

client

**L&Q Estates Ltd**

project title

**Wykham Park Farm**

drawing title

**Annex EDP 1: Tree Constraints Plan  
(Sheet 10 of 10)**

date	<b>22 DECEMBER 2020</b>	drawn by	<b>TC</b>
drawing number	<b>edp5378_d004d</b>	checked	<b>LT</b>
scale	<b>1:1,500 @ A3</b>	QA	<b>GY</b>



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

<b>Sequential Reference Number</b>	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; and W - A larger group or area of trees that should be regarded as a single woodland unit.
<b>Species</b>	Common English names 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.
<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>Annex EDP 1</b> .
<b>Existing Height Above Ground Level</b>	An approximation of height (in metres) of crown clearance above adjacent ground level.
<b>Life Stage</b>	There are six classes to which trees are assigned:  Young;  Semi-mature;  Early-mature;  Mature;  Over-mature; and  Veteran.
<b>Physiological Condition</b>	An indication of the trees 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>	Additional notes are provided giving details of the tree's structural condition. This is informed by " <i>the presence of any decay and physical defect</i> <sup>3</sup> ".
<b>Preliminary Management Recommendations</b>	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.

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

<b>RPA Radius (m)</b>	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority
<b>Category Grading</b>	Trees have been assigned Category 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS 5837:2012.
<b>Tree Works Priority Codes</b>	<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 works commencing on site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>

Client: L&Q Estates Ltd Site: Wykham Park Farm  
 Date of Survey: 29/11/2019 + 7/4/2020 Consultant: Luke Tamblin  
 Tagged: N/A Weather: Dry and Sunny

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G1	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus)	9	# 180	3	3	3	3	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Screening from road	No Work Recommended	20+	B2	2.16
T2	Field maple (Acer campestre)	9	# 400	4	4	4	4	3	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B2	4.8
G3	Sycamore (Acer pseudoplatanus) Common lime (Tilia x europaea)	22	# 900	10	8	7	8	5	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy Ivy or climbing plant Deadwood - Minor	No Work Recommended	40+	A1;2	10.8
G4	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Common lime (Tilia x europaea) English elm (Ulmus procera) Oak sp. (Quercus sp.)	22	# 750	7	7	7	7	3	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Large mature group of trees located adjacent to the road, with an elm understorey	No Work Recommended	40+	A1;2	9
G5	Sycamore (Acer pseudoplatanus)	14	# 300	4	4	4	4	2	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	3.6
G6	Blackthorn (Prunus spinosa) Elder (Sambucus nigra) English elm (Ulmus procera) Bramble sp. (Rubus sp.)	5	# 120	N/A	N/A	N/A	N/A	0	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C1	1.44
G7	Oak sp. (Quercus sp.)	18	# 780	8	8	8	8	0	Mature (Veteran)	Good	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant Hazard beam crack Deadwood - Major Habitat - High value	No Work Recommended	40+	A1;3	9.36
G8	Sycamore (Acer pseudoplatanus)	16	# 650	6	6	6	7	0	Mature	Good	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B1	7.8

