



**Symmetry Park,  
Ardley**

**Technical  
Appendix 9.4  
Arboricultural  
Impact**

**Assessment**

(Incorporating Tree  
Protection  
Measures)

Prepared by:  
**The Environmental  
Dimension  
Partnership Ltd**

On behalf of:  
**Tritax Symmetry  
Ardley Ltd.**

March 2024  
Report Reference  
**edp2355\_r012d**

## Contents

<b>Section 1</b>	Introduction.....	1
<b>Section 2</b>	Arboricultural Impact Assessment.....	3
<b>Section 3</b>	Conclusions.....	7

## Appendices

<b>Appendix EDP 1</b>	Arboricultural Baseline Note (edp2355_r013)
<b>Appendix EDP 2</b>	Parameter Plan (Drawing Number 131003-P6)
<b>Appendix EDP 3</b>	Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 'Protective Barrier')

## Plan

<b>Plan EDP 1</b>	Tree Protection Plan (edp2355_d042g 21 March 2024 GYo/BWa)
-------------------	---

*This version is intended for electronic viewing only*

	Report Ref: edp2355_r012			
	Author	Formatted	Peer Review	Proofed by/Date
012_DRAFT	BW	FM	DG	-
012a	BW	DL	-	FJ/DL 171221
012b	BW	CL	-	-
012c	LTa	-	-	NHa 120324
012d	LTa	-	NPR	CTi 210324

## **Section 1 Introduction**

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Tritax Symmetry Ardley Ltd. ('the Applicant') in relation to the proposed development of Symmetry Park Ardley (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees, in the context of the development proposals.

### **Site Context**

- 1.3 The Site is located to the north-east of Ardley, adjacent to the A43 and M40 at Junction 10. The surrounding area is generally low-lying agricultural land and is located within the Local Planning Authority (LPA) of Cherwell District Council (CDC). It currently comprises seven large fields under intensive arable use, dissected by hedgerows, and is approximately 83.279 hectares (ha).

### **Development Proposals**

- 1.4 An Outline planning application is to be submitted to CDC for a Class B8 storage and distribution with ancillary Class E(g)(i) and this AIA is submitted to inform this application.
- 1.5 This AIA has been prepared using EDP's arboricultural constraints information, contained within the Arboricultural Baseline Note as **Appendix EDP 1**.
- 1.6 This baseline survey data was originally collected by EDP in April 2015. Further to this survey, a recent walk-over survey was undertaken by EDP on 09 December 2021 to check, and where necessary, update the existing survey data. The survey data specifically relevant to this Site is provided within **Appendix EDP 1**, with the Tree Constraints Plan included.

### **Aims and Objectives**

- 1.7 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures such as protective fencing, to ensure the safe, long-term retention of any retained tree, should the development be permitted.

### **Relevant Baseline Documents**

- 1.8 EDP's Arboricultural Baseline Note is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.
- 1.9 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:
- BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
  - BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

## Section 2 Arboricultural Impact Assessment

- 2.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Parameter Plan (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the masterplan. The resulting drawing is a Tree Protection Plan (**Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately, assesses the likely impacts of the proposals on the tree stock and, where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

### Tree Removals for Reasons of Sound Arboricultural Management

- 2.5 The BS 5837:2012 compliant survey identified no category U items.
- 2.6 Off-site items remain outside of the control of the development and require the landowners' consent prior to any works or removals.

### Items Impacted by Development Proposals

- 2.7 Assessment of the Parameter Plan (**Appendix EDP 2**) determines that 24 items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Eighteen items are category B, of moderate quality and six items are category C, of low quality.

**Table EDP 2.2:** Items Impacted by Development Proposals

Reference Number	Species	Impact	Category Grading
T3	<i>Acer campestre</i>	Complete Removal	C
T4	<i>Fraxinus excelsior</i>	Complete Removal	C
T5	<i>Fraxinus excelsior</i>	Complete Removal	C
T6	<i>Fraxinus excelsior</i>	Complete Removal	C
T7	<i>Fraxinus excelsior</i>	Complete Removal	C
T8	<i>Fraxinus excelsior</i>	Complete Removal	B

Reference Number	Species	Impact	Category Grading
<b>T10</b>	<i>Fraxinus excelsior</i>	Complete Removal	B
<b>T11</b>	<i>Fraxinus excelsior</i>	Complete Removal	B
<b>T12</b>	<i>Fraxinus excelsior</i>	Complete Removal	C
<b>T25</b>	<i>Crataegus monogyna</i>	Complete Removal	B
<b>H28</b>	<i>Crataegus monogyna</i>	Partial Removal	B
<b>H29</b>	<i>Acer campestre</i> <i>Acer pseudoplatanus</i> <i>Crataegus monogyna</i> <i>Prunus spinosa</i>	Complete Removal	B
<b>H30</b>	<i>Acer campestre</i> <i>Crataegus monogyna</i> <i>Fraxinus excelsior</i>	Complete Removal	B
<b>H31</b>	<i>Acer campestre</i> <i>Crataegus monogyna</i> <i>Prunus spinosa</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H32</b>	<i>Crataegus monogyna</i> <i>Sambucus nigra</i> <i>Prunus spinosa</i>	Complete Removal	B
<b>H37</b>	<i>Crataegus monogyna</i> <i>Prunus spinosa</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H38</b>	<i>Crataegus monogyna</i> <i>Prunus spinosa</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H39</b>	<i>Acer campestre</i> <i>Crataegus monogyna</i> <i>Prunus spinosa</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H40</b>	<i>Acer campestre</i> <i>Crataegus monogyna</i> <i>Prunus spinosa</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H45</b>	<i>Prunus spinosa</i> <i>Crataegus monogyna</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H46</b>	<i>Prunus spinosa</i> <i>Crataegus monogyna</i> <i>Sambucus nigra</i>	Complete Removal	B
<b>H47</b>	<i>Prunus spinosa</i> <i>Crataegus monogyna</i> <i>Sambucus nigra</i>	Partial Removal	B
<b>H48</b>	<i>Prunus spinosa</i> <i>Crataegus monogyna</i> <i>Sambucus nigra</i>	Partial Removal	B
<b>H49</b>	<i>Prunus spinosa</i> <i>Crataegus monogyna</i> <i>Sambucus nigra</i>	Partial Removal	B

## Summary of Tree Losses and Retention

- 2.8 A summary of the tree losses and retention, based upon the Parameter Plan (**Appendix EDP 2**), is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means encroachment into the RPA of a retained item or the partial removal of it.

**Table EDP 2.3:** Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	1	0	0	1
Category B	40	14	4	22
Category C	15	6	0	9
Category U	0	0	0	0
<b>Totals</b>	<b>56</b>	<b>20</b>	<b>4</b>	<b>32</b>

## Damage to Rooting Environment during Construction Activities

- 2.9 The required RPA for each item is described in the tree survey schedule and depicted on the Tree Constraints Plan, both found within **Appendix EDP 1**. To ensure appropriate protection is afforded to the roots, the extent of the RPA shall be defined by means of the installation of protective barriers in accordance with the recommendations given in Section 6.2 of BS 5837:2012, the specification for which is enclosed as **Appendix EDP 3**.

## Mitigation

- 2.10 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 2.11 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, ‘no-dig’ technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.

*This page has been left blank intentionally*



## **Section 3**

### **Conclusions**

- 3.1 Masterplanning of the proposed development has been informed by arboricultural recommendations throughout. To ensure succession to the existing tree stock, new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

*This page has been left blank intentionally*

**Appendix EDP 1**  
**Arboricultural Baseline Note**  
**(edp2355\_r013)**

*This page has been left blank intentionally*

## **Symmetry Park, Ardley**

### **Arboriculture Baseline Note**

#### **edp2355\_r013a**

### **1. Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Tritax Symmetry Ardley Ltd. ('the Applicant') to undertake a BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* compliant survey of trees in relation to the proposed development of Symmetry Park, Ardley (hereafter referred to as 'the Study Area').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 The Study Area is located to the north-east of Ardley, which is located within the Local Planning Authority (LPA) of Cherwell District Council (CDC). It currently comprises seven large fields under intensive arable use, dissected by hedgerows.

### **2. Methodology and Limitations**

- 2.1 The methodology adopted for this survey is based on guidelines set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Annex EDP 1**) and this data has been derived from a hybrid of topographical data and satellite imagery. All surveyed items are detailed in **Annex EDP 2**. No other trees are covered by this survey.
- 2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.
- 2.3 Any recommendations regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.



2.4 The schedule in **Annex EDP 2** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:

- Sequential reference number (recorded on **Plan EDP 1**);
- Species;
- Height;
- Stem diameter;
- Branch spread;
- Canopy clearance above ground level;
- Life stage;
- Physiological condition;
- Structural condition;
- Comments/notes;
- Recommendations (and tree work priority);
- Estimated remaining contribution;
- Category grading; and
- Root protection radius.

2.5 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Study Area could change the current circumstances and may invalidate this report and any recommendations made.

2.6 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

2.7 A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.

2.8 The subject trees have not been tagged for identification purposes.



### **3. Aims and Objectives**

3.1 The purpose of this Technical Note is to:

- Identify principal trees suitable for retention; and
- Identify the constraints associated with retained trees to inform the design and layout of any forthcoming proposals and, in turn, inform an Arboricultural Impact Assessment.

### **4. Summary of Tree Stock**

4.1 The survey has identified 27 individual trees and three groups of trees, 24 hedgerows and one woodland, totalling 55 items. Of these 55 items, 40 have been categorised as B, of moderate quality; and 15 have been categorised as C and are of low quality.

4.2 All surveyed items are as noted on **Annex EDP 1** and detailed in the schedule at **Annex EDP 2**.

4.3 An illustrative summary of the age distribution and grading categorisation for the Study Area is provided in **Annex EDP 3**.

4.4 Overall, the items identified across the Study Area are primarily of moderate value, The category B items are located either off-site, around the periphery or within the field boundary hedgerows, and therefore do not adversely constrain the main body of the Study Area; however, many of the hedgerows dissect the site and this should be considered when designing any forthcoming proposals.

### **5. Statutory Protection**

#### ***Tree Preservation Orders and Conservation Areas***

5.1 An online search of the Cherwell District Council interactive map has shown that there are no Tree Preservation Orders registered on, or adjacent to, the Study Area.

5.2 The Study Area is not within a designated conservation area.



## 6. National and Local Planning Policy

### ***Cherwell District Council's Local Planning Policy***

*Adopted Cherwell Local Plan 2011-2031 (Part 1)*

#### 6.1 Policy ESD 13: Local Landscape Protection and Enhancement:

*"All new development should integrate important existing trees. Development which would result in the loss of Ancient Woodland, Aged trees or Veteran trees will not be permitted.*

*Where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided, in accordance with the tree compensation standard below..."*

### ***National Planning Policy Framework (NPPF)***

#### 6.2 Paragraph 136 of the NPPF states:

*"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>53</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*

*Ancient Woodland, Ancient and Veteran Trees and the NPPF*

#### 6.3 The NPPF assumes protection of all ancient woodland and veteran trees unless there are exceptional reasons for not doing so. The importance of ancient woodland and veteran trees as irreplaceable habitats is set out in paragraph 186c of the NPPF, which states:

*"Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."*

#### 6.4 There were no veteran Items present at the time of survey.





## 7. Protected Wildlife and Trees

### **Bats**

- 7.1 All species of British bat are listed as European Protected Species (EPS) on Schedule 2 of the *Conservation Regulations (Annex IV (a) to the Habitats Directive)*. This affords bats protection under the *Conservation of Habitats and Species Regulations 2017 (as amended)*; further information is provided in **Annex EDP 4**.

### **Nesting Birds**

- 7.2 The main bird nesting season is between March and August inclusive. Current legislation relating to breeding birds, under *the Wildlife and Countryside Act 1981 (as amended)* and the *Countryside and Rights of Way Act 2000*, confirms that birds, as well as their nests and eggs are protected. Further information is provided in **Annex EDP 4**.

## 8. Site-specific Constraints

- 8.1 As shown by **Annex EDP 1**, the surveyed items located across the Study Area are primarily self-sown trees of low or moderate arboricultural value.
- 8.2 A number of items are located outside, but adjacent to the Study Area, and therefore these items are not under the control of the Applicant and require consideration. The above- and below-ground constraints from off-site items will need to be considered in during the design process.
- 8.3 Further information on above- and below-ground arboricultural constraints is provided in **Annex EDP 5**.

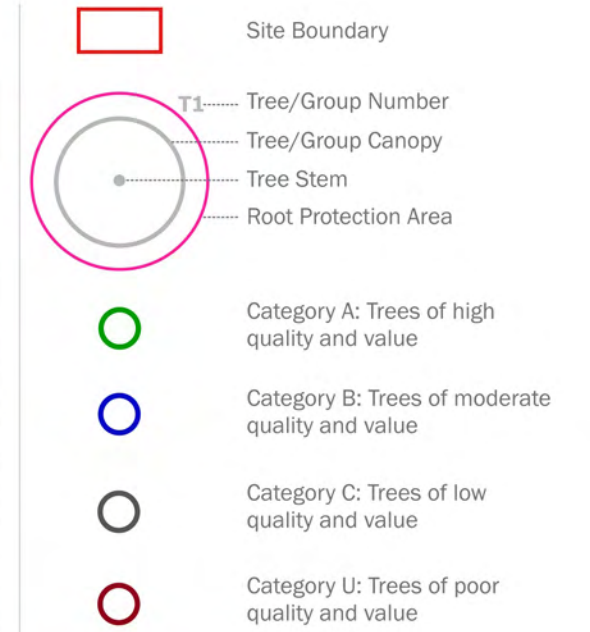
## 9. Conclusion

- 9.1 Of the items surveyed, 40 have been categorised as B, of moderate quality. These items should be prioritised for retention where practicable. These items are primarily off-site and around the perimeter of the Study Area, and therefore do not adversely constrain development.
- 9.2 The default position when designing any forthcoming scheme should be the retention of all items, as so far as is practicable, regardless of category grading. All trees provide positive environmental and ecological contributions, irrespective of current condition.
- 9.3 The arboricultural constraints information provided within this Technical Note will feed into the detailed design and layout of the scheme and, in turn, will be used to undertake an Arboricultural Impact Assessment, to be submitted as part of the planning application.



---

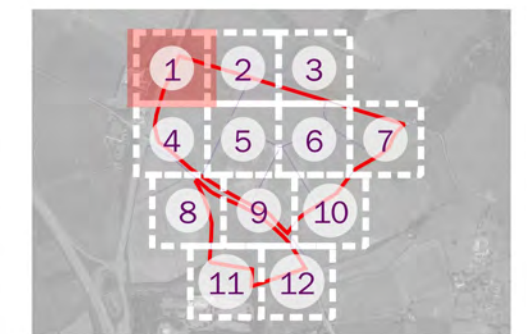
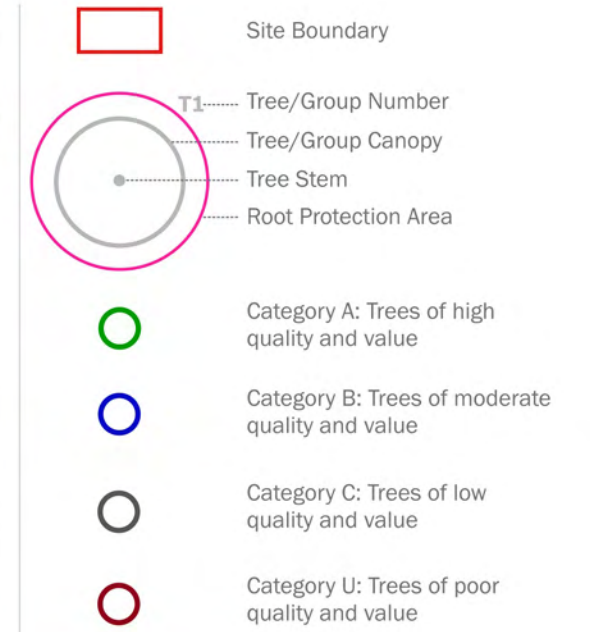
**Annex EDP 1**  
**Tree Constraints Plan**  
(edp2355\_d041b 11 March 2024 GYo/BWa)



client	<b>Tritax Symmetry Ardley Ltd</b>		
project title	<b>Symmetry Park, Ardley</b>		
drawing title	<b>Plan EDP 1: Tree Constraints Plan (Overview)</b>		
date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:6,000 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

