detail, but it does indicate a single tree in the lawn adjoining Bishop's Chapel, this appears to be the Copper Beech identified on the 1999 aerial photograph (Fig 8). This plan continues to identify a significant number of trees to the south east of the Cricket Ground and these trees are also indicated in the less detailed 6inch to 1 mile OS map also of 1886 (Fig 4.) as well as across the site.
- This chronology leaps ahead to an aerial photograph taken in 1951 (Fig 6), which shows the extent of tree planting, particularly around Upper Close. The following aerial photograph from 1999 (Fig 8) confirms that the single tree planted on the lawn adjacent to the Bishop's Chapel was a copper beech. It also shows that the area to the south east of the cricket/sports pitch has now been cleared to provide further outdoor recreation for the school. The number of trees on Upper and Lower Close are less formal in layout, although a few individuals may date from those identified on Millard's map of 1830.
- The chronology concludes with an up to date aerial photograph (Fig 9). The copper beech beside Bishop's Chapel is no longer standing, and it would appear that there has been a loss of tree cover across Upper Close and possibly surrounding Lower Close. A few trees have also been removed to make way for Michael Hopkins's Cathedral Refectory, notably another copper beech.



Millard Map - 1830



Morant map - 1873



OS Maps - 1885



OS Maps - 25 inch to mile - 1886



First edition OS map 6 inch to mile - 1886



OS Map 1:1250 - 1956



Google map - 1999



Promap aerial - 2019

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Fig 2. Morant map 1873

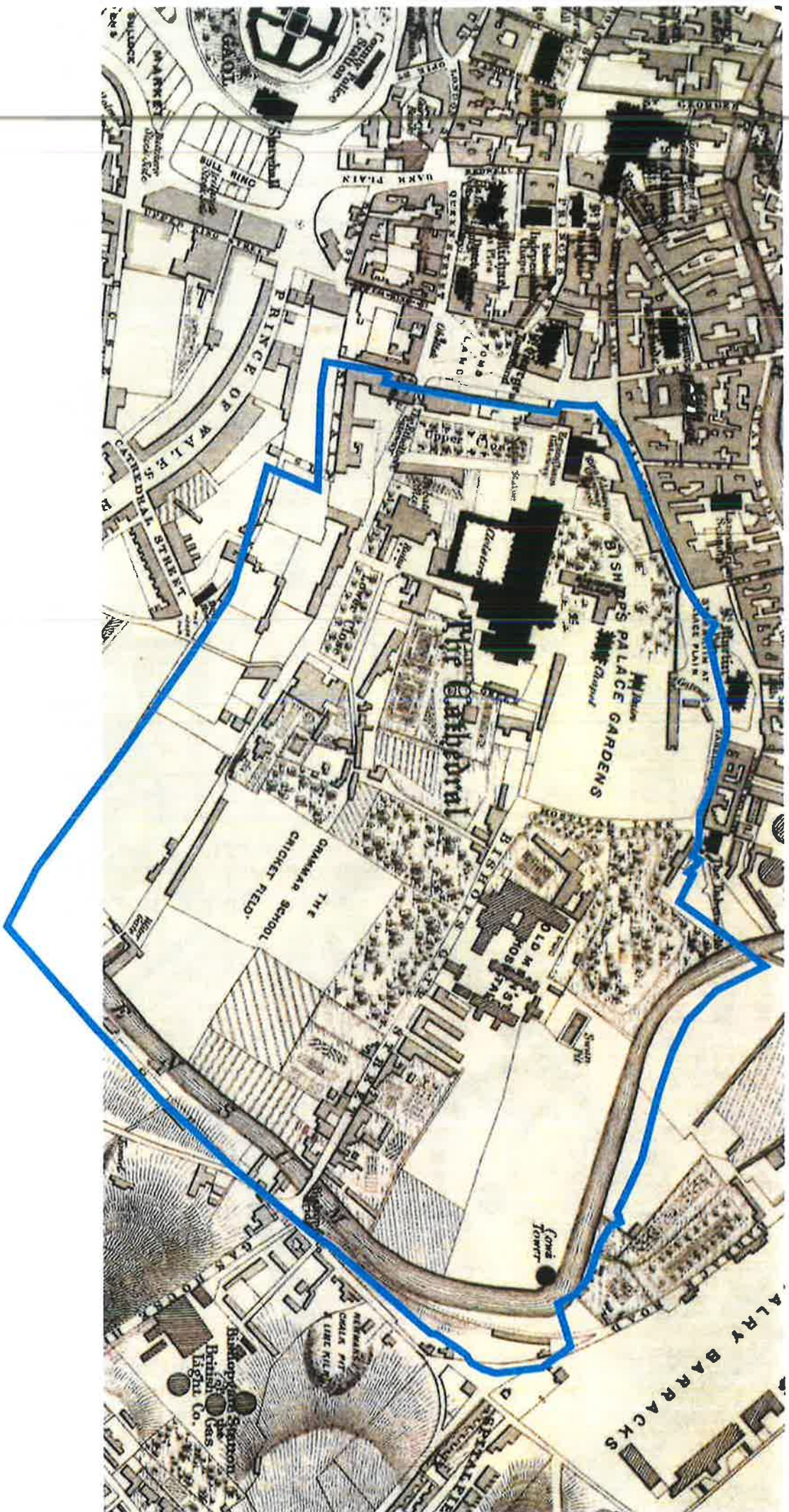
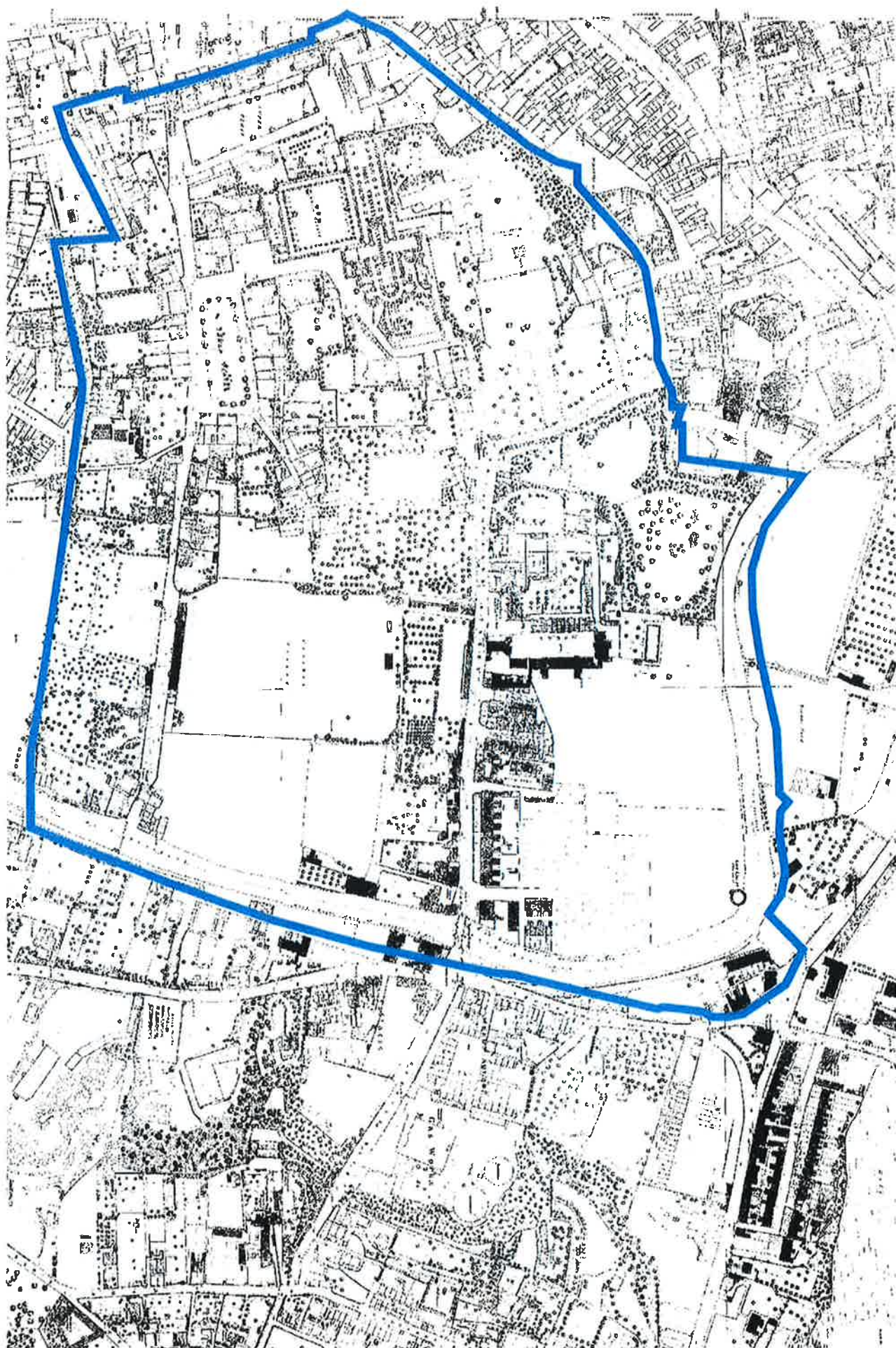


Fig. 3. 1:1250 OS plan, 1885



[illegible]

[illegible]