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**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.  
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				North	East	South	West									
H9	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	3	# 120	1	1	1	1	0	Young	Fair	Fair	Young planted tree / trees	No Work Recommended	10+	C1	1.44
T10	Sycamore (Acer pseudoplatanus)	23	# 1200	9	10	9	9	3	Mature (Veteran)	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	40+	A1;2;3	14.4
G11	Beech (Fagus sylvatica)	10	# 370	5	5	5	5	0	Early Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	4.44
G12	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Silver birch (Betula pendula) Oak sp. (Quercus sp.)	10	# 280	4	4	4	4	0	Early Mature	Fair	Fair	Boundary planting	No Work Recommended	20+	B1;2	3.36
G13	Field maple (Acer campestre) Oak sp. (Quercus sp.)	13	# 340	5	5	5	5	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B1;2	4.08
G14	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English oak (Quercus robur) Field maple (Acer campestre) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Beech (Fagus sylvatica) Scots pine (Pinus sylvestris) Elder sp. (Sambucus sp.)	12	# 300	4	4	4	4	1	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Large planted group	No Work Recommended	20+	B1;2	3.6
G15	Sycamore (Acer pseudoplatanus)	13	# 400	5	5	5	5	1	Mature	Fair	Fair	Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1;2	4.8
G16	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Sycamore (Acer pseudoplatanus) Crab apple (Malus sylvestris)	16	# 360	5	5	5	5	1	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Boundary group	No Work Recommended	20+	B1;2	4.32
T17	Common ash (Fraxinus excelsior)	18	# 600	8	6	6	8	2	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Deadwood - Minor	No Work Recommended	20+	B1;2	7.2

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H18	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Rose sp. (Rosa sp.) Elder sp. (Sambucus sp.)	2.5	# 100	1	1	1	1	0	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Hedgerow - Maintained	No Work Recommended	10+	C1	1.2
T19	Common ash (Fraxinus excelsior)	16	# 670	8	6	6	7	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Deadwood - Minor	No Work Recommended	20+	B1:2	8.04
H20	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Elder sp. (Sambucus sp.)	2.5	# 100	1	1	1	1	0	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Hedgerow - Maintained	No Work Recommended	10+	C1	1.2
G21	Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Elder sp. (Sambucus sp.)	2.5	# 130	3	3	3	3	0	Early Mature	Fair	Poor	Access to inspect base - Restricted / obscured Boundary group unmanaged	No Work Recommended	10+	C1	1.56
T22	Common ash (Fraxinus excelsior)	16	# 600	8	5	7	7	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Deadwood - Minor	No Work Recommended	20+	B1:2	7.2
T23	Common ash (Fraxinus excelsior)	18	# 700	11	7	7	8	2	Over Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Deadwood - Minor	No Work Recommended	20+	B1:2	8.4
G24	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Sycamore (Acer pseudoplatanus) Ivy sp. (Hedera sp.) Elder sp. (Sambucus sp.)	3.5	# 140	2	2	2	2	0	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Unmanaged	No Work Recommended	10+	C1	1.68
T25	Sycamore (Acer pseudoplatanus)	17	# 300 300 300 300	6	6	6	6	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1:2	7.2
T26	Sycamore (Acer pseudoplatanus)	16	# 250 250 250 250 190	6	6	6	6	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1:2	6.42
G27	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elder sp. (Sambucus sp.)	5	# 160	2	2	2	2	0	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Off-site trees, all readings estimated	No Work Recommended	10+	C1	1.92

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				North	East	South	West									
G28	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Field maple (Acer campestre) Goat willow (Salix caprea) Silver birch (Betula pendula) Sycamore (Acer pseudoplatanus) Beech (Fagus sylvatica) Scots pine (Pinus sylvestris) Common or Cherry laurel (Prunus laurocerasus ) Elder sp. (Sambucus sp.)	9	# 200	2	2	2	2	0	Mature	Fair	Fair	An established planted group	No Work Recommended	20+	B1:2	2.4
H29	Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Viburnum sp. (Viburnum sp.)	2	# 80	N/A	N/A	N/A	N/A	0	Young	Good	Good	Hedgerow - Maintained	No Work Recommended	10+	C1	0.96
H30	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English elm (Ulmus procera) Elder sp. (Sambucus sp.)	2	# 80	N/A	N/A	N/A	N/A	0	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1	0.96
H31	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) English elm (Ulmus procera)	3	# 110	N/A	N/A	N/A	N/A	0	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1	1.32
H32	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Beech (Fagus sylvatica) Common or Cherry laurel (Prunus laurocerasus ) English elm (Ulmus procera)	6	# 180	N/A	N/A	N/A	N/A	0	Early Mature	Fair	Fair	A failed hedgerow with planted standards of cherry and ash, some large gaps in hedgerow	No Work Recommended	10+	C1	2.16

