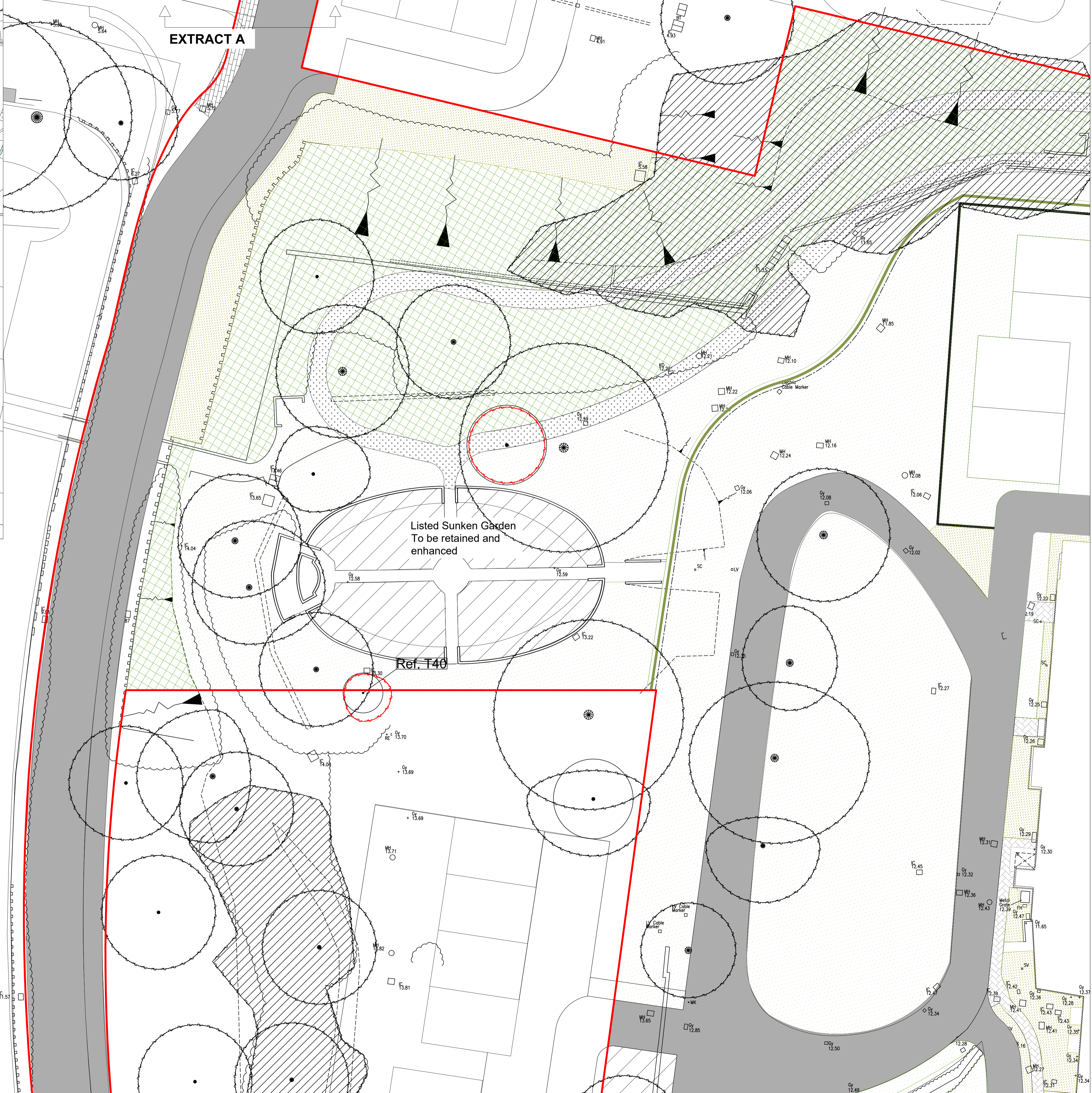


EXTRACT A

EXTRACT A



Listed Sunken Garden
To be retained and
enhanced

Ref. T40

- notes
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- key
- EXISTING TREES TO BE REMOVED
 - EXISTING TREES
 - PROPOSED TREES
 - PROPOSED HEDGING
 - PROPOSED LAWN
 - PROPOSED PLANTING
Proposed shrub planting 30-50, pots planted to an approximate density of 50/m²
Proposed herbaceous planting 10-20, pots planted to an approximate density of 50/m²
 - RAIN GARDEN PLANTING
Proposed herbaceous planting 10-20, pots planted to an approximate density of 50/m²
 - BLUFF YORKSTONE PAVING
Size: 600x600x75mm
Finish: Diamond seen, laid in stretcher bond pattern
 - BLUFF YORKSTONE PAVING
Size: 200x100x75mm Set
Finish: Stone, laid in stretcher bond pattern
Unpolished slip resistance: Class 1 BS EN 1341 / 1342
Flexural Strength: Class 1, BS EN 12411 1342
 - LARRISSA GRANITE SETTS by Marshalls (or similar approved)
Size: 600x450mm
Finish: Fine picked 70% 30% Flamed
 - LARRISSA GRANITE SETTS by Marshalls (or similar approved)
Size: 200x100 setts
Finish: Fine picked 70% 30% Flamed
 - GALATEA GRANITE KERBS
Size: 150x100x60mm
Finish: Fine picked
 - RECLAIMED GRANITE PAVING by Oxford Stone (or similar approved)
Size: Random from 60x100mm x 100mm Granite Setts
Colour: Mixed
 - MODAL CONCRETE BLOCK PAVING by Marshalls (or similar approved)
Size: 300x300mm
Colour: Random mix of light granite, oostee granite, silver grey granite.
Pattern: Stretcher bond
 - TUMBLER GRANITE SETS
Size: 100x100mm
Colour: Tumbled
Pattern:
 - ASPHALT
Colour: Black
 - COPPICE PRIMA PERMEABLE BLOCK PAVING by Marshalls
Size: 240x160x60mm
Colour: Oak Blend
Pattern: Stretcher bond
 - 1.8M HIGH BRICK AND FLINT WALL
 - 1.2M POST AND RAIL FENCE WITH NATIVE HEDGE
 - 1.2M BLACK METAL ESTATE RAILING
 - EXISTING 4M HIGH BUTTRESS RETAINING WALL
 - ENHANCED AND RETAINED EXISTING VEGETATION
 - EXISTING LANDSCAPE RETAINED
 - TUMBLER COBBLES
To match existing Lodge courtyard