Fig 6. 1951 aerial photograph

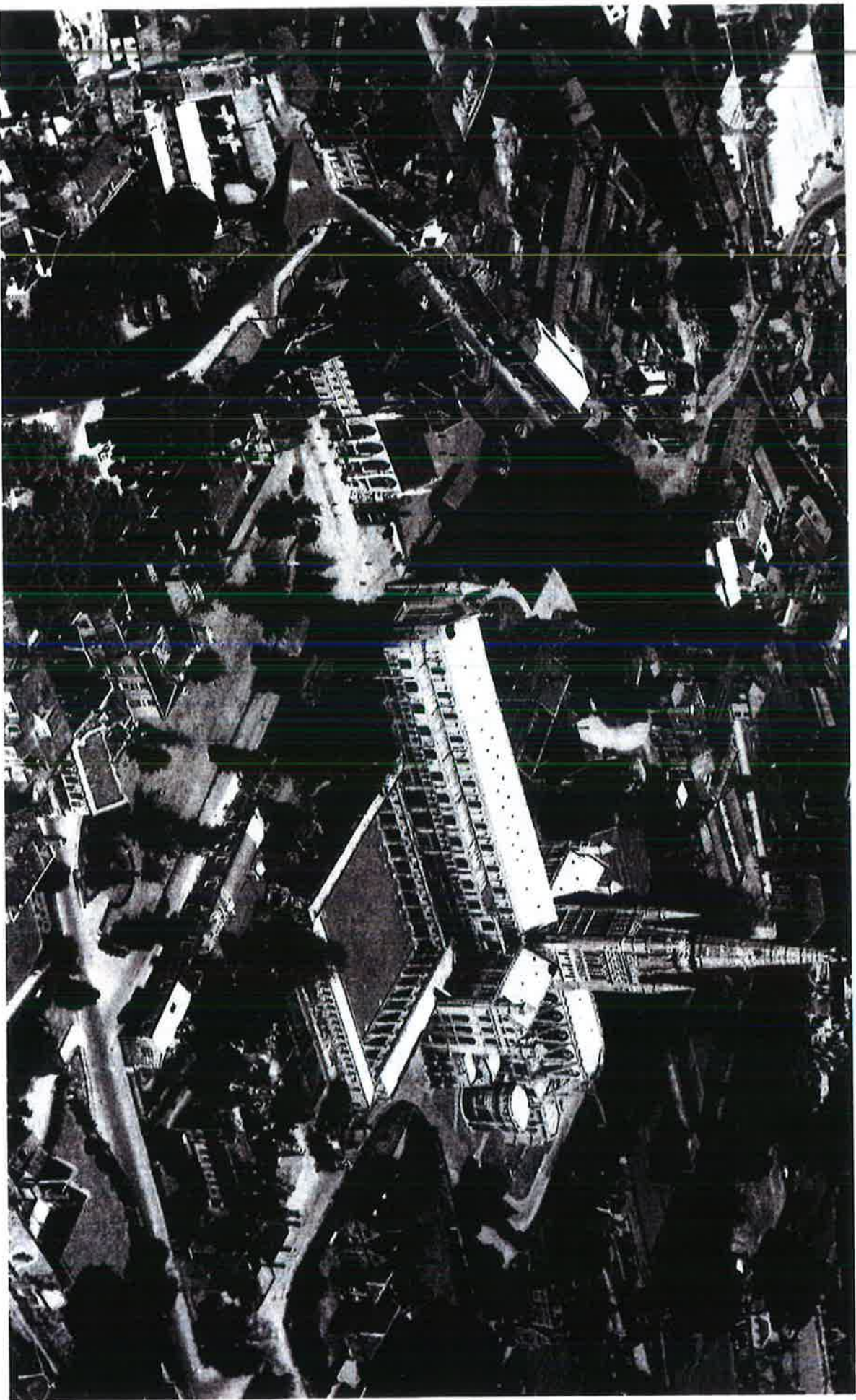


Fig 7. OS Map 1956

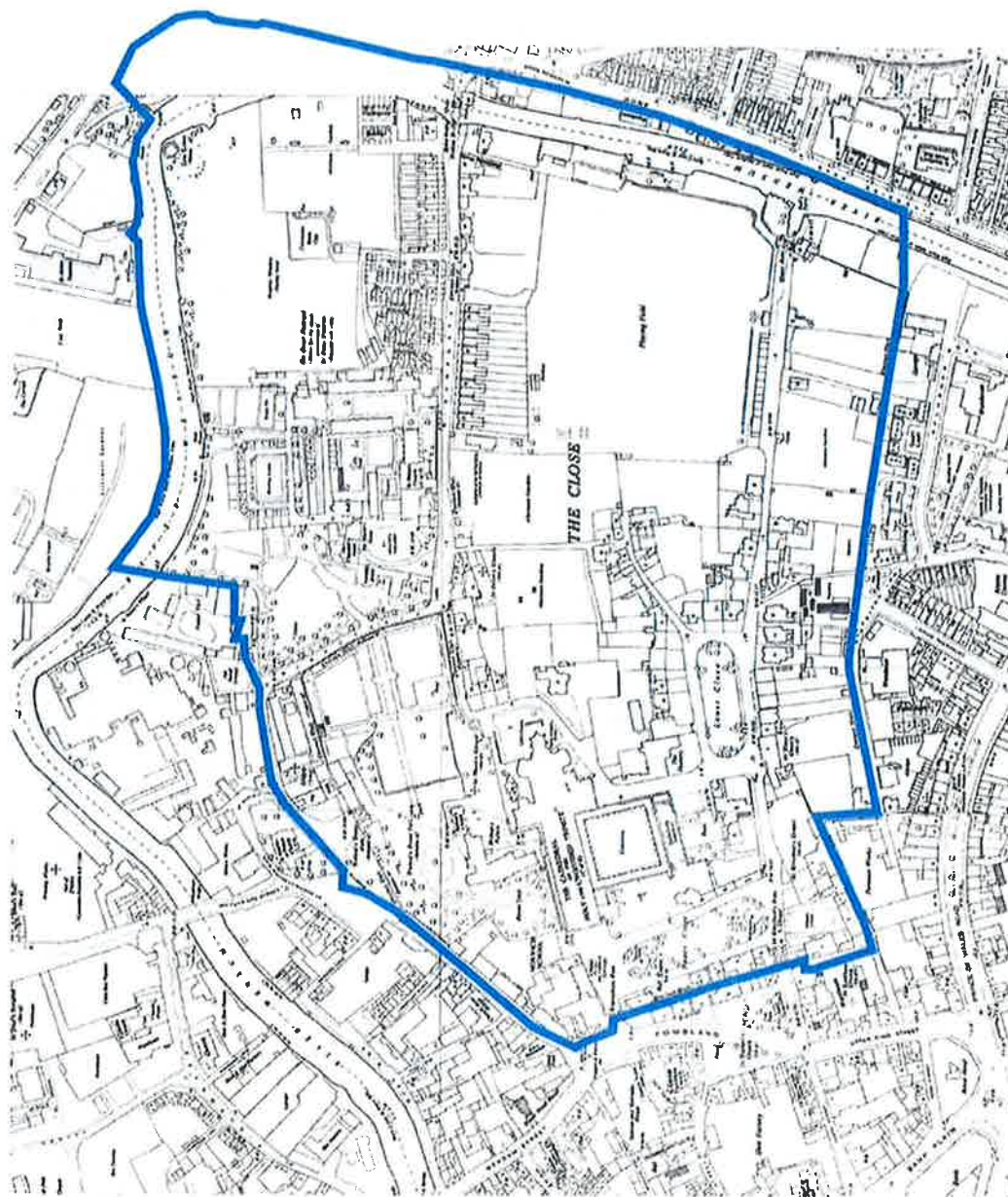


Fig 8. Google map 1999

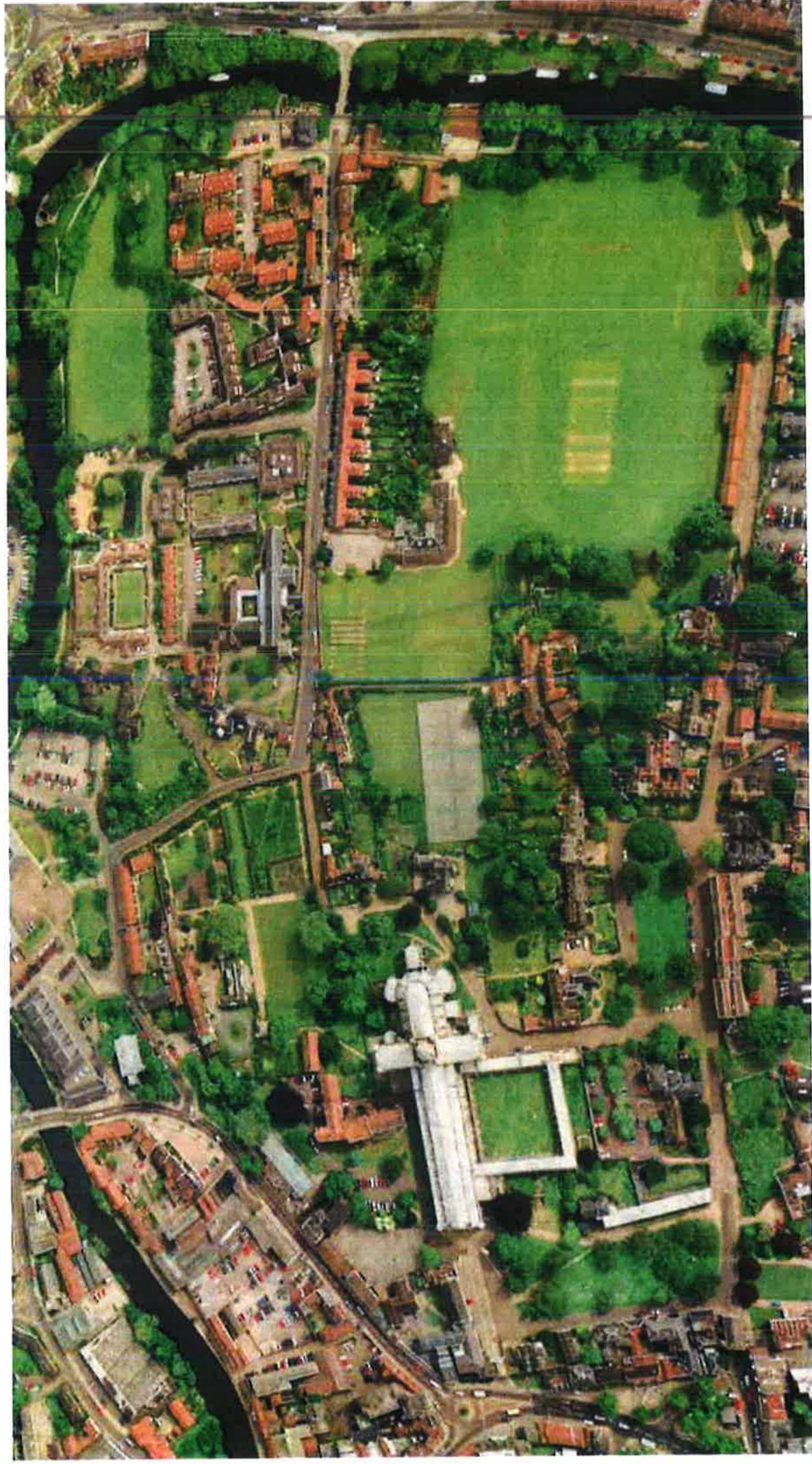


Fig 9. 2019 Promap aerial



LANDSCAPE ANALYSIS

As far as we are aware, the most recent survey showing locations of individual trees and groups of trees within Cathedral Close dates from around 2000 (Fig 8). Each tree has been given a number and this plan may have been accompanied by a more detailed tree condition survey.