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H33	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) English elm (Ulmus procera)	5	# 170	3	3	3	3	0	Mature	Fair	Fair	Hedgerow - Neglected / overgrown	No Work Recommended	10+	C1	2.04
H34	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Goat willow (Salix caprea) Sycamore (Acer pseudoplatanus) Beech (Fagus sylvatica) Aspen (Populus tremula) English elm (Ulmus procera) Lime sp. (Tilia sp.)	18	# 500	5	5	5	6	0	Mature	Fair	Good	Access to inspect base - Restricted / obscured A large group of mature trees	No Work Recommended	40+	A1:2	6
T35	Sycamore (Acer pseudoplatanus)	13	# 640	6	6	6	6	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B1:2	7.68
T36	Common ash (Fraxinus excelsior)	15	# 800	9	8	8	8	3	Mature (Veteran)	Fair	Fair	Access to inspect base - Restricted / obscured Hazard beam crack Woodpecker holes Decay / structural defect in crown limb / limbs - Open cavity / cavities Habitat - High value	No Work Recommended	40+	A1:3	9.6
G37	Common hazel (Corylus avellana) Sycamore (Acer pseudoplatanus) Oak sp. (Quercus sp.)	14	# 390	5	5	5	6	0	Early Mature	Fair	Good	Access to inspect base - Restricted / obscured Planted screen of sycamore with hazel understorey	No Work Recommended	20+	B1:2	4.68
G38	Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Sycamore (Acer pseudoplatanus) Oak sp. (Quercus sp.)	14	# 420	4.5	5	4.5	4.5	0	Early Mature	Fair	Good	Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1:2	5.04
T39	Oak sp. (Quercus sp.)	11	# 500	6	5	5	5	1	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	20+	B1:3	6
G40	Common hawthorn (Crataegus monogyna) English oak (Quercus robur) Sycamore (Acer pseudoplatanus) Oak sp. (Quercus sp.)	13	# 300	5	5	5	6	0	Early Mature	Fair	Good	Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1:2	3.6

**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.  
**First Significant Branch** -Height of first significant branch and direction of growth e.g. 2.4 N, measured from adjacent ground level.  
**Existing Height Above Ground Level** -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; Veteran.  
**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".  
**Preliminary 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.

**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.  
**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.



Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G41	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) English elm (Ulmus procera) Turkey oak (Quercus cerris)	10	# 400	4	4	4	4	0	Mature	Fair	Fair	Outgrown field boundary hedgerow	No Work Recommended	20+	B1;2	4.8
G42	Field maple (Acer campestre) English elm (Ulmus procera) Oak sp. (Quercus sp.) Elder sp. (Sambucus sp.)	7	# 260	2	3	2	3	0	Mature	Fair	Fair	Outgrown field boundary hedgerow	No Work Recommended	10+	C1	3.12
G43	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) English elm (Ulmus procera) Oak sp. (Quercus sp.) Elder sp. (Sambucus sp.)	9	# 400	4	4	4	4	0	Mature	Fair	Fair	Outgrown field boundary hedgerow	No Work Recommended	20+	B1	4.8
G44	Sitka spruce (Picea sitchensis)	12	# 450	3	3	3	3	0	Mature	Poor	Poor	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant Dead tree / trees Small group of planted trees	No Work Recommended	10+	C1	5.4
G45	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra) English elm (Ulmus procera) Field maple (Acer campestre) Ivy sp. (Hedera sp.) Bramble sp. (Rubus sp.)	2	# 140	N/A	N/A	N/A	N/A	0	Mature	Fair	Good	Hedgerow - Maintained	No Work Recommended	20+	B2	1.68
H46	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Elder sp. (Sambucus sp.)	8	# 150	N/A	N/A	N/A	N/A	0	Mature	Fair	Fair	Hedgerow - Maintained Offering some screening benefit	No Work Recommended	10+	C1;2	1.8
T47	Oak sp. (Quercus sp.)	20	# 1000	9	10	8	9	3	Mature (Veteran)	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Decay / structural defect in crown limb / limbs - Open cavity / cavities Habitat - High value	No Work Recommended	40+	A1;3	12