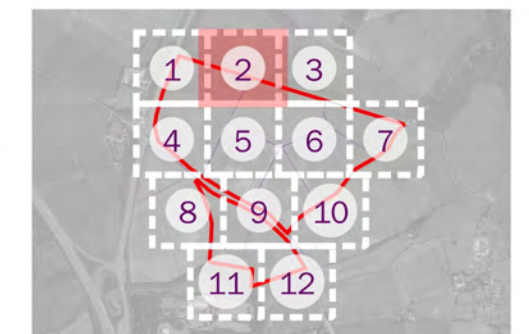
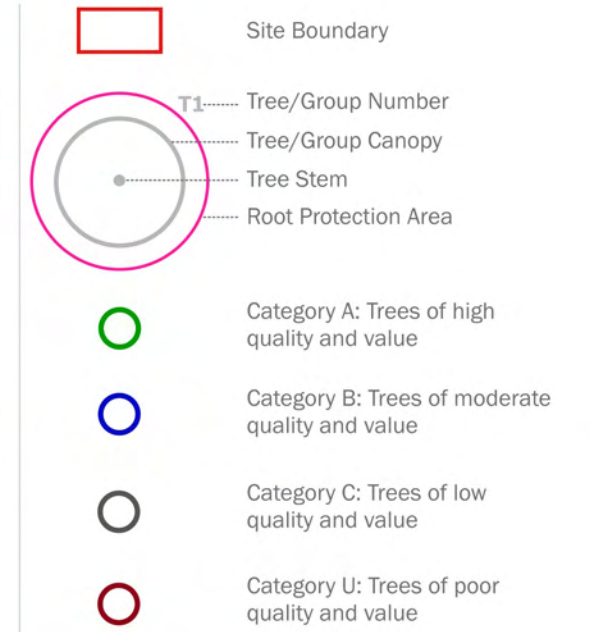
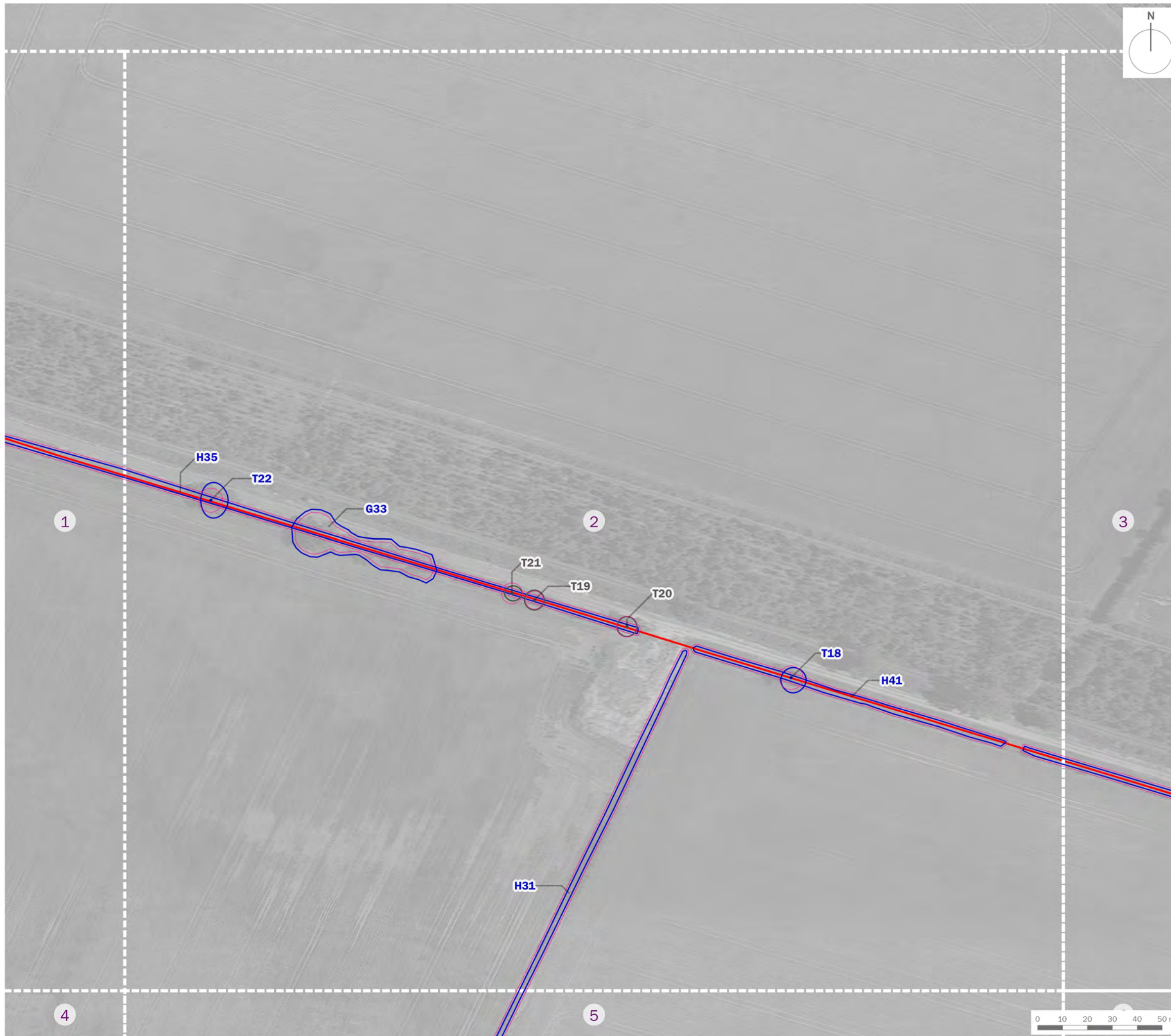
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 1 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)



client  
**Tritax Symmetry Ardley Ltd**

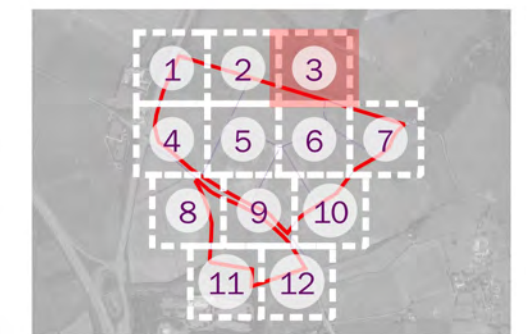
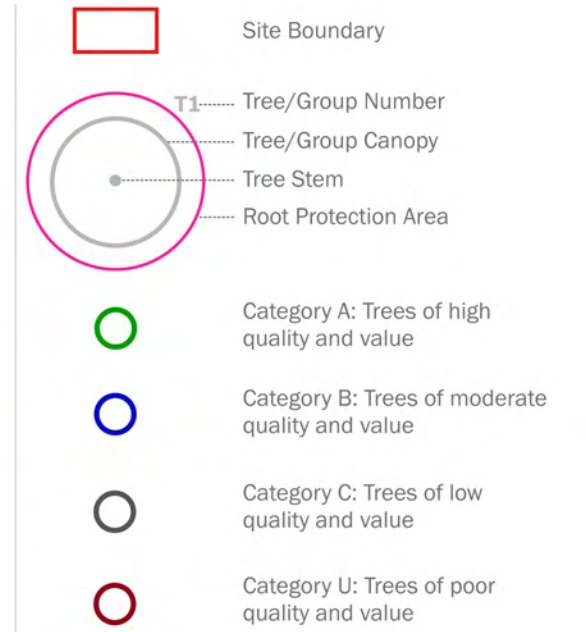
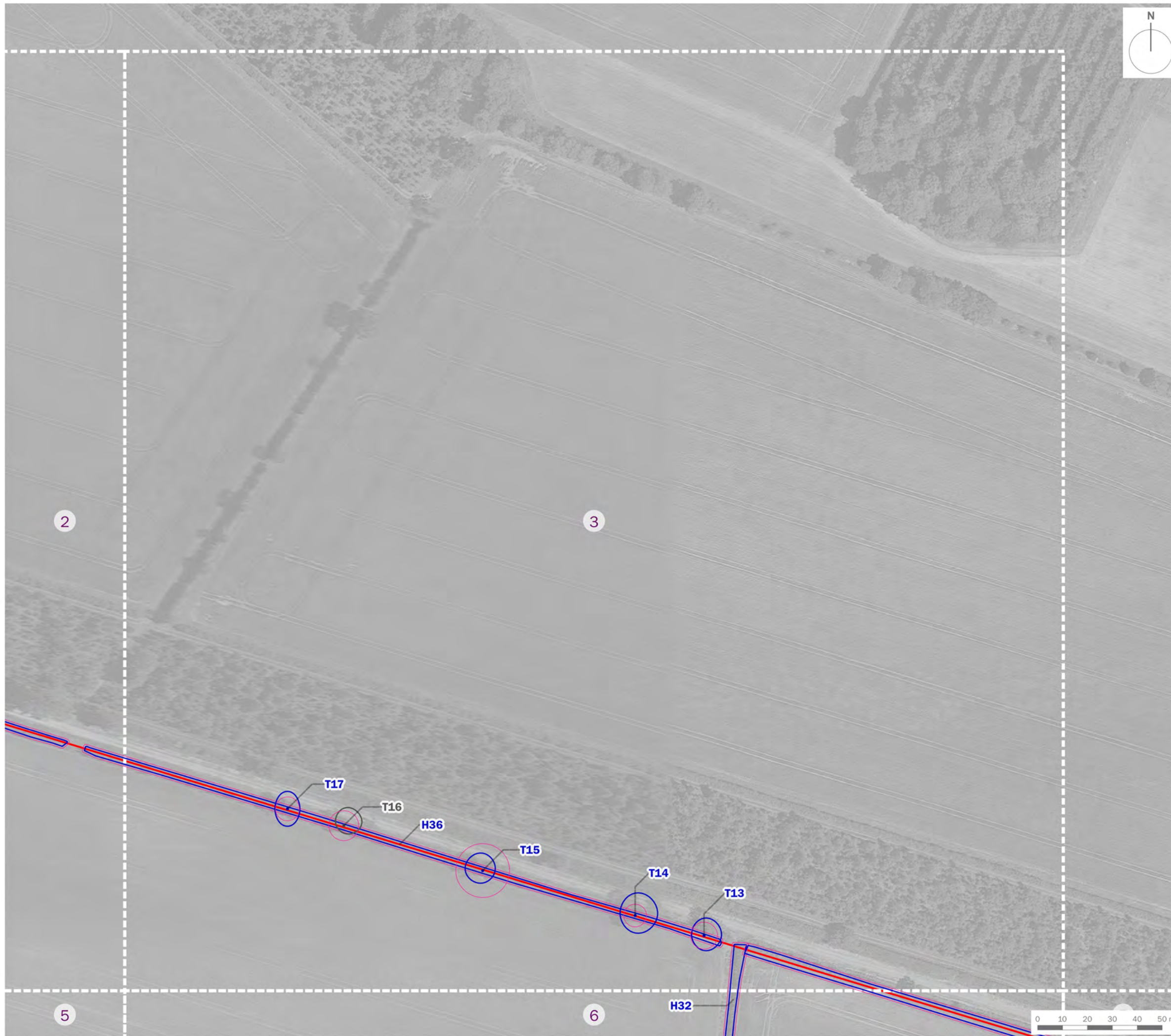
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 2 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

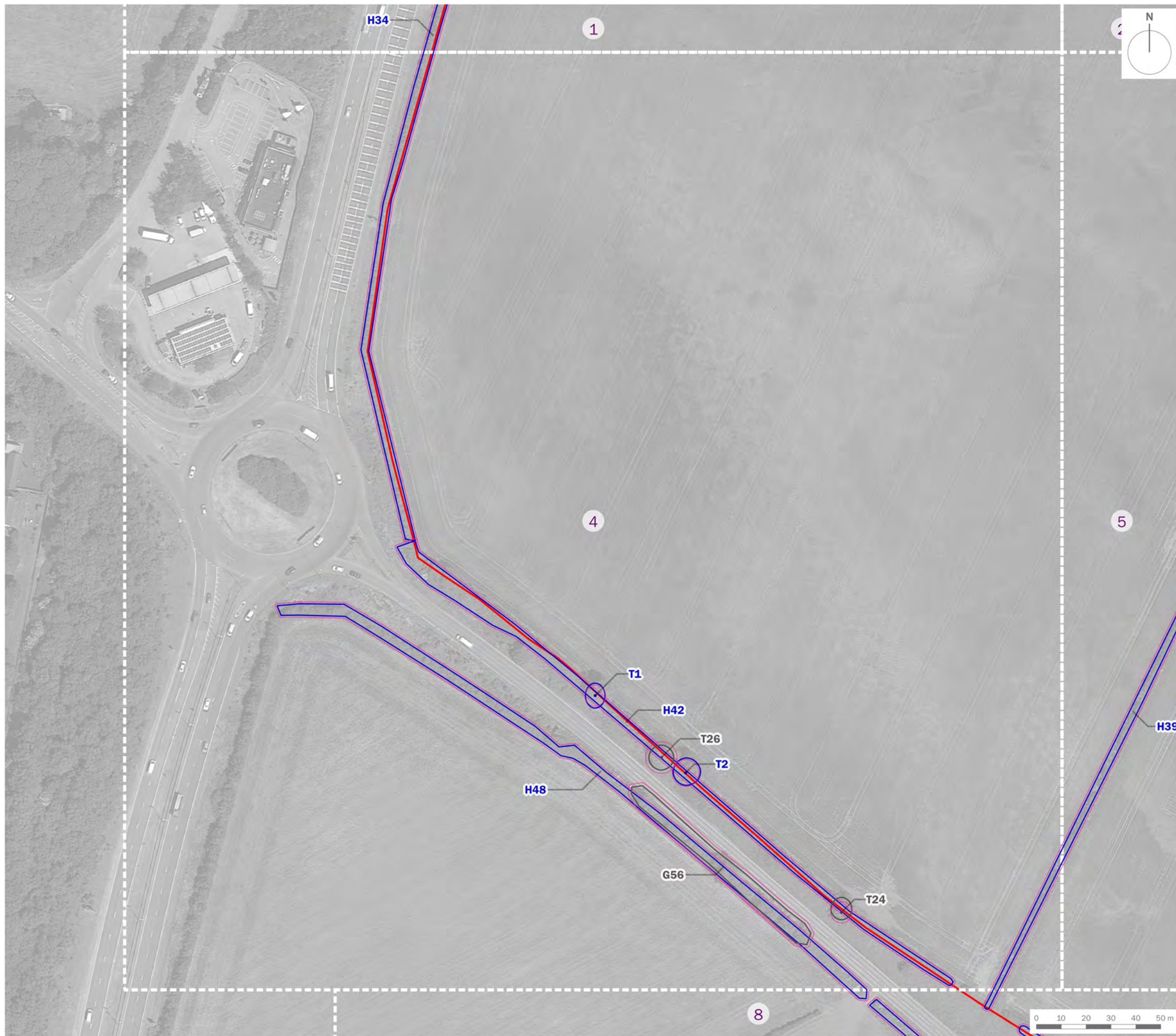
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 3 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



**Site Boundary**

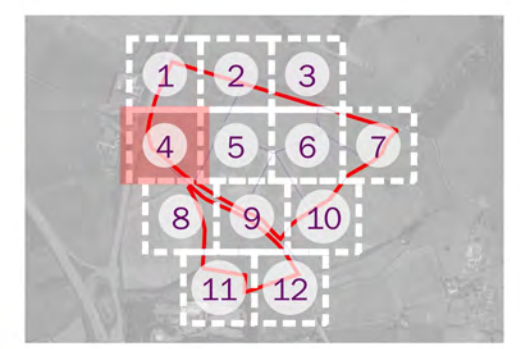
**T1** Tree/Group Number  
 Tree/Group Canopy  
 Tree Stem  
 Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value



client  
**Tritax Symmetry Ardley Ltd**

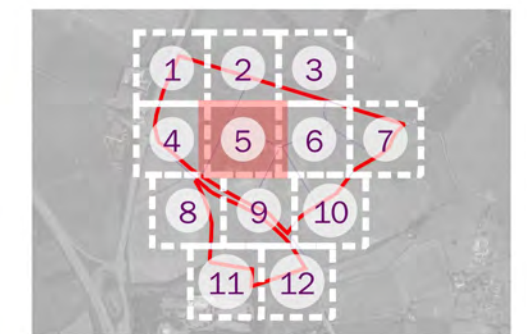
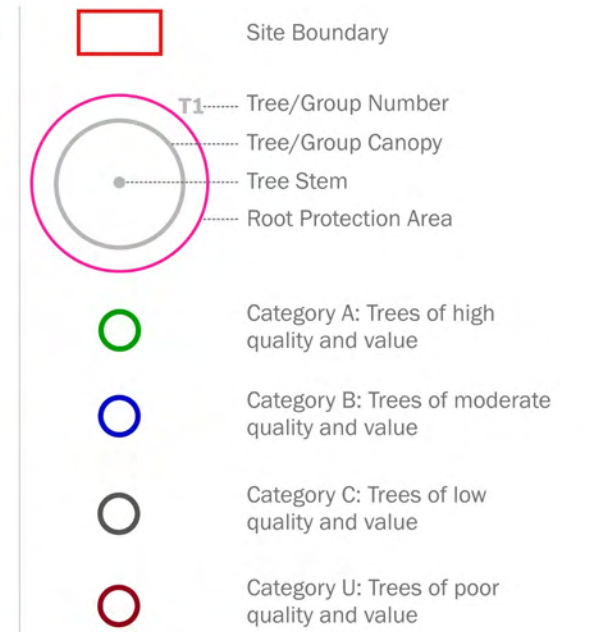
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 4 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**