Without the benefit of a more recent survey, it is only possible to compare the tree stock in 2000 and the tree stock in 2019, looking at the most recent aerial photograph but it would appear that there has been a loss of tree cover across and surrounding Upper Close. In 2000 21 trees were recorded in Upper Close. There are now 13 in 2019. 5 of these trees are small / new and 8 are large / medium. However, an overlay of the 2000 tree survey and an early 20th century OS plan (Fig 9), shows clearly that during the past century there has been a significant decline in the stock of trees across the Cathedral Close although there are some areas where individual trees have been added at locations where they were not previously recorded.

It is worth noting that a far less formal layout of trees exists across Upper and Lower Close today whereas in the early 20th century a more formal layout existed of trees at regular spacing surrounding the perimeter of the grassed areas. Only a handful of these trees still survive. A replanting strategy could consider reinstating this more formal layout. The tree strategy should also look consider a better thought through choice of species to ensure tree longevity.

The most significant loss of trees is in the area south east of the cricket ground as well as trees within the individual gardens and grounds. It is difficult to put a number or percentage of trees that have been lost over the past century but it would appear to be at least 50%.

Norwich School understands that the Dean and Chapter are already engaged with the planning authority, tree officers and conservation officers regarding tree planting in the Upper and Lower Closes. The school would wish any future planting proposals to be considered holistically to ensure all landscaping schemes for this conservation area are duly dovetailed.



Fig 8. Map showing locations of individual trees and groups within Cathedral Close c.2000

Fig 9. Overlay of tree location plan and 1885 OS plan



PROPOSALS

Bishop's Palace Lawn and Lower School Playing Fields

Having assessed a chronology of maps and plans from 1830 to the present day and undertaken an overlay analysis and comparison of these plans, we have identified several areas across Cathedral Close where new and replacement tree planting could be considered.

1 Palace Lawn

An opportunity to plant signature trees to replace the lost copper beech. A further significant tree could be planted to enhance the green character of the Lower Quad (formerly known as the Green Yard). These trees would also form part of a landscape proposal for the Palace Lawn site. Refer to Palace Lawn Proposed Landscape Masterplan for full details.

2 Lower School Playing Fields

Additional tree planting around the peripheries of the Lower School Playing Field with scope to accommodate 10-15 new trees, depending upon species, to bolster the existing cover. This is Cathedral land and requires close consultation with them and their ecclesiastical bodies.



PROPOSALS

The Hospital Meadow site and other potential opportunities

The School is also exploring opportunities for tree planting at the Hospital Meadow, site through ongoing dialogue with the Great Hospital, along with other potential sites across Cathedral Close.

1 Hospital Meadow

Historic flood meadow that could accommodate additional tree planting to the periphery of the site, linking onto the existing green networks of 'important trees' within the conservation area. Tree species would need to be selected based on suitability to wet conditions such as Willow or Alder.

2 Upper Close

Proposals could see the introduction of the next generation of specimen tree planting within this large lawned space to the west of the Cathedral. The space could accommodate two new large scale ornamental signature trees at either end of the square along with small groups of ornamental trees with a more compact habit.

3 Lower Close

As with proposals within Upper Close, new tree planting could provide the next generation of specimen tree planting within Lower Close with a combination of appropriately located large scale specimens and smaller scale ornamental species.

4 Holland Court

New specimen tree planting within the expanse of mown lawn to the heart of Holland Court. New tree planting will provide enhanced visual amenity to businesses and users of the court including staff and patients of the NHS Wellbeing Central Norfolk Hub.

5

The Bishop's House Garden - Now Undertaken

The Bishop highlighted an intent to work with the School to identify areas for tree planting within his garden. Recent tree planting has been undertaken in January 2020 funded by the School, refer to Chapter 5 (page 16) for further details.



RECENTLY UNDERTAKEN TREE PLANTING PROJECTS

The Bishop's House Garden

In January 2020, two new tree planting projects were undertaken within the Bishop's House Garden introducing 19 new trees within the grounds. New tree planting includes a new orchard combining heritage fruit varieties and a striking stand of Himalayan Birch trees as illustrated in the plan below.



Location Plan

Planting Schedule - tree planting undertaken January 2020

TREE SPECIES	SPECIFICATION	HEIGHT (At time of planting)	TOTAL NUMBER
<i>Betula utilis</i> 'Jaccuomontei' (Himalayan Birch)	Standard (Standard), 8-10cm girth, Bareroot, 2x transplanted	min 200cm	9
FRUIT TREE SPECIES	SPECIFICATION	HEIGHT (At latest planting)	TOTAL NUMBER
<i>Malus domestica</i> 'Blenheim Orange' (Desert Apple)	Standard, bareroot	220cm	1
<i>Malus domestica</i> 'Cervus' (Desert Apple)	Standard, bareroot	220cm	1
<i>Malus domestica</i> 'Herefordshire Russet' (Desert Apple)	Standard, bareroot	175cm	1
<i>Malus domestica</i> 'Kidd's Orange' (Desert Apple)	Standard, bareroot	175cm	1
<i>Malus domestica</i> 'Hovgate Wonder' (Cooking Apple)	Standard, bareroot	175cm	1
<i>Pyrus communis</i> 'Beth' (Pear)	Standard, bareroot	175cm	1
<i>Pyrus communis</i> 'Doyenne du Comice' (Pear)	Standard, bareroot	175cm	1
<i>Pyrus communis</i> 'Onward' (Pear)	Standard, bareroot	175cm	1
<i>Prunus domestica</i> 'Blaisdon Red' (Plum)	Standard, bareroot	175cm	1
<i>Prunus domestica</i> 'Jullins Gage' (Plum)	Standard, bareroot	175cm	1
TOTAL ORCHARD TREES			10

SUGGESTED SPECIES

Species selection should be made on an individual case, informed by site characteristics including ground conditions and existing or historic surrounding tree species. With the increasing challenges of a changing climate selecting appropriate tree species has never been so important. Proposed tree planting will promote a diverse collection of robust tree species capable of thriving, within hotter and drier East Anglian conditions. Proposals will include a number of majestic and ecologically valuable large canopied species such as Cut leaf Beech (*Fagus Apleniifolia*), Black Walnut (*Juglans nigra*) and Tulip Tree (*Liriodendron tulipifera*) along with smaller scale ornamental tree species where space limitations exist including those with multi seasonal interest such as Cherry (*Prunus* sp.), Dogwood (*Cornus*) and Rowan (*Sorbus* sp.).



Juglans nigra - Mature height: 30m+



Tilia cordata - Mature height: 20m+



Liriodendron tulipifera - Mature Height: 20m+



Alnus cordata - Mature Height: 20m+



Quercus spp. e.g. *Quercus palustris* - Mature height: 12-17m



Prunus spp. e.g. *Prunus sargentii* - Mature height: 3-7m



Ostrya carpinifolia - Mature Height: 12-17m



Cornus spp. e.g. *Cornus kousa* - Mature Height: 5-6m



Fagus sylvatica 'Apleniifolia' - Mature height: 20m+

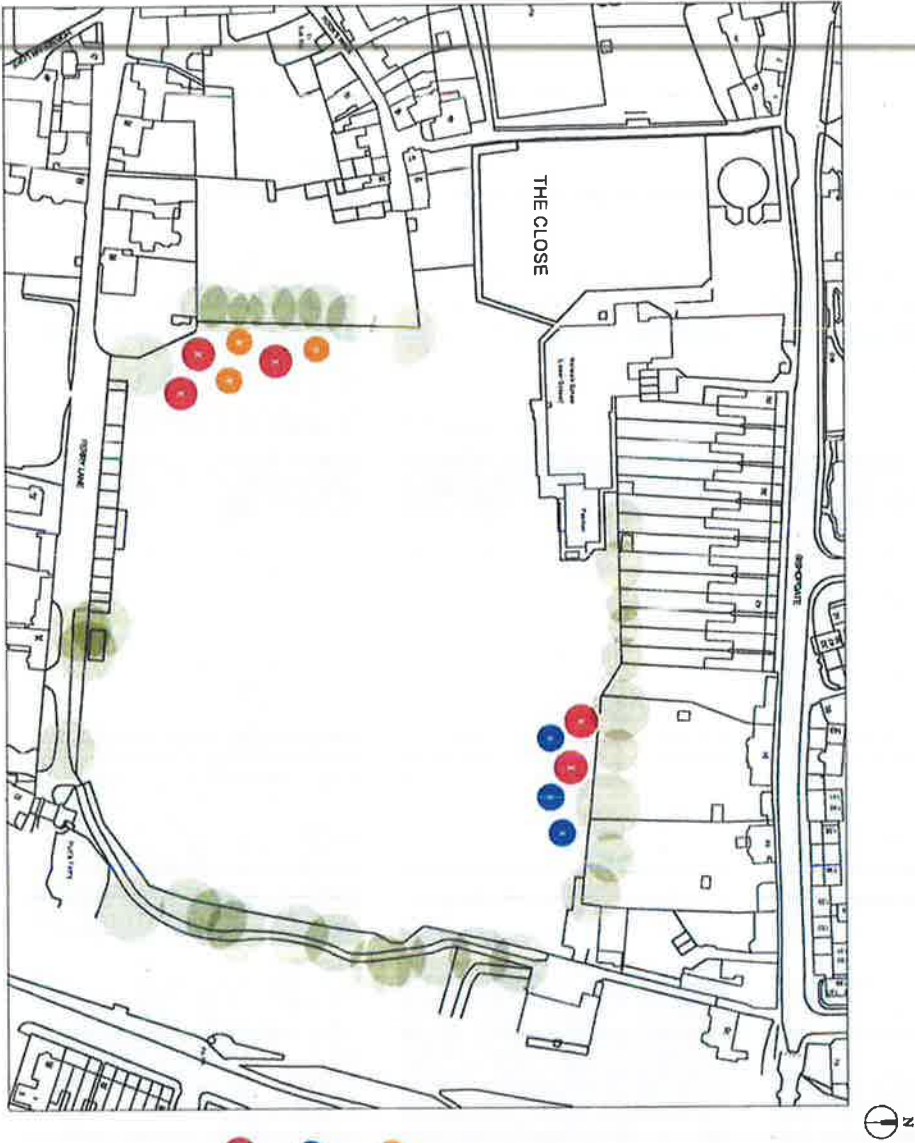


Sorbus spp. e.g. *Sorbus torminalis* - Mature Height: 7-12m



Fagus sylvatica 'Apleniifolia' - Mature Height: 20m+

OUTLINE TREE PLANTING PROPOSALS Lower School Playing Fields



- KEY**
- Existing tree cover (approximate positions)
 - Indicative locations of proposed new tree planting