 - SELF BINDING GRAVEL
Colour: Golden Amber
No rig construction where required under existing trees

Orig 17.06.22 FL n/a
rev date by chk notes

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project title
CARROW WORKS, NORWICH

drawing
DETAILED LANDSCAPE PROPOSALS 10

job number drawing number
2962 2962-11-11

status
FOR COMMENT

scale 1:200@A1



notes
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key

	EXISTING TREES TO BE REMOVED
	EXISTING TREES
	PROPOSED TREES
	PROPOSED HEDGING
	PROPOSED LAWN
	PROPOSED PLANTING Proposed shrub planting: 3L-5L pots planted to an appropriate density of 5m ² Proposed herbaceous planting: 1L-2L pots planted to an appropriate density of 5m ²
	ASPHALT Colour: Black
	COPRICE PERFORA PERMEABLE BLOCK PAVING by Marshalls Size: 240x180mm Colour: Oak Blend Pattern: Stretcher Bond
	1.8M HIGH BRICK AND FLINT WALL
	1.2M POST AND RAIL FENCE WITH NATIVE HEDGE
	1.2M BLACK METAL ESTATE RAILING
	EMANCIPATED AND RETAINED EXISTING VEGETATION
	EXISTING LANDSCAPE RETAINED
	TUMBLER COBBLES To match existing lounge courtyard
	SELF BINDING GRAVEL Colour: Golden Amber No dig construction where required under existing trees
	PRIORITY RUNS
	WILDFLOWER MEADOW SEED MIX Wild flower seed mix for Landscaping (3% seed floor) by Moseley Seeds (or similar approved)
	PLAY EQUIPMENT Spring Poles by Kompan (or similar approved) Finish: Unpainted, FSC certified timber
	PLAY EQUIPMENT Facility: Trampoline and 10 post seats by Kompan (or similar approved) Finish: Unpainted, FSC Certified
	PLAY EQUIPMENT Crawling gymmat by Kompan (or similar approved) FSC Certified timber
	PLAY EQUIPMENT Three balance beams by Kompan (or similar approved) Finish: unpainted, FSC Certified timber
	PLAY EQUIPMENT Bells by Kompan (or similar approved) Finish: Unpainted, FSC Certified timber
	PLAY EQUIPMENT Refurbished summer house
	PLAY EQUIPMENT FOR UNDER 6 Wobble Bridge by Kompan FSC Certified timber
	SAFETY SURFACING GRASS MATS