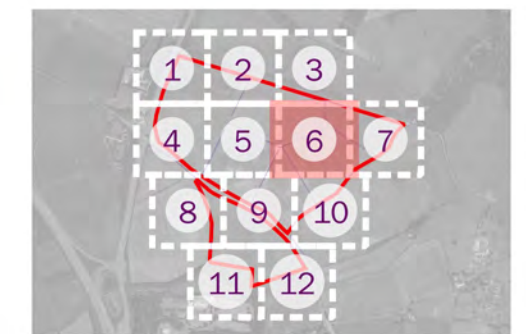
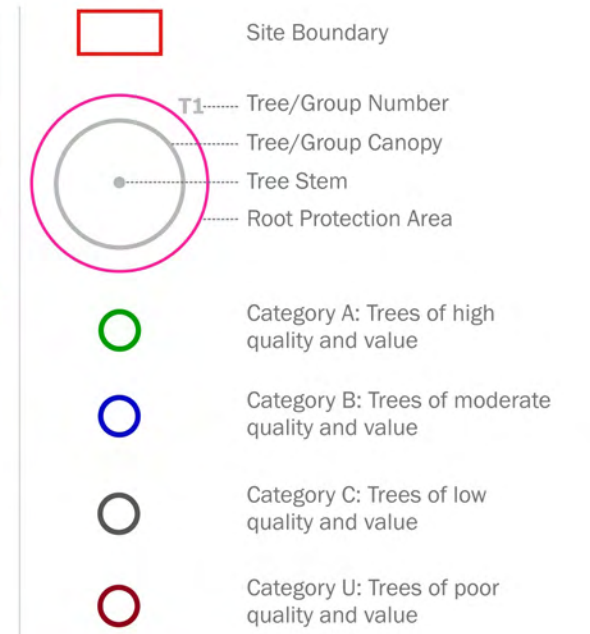
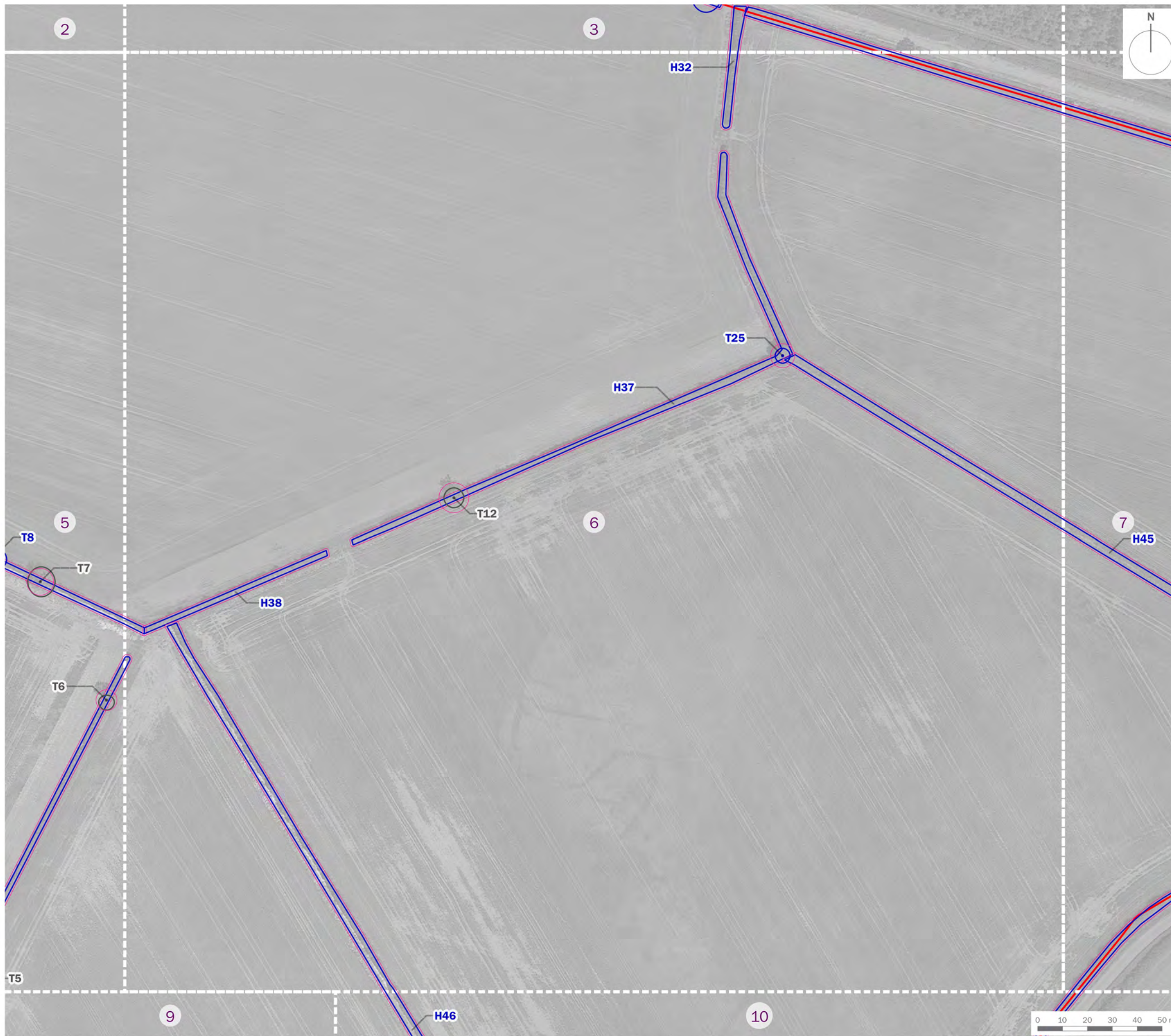
drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 5 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk





client  
**Tritax Symmetry Ardley Ltd**

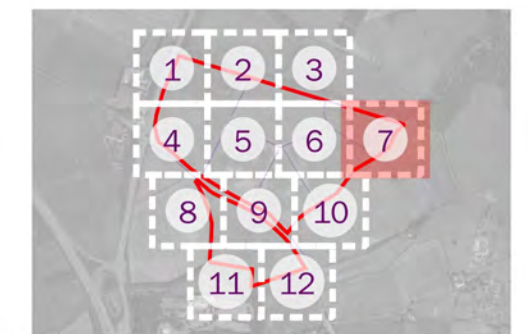
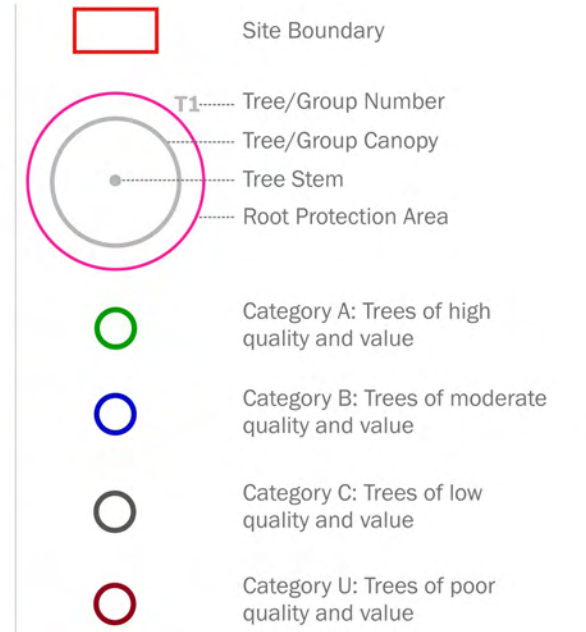
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 6 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

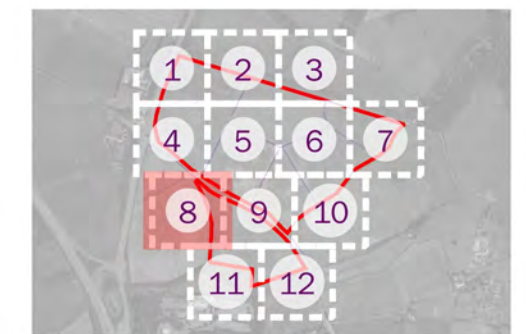
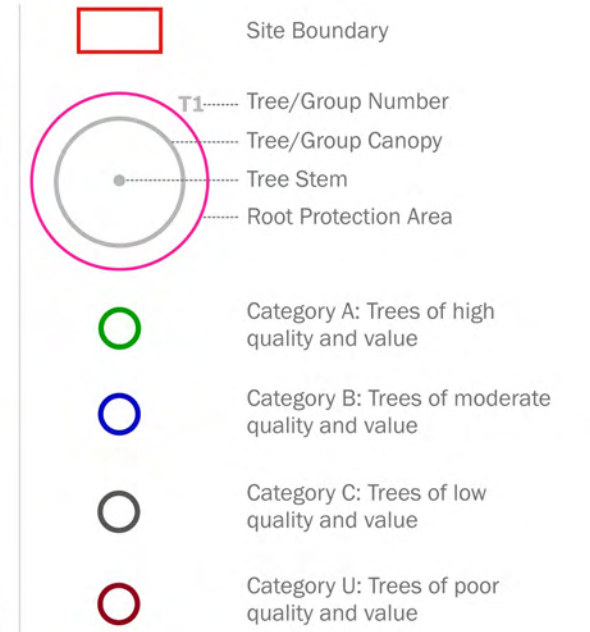
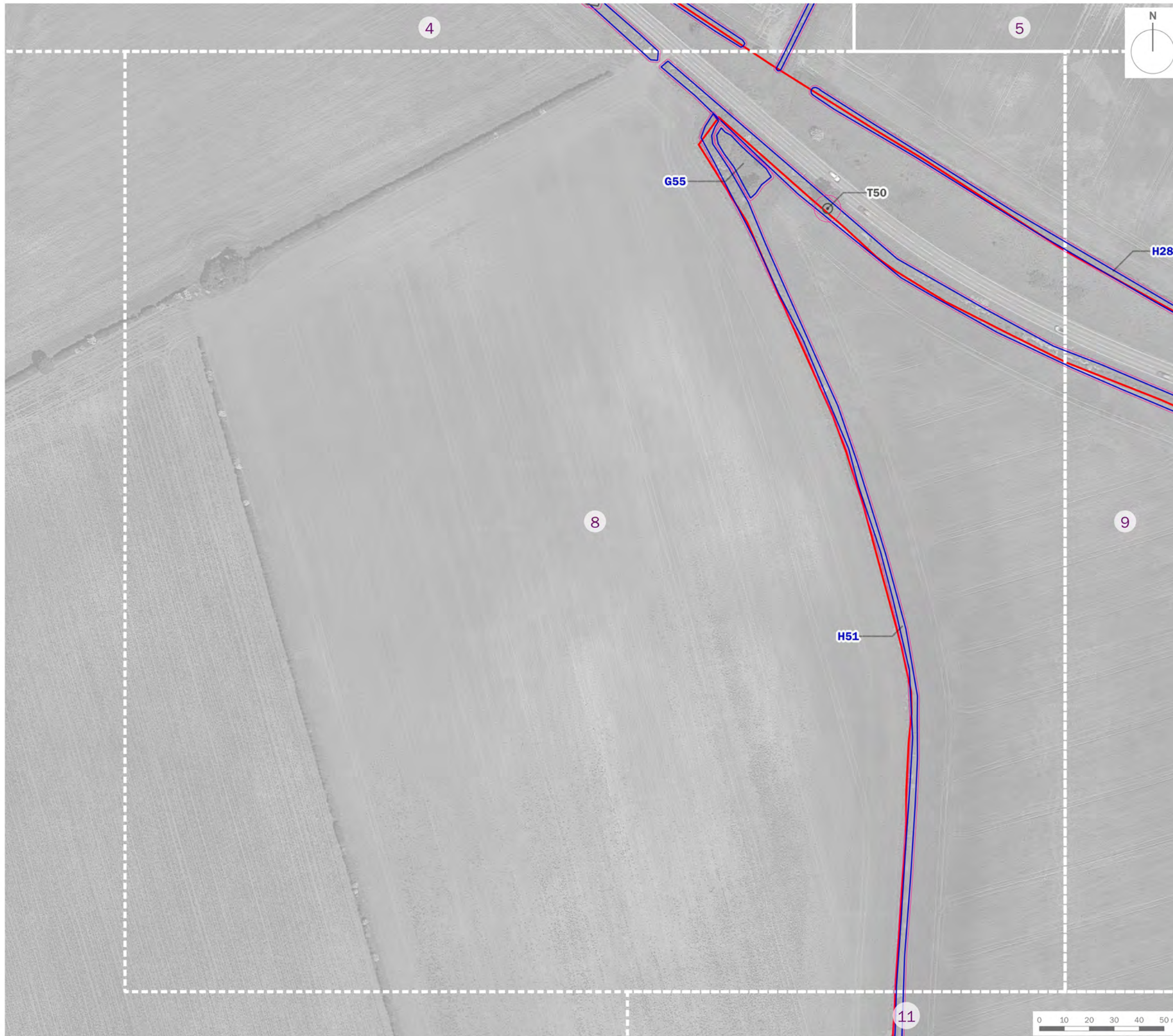
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 7 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)



client  
**Tritax Symmetry Ardley Ltd**

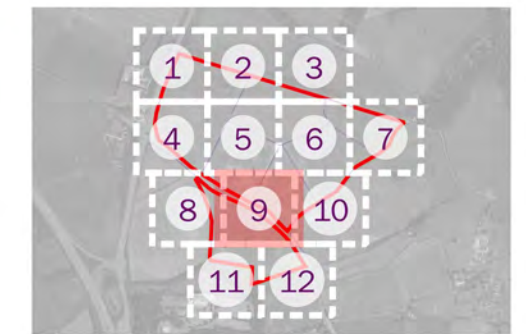
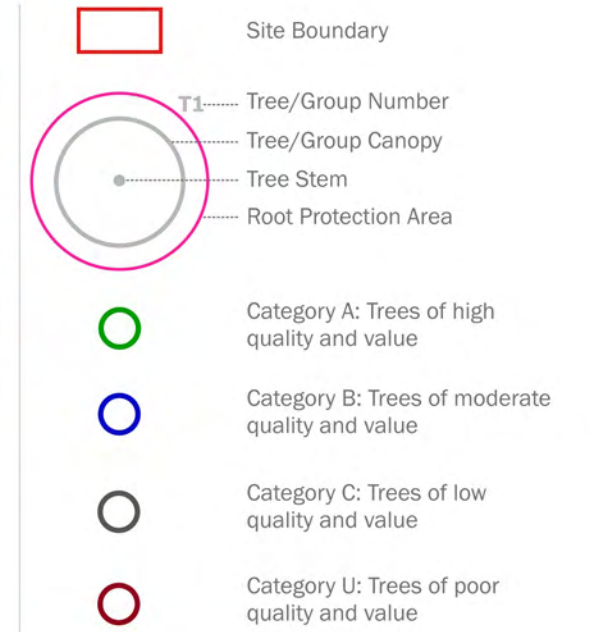
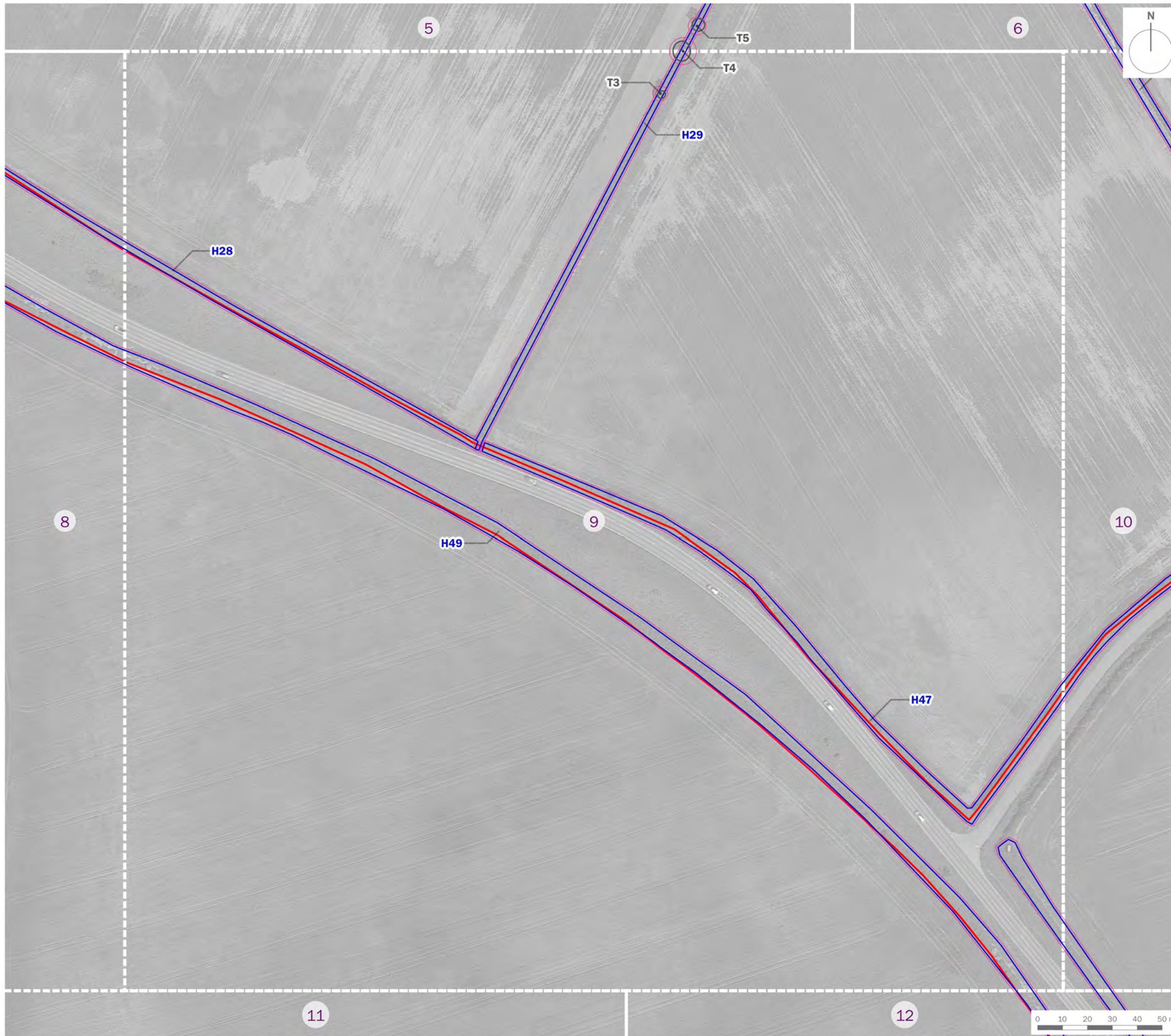
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 8 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