Location Plan

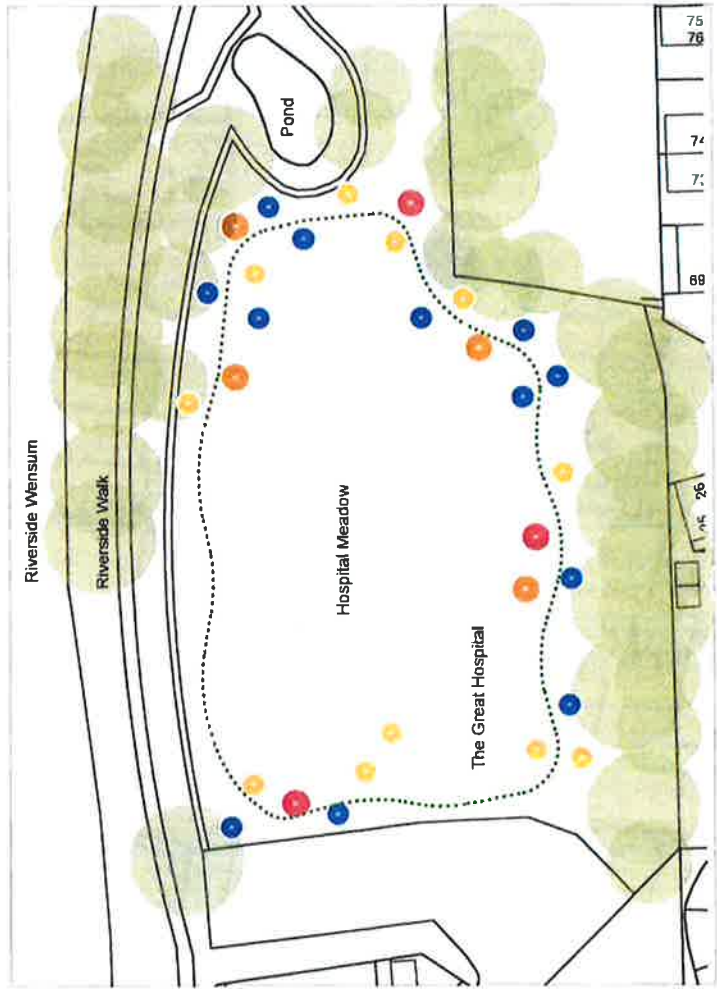
Indicative Planting Schedule

TREE SPECIES	SPECIFICATION	HEIGHT (Minimum planting)	DENSITY SPACING (4 per acre)	TREE PLANT SIZE (4 per acre)	TOTAL
 <i>Sorbus torminalis</i> (Wild Service Tree)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min 4m	1m dia x 0.75m deep	3
 <i>Tilia cordata</i> (Lime)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min 10m	1m dia x 0.75m deep	3
 <i>Quercus robur</i> (English Oak)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min 12m	1m dia x 0.75m deep	5
TOTAL TREES					11



OUTLINE TREE PLANTING PROPOSALS

Hospital Meadow



KEY

Existing tree cover (approximate positions)



Indicative locations of proposed new tree planting

Proposed mown walkway around perimeter of Hospital Meadow flanked by proposed new tree planting



Location Plan

Indicative Planting Schedule

TREE SPECIES	OVERHEAD APPLICATION	HEIGHT -m- (meters)	DENSITY/ SPACING	TREE WY DIA/ DEPTH	TOTAL
<i>Alnus glutinosa</i> (Common Alder)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	400-450cm	Min. 7m centres	1m dia x 0.75m deep	12
<i>Betula pubescens</i> (Downy Birch)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min. 6m centres	1m dia x 0.75m deep	11
<i>Salix alba</i> 'Tristis' (White Willow)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min. 10m centres	1m dia x 0.75m deep	4
<i>Quercus palustris</i> (Pin Oak)	Standard (standard), 8-10cm girth, Rootballed, 2x transplanted	250-300	Min. 10m centres	0.6m dia x 0.55m deep	3
TOTAL TREES					30

Note: this list provides indicative tree counts excluding access to existing tree planting cost



Indicative locations of proposed new tree planting



TREE SPECIES	SPECIFICATION	HEIGHT (At Time of Planting)	DENSITY/ SPACING	TREE FIT SIZE (Approx.)	TOTAL
<i>Liriodendron tulipifera</i> 'Tulip Tree'	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min 10m centres	1m dia x 0.75m deep	2
<i>Prunus sp.</i> <i>Prunus sargentii</i> (Sargent's Cherry) <i>e.g. Prunus sargentii</i>	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	350-400cm	Min 5m centres	1m dia x 0.75m deep	3
<i>Sorbus sp.</i> <i>e.g. Sorbus tchimiria</i> (Kashmir Rowan) <i>Sorbus 'Eastern Promise'</i> (Mountain Ash)	Standard (Extra Heavy), 14-16cm girth, Containerised, min.70L pot	300-350cm	Min 4m centres	1m dia x 0.75m deep	3
<i>Cornus sp.</i> <i>Cornus kousa</i> (Chinese Dogwood) <i>Cornus mas</i> (Cornelian Cherry)	Multi-stemmed, Containerised, min.80L pot	250-300cm	Min 4m centres	0.8 dia x 0.6m deep	1
TOTAL TREES:					9

OUTLINE TREE PLANTING PROPOSALS
Upper Close



KEY

Existing tree cover (approximate positions)

Indicative locations of proposed new tree planting

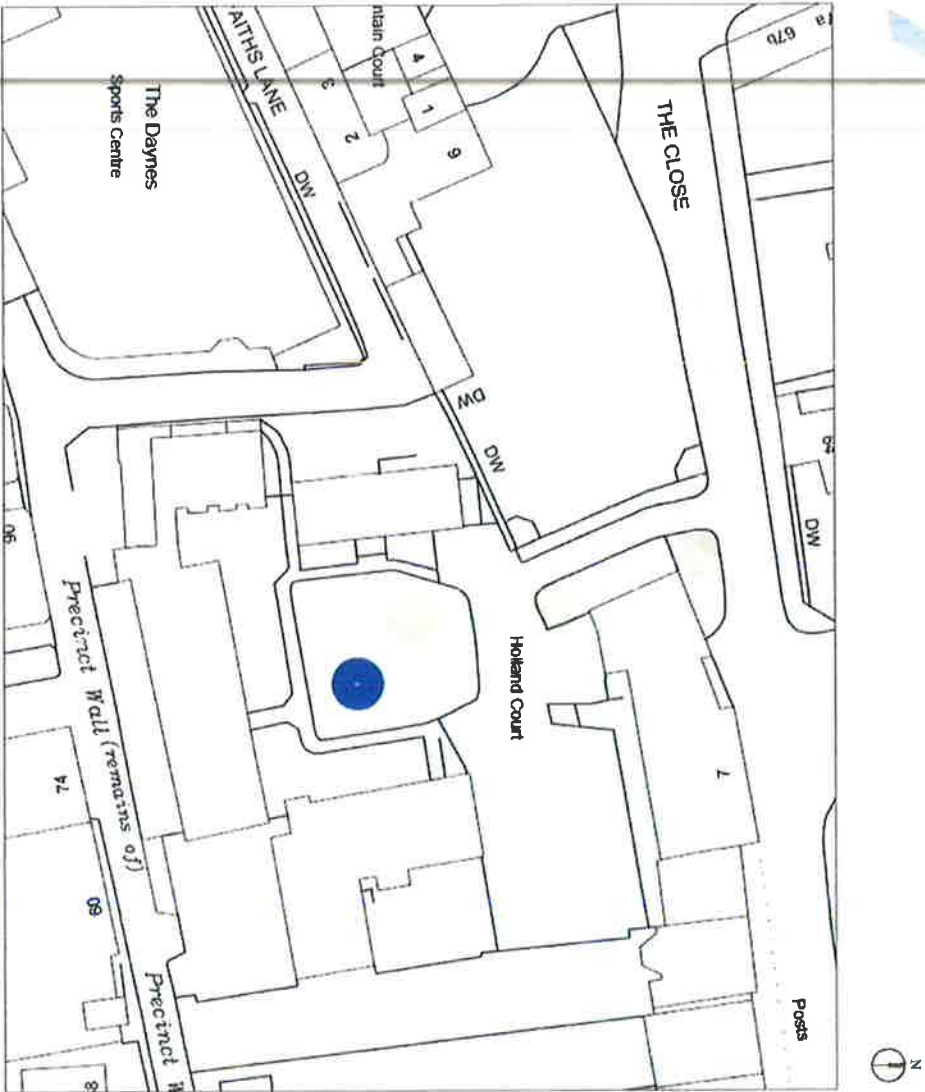


Location Plan

Indicative Planting Schedule

TREE SPECIES	SPECIFICATION	HEIGHT (at desired planting)	DENSITY/ SPACING (approx.)	TREE PIT SIZE	TOTAL
 Cornus kousa 'Chinensis' (Dogwood)	Multi-stemmed, Containerised, min 80L pot	250-300cm	Min 4m centres	0.8 dia x 0.6m deep	2
 Hesperis matronalis (Cut Leaf Beech)	Standard (Extra Heavy), 14- 16cm girth, Rootballed, 3x transplanted	425-600cm	Min 10m centres	1m dia x 0.75m deep	1
 Juglans nigra (Black Walnut)	Standard (Extra Heavy), 14- 16cm girth, Rootballed, 3x transplanted	425-600cm	Min 12m centres	1m dia x 0.75m deep	1
 Sorbus sp. e.g. Sorbus caudminiana (Kashmir Rowan) Sorbus: Eastern Promise (Mountain Ash)	Standard (Extra Heavy), 14- 16cm girth, Containerised, min 70L pot	425-600cm	Min 10m centres	1m dia x 0.75m deep	2
TOTAL TREES					11

OUTLINE TREE PLANTING PROPOSALS Holland Court



KEY

Existing tree cover (approximate positions)

Indicative location of proposed new tree planting



Location Plan

Indicative Planting Schedule

TREE SPECIES	SPECIFICATION	HEIGHT (m)	DENSITY/SPACING	TREE SIZE (approx.)	TOTAL NUMBER
<i>Ostrya carpinifolia</i> (Hop Hornbeam)	Standard (Extra Heavy), 14-16cm girth, Rootballed, 3x transplanted	425-600cm	Min. 10m centres	1m dia x 0.75m deep	1
TOTAL TREES					1



MAINTENANCE REQUIREMENTS

LONG TERM OBJECTIVES

To establish and maintain healthy, well formed, attractive, safe trees.

Maintenance operations geared towards the full establishment of healthy trees with good long term shape and canopy structure and ensure a diverse age structure of trees across the site. Groups of trees need to be encouraged to develop with consistent shape. Trees also need to be managed to ensure long term health and safety.