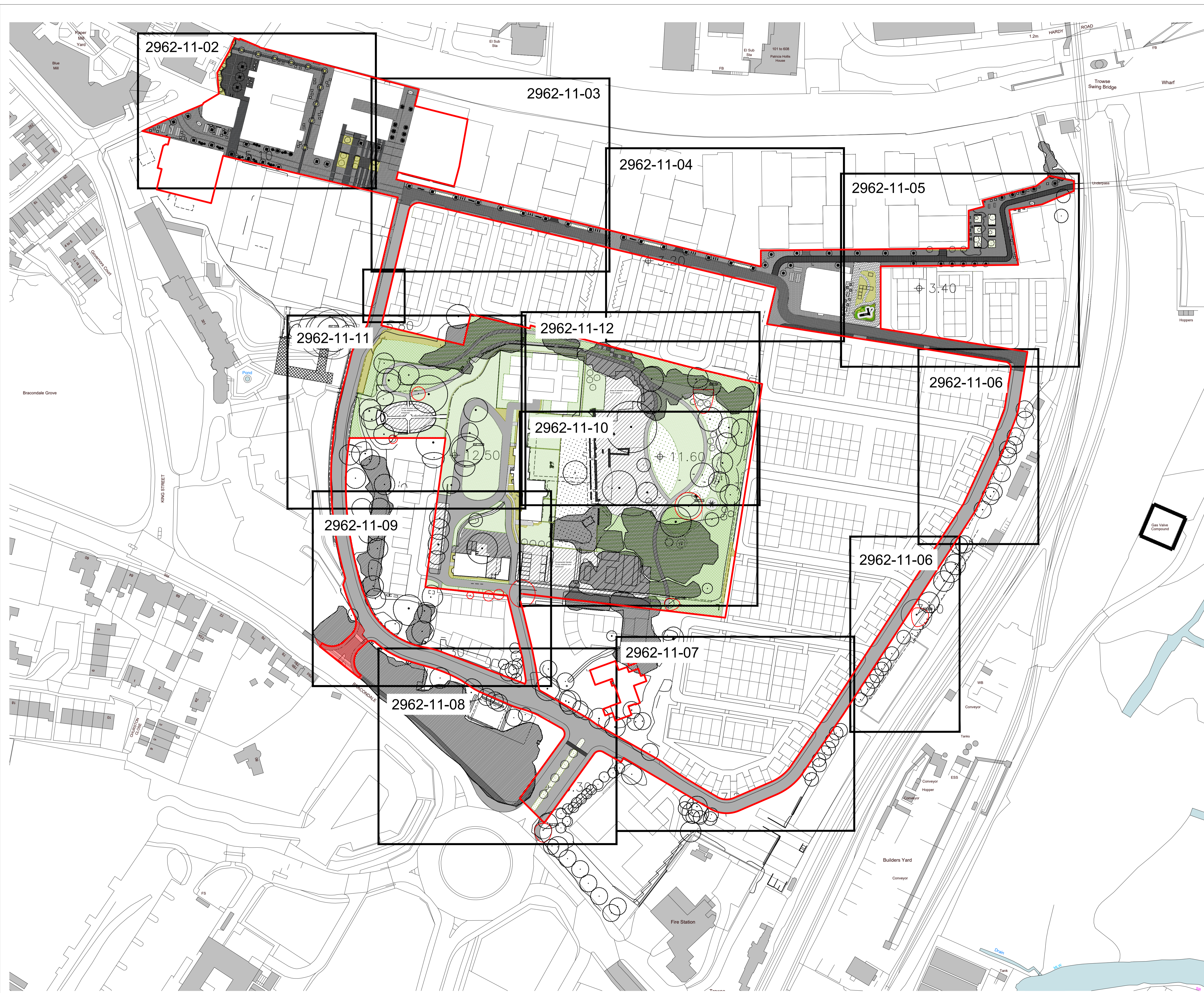
Area of remains and graves
To be retained