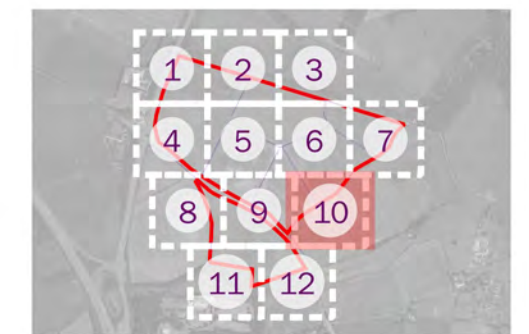
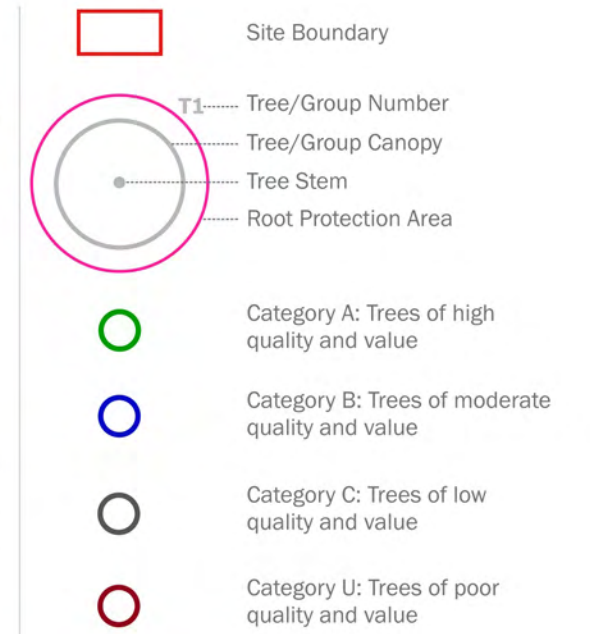
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 9 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 · www.edp-uk.co.uk · info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

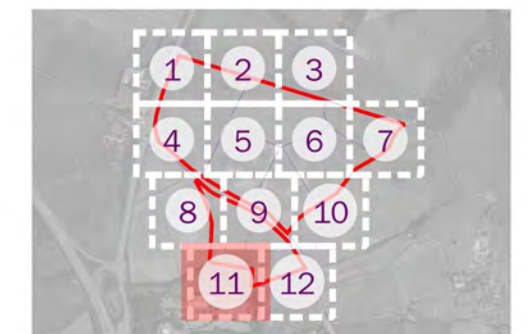
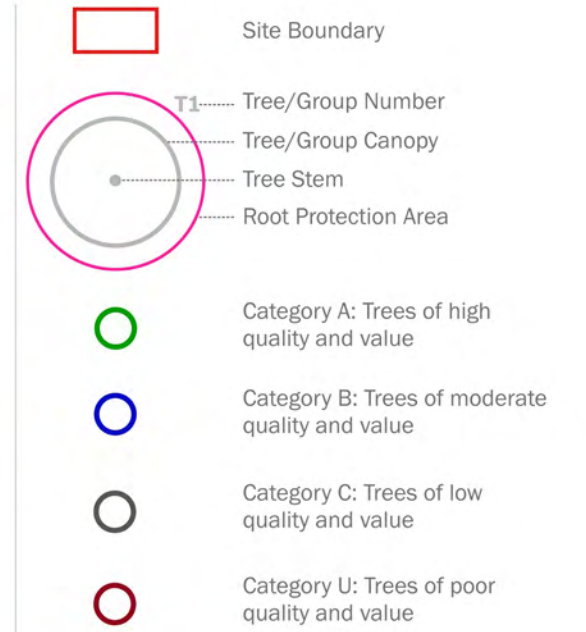
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 10 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)



client  
**Tritax Symmetry Ardley Ltd**

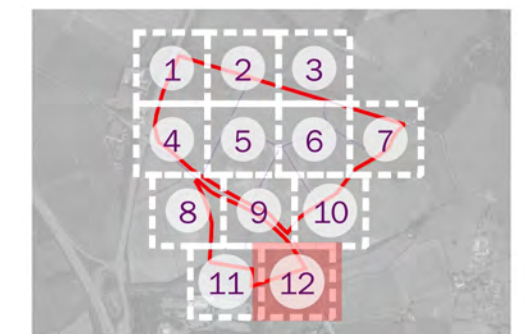
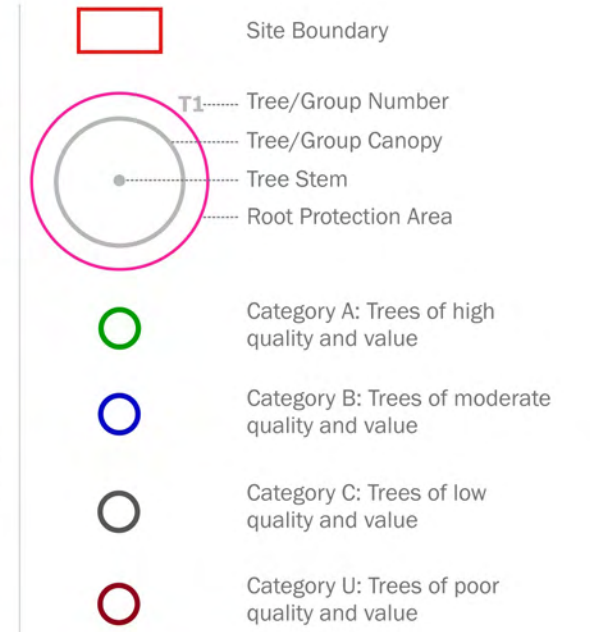
project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 11 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**

drawing title  
**Plan EDP 1: Tree Constraints Plan (Sheet 12 of 12)**

date	<b>11 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d041b</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)



**Annex EDP 2**  
**Tree Survey Key and Schedule**

<b>Sequential Reference Number</b>	T - Individual specimen;  G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally;  H - Linear group of specimens that form a hedge or boundary; and  W - A larger group or area of trees that should be regarded as a single woodland unit.
<b>Species</b>	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
<b>Height</b>	An approximation of height (in metres) is provided for the highest point of the tree.
<b>Stem Diameter</b>	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
<b>Branch Spread</b>	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on <b>Plan EDP 1</b> .
<b>Canopy Clearance Above Ground Level</b>	An approximation of height (in metres) of crown clearance above adjacent ground level.
<b>Life Stage</b>	There are five classes to which trees are assigned:  Young;  Early Mature;  Mature;  Over Mature; and  Veteran.
<b>Physiological Condition</b>	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following:  Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and  Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
<b>Structural Condition</b>	An indication of the tree's structural condition is represented and classed as good, fair, poor or dead.  This is informed by "the presence of any decay and physical defect <sup>1</sup> ".

<sup>1</sup> BS 5837:2012 Section 4.4.2.5





<b>Comments/Notes</b>	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.
<b>Recommendations (and Tree Work Priority)</b>	<p>These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.</p> <p>Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows:</p> <p>Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard;</p> <p>Priority 2: Work that should be undertaken prior to any demolition or construction works commencing on Site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>
<b>Estimated Remaining Contribution</b>	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <p>Less than 10;</p> <p>10+;</p> <p>20+; and</p> <p>40+.</p>
<b>Category Grading</b>	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
<b>Root Protection Radius</b>	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

<b>Client:</b>	Tritax Symmetry Ardley Ltd	<b>Site:</b>	Symmetry Park, Ardley
<b>Date of Survey:</b>	16/04/2015 and 09/12/2021	<b>Consultant:</b>	Lindsey Shakespeare and Ben Wainhouse
<b>Tagged:</b>	N/A	<b>Weather:</b>	Fine

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
T1	Fraxinus excelsior	9	# 350	5	4	5	4	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Base / stems obscured - Vegetation	No Work Recommended	20+	B3	4.2
T2	Quercus robur	9	# 450	6	6	5	5	2.5	Mature	Good	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B13	5.4
T3	Acer campestre	4	# 250	1	2	2	1	N/A	Late Mature	Fair	Poor	Base / stems obscured - Vegetation Decay / structural defect - Principal stems	No Work Recommended	10+	C3	3
T4	Fraxinus excelsior	7	# 450	4	3	4	4	2	Late Mature	Poor	Poor	Die-back - Throughout crown Base / stems obscured - Vegetation Decay / structural defect in crown limb / limbs - Extensive	No Work Recommended	10+	C3	5.4
T5	Fraxinus excelsior	6	# 300	3	3	2	2	2.5	Mature	Fair	Fair	Base / stems obscured - Vegetation	No Work Recommended	10+	C1	3.6
T6	Fraxinus excelsior	7	350	2	3	4	3	4	Mature	Poor	Poor	Base / stems obscured - Vegetation Ivy or climbing plant Die-back - Upper crown	No Work Recommended	10+	C1	4.2
T7	Fraxinus excelsior	9	# 450	6	6	6	5	1	Mature	Good	Poor	Base / stems obscured - Vegetation Decay / structural defect - Base Decay / structural defect - Major	No Work Recommended	10+	C13	5.4
T8	Fraxinus excelsior	9	# 500	5	6	5	7	2	Late Mature	Fair	Poor	Base / stems obscured - Vegetation Crack - Longitudinal / shear crack Decay / structural defect - Principal stems Decay / structural defect - Major	No Work Recommended	20+	B3	6
T10	Fraxinus excelsior	10	# 450	5	4	3	5	2	Mature	Good	Fair	Root decay - Localised Pruning wounds - Decayed	No Work Recommended	20+	B1	5.4
T11	Fraxinus excelsior	9	240	4	4	3	6	2	Mature	Good	Fair	Decay / structural defect - Base Adjoined to old, decayed stool on north side	No Work Recommended	20+	B13	2.88
T12	Fraxinus excelsior	8	# 500	4	4	4	4	2	Late Mature	Fair	Poor	Base / stems obscured - Vegetation Decay / structural defect - Extensive Decay / structural defect - Principal stems lost leader with extensive decay	No Work Recommended	10+	C13	6
T13	Fraxinus excelsior	10	# 450	7	7	6	5	N/A	Mature	Good	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B1	5.4
T14	Fraxinus excelsior	8	# 380	9	9	7	6	N/A	Mature	Fair	Fair	Base / stems obscured - Vegetation Ivy or climbing plant Die-back - Upper crown	No Work Recommended	20+	B1	4.56
T15	Fraxinus excelsior	8	# 900	7	5	5	7	N/A	Mature	Good	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B1	10.8
T16	Fraxinus excelsior	8	# 500	7	7	3	3	N/A	Mature	Fair	Poor	Base / stems obscured - Vegetation Ivy or climbing plant Decay / structural defect in crown limb / limbs - Major aysemetric crown	No Work Recommended	10+	C1	6
T17	Fraxinus excelsior	9	# 400	7	5	7	5	2	Mature	Fair	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B1	4.8
T18	Quercus robur	8	# 400	4	6	6	4	N/A		Good	Good	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B1	4.8
T19	Fraxinus excelsior	8	# 300	4	4	4	4	2.5	Mature	Fair	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	10+	C1	3.6
T20	Fraxinus excelsior	8	# 350	0	0	0	0	N/A		0	0	No Significant Faults Observed	No Work Recommended	10+	C1	4.2
T21	Fraxinus excelsior	7	# 350	3	4	3	3	2	Mature	Poor	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	10+	C1	4.2
T22	Quercus robur	7	# 400	7	7	7	4	2	Mature	Good	Good	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B1	4.8
T23	Quercus robur	12	# 1120	10	7	10	8	N/A	Late Mature	Fair	Fair	Ivy or climbing plant Die-back - Upper crown Deadwood - Major	No Work Recommended	20+	B1	13.44

**Sequential Reference Number** - T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.  
**Species** - Common English names are used wherever possible for simplicity.  
**Height** - An approximation of height (in metres) is provided for the highest point of the tree.  
**Stem Diameter** - This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.  
**Branch Spread** - This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP.1.  
**Canopy Clearance** - An approximation of height (in metres) of crown clearance above adjacent ground level.  
**Life Stage** - There are five classes to which trees are assigned: Young; Early Mature; Mature; Diver Mature; Ancient; Dead.