Trees need to be managed to:

- Ensure a safe condition;
- Avoid conflict with buildings and other site features;
- Ensure successful establishment and promote an attractive, natural habit;
- Promote long term tree health and optimum ecological value for the benefit of wildlife including foraging bats, birds and invertebrates.

Regular examination of trees should be made and suitable proposals for thinning considered as necessary to ensure the health and vigor of the trees.

All trees, particularly retained mature trees, should be subject to a safety survey every 18 months and after high winds to prevent hazards to publicly accessible areas.

MAINTENANCE OPERATIONS

ESTABLISHMENT OF NEW PLANTING - WATERING

Regular watering will be essential within year 1 to maintain healthy growth. From Year 1 onwards water trees during prolonged dry periods.

In year 1, an allowance shall be made of at least 20 litres per tree and 10 litres at fortnightly intervals during April to the end of September. It may be necessary to commence watering earlier during a dry spring.

The Landscape Management Contractor shall be entirely responsible for varying the frequency of watering according to climatic conditions and for agreeing the timing of any additional watering visits if required.

ESTABLISHMENT OF NEW PLANTING - WEED CONTROL

Maintain area of the root ball in a weed free condition. Monitor the growth of shrub material and grass around the base of trees to ensure trees are not suffering from undue competition. Remove selected plants as necessary. For all trees in open grass areas maintain a 1.20m dia mulched area, clear of vegetation around the base of trunk for the first 3 years after planting and 0.5m beyond tree trunk area for older trees.

ESTABLISHMENT OF NEW PLANTING - FERTILISER

Apply Spring top dressing of Enmag or similar to root zone of all trees allowing 70g/m² to full area of canopy spread.

TREE GUYING, STAKES AND TIES

- All accessories to be checked at the time of each maintenance visit. Adjust stakes and ties to allow for increases in stem growth check during May - June and September - October in each year.
- Check condition of underground support systems and re-tighten cables as and when required. Remove materials where it is clear they have become redundant.
- Ties must be adjusted to allow for stem thickening in the autumn, ensuring accessories do not rub against trees.
- Replace loose, broken or decayed stakes to original specification and remove redundant stakes and ties as appropriate.
- Under normal circumstances, all stakes and ties are to be removed from healthy trees by the end of the third winter after planting. Trees still requiring support after this time should have stakes reduced in height to 1/3 of stem height.
- Additional checks to be undertaken following extreme weather conditions such as storms and heavy wind.

TREE WORK GENERALLY

Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.

Protection: Avoid damage to neighbouring trees, plants and property.

Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.

Removing branches: Cut as Arboricultural Association Leaflet 'Mature tree management'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.

Appearance: Leave trees with a well balanced natural appearance.

Chain saw work: Operatives must hold a Certificate of Competence.

Timming: To be carried out outside the bird nesting season (October to February), although the late winter / early spring sap flow period should be avoided.

FORMATIVE PRUNING : GENERAL GUIDELINES

- In accordance with good horticultural and arboricultural practice.
- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.

During the winter months inspect the shape of all trees and allow for formative pruning to appropriate species to ensure continued development of even shape and single central leader. Check for damaged branches after storms or strong winds and remove any damaged growth. Cut back to clean sound wood with angled cuts. Epicormic buds to be rubbed off and basal growth to be pruned off.

Lightly prune multi-stemmed trees as necessary to maintain a neat, good visual shape and to remove any congested internal growth. Cherry trees should be pruned in spring as leaves start to develop - Cherry trees should never be pruned during winter to minimise risk of bacterial canker.

CROWN THINNING

Where established trees are growing closely together to the point that they are prejudicing the formation of good specimens and/ or long term health, they should be thinned to allow proper development of the best specimens, and to allow them to grow to maturity, either by:

- Crown pruning
- 'Lifting' of lower branches
- Complete removal

Careful selection should be made with the aesthetics of the removals/retentions considered, for example, with a group of three trees reduced to two, etc. Where new trees have been planted in tight groups, thinning should occur to allow selection and retention of the best specimen, with removal of the others.

EPICORMIC GROWTH REMOVAL

Remove all epicormic buds, growth from the trees' stems and/or root suckers from all trees in grassland and all trees in groundcover and shrub beds in order to achieve and to maintain single, clean stemmed trees to a height of 2.5m or to the height specified.



MAINTENANCE REQUIREMENTS

PRUNING OUT OF DEADWOOD, DAMAGED AND DISEASED WOOD

Prune back using appropriate equipment all dead, damaged or diseased wood to its point of origin. The cutting of the branch shall not damage the branch collar if taken off at a main limb or on the bole. The triple cut method shall be used when carrying out the pruning operation and the final wound shall be smooth and free of snags.

All damage to main limbs or boles shall be cleaned to remove damaged or diseased tissue back to, but not into, live wood or bark. The final wound shall be smooth and free of snags.

Once trees have become established, dead wood may be left on the tree to encourage insect life, subject to there not being a risk of infection to the tree.

FIRMING

Inspect trees regularly for any soil disturbances, especially after strong winds or heavy frost, which could lead to tree loss. Firm up any trees suffering wind-rock / frost heave by treading around the base until firmly bedded.

REPLACEMENTS

Monitor establishment of trees. Where stock fails to establish seek instruction for replacement planting. Any replacements for grouped trees must replace with matched stock from an appropriate supplier.

MULCHING

A 1200mm diameter circle of mulch to be maintained around all trees planted in grass areas.

PHYSICAL PEST CONTROL

The maintenance contractor is to maintain any protective fencing or guards provided with the landscape work and monitor the occurrence of pest species on the site.

The maintenance contractor is to employ an approved pest control specialist to control wildlife pest species where these are found to be present on site. The maintenance contractor is to notify the client's representative in advance of any control operation.

USE OF PESTICIDES & HERBICIDES

Weed control should be undertaken by hand wherever possible. If chemical weed control is necessary any use of chemicals will be carried out strictly in accordance with Manufacturer's instructions.

All pesticides and marker dyes used shall appear on the current Pesticides Safety Directorate database (PSD) or Health and Safety Executives (HSE) Approved Lists for the use required and shall be non-toxic to human beings, birds and animals under normal use and circumstances.

The maintenance contractor must use a certified operator, take appropriate safety precautions and comply with the Control of Pesticides Regulations 1986, the conditions of

approval for the chemical, and any relevant Code of Practice issued by DEFRA. The maintenance contractor must keep full and accurate records of all herbicides used, the area in question, the amounts and the date of completion.

Unintentional spray overlap must be avoided. Spraying must stop whilst turning. The maintenance contractor must mark the point where spraying has stopped for refilling or for breaks. Herbicide must never drill, fall or run-off onto open water or onto adjacent sites, gardens or ground not intended for treatment.

The maintenance contractor must dispose of unused and unwanted containers, and chemicals, including unused dilute tank mixtures, in a safe way in accordance with the methods approved by the Control of Pesticides Regulations and relevant Codes of Practice. Disposal will be off site.

REPLACEMENT PLANTING STOCK

Plant handling at the nursery, and during transit up to delivery shall be in accordance with 'Plant Handling' published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association) which refers to the receipt, unloading and temporary storage of plants.

Wherever possible all trees shall be locally sourced, British grown stock, indigenous to the area and fully hardened off. All plant material will be tagged and clearly identified for use on the project.

ENVIRONMENTAL PROTECTION

The Landscape Maintenance Contractor shall be fully conversant with existing legislation relating to wildlife, nature conservation and biosecurity issues.

It is an offence under the Wildlife and Countryside Act (1981) to destroy the nest of all birds. All trees which are to receive formative pruning must be free from actively breeding birds. In addition the Maintenance Contractor should note the special protection afforded to bats, which may use trees for nesting and hibernation over the winter period.

To ensure that nesting birds are not resident, wherever possible, works on trees shall usually be carried out outside of the normal breeding season (between the months of November to February inclusive). All trees subject to pruning work to be assessed for evidence of nesting birds and bats prior to undertaking work. Where vegetation to be cleared supports an active nest / hibernating bat works are to cease immediately until the Client consents that works can recommence.

Reference should be made to relevant statutory guidelines setting out

approaches to biosecurity management such as DEFRA's published guidance on Protecting Plant Health: A Plant Biosecurity Strategy for Great Britain and the Tree Health Management Plan - April 2014.

An approach to good biosecurity measures should be ensured including:

- Ensuring footwear is clean prior to the visit (visually free from loose soil and plant debris).
- Monitor the tree population regularly for symptoms of diseases and ill-health. Any of cases of disease outbreaks or infestations including Oak Processionary Moth should be reported to the Local Animal and Plant Health Agency (APHA) as a matter of urgency.
- Any new replacement planting stock to be obtained from reputable British nurseries.



MAINTENANCE REQUIREMENTS

15 YEAR MAINTENANCE SCHEDULE

OPERATION	YEAR														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE PLANTING															
Formative pruning															
Adjust tree ties, check stakes/guys replacing as necessary															
Remove stakes and ties															
Weed control around base of trees															
Firming															
Tree replacements as necessary															
Apply fertiliser															
Watering as necessary															
Pest and disease control															

Denotes special cases or circumstances: i.e drought or slow tree growth where maintenance tasks to be undertaken in additional years

ANNUAL LANDSCAPE MAINTENANCE SCHEDULE

OPERATION	ANNUAL FREQUENCY	YEAR											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
TREES: Ideally, tree works should occur between October and February, avoiding bird nesting season. If the presence of bats/nesting birds is suspected, ecologist to be employed to undertake necessary surveys and appropriate action taken. Cherry trees should be pruned in early spring (March/April) as leaves start to develop and never be pruned during winter to minimise risk of bacterial canker.													
Formative pruning	1x												
Adjust tree ties, check stakes/guys replace/remove as necessary	2x												
Weed control around base of trees	As necessary												
Firming	As necessary												
Tree replacements as necessary	1x												
Apply fertiliser	1x												
Watering as necessary (as required in first year until establishment and then only in drought conditions)	12x												
Pest and disease control	As necessary												

Appendix 2 - Redmayne and Horsford Planting Specification

Planting Specification

(Redmayne Playing Fields & Land at Horsford)



On behalf, of
Norwich School,
71a The Close,
Norwich.
NR1 4DD

Prepared by M BARKER

On behalf of: Ace of Spades Gardens Ltd.