Orig 17.06.22 FL n/a
 rev date by chk notes

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project title
CARROW WORKS, NORWICH
 drawing
DETAILED LANDSCAPE PROPOSALS 11
 job number drawing number
2962 2962-11-10
 status
FOR COMMENT

scale 1:200@A1
 0 2m 10m 20m



notes
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key

Orig 17.06.22 FL n/a
 rev date by chk notes

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project title
CARROW WORKS, NORWICH

drawing
GENERAL ARRANGEMENT

job number drawing number
2962 2962-11-01

status
FOR COMMENT

scale 1:1000@A1
 0 1000 2000

APPENDIX F LEGISLATION AND POLICY CONTEXT

F.1 LEGISLATION

The Town and Country Planning (Tree Preservation) (England) Regulations (2012)⁵

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits, without the local planning authority's written consent, the following works to trees:

- Cutting down
- Topping
- Lopping
- Uprooting
- Wilful damage
- Wilful destruction

Similarly, trees in a Conservation Area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require issue of a section 211 notice six weeks before carrying certain work on such trees. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.

F.2 PLANNING POLICY

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021⁶ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

Local (Norwich City Council)

Local Plan Policy DM7

Trees and development

Trees and significant hedge and shrub masses should be retained as an integral part of the design of development except where their long-term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss.

Development requiring the loss of a protected tree or hedgerow (including preserved trees, protected hedgerows, trees in Conservation Areas, ancient trees, aged and veteran trees and trees classified as being of categories A or B in value), will only be permitted where:

- a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows; or
- b) it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow. Where the loss of trees is accepted in these circumstances, developers will be required to provide at least equivalent replacement in terms of biomass. This should be provided on-site unless the developer can show exceptional circumstances which would justify replacement provision elsewhere.

Development affecting trees and hedgerows

Where a proposed development retains existing trees and hedgerows on-site, or where development occurs within a tree root protection area, provision must be made for their care and protection throughout the duration of the development with mitigation measures being put in place to ensure that development works do not have a harmful impact on existing trees.

Street trees

Major development proposals that have a frontage onto a new or existing highway of more than ten metres will only be permitted where they provide for the planting and maintenance of street trees of appropriate species at intervals appropriate to the site, except where the site's location requires a clearly building-dominated design approach that would be prejudiced by the inclusion of street trees.

Landscape and Trees Supplementary Planning Document (SPD)

The SPD provides information for planning applicants to enable cost effective and efficient implementation of national planning and adopted Norwich Local Plan policies relating to trees, landscape and development. It achieves this through the provision of guidance on landscape design principles and sets out best practice in relation to the incorporation of landscape within development proposals.

It also aims to encourage greater awareness of the importance of landscape and trees in development, and to ensure early consideration is given by the applicant to tree and landscape matters in order that the design of the development evolves to create a strong sense of place and character.

The required supporting information to be submitted with applications, in particular drawings and documents is outlined in the Norwich City Council validation requirements list.

This includes further information for each type of document, including landscape and Arboricultural specific information in line with the type, scale and size of proposal.

REFERENCES

- ¹ British Standards Institution. (2012). 5837: *Trees in relation to design, demolition and construction - Recommendations*. London: BSI.
- ² Legislation.gov.uk. (2012). *Town and Country Planning Act 1990*. [online] Available at: <https://www.legislation.gov.uk/uksi/2012/605/contents/made> [Accessed 21 Jan 2019].
- ³ British Geological Society (2019). *Geology of Britain* [interactive web map]. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 21 Jan 2019].
- ⁴ The National Joint Utilities Group (2007) *NJUG Guidelines for The Planning, Installation and Maintenance Of Utility Apparatus In Proximity To Trees*
- ⁵ Legislation.gov.uk. (2012). *Town and Country Planning Act 1990*. [online] Available at: <https://www.legislation.gov.uk/uksi/2012/605/contents/made> [Accessed 21 Jan 2019].
- ⁶ GOV.UK. (2021). *National Planning Policy Framework*. [online] Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 13 June 2019].