**Physiological Condition** - An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.  
**Structural Condition** - Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".  
**Management Recommendations** - These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

**Tree Works Priority Codes** - Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.  
**Estimated Remaining Contribution** - The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.  
**Category Grading** - Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.  
**Root Protection Radius** - The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
T24	Fraxinus excelsior	7	# 150 180 180 200	6	4	3	4	2	Early Mature	Fair	Poor	Base / stems obscured - Vegetation Ivy or climbing plant Coppice stool - Coppice origin / Mature stems	No Work Recommended	10+	C1	4.28
T25	Crataegus monogyna	5	# 180	3	3	3	3	2	Mature	Fair	Fair	Change to group with ace cam	No Work Recommended	20+	B2	4.83
T26	Fraxinus excelsior	9	# 7x200	5	5	5	5	N/A	Mature	Fair	Poor	Multi-stemmed Coppice stool - Coppice origin / Mature stems Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	10+	C13	6.35
H28	Crataegus monogyna	2	150	1	1	1	1	N/A	Mature	Good	Fair	flailed boundary hedgerow	No Work Recommended	20+	B2	1.8
H29	Acer campestre Acer pseudoplatanus Crataegus monogyna Prunus spinosa	2	150	1	1	1	1	N/A	Mature	Fair	Poor	Hedgerow - Maintained field boundary hedgerow, with some gaps and new planting	No Work Recommended	20+	B2	1.8
H30	Acer campestre Crataegus monogyna Fraxinus excelsior	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained field boundary hedgerow, some gaps and new planting	No Work Recommended	20+	B2	1.8
H31	Acer campestre Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained update plan with access points	No Work Recommended	20+	B2	1.8
H32	Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra) Blackthorn (Prunus spinosa)	2	150	1	1	1	1	N/A	Mature	Good	Fair	put gaps from topo onto plan	No Work Recommended	20+	B2	1.8
G33	Fraxinus excelsior Quercus robur	10	# 400	6	4	6	6	N/A	Mature	Good	Fair	Base / stems obscured - Vegetation Ivy or climbing plant	No Work Recommended	20+	B2	4.8
H34	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained	No Work Recommended	20+	B2	1.8
H35	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained	No Work Recommended	20+	B2	1.8
H36	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained put gaps from topo onto plan	No Work Recommended	20+	B2	0
H37	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained put gaps from topo onto plan	No Work Recommended	20+	B2	0
H38	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained put gaps from topo onto plan	No Work Recommended	20+	B2	0
H39	Acer campestre Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained update plan with access points	No Work Recommended	20+	B2	0
H40	Acer campestre Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained update plan with access points	No Work Recommended	20+	B2	0
H41	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained	No Work Recommended	20+	B2	0
H42	Crataegus monogyna Prunus spinosa Sambucus nigra	2	150	1	1	1	1	N/A	Mature	Good	Fair	Hedgerow - Maintained	No Work Recommended	20+	B2	0
H43	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8

**Sequential Reference Number** - T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

**Species** - Common English names are used wherever possible for simplicity.

**Height** - An approximation of height (in metres) is provided for the highest point of the tree.

**Stem Diameter** - This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

**Branch Spread** - This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP.1.

**Canopy Clearance** - An approximation of height (in metres) of crown clearance above adjacent ground level.

**Life Stage** - There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

**Physiological Condition** - An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

**Structural Condition** - Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

**Management Recommendations** - These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

**Tree Works Priority Codes** - Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

**Estimated Remaining Contribution** - The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

**Category Grading** - Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

**Root Protection Radius** - The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H44	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
H45	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
H46	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
H47	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
H48	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	maintained hedge extending beyond order limits	20+	B2	1.8
H49	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
T50	Common ash (Fraxinus excelsior)	12	200 200 200 200 200	2	2	2	2	2	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C3	5.37
H51	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
T52	Common ash (Fraxinus excelsior)	14	600	4	4	4	4	3	Late Mature	Poor	Poor	No Significant Faults Observed	No Work Recommended	10+	C3	7.2
H53	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8
W54	Mixed Broadleaf Mixed Conifer	20	# 450	3	3	3	3	N/A	Mature	Good	Good	mixed woodland extending beyond order limits	No Work Recommended	20+	B1;2	5.4
G55	Field maple (Acer campestre)	7	# 250	2	2	2	2	1	Young	Good	Good	Group of young field maples and scrub	No Work Recommended	20+	B1	3
G56	Common ash (Fraxinus excelsior)	10	# 350	3	3	3	3	1	Mature	Fair	Fair	Group of ivy clad ash growing out of hedgerow which have been historically reduced with flail	No Work Recommended	10+	C3	4.2
H57	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	2	# 150	1	1	1	1	N/A	Mature	Good	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	1.8

**Sequential Reference Number** - T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

**Species** - Common English names are used wherever possible for simplicity.

**Height** - An approximation of height (in metres) is provided for the highest point of the tree.

**Stem Diameter** - This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

**Branch Spread** - This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP.1.

**Canopy Clearance** - An approximation of height (in metres) of crown clearance above adjacent ground level.

**Life Stage** - There are five classes to which trees are assigned: Young; Early Mature; Mature; Diver Mature; Ancient; Dead.

**Physiological Condition** - An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

**Structural Condition** - Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

**Management Recommendations** - These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

**Tree Works Priority Codes** - Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

**Estimated Remaining Contribution** - The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

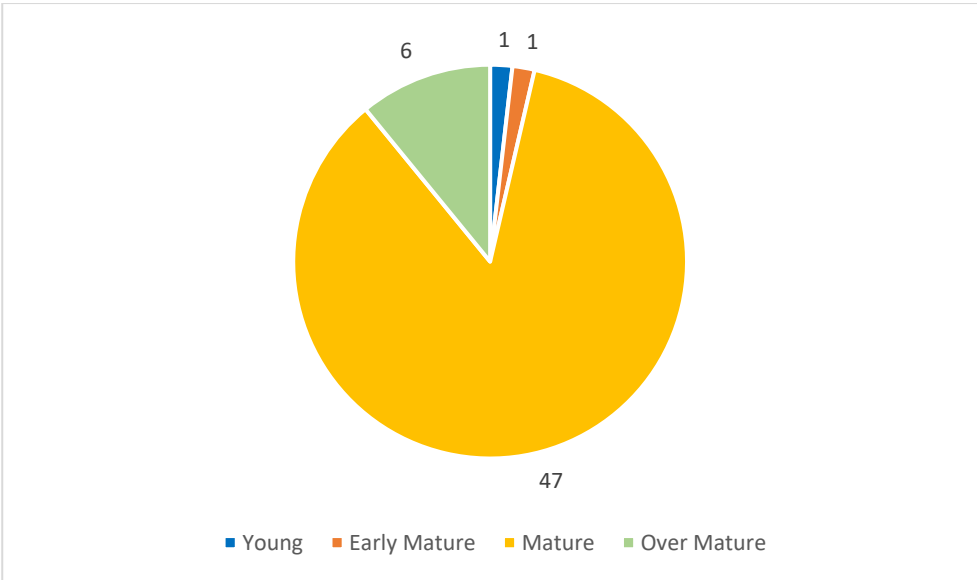
**Category Grading** - Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

**Root Protection Radius** - The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

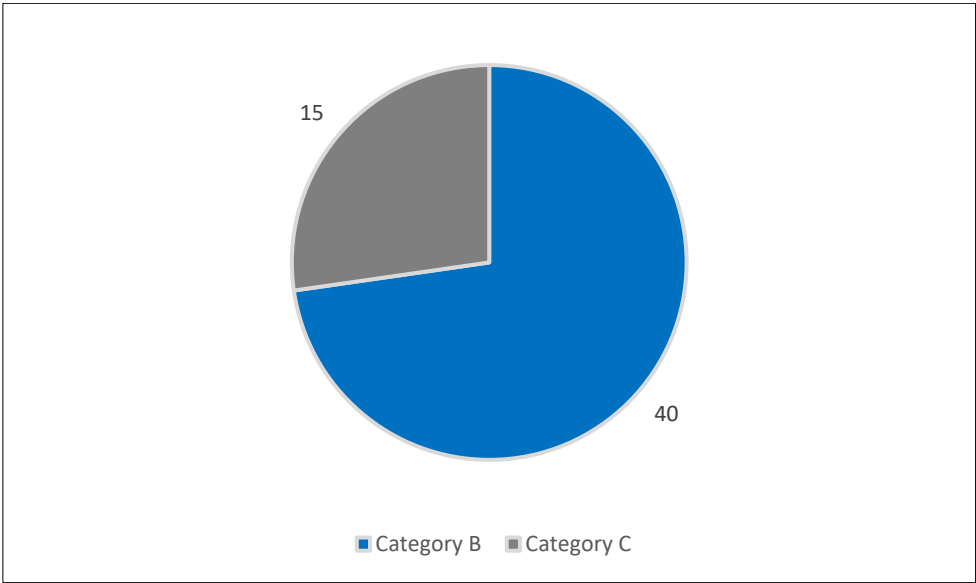




**Annex EDP 3**  
**Illustrative Summary of Survey Data**



**Figure EDP A3.1:** Age Distribution.



**Figure EDP A3.2:** Category Grading.

## **Annex EDP 4 Protected Species**

### **Bats**

- A4.1 All species of British bat are listed as European Protected Species (EPS) on Schedule 2 of the *Conservation Regulations* (Annex IV (a) to the Habitats Directive). This affords bats protection under the *Conservation of Habitats and Species Regulations 2017* (as amended), making it an offence to:
- Damage or destroy a breeding site or resting place of a wild individual of an EPS;
  - Deliberately capture, injure or kill a wild individual of an EPS;
  - Deliberately disturb a wild individual of an EPS wherever they occur, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce or, in the case of hibernating or migratory species, to hibernate or migrate; or
  - Affect significantly the local distribution or abundance of the species to which they belong.
- A4.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* (as amended) and the *Countryside Rights of Way Act 2000*, making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected, whether or not bats are currently occupying these resting places/places of shelter.
- A4.3 Prior to undertaking any tree works or tree removal further advice should be sought from a suitably qualified ecologist.

### **Nesting Birds**

- A4.4 The main bird nesting season is between March and August inclusive. Contractors have a legal responsibility to comply with current legislation relating to breeding birds. Under the *Wildlife and Countryside Act 1981* (as amended) and the *Countryside and Rights of Way Act 2000*, birds, as well as their nests and eggs are protected, and it is an offence to:
- Take, damage or destroy the nest of any wild bird while it is in use or being built;
  - Take or destroy the egg of any wild bird; and





- To disturb any wild bird while it is nest building, or at a nest containing young, or disturb the dependent young of such a bird.

## **Annex EDP 5**

### **Consideration of Trees within the Design Process**

A5.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

#### **Below-ground Constraints – Root Protection Area**

A5.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing root protection area (RPA) around each surveyed item.

A5.3 The RPA is defined as the minimum area (in m<sup>2</sup>) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

A5.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.

A5.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:

- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
- Topography and drainage;
- The soil type and structure; and
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

#### **Above-ground Constraints – Proximity of Trees to Structures**

A5.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

A5.7 Where the current and/or ultimate height of a category A, B or C tree will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

A5.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.

**Appendix EDP 2**  
**Parameter Plan**  
**(Drawing Number 131003-P6)**

*This page has been left blank intentionally*









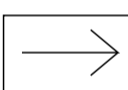
Rev	Date	By	Description
P2	23/09/22	LVA	Proposed Bridleway added
P3	17/11/22	LVA	Proposed Bridleway extended and connected to existing
P4	20/10/22	KM	Updated following Client email 15/10/23
P5	30/10/23	KM	Updated following Client email 26/10/23
P6	18/03/24	KM	Access Updated

### AREA SUMMARY

Redline Area:  
83.279Ha/205.786Ac  
Total Developable Area:  
66.04Ha/163.18Ac  
Proposed Use:  
B8 with ancillary E(g)(i) and Energy Centre

Maximum Floorspace  
300,000sq.m (3,229,173sq.ft) GEA  
(Excluding Energy Centre/s)

Proposed Maximum finished  
Unit Height  
Zone A - Max. Building Height refer to legend  
below  
Zone B - Max. Building Height up to 134.415m  
AOD

-  Planning Boundary
-  Developable Area
-  Zone A1 - Building Height:  
Max Building Height up to  
140.350m AOD
-  Zone A2 - Building Height:  
Max Building Height up to  
137.350m AOD
-  Indicative location for potential  
lorry park
-  Strategic landscaping bund  
and planting
-  Zone A Top Soil Bund Height  
119.200 min AOD  
Zone B Top Soil Bund Height  
116.500 min AOD
-  Bund
-  Bund profile to tie into existing and  
proposed levels.

#### Zone A Plot Parameters

Developable Area:  
57.62Ha/142.38Ac  
Proposed Use:  
B8 with ancillary E(g)(i)

Maximum Floorspace  
255,000sq.m GEA  
(excluding Energy Centre)

Proposed Maximum finished  
Unit Height  
See legend

#### Zone B Plot Parameters

Developable Area:  
8.42Ha/20.80Ac  
Proposed Use:  
B8 with ancillary E(g)(i)

Maximum Floorspace  
45,000sq.m GEA

Proposed Maximum finished  
Unit Height  
Max. Building Height up to 134.415m  
AOD



**TRITAX SYMMETRY**  
A TRITAX BIG BOX COMPANY

# SGP

Architects + Masterplanners

Waterfront House  
2a Smith Way  
Grove Park  
Enderby  
Leicester LE19 1SX

t: +44 (0)116 247 0557

[www.stephengeorge.co.uk](http://www.stephengeorge.co.uk)

Symmetry Park, Ardley  
M40 Junction 10

Drawing Name:  
PARAMETERS PLAN

Drawing Stage: PLANNING

Suitability: S4 - Stage Approval

SGP File Ref: 14-019-SGP-XX-XX-DR-A-131003 P6.dwg

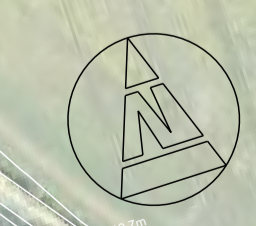
14-019 11/2021 MMS MMS 1:2500 @ A1 P6

SGP Project No: Date: Drawn: Team: Scale: Rev:

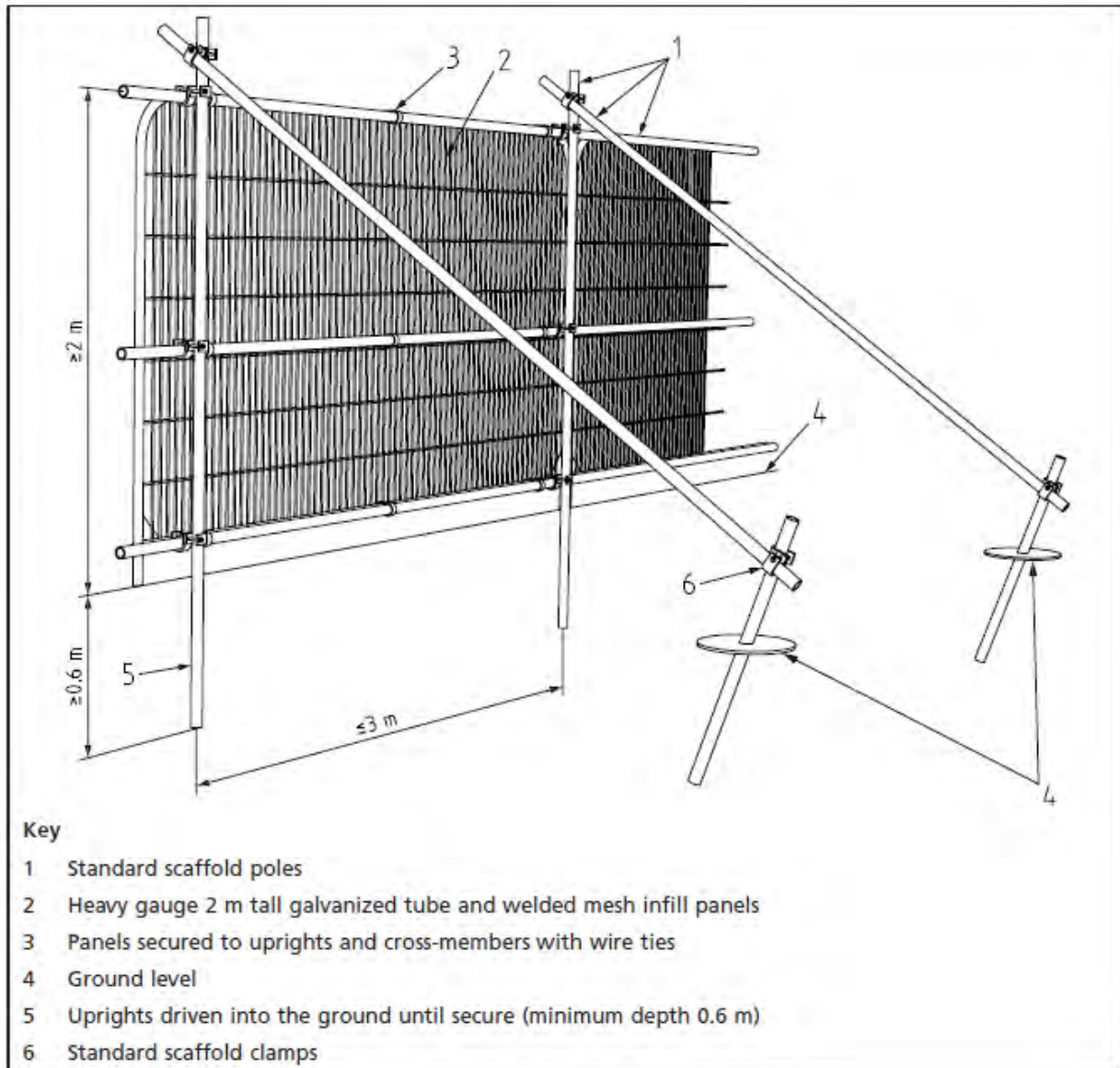
Drawing Number:

14-019 -SGP-XX-XX-DR-A-131003

Project Code Originator Volume Level Type Role Number



**Appendix EDP 3**  
**Tree Protection Barrier on Scaffold 2.0m High**  
**(Extract from BS 5837:2012, Figure 2 'Protective Barrier')**



*This page has been left blank intentionally*



## **Plan**

### **Plan EDP 1**

Tree Protection Plan  
(edp2355\_d042g 21 March 2024 GYo/BWa)

*This page has been left blank intentionally*



**Site Boundary**

**T1** Tree/Group Number  
 Tree/Group Canopy  
 Tree Stem  
 Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed

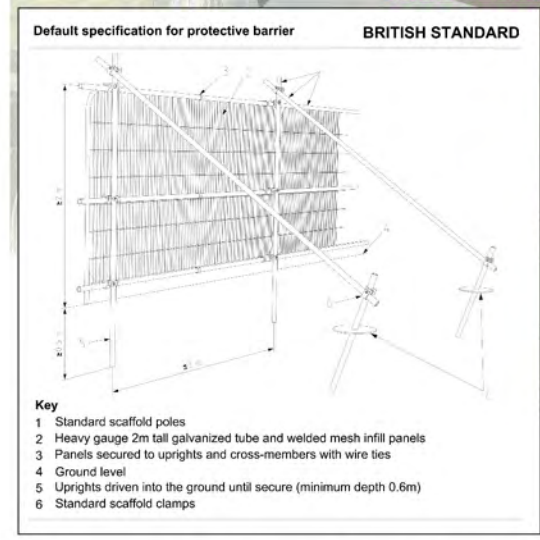
Protective Fencing in accordance with BS 5837:2012