8th July 2019

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CONTENTS

PAGE

Summary	3
Introduction	3
General	4
Soils	5
Trees	6
Aftercare General	7
Aftercare of Trees	7
Watering	7
Pest and Disease Treatment	8
Plant Schedule	9
Planting Schedule	11
Tree Planting Specification	12
Five Year Aftercare and Maintenance Programme	18
Ten Year Aftercare and Maintenance Programme	18
APPENDIX 1 SITE IMAGES	20
APPENDIX 2 TREE PIT DESIGN – PLANTING IN GRASS	23
APPENDIX 3 TREE PIT DESIGN MODIFICATION – IRRIGATION SYSTEM	24
APPENDIX 4 METHOD STATEMENT – ROOT BARRIER INSTALLATION	25
APPENDIX 5 PLANTING AREAS AND PLANS FOR REDMAYNE	SEPARATE PDFs
APPENDIX 6 PLANTING AREAS AND PLANS FOR HORSFORD	SEPARATE PDFs

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Planting Specification – Norwich School: Redmayne Playing Fields and Horsford adjacent to A1270

Summary

The purpose of this report is to provide guidance on the implementation of a new planting and landscaping scheme.

The guidance is related to the following areas:

- Industry standards with which to be complied.
- Soil guidelines.
- Shrub and tree planting methods.
- Aftercare of trees and shrubs.
- Planting scheme for tree and shrub species.

Page | 3

Note a site-specific risk assessment shall be completed by the contractor prior to excavation to determine any hazards.

Introduction

Norwich City Council has stated that, based upon a biomass calculation, 682 (12-14cm) trees have to be planted in order to offset the removal of several trees within the grounds of Norwich School

This planting strategy provides details of the proposed replacement tree planting and has been developed in discussion and following a site visit with, Norwich City Council landscape and planning officers.

The trees shall be planted at two locations within the school's sole ownership including:

1. **Redmayne Playing Fields, North Walsham Road, Norwich. NR6 7JJ (Appendix 5: planting locations)**
 - a. Boundary F, 36 trees at 6m centres.
 - b. Area D, 98 trees at 4m centres.
 - c. Area E, 69 trees at 4m centres.
 - d. Gap filling along other boundaries B and C, 20 trees at 6m centres.
2. **Farmland either side of A1270, adjacent to Drayton Lane and Brewery Lane, Horsford, Norwich. NR10 3AN (Appendix 5 planting locations)**
 - a. Area Aa, 263 trees
 - b. Area B, 202 trees
 - c. Hedgerow mix to link with existing hedge planting, double staggered row (1m centres and 0.5m between rows), 130 whips.

All heavy standard trees will be pit planted and double staked for support.

Hedgerow whips will be notch planted and protected using a spiral tree guard and bamboo cane.

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Due to their location, adjacent to the football courts, areas D & E at Redmayne Playing Fields shall have a root barrier system installed in order to mitigate against potential future damage to the surfacing of the courts from root encroachment.

Tree species selected are indicative of tree species to be found within the wider landscape in these areas and carry a diversity value and habitat corridor features.

General

The following established standards apply:

- Horticultural Trades Association National Plant Specification and The Handling & Establishing of Landscape Plants.
- BS 3882: 2007 Specification for Topsoil.
- BS 3936: pt. 1 Trees and Shrubs.
- BS 8545: Trees: From Nursery to Independence in the Landscape-Recommendations.
- BS 4428: 1989 Code of Practice for General Landscape Operations.

Planting shall take place between November and March if suitable weather conditions permit (and when approved by the arboricultural consultant) but not when the ground is frozen and/or when the air temperature is below -2°C. Planting shall also be suspended when the ground is waterlogged or when instructed to do so by the arboricultural consultant.

Nursery suppliers Romantic Garden at Swannington who can source the material or another supplier as appropriate, shall be required to mark the north side of the tree base with paint to avoid sun scorch.

Prior notice shall be given to the arboricultural consultant to attend; setting out; arrival of plant stock; during excavation of tree pits and planting of trees into previously dug pits.

All planting stock shall be inspected and approved by the arboricultural consultant prior to planting. All stock should be pest and disease free.

Major damage to plants, branches or stems of trees should be reported immediately to the arboricultural consultant. The plant or tree shall remain unplanted but protected until an inspection is made.

Tree pits shall not be excavated in extreme weather or allowed to fill with standing water. If water appears after excavation the arboricultural consultant shall be notified.

All bare roots shall be protected during the planting operation. Plants or trees whose roots show signs of damage or drying out will be rejected.

The contractor is not responsible for malicious damage after practical completion. If after practical completion any vandalism is observed, it must be reported to the arboricultural consultant.

Plant substitutes will only be allowed if approved by the arboricultural consultant beforehand.

All existing trees and hedgerows shall be protected in accordance with BS 5837:2012.

Soils

Following the laying and preparation of subsoil, the importation, storage, handling and laying of general-purpose grade topsoil shall be in accordance with BS 3882: 2007.

300mm depth shall be applied to shrub and tree pit areas

Page | 5

Finished Levels of Topsoil After Settlement:

- (a) Above adjoining paving or kerbs: 30mm or as indicated on drawings.
- (b) Below DPC of adjoining buildings: Not less than 150mm.
- (c) Within root spread of existing trees: Unchanged.
- (d) Adjoining soil areas: Marry in.
- (e) Thickness of mulch: Included.

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Planting Specification – Norwich School: Redmayne Playing Fields and Horsford adjacent to A1270

Trees

Trees shall be fitted with a Greenleaf GR1002 tree pit system (or similar to be approved) and planted into pits 500mm wider than the diameter of the root ball. Sides and bottom of the pit are to be broken up with a fork to aid root penetration. The design of the pit system shall be site specific. Compost and a slow release fertiliser (bone meal or similar) shall be mixed into the soil at the time of planting at manufacturers recommended rates. Page | 6

An Arborguy tree anchoring system shall be used on **root-balled** trees so the trees are held in position after planting. Greenblue urban is a supplier and instructions for installation shall be followed. The use of dead-man anchors, attached cables which are tensioned around the root ball.

Tree stakes for **containerised** trees should be inserted on the side of the prevailing wind so that the tree is blown away from the stake.

A good quality pointed softwood timber tree stake of 75 to 100mm diameter shall be driven firmly into at least 300mm of undisturbed ground. The length of the stake should be a maximum of one third the height of the tree, any excess should be sawn off if necessary.

After driving the stake, if the top has split or burred it should be cut back to sound wood prior to fixing the tie.

The tree should be positioned upright and centrally in the pit so that the root-collar is left at ground level. Each tree should be held at the base of the stem and gently shaken up and down during the backfilling operation to ensure good root to soil contact. Soil is to be firmed around each base to ensure good soil contact without causing compaction.

The tree should remain upright and be fixed to the stake using a suitable rubber tie and spacer.

The tree should remain upright and be fixed to arborguy tree guying system. After planting, each tree shall be protected with a transparent spiral shelter Acorn Planting Products Ltd (or similar to be approved) 600 x 50mm. The base of the spiral is to be in full contact with the ground.

Immediately after planting, each tree shall be well watered at a rate of 25 litres per tree. Water is to be applied at a rate which allows it to percolate into the soil around the roots so that it is not lost as surface run-off.

Damaged or crossed branches should be cleanly cut back to sound wood.

Bark Mulch

After planting and watering lay 75mm of bark mulch around each shrub bed and tree pit, 1m in diameter, to retain moisture and suppress weed growth. Bark shall only be applied when the soil is wet.

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Aftercare General

A five year and ten year after care and maintenance programme has been provided and shall be followed.

Years 1-5

Page | 7

Three monthly visits during the growing season are required (Mid-March to Mid-November) during the first five years. The arboriculturist shall be informed at least three days in advance of any operations to be undertaken.

A site inspection shall be undertaken in the final year of the five-year maintenance during July / August and reported to the arboriculturist by 31st August.

During the five-year maintenance period, if in the opinion of the arboriculturist any tree or shrub which is dead, showing die-back or making insufficient growth they shall be replaced by approved equivalent stock at the next available planting season (Oct – March inclusive) unless otherwise instructed.

Years 6-15

Visits shall take place as specified in the 'After Care and Maintenance' table on page 18 during the ten-year period. The arboriculturist shall be informed at least three days in advance of any operations to be undertaken

A watching brief shall be maintained between the Local Authority, Norwich School and the arboriculturist in order to monitor the after-care programme and to reach a mutual agreement with regards to replacement plantings, should there be any losses.

Annual photographs will be taken of all planting sites in order to record development.

Aftercare of Trees

The following operations shall be checked (see 'After Care and Maintenance' table on page 18 for timing of operations):

1. You shall check the condition of stakes, ties, spacers and guards. Replace broken or missing items, adjust ties if necessary, to prevent rubbing of bark and to accommodate new growth.
2. You shall prune trees to remove dead, dying or diseased wood and suckers, and to promote healthy growth and natural shape. Pruning shall take place between November and the end of February or early July to early August. Vandalised and hanging branches shall be removed immediately.
3. An area of 1-meter diameter shall be kept weed free by hand or by approved herbicides. Inside guards should also be checked for weeds.
4. Re-firm trees loosened by wind or frost.
5. Watering.
6. Check and top up bark mulch where necessary.
7. Check for pests and diseases.
8. After the third season all tree stakes shall be removed.

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Watering

During the first twelve months it is the contractors responsibility to water all planted areas and tree pits if necessary, to ensure the establishment of strong, healthy trees and shrubs.

An allowance shall be made of at least 20 litres per tree and 10 litres for each shrub at fortnightly intervals during 1st May to 30th September. It may be necessary to commence watering earlier during a dry spring.

Page | 8

A proactive rather than reactive approach to watering should be adopted to ensure establishment and long-term growth.

Pest / Disease Treatment

If there is a disease or pest attack on any tree or shrub it is the contractor's responsibility to apply a suitable chemical spray.

The landscape architect shall be informed prior to application. The contractor shall supply the landscape architect with a copy of the operators Pesticides Certificates beforehand. (N.P.T.C.)

The Contractor shall comply with all requirements under the current legislation relating to pesticide use. The Contractor shall supply a copy of the COSHH site assessment form.

Appropriate warning signs shall be displayed before and during application.

Tree Plant Schedule

Redmayne Playing Fields – Area E: 69 Trees and shrubs

Justification: Small to medium height, native fruit and seed trees to ecologically wildlife friendly and insect friendly. Management practises of coppice and cutting back

Page | 9

Trees	Container/Root Ball	Pot	Height	Size	Total No
<i>Buddleia davidii</i>	(Container multistem bush)	C	3.0m	100 Litre	7
<i>Corylus avellana</i>	(Container multi stems >3)	C	3.0m	100 Litre	4
<i>Corylus maxima</i>	(Container multi stems >3)	C	3.0m	100 Litre	10
<i>Crataegus monogyna</i>	(Heavy Standard)		2.5 – 3.0m	12-14cm	4
<i>Malus Sylvestris</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	14
<i>Mespilus germanica</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	9
<i>Prunus domestica</i> (Damson, Greengage, Plum)	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	21
					69

Redmayne Playing Fields – Area D: 98 Trees and shrubs

Justification: Addition to existing shelterbelt/copse, improving canopy and substructure of woodland edge. Native fruit and seed trees to ecologically wildlife friendly and insect friendly. Management practises of coppice and cutting back. Winter amenity of Cornus.