**Zone A Plot Parameters**

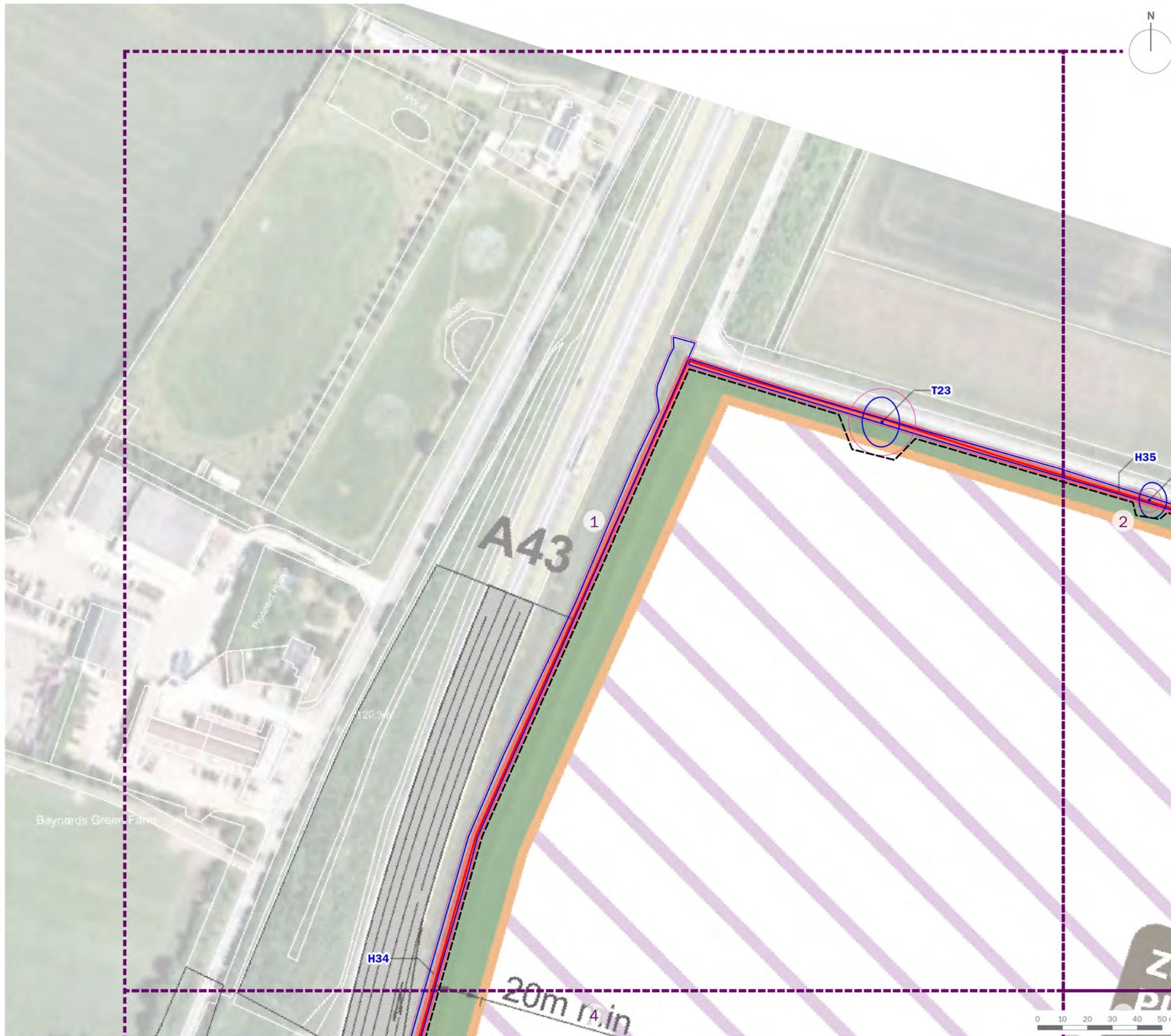
Developable Area: 57,824m<sup>2</sup> (142,884sq ft)  
 Proposed Use: 88 with ancillary E1(a)(1)  
 Maximum Floorspace: 15,000sqm GEA (including Energy Centre)  
 Proposed Maximum finished Unit Height: See legend


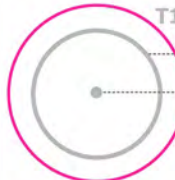






**Zone B Plot Parameters**

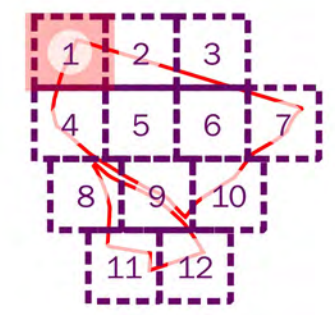
Developable Area: 8,321m<sup>2</sup> (20,894sq ft)  
 Proposed Use: 88 with ancillary E1(a)(1)  
 Maximum Floorspace: 45,000sqm GEA  
 Proposed Maximum finished Unit Height: Max. building height up to 134m AOD



client	Tritax Symmetry Ardley Ltd		
project title	Symmetry Park, Ardley		
drawing title	Tree Protection Plan (Overview)		
date	21 MARCH 2024	drawn by	GYo
drawing number	edp2355_d042g	checked	BWa
scale	1:6,000 @ A3	QA	DJo



-  Site Boundary
-  T1 Tree/Group Number  
Tree/Group Canopy  
Tree Stem  
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012

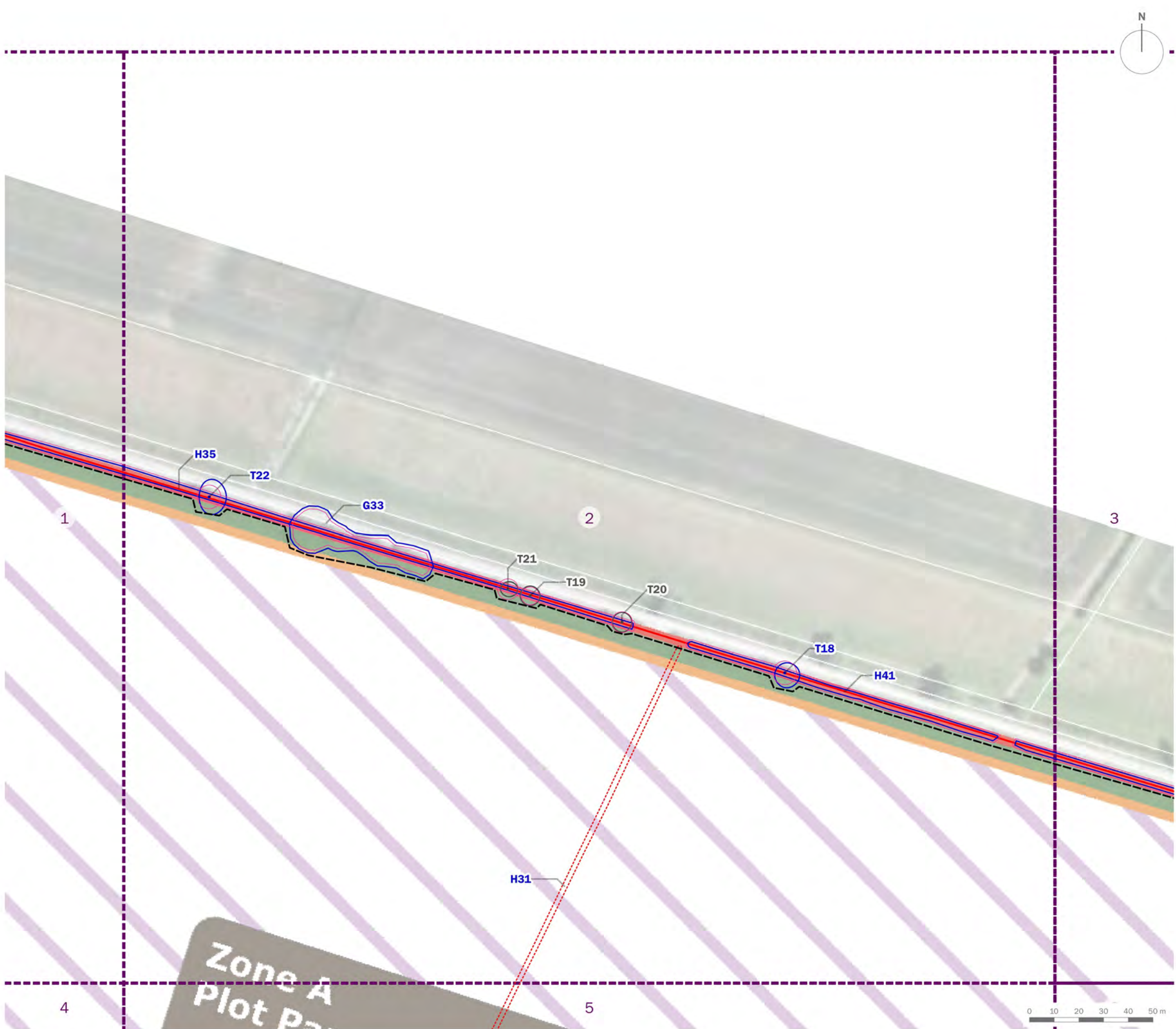



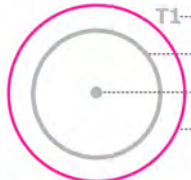






client  
**Tritax Symmetry Ardley Ltd**

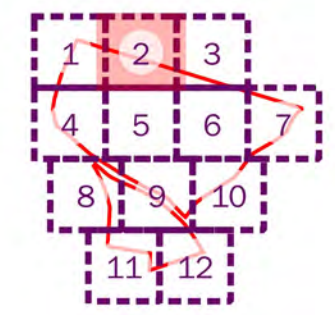
project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 1 of 12)**

date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



-  Site Boundary
- 
  - T1..... Tree/Group Number
  - ..... Tree/Group Canopy
  - ..... Tree Stem
  - ..... Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012

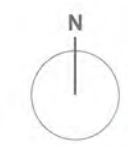
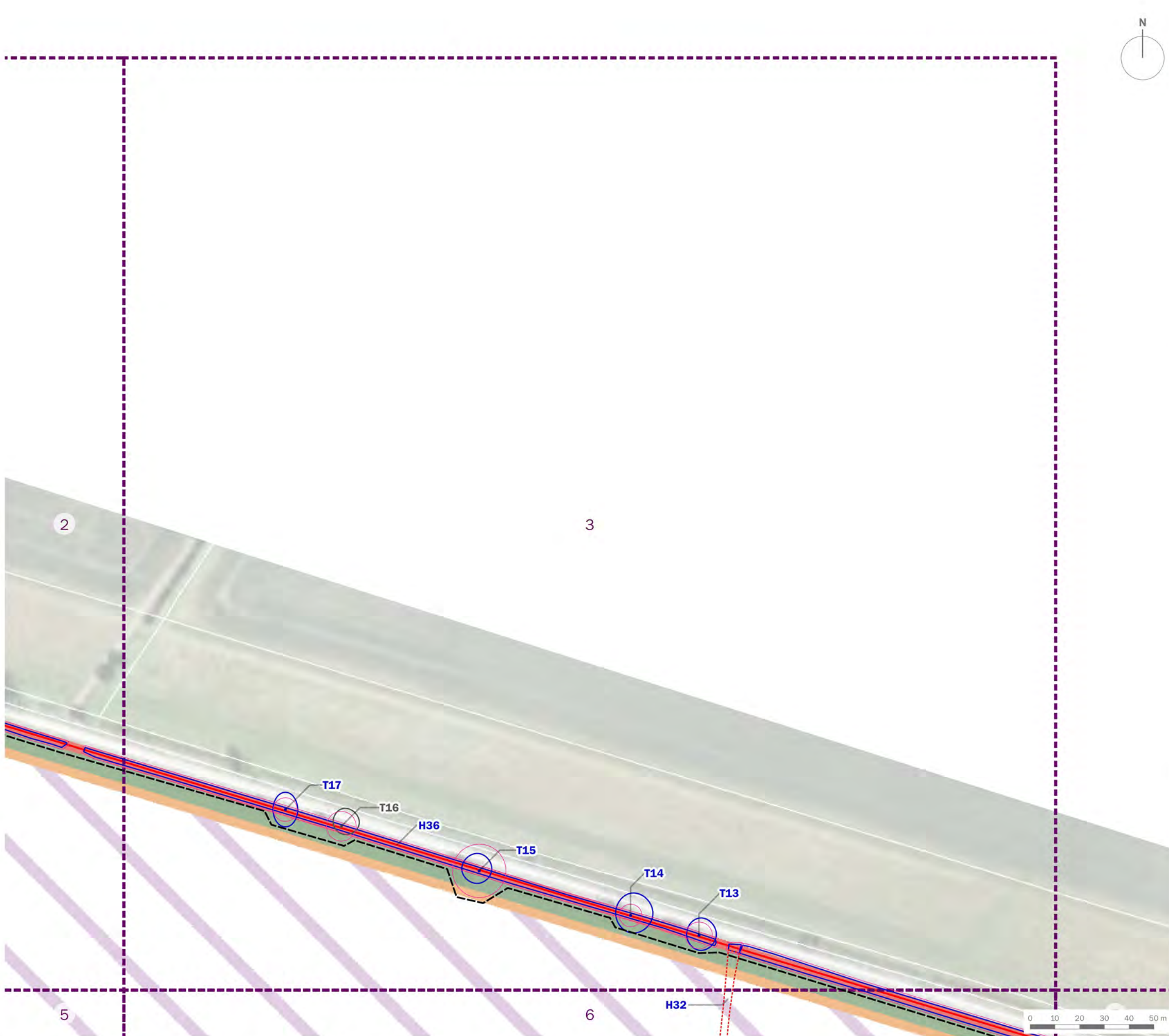


client  
**Tritax Symmetry Ardley Ltd**

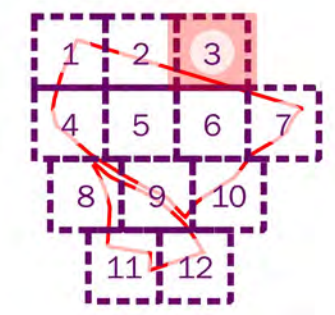
project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 2 of 12)**

date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



- Site Boundary
- T1 Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Trees to be Removed
- Protective Fencing in accordance with BS 5837:2012



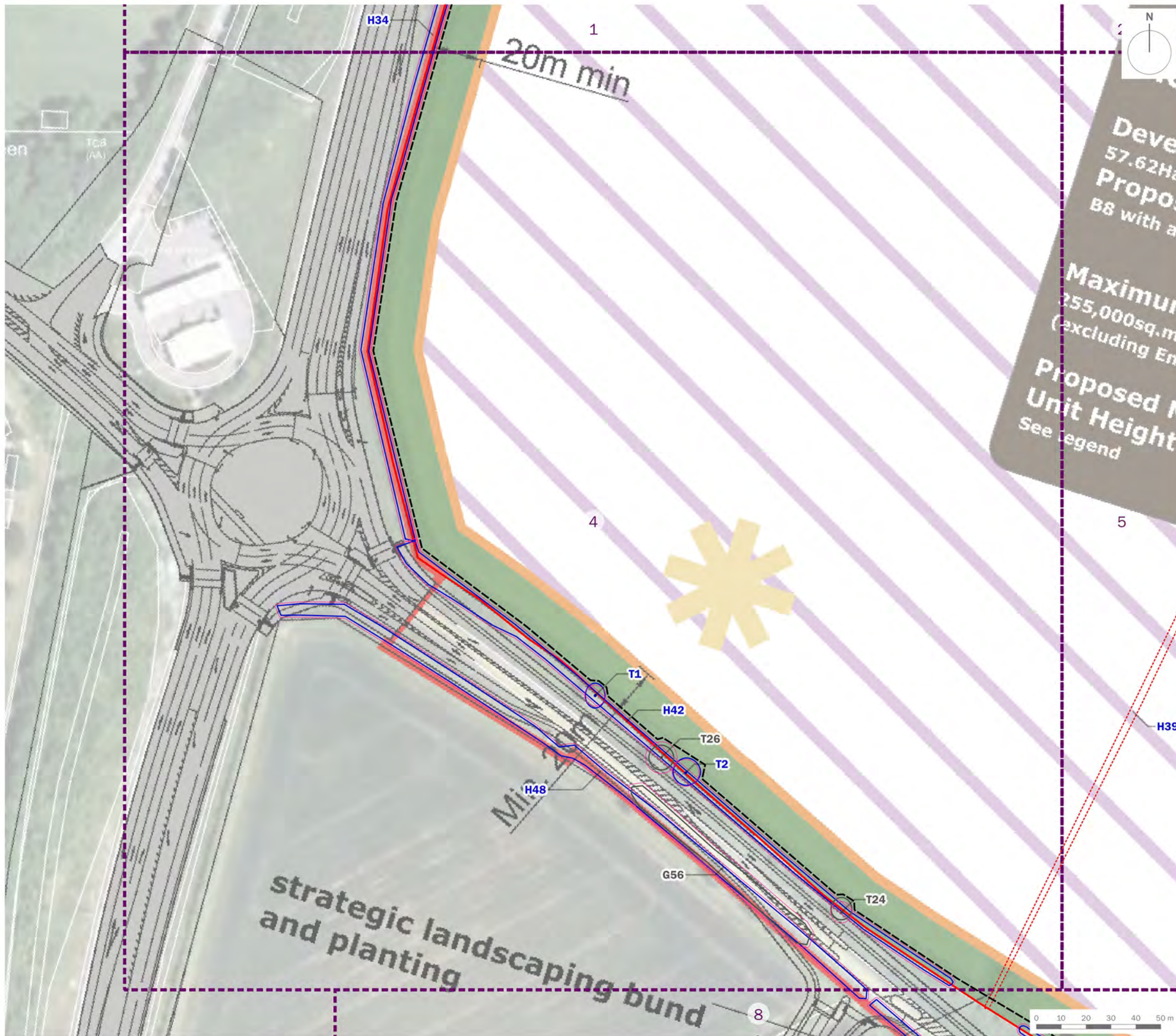
client  
**Tritax Symmetry Ardley Ltd**


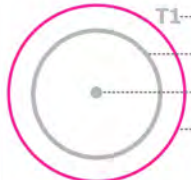






project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 3 of 12)**

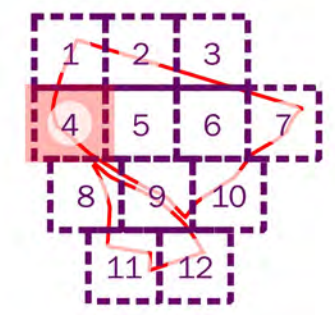
date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>

Registered office: 01285 740427 · www.edp-uk.co.uk · info@edp-uk.co.uk



-  Site Boundary
-  T1 Tree/Group Number  
Tree/Group Canopy  
Tree Stem  
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012

Development  
57.62Ha  
Proposed  
B8 with a  
Maximum  
255,000sq.m  
(excluding En  
Proposed M  
Unit Height  
See legend

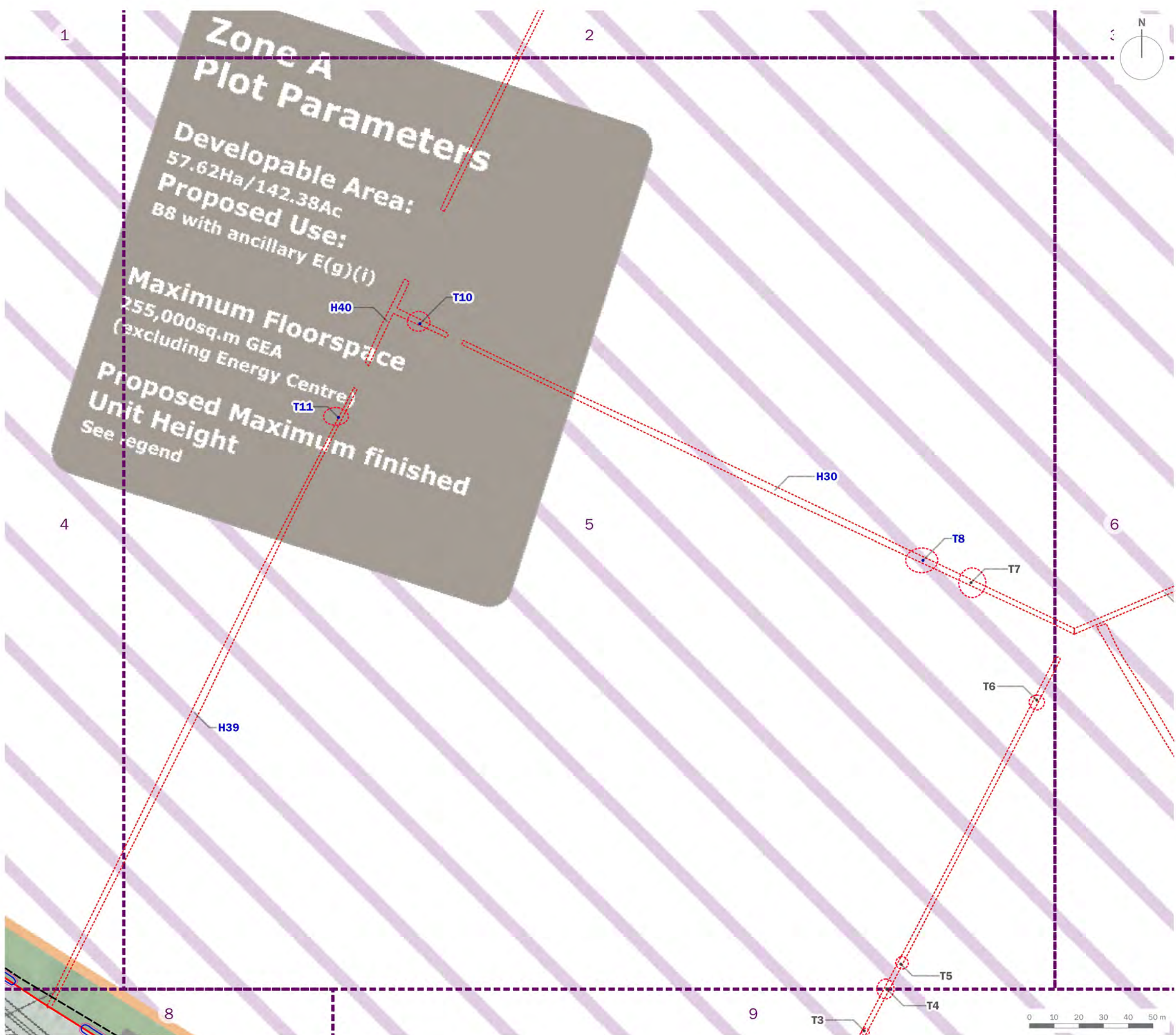


client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 4 of 12)**

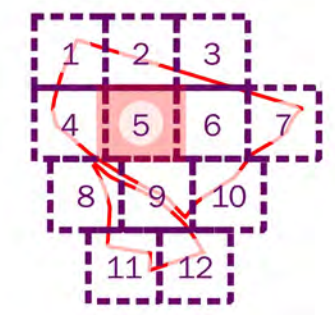
date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



**Site Boundary**

**T1** Tree/Group Number  
 Tree/Group Canopy  
 Tree Stem  
 Root Protection Area

Category A: Trees of high quality and value  
 Category B: Trees of moderate quality and value  
 Category C: Trees of low quality and value  
 Category U: Trees of poor quality and value  
 Trees to be Removed  
 Protective Fencing in accordance with BS 5837:2012



client  
**Tritax Symmetry Ardley Ltd**

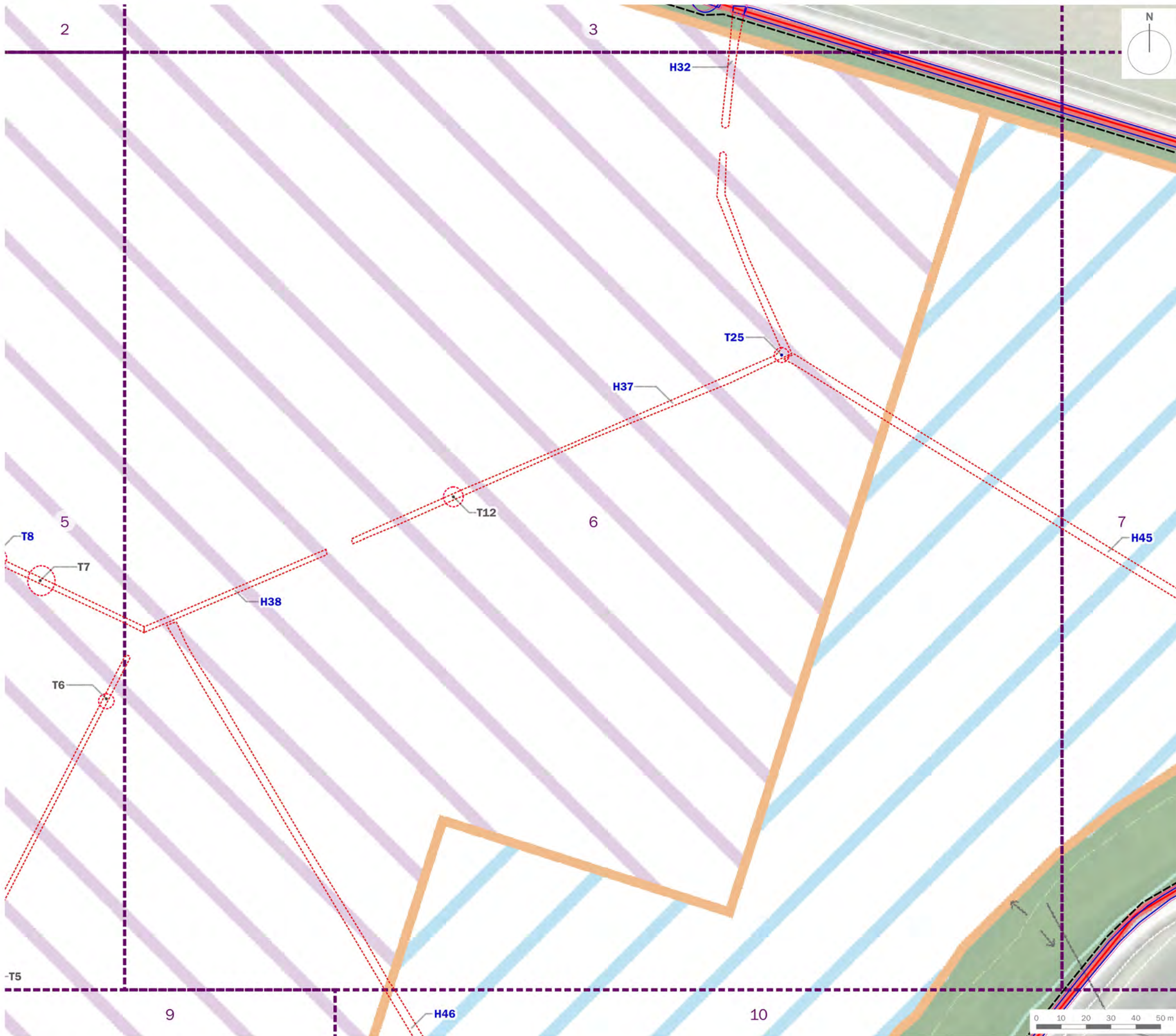
project title  
**Symmetry Park, Ardley**


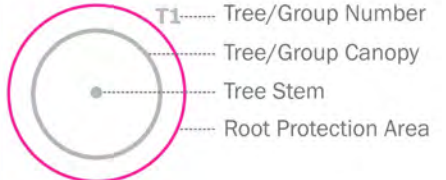






drawing title  
**Tree Protection Plan (Sheet 5 of 12)**

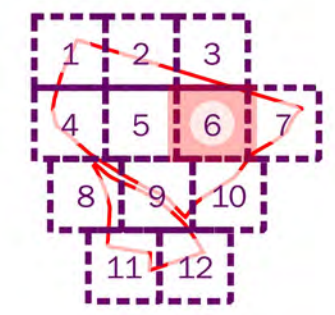
date **21 MARCH 2024** drawn by **GYo**  
 drawing number **edp2355\_d042g** checked **BWa**  
 scale **1:1,500 @ A3** QA **DJo**

**edp** the environmental dimension partnership  
 Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk





-  Site Boundary
- 
  - T1 Tree/Group Number
  - Tree/Group Canopy
  - Tree Stem
  - Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012




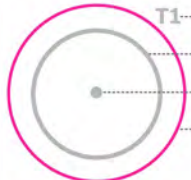






client  
**Tritax Symmetry Ardley Ltd**

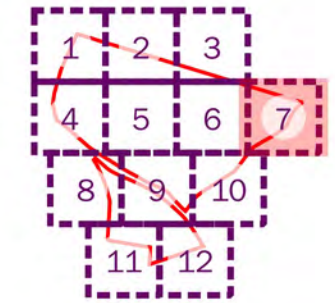
project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 6 of 12)**

date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



-  Site Boundary
-  T1 Tree/Group Number  
Tree/Group Canopy  
Tree Stem  
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012



client  
**Tritax Symmetry Ardley Ltd**

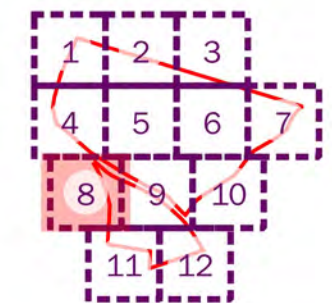
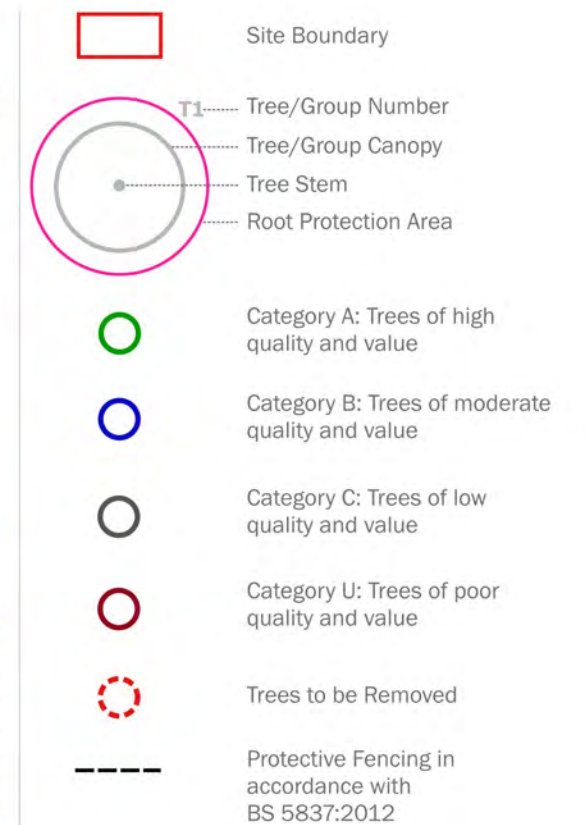
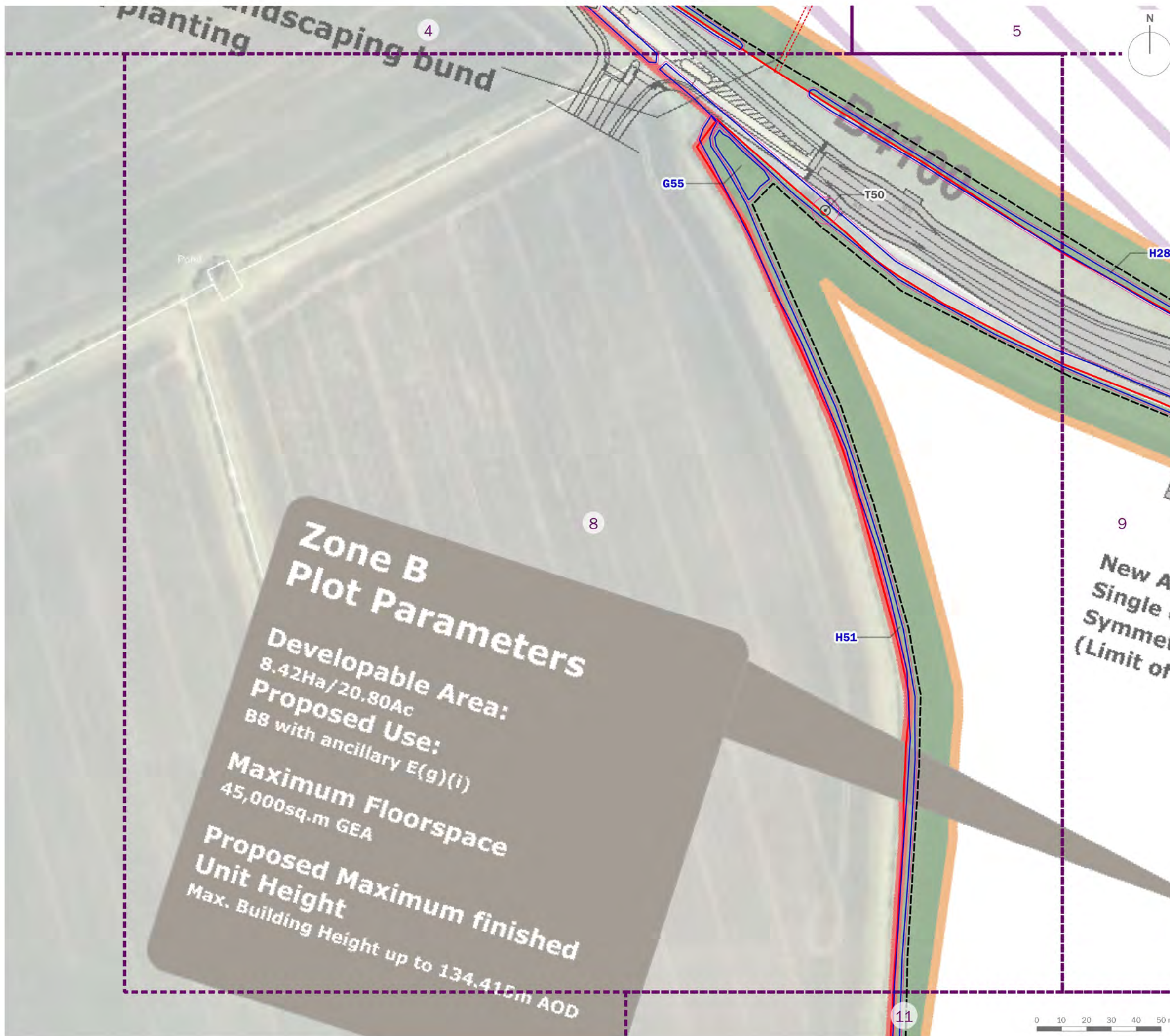
project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 7 of 12)**