Trees	Container/Root Ball	Pot	Height	Size	Total No
<i>Acer campestre</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	3
<i>Betula utilis jacquemontii</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	12
<i>Buddleia davidii</i>	(Container multi stems >3)	C	3.0m	100 Litre	9
<i>Cornus mas</i>	(Heavy Standard)	C	2.5 - 3.0m	12-14cm	9
<i>Corylus avellana</i>	(Container multi stems >3)	C	3.0m	100 Litre	29
<i>Corylus maxima</i>	(Container multi stems >3)	C	3.0m	100 Litre	5
<i>Crataegus laevigata</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	2
<i>Malus Sylvestris</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	11
<i>Salix caprea</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	6
<i>Sorbus aria</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	10
<i>Sorbus aucuparia</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	2
					98

Note: Stem girth sizes on *Buddleia*, *Corylus avellana*, *Corylus* shall be greater than 10-12cm. A minimum of 4 stems

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Planting Specification – Norwich School: Redmayne Playing Fields and Horsford adjacent to A1270

Tree Plant Schedule

Redmayne Playing Fields – Boundary F: 36 Trees

Justification: Single row avenue alongside perimeter hedge using trees of compact and/or fastigiate habit.

Page | 10

Trees	Container/Root Ball	Pot	Height	Size	Total No
<i>Carpinus betulus fastigiate</i> Frans Fontaine	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	12
<i>Corylus columna</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	12
<i>Tilia Cordata</i> 'Greenspire'	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	12
					36

Redmayne Playing Fields – Boundary B-C Gap Filling

Justification: Infilling of existing perimeter hedges/treatments

Trees	Container/Root Ball	Pot	Height	Size	Total No
<i>Acer campestre</i> (C)	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	5
<i>Fagus sylvatica</i> (B)	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	4
<i>Fagus sylvatica</i> (C)	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	8
<i>Sorbus aucuparia</i> (C)	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	3
					20

Land at Horsford: 465 trees : Area Aa and Area B

Justification: Native and large species, similar to existing Native fruit and seed trees to ecologically wildlife friendly and insect friendly. Management practises of coppice and cutting back. Canopy and understory structure.

Trees	Container/Root Ball	Pot	Height	Size	Total No
<i>Acer campestre</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	80
<i>Crataegus laevigata</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	58
<i>Crataegus monogyna</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	96
<i>Pinus sylvestris</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	63
<i>Prunus avium</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	42
<i>Quercus robur</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	88
<i>Sorbus aucuparia</i>	(Heavy Standard)	C	2.5 – 3.0m	12-14cm	38
					465

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Hedge Plant Schedule

126 Hedging plants, Area B Bare root forestry whips 0.6-0.9

Page | 11

Consisting of a mix of the following native species:

<i>Acer campestre</i>	15
<i>Cornus sanguinea</i>	15
<i>Corylus avellana</i>	15
<i>Crataegus monogyna</i>	15
<i>Euonymus europaeus</i>	15
<i>Prunus spinosa</i>	15
<i>Rosa canina</i>	10
<i>Viburnum lantana</i>	15
<i>Viburnum opulus</i>	15
	130

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Tree Planting Schedule (not including hedge stock)

Species	Redmayne Playing Fields				Horsford		Totals
	Boundary F	Area D	Area E	Boundary Gap Filling	Area Aa	Area B	
<i>Acer campestre</i>		3		C - 5	42	38	88
<i>Betula utilis jacquemontii</i>		12					12
<i>Buddleia davidii</i>		9	7				16
<i>Carpinus betulus fastigiata</i> Frans Fontaine	12						12
<i>Cornus mas</i>		9					9
<i>Corylus avellana</i>		29	4				33
<i>Corylus colurna</i>	12						12
<i>Corylus maxima</i>		5	10				15
<i>Crataegus laevigata</i>		2			30	28	60
<i>Crataegus monogyna</i>			4		59	37	100
<i>Fagus sylvatica</i>				B - 4 C - 8			12
<i>Malus Sylvestris</i>		11	14				25
<i>Mespilus germanica</i>			9				9
<i>Pinus sylvestris</i>					33	30	63
<i>Prunus avium</i>					24	18	42
<i>Prunus domestica</i> (Damson, Greengage, Plum)			21				21
<i>Quercus robur</i>					42	46	88
<i>Salix caprea</i>		6					6
<i>Sorbus aria</i>		10					10
<i>Sorbus aucuparia</i>		2		C - 3	33	5	43
<i>Tilia Cordata</i> 'Greenspire'	12						12
Totals	36	98	69	20	263	202	688

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Planting Specification – Norwich School: Redmayne Playing Fields and Horsford adjacent to A1270

Tree Planting Specification

Species	<i>Acer campestre</i> (Field maple)	<i>Betula utilis</i> subsp. <i>Jacquemontii</i> (Birch)	<i>Carpinus 'Frans Fontaine'</i> (Hornbeam)
	• Mature height up to 7-12m. • Native species. • Readily tolerates drought, soil compaction and air pollution. • Globular crown shape. • Grows well on most soil types. • Bee and pollinating insect friendly.	• Mature height up to 12-17m • Excellent for urban planting • Attractive bark • Rounded open crown • Single or multi-stemmed	• Mature height up to 12-17m. • Uniformity of shape. • Narrow columnar habit and therefore suitable for restricted growing spaces. • Tolerates pollution and soil compaction
Stock size	12-14 Heavy Standard (Root ball in burlap or container)	12-14 Heavy Standard (Root ball in burlap or container)	12-14 Heavy Standard (Root ball in burlap or container)
	• Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	• Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	• Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.
Planting Method	Pit planting with tree pit irrigation system.	Pit planting with tree pit irrigation system.	Pit planting with tree pit irrigation system.
	• Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	• Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	• Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.
Support system	Double wooden stake and tree tie	Double wooden stake and tree tie	Double wooden stake and tree tie
	• Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	• Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	• Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.
Protection method	N/A	N/A	N/A

Species	<i>Cornus mas</i> (Dog wood shrub)	<i>Corylus avellana</i> (Hazel shrub)	<i>Corylus maxima</i> (Filbert)
	• Mature height up to 3-8m • Ideal for parkland planting • Moderately shade tolerant • Attractive fruits and flowers • Bee and pollinating insect friendly	• Mature height up to 3-8m • Parkland, orchard and woodland edge planting • Moderately shade tolerant • Attractive catkins • Bee and pollinating insect friendly • Edible nuts	• Mature height up to 6m • Ideal parkland and orchard planting • Moderately shade tolerant • Attractive catkins • Edible nuts
Stock size	100 Litre container • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	100 Litre container • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	100 Litre container • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.
Planting Method	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.
Support system	Shrub shelter and stakes • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Shrub shelter and stakes • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Shrub shelter and stakes • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.
Protection method	Shrub shelter	Shrub shelter	Shrub shelter

Species	<i>Crataegus laevigata</i> (Midland Hawthorn)	<i>Crataegus x media</i> 'Pauls Scarlet' (Hawthorn)	<i>Fagus sylvatica</i> (Beech)
	• Mature height up to 5-7m. • Native species. • Good choice for urban and coastal planting and tolerates air pollution. • Globular crown shape. • Grows well on most soil types. • Bee and pollinating insect friendly.	• Mature height up to 5-7m • Globular crown • Attractive flowers • Bee and pollinating insect friendly • Tolerant of air pollution	• Mature height up to 17-22m. • Native species. • Readily tolerates drought, soil compaction and air pollution. • Globular to broad ovoid crown shape.
Stock size	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.
Planting Method	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.
Support system	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.
Protection method	N/A	N/A	N/A

Species	<i>Malus sylvestris</i> (Crab apple)	<i>Mespilus germanica</i> (Medlar)	<i>Prunus avium</i> (Bird cherry)
	• Mature height up to 3-8m • Native species • Attractive flowers • Bee and pollinating insect friendly	• Mature height up to 3-8m • Edible fruits • Bee and pollinating insect friendly • Attractive flowers	• Mature height up to 12-17m. • Native species. • Some tolerance to air pollution. • Globular to broad ovoid crown shape. • Thrives on most free draining soils • Bee and pollinating insect friendly.
Stock size	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.
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Support system	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.
Protection method	N/A	N/A	N/A

Species	<i>Prunus domestica</i> (Plum)	<i>Quercus robur</i> (Oak)	<i>Sorbus aria</i> (Whitebeam)
	• Mature height up to 8-10m • Edible fruits • Attractive flowers • Bee and pollinating insect friendly • Edible varieties include: ◦ Damson, 'Hauszwetsche' ◦ Greengage, 'Reine-Claude d'Oullins ◦ Plum, 'Victoria'	• Mature height up to 17-22m. • Native species. • Some tolerance to salt and air pollution. • Broad ovoid crown shape. • Grows well on most soil types. Wildlife friendly.	• Mature height up to 7-12m. • Urban tree which is drought tolerant. • Ovoid crown shape. • Bee and pollinating insect friendly.
Stock size	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.
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Support system	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.
Protection method	N/A	N/A	N/A

Species	<i>Sorbus aucuparia</i> (Rowan)	<i>Tilia cordata</i> 'Greenspire' (Lime)	<i>Buddleja davidii</i>
	• Mature height up to 7-12m. • Native species. • Ovoid crown shape. • Bee and pollinating insect friendly.	• Mature height of 12-17m. • Uniformity of shape. • Dense conical habit. • Copes readily with urban environments, associated pollutants and salt spray. • Ideal avenue tree. • Bee and pollinating insect friendly.	• Vigorous growing shrub up to 5 meters. • Resilience to urban and drought conditions. • Bee and pollinating insect friendly. • Pioneers species and can be easily coppiced.
Stock size	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	12-14 Heavy Standard (Root ball in burlap or container) • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.	100 Litre containerised • Instant visual impact. • Less prone to vandalism. • Allows for good root anchorage and therefore less prone to vandalism and damage. • Easier and quicker establishment due to less disturbance of the roots and soil ball.
Planting Method	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.	Pit planting with tree pit irrigation system. • Apply a layer of landscape bark 50-100mm thick to act as a mulch for water retention and weed suppression.
Support system	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Double wooden stake and tree tie • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.	Shrub shelter and stakes • Visible above ground support. • Allows for natural stem movement and strengthening. • Allows for regular adjustment to suit growth.
Protection method	N/A	N/A	Shrub shelter

Five Year Aftercare and Maintenance Programme

Objective: Years 1-2 Establishment of new landscape of trees, shrubs and hedgerow. Prevent weed establishment around planted areas that may suppress establishment of new plants.