date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



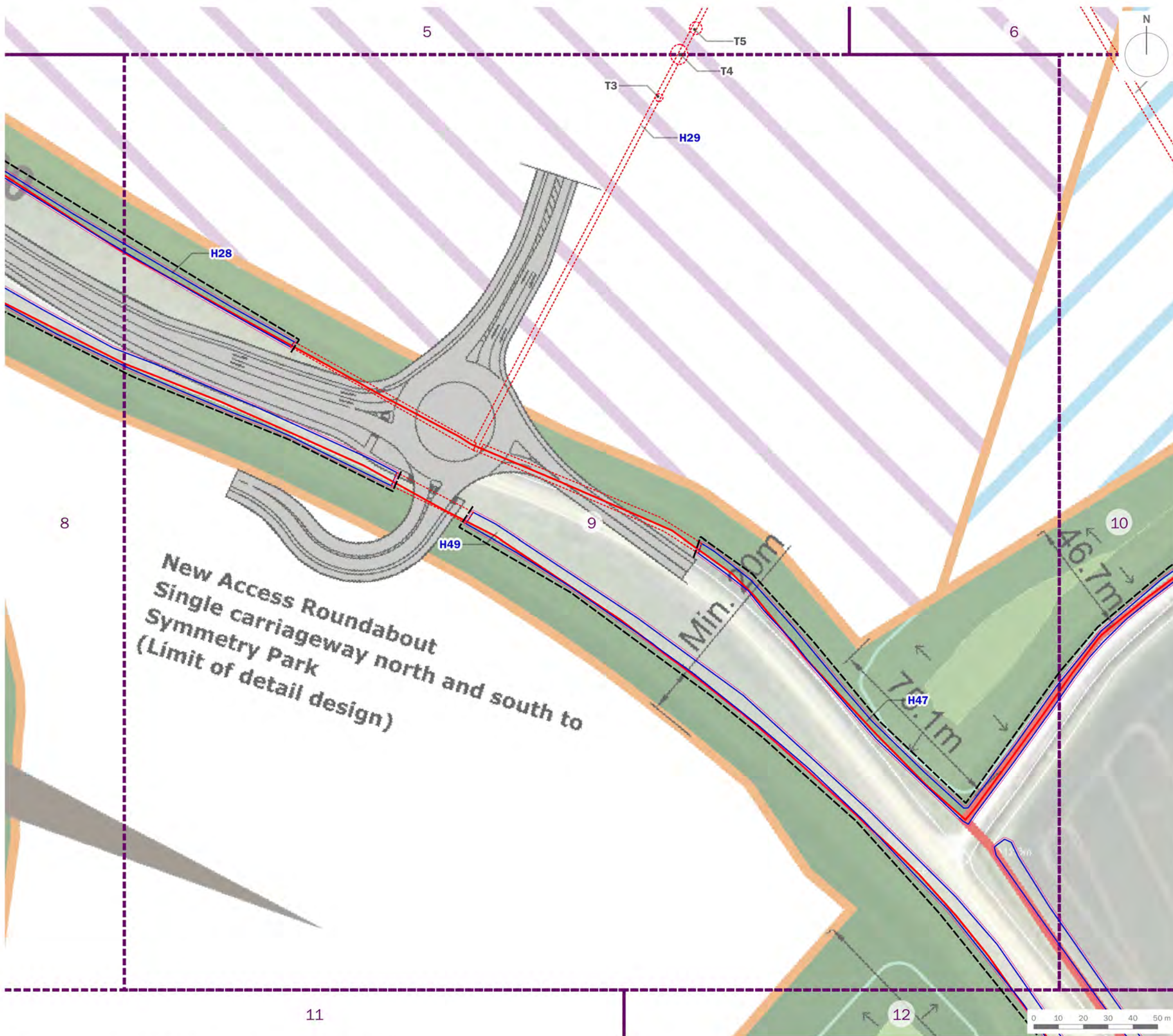
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



client	Tritax Symmetry Ardley Ltd		
project title	Symmetry Park, Ardley		
drawing title	Tree Protection Plan (Sheet 8 of 12)		
date	21 MARCH 2024	drawn by	GYo
drawing number	edp2355_d042g	checked	BWa
scale	1:1,500 @ A3	QA	DJo

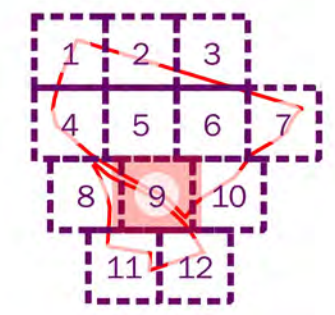


Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



New Access Roundabout  
 Single carriageway north and south to  
 Symmetry Park  
 (Limit of detail design)

- Site Boundary
- T1 Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Trees to be Removed
- Protective Fencing in accordance with BS 5837:2012



client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**


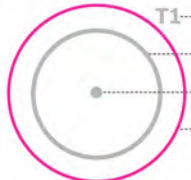






drawing title  
**Tree Protection Plan (Sheet 9 of 12)**

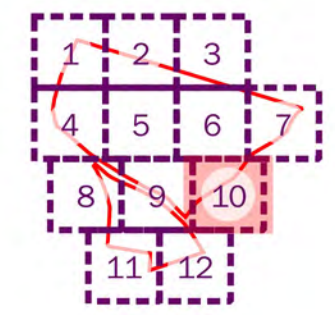
date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



-  Site Boundary
-  T1 Tree/Group Number  
Tree/Group Canopy  
Tree Stem  
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012

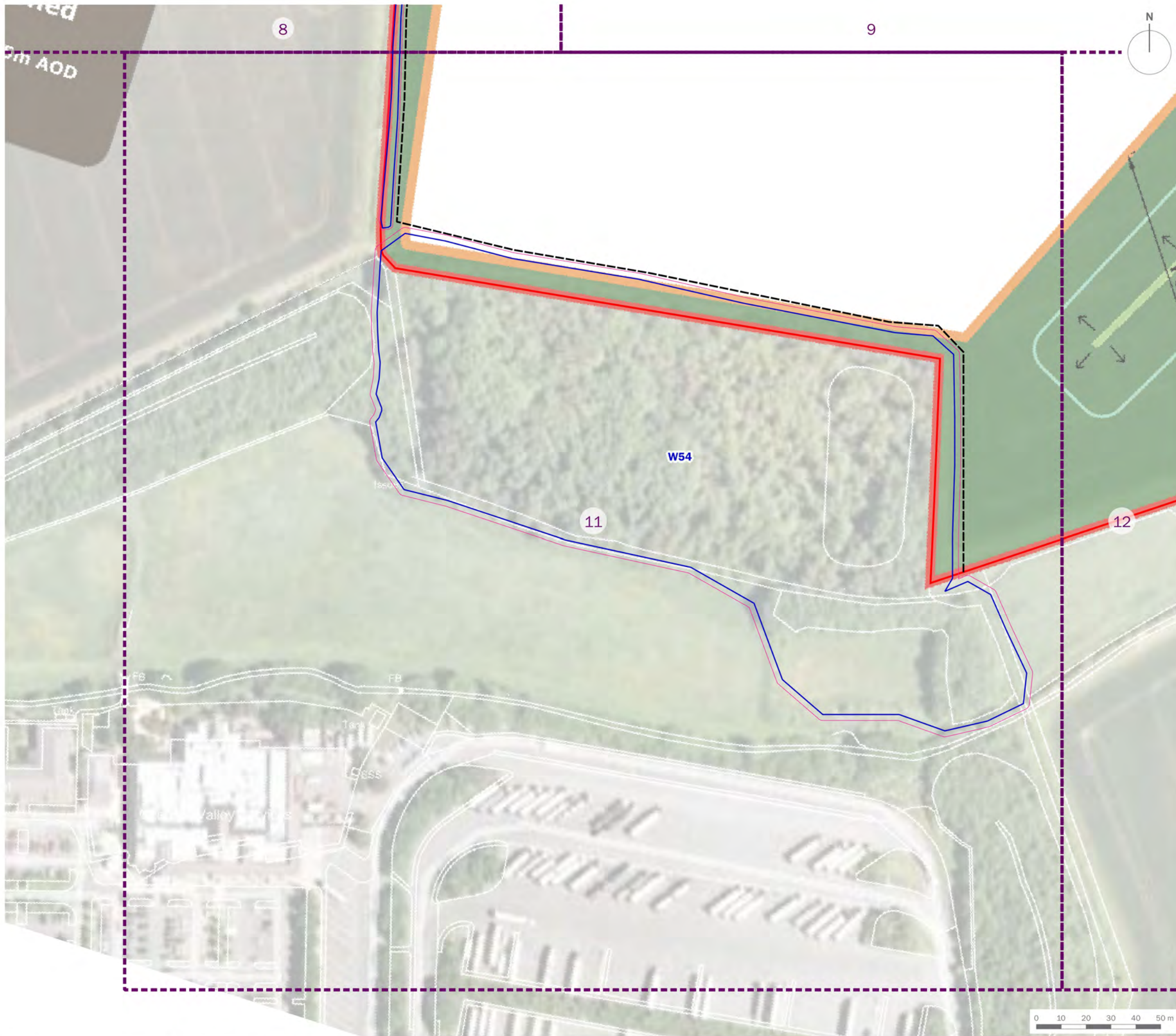



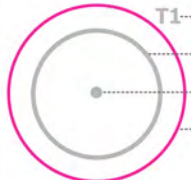






client  
**Tritax Symmetry Ardley Ltd**

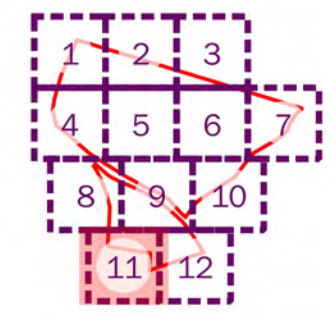
project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 10 of 12)**

date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



-  Site Boundary
-  T1 Tree/Group Number  
Tree/Group Canopy  
Tree Stem  
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012



client  
**Tritax Symmetry Ardley Ltd**

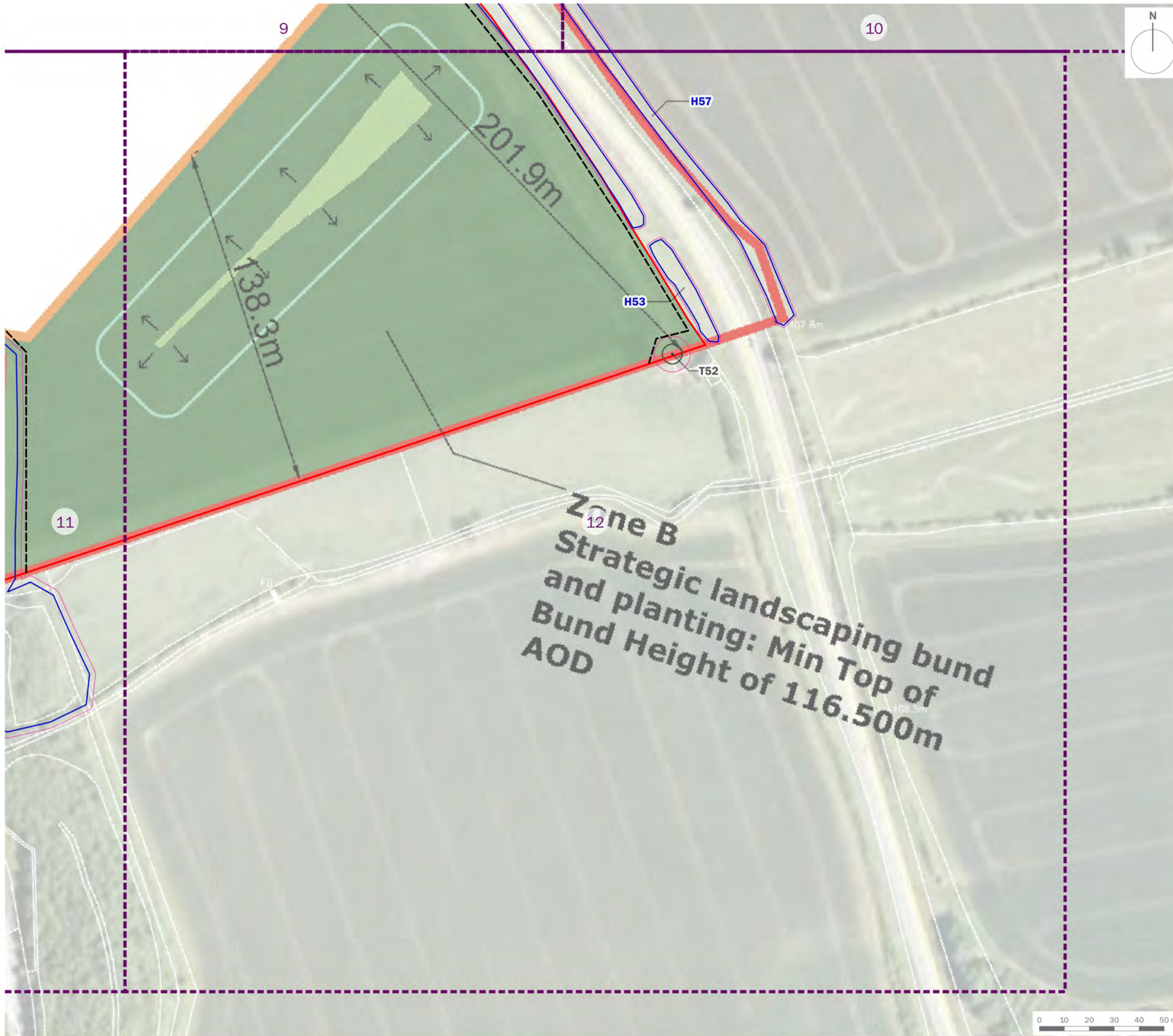
project title  
**Symmetry Park, Ardley**


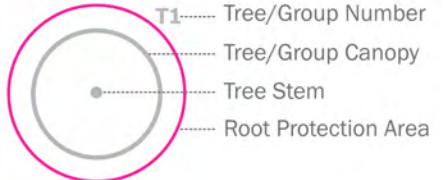






drawing title  
**Tree Protection Plan (Sheet 11 of 12)**

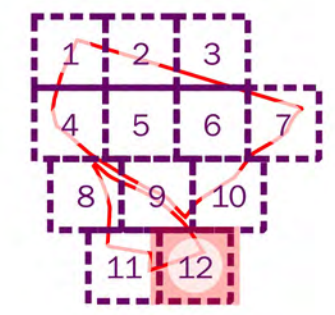
date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



-  Site Boundary
- 
  - T1..... Tree/Group Number
  - ..... Tree/Group Canopy
  - ..... Tree Stem
  - ..... Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012



client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**

drawing title  
**Tree Protection Plan (Sheet 12 of 12)**

date	<b>21 MARCH 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d042g</b>	checked	<b>BWa</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>DJo</b>



**CARDIFF**  
**02921 671900**

**CHELtenham**  
**01242 903110**

**CIRENCESTER**  
**01285 740427**

**info@edp-uk.co.uk**  
**www.edp-uk.co.uk**

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN  
DESIGN  
GROUP** REGISTERED PRACTICE



**Landscape  
Institute**  
Registered practice