Years 3-5 Continued watering mulching and weed control of new plants. Formative pruning to ensure good crown shape and prevent future structural problems.

Year	Winter						Spring				Summer			Autumn			
	Stability & Protection¹	Physical Damage²	Formative Pruning³	Specialist Pruning⁴	Coppicing⁵	Thinning⁶	Clear base of tree⁷	Bark Addition⁸	Irrigation⁹	Herbicide Application¹⁰	Routine Assessment¹¹	Monitor for P&D¹²	Clear base of tree⁷	Bark Addition⁸	Irrigation⁹	Monitor for P&D¹²	Replacement Planting¹³
1	<	<					<	<	<	<	<	<	<	<	<	<	<
2	<	<					<	<	<	<	<	<	<	<	<	<	<
3	<	<		<			<	<	<	<	<	<	<	<	<	<	<
4		<	<	<			<	<	<	<	<	<	<	<	<	<	
5		<	<	<	<		<	<	<	<	<	<	<	<	<	<	

Page | 20

Page | 20

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Planting Specification – Norwich School: Redmayne Playing Fields and Horsford adjacent to A1270

- ¹ Check stability of tree, shrub and root ball, re-firm if loose. Check all stakes and tree ties, adjust as necessary to prevent damage and remove as soon as the developing root system is strong enough to support the tree, normally two full growing seasons is long enough for this to occur. Check tree guards and adjust/replace as needed.
- ² Check for physical damage (human, animal, bird, insect), carryout pruning or other remedial treatments as necessary as soon as is practicable.
- ³ Formative pruning must be carried out in accordance with BS3998:2010 Tree work – Recommendations, with the aim of producing a tree which in maturity will be free from any major physical weaknesses and which will complement the management objectives of the site.
- ⁴ Specialist pruning of fruit trees to produce a compact but open branch structure in order to optimise the quality and quantity of fruit produced. BS3998 standards.
- ⁵ A cyclical programme of coppicing in order create and maintain both a woodland edge and an understorey.
- ⁶ As the trees develop there will be a need to thin them in order to create space to encourage natural balanced growth of the remaining trees.
- ⁷ Clear all accumulated rubbish from around the base of the tree and remove weeds by hand.
- ⁸ Top up the landscape bark around the base of the tree to the recommended 50-100mm level. If practicable the mulched area should be enlarged each year to the extent of the canopy drip line, taking care to avoid a build-up around the root flare and stem base.
- ⁹ The timing and frequency of irrigation should take into account the prevailing weather conditions (e.g. prolonged dry periods or rainfall patterns), and particularly close monitoring is recommended if there are 10 consecutive days during the growing season with temperatures of 25°C or higher. Frequency of irrigation is more important than the volume of water given at any one time. Apply water to field capacity.
- ¹⁰ Herbicide application can be used in order to keep the area around the base of the tree free from competing vegetation. Selection of an appropriate herbicide is essential to avoid environmental contamination and damage to the tree.
- ¹¹ A formal routine assessment of the young trees health and development should be carried out annually. This assessment should include foliar appearance (i.e. lack of leaf chlorosis and/or necrosis), leaf size and leaf canopy density, extension growth and incremental girth development. It is possible to assess young tree performance in the field using both leaf fluorescence and leaf chlorophyll content. Where large numbers of trees have been planted sampling is a recognized method of assessment.
- ¹² Monitor for signs or the presence of pests and diseases. Where necessary remedial action should be taken promptly upon discovery.
- ¹³ Replacement planting of like for like species in the event of losses.

Appendix 1: Site Images

Redmayne Playing Fields

Page | 22



Photo 1: Boundary F



Photo 2: Area E

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Photo 3: Area D

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Planting Specification – Norwich School: Redmayne Playing Fields and Horsford adjacent to A1270

Land at Horsford

Page | 24



Photo 4: Area Aa



Photo 5: Area B

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APPENDIX 2 – Tree Pit Design: Planting in

grass

BS 8545

Trees: from nursery to independence in the
landscape - recommendations

Figure F.1 Tree pit design: Planting in grass

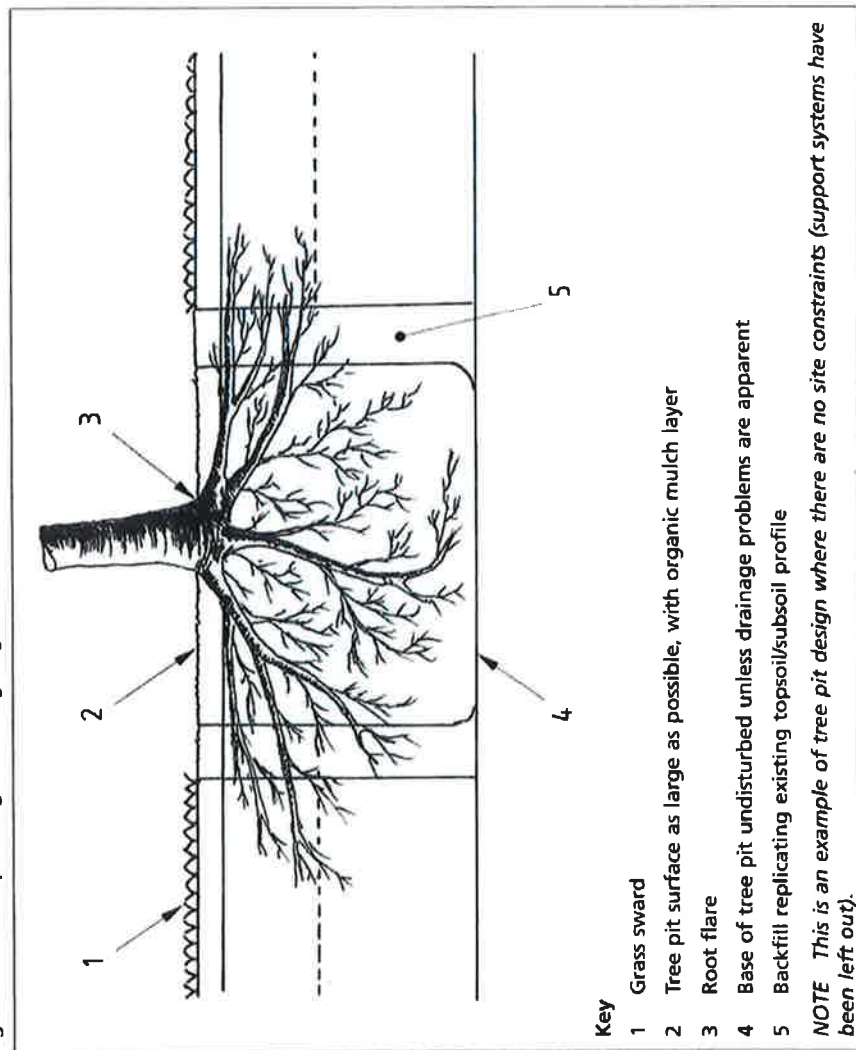
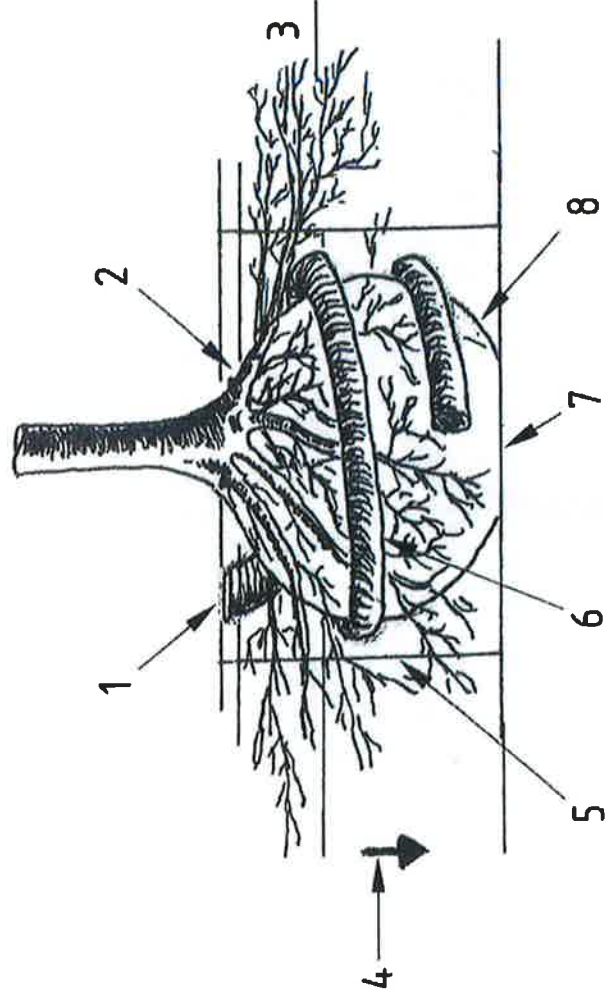


Figure F.5 Tree pit design: Tree pit modifications in response to site



a) Wraparound perforated tubing for watering

APPENDIX 3 – Tree Pit Design

Modification: irrigation system

Key

- 1 Water entry point.
- 2 Mulch layer.
- 3 Topsoil.
- 4 Flow of water.
- 5 Side wall of pit.
- 6 Height of tubing can take water away from topsoil area and surface watering might be necessary.
- 7 Undisturbed tree pit base.
- 8 Original root ball or container.

BS 8545

Trees: from nursery to independence in the landscape - recommendations

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Appendix 4: Method Statement

Installation of a root barrier system to control encroachment of roots into the football courts.

1. Choose appropriate specification (Greenleaf - ReRoot 2000);
 - a. Material thickness (1.0mm or 2.0mm).
 - b. Depth of barrier (1000mm).
 - c. Resistant to puncture by sharp objects.
 - d. Resistant to tearing.
2. Excavate a narrow trench adjacent to the area of proposed tree planting.
3. Remove any sharp objects from the trench walls.
4. Position the barrier in the trench against the side nearest the area of proposed tree planting.
5. Ensure that the top of the barrier finishes at least 10mm above finished soil level on the bamboo side.
6. Remove any sharp objects from the backfill material.
7. Backfill the trench in layers, compacting carefully between each layer.

Page | 27

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