**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.  
**First Significant Branch** -Height of first significant branch and direction of growth e.g. 2.4 N, measured from adjacent ground level.  
**Existing Height Above Ground Level** -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; Veteran.  
**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".  
**Preliminary 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.

**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.  
**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.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
G48	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common lime (Tilia x europaea) Hornbeam (Carpinus betulus) Scots pine (Pinus sylvestris) Oak sp. (Quercus sp.) Elder sp. (Sambucus sp.)	22	# 650	5	5	5	5	0	Mature	Good	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy A good woodland copse with opportunity to expand	No Work Recommended	40+	A1;2;3	7.8
G49	Cypress sp. (Cupressus sp.)	17	# 600	5	5	5	5	0	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured; Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	7.2
H50	Blackthorn (Prunus spinosa) Common alder (Alnus glutinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	1.5	# 100	1	1	1	1	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured; Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.2
G51	Common ash (Fraxinus excelsior) Norway maple (Acer platanoides) Holly sp. (Ilex sp.)	17	# 550	5	5	5	5	0	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured; Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	6.6
T52	Walnut sp. (Juglans sp.)	14	# 700	6	6	6	6	0	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B	8.4
T53	Sycamore (Acer pseudoplatanus)	13	# 700	6	6	6	6	0	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	No Work Recommended	20+	B	8.4
T54	Ash sp. (Fraxinus sp.)	13	# 1200	6	6	9	6	0	Ancient (Veteran)	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant;Hollow trunk - Suspected Habitat - High value	No Work Recommended	40+	A1;2	14.4
H55	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	1.5	# 100	1	1	1	1	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.2
T56	Sycamore (Acer pseudoplatanus)	15	# 650	6	6	9	6	0	Ancient	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hardstanding under canopy Ivy or climbing plant Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	7.8

**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.  
**First Significant Branch** -Height of first significant branch and direction of growth e.g. 2.4 N, measured from adjacent ground level.  
**Existing Height Above Ground Level** -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; Veteran.  
**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".  
**Preliminary 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.

**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.  
**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.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H57	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	1.5	# 100	1	1	1	1	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.2
T58	Ash sp. (Fraxinus sp.)	18	# 700	8	8	8	6	0	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured;Hardstanding under canopy Ivy or climbing plant Deadwood - Major	No Work Recommended	20+	B	8.4
H59	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Field maple (Acer campestre) Sorbus sp. (Sorbus sp.)	2	# 100	1	1	1	1	0	Young	Fair	Fair	Access to inspect base - Restricted / obscured Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.2
T60	Hawthorn sp. (Crataegus sp.)	5	# 200	3	3	3	3	0	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B	2.4
T61	Hawthorn sp. (Crataegus sp.)	5	# 200	3	3	3	3	0	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B	2.4
T62	Lime sp. (Tilia sp.)	15	# 650	6	6	6	6	0	Mature	Fair	Fair	Deadwood - Minor	No Work Recommended	20+	B1;2	7.8
T63	Golden weeping willow (Salix x sepulcralis 'Chrysocoma')	11	# 300	5	5	5	5	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C1	3.6
H64	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) English elm (Ulmus procera)	8	# 200	3	3	4	3	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C1;2	2.4
H65	Sycamore (Acer pseudoplatanus)	14	# 600	5	5	5	5	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Root environment - Restricted	No Work Recommended	20+	B1;2	7.2
H66	Sycamore (Acer pseudoplatanus)	13	# 500	5	5	5	5	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1;2	6
T67	Oak sp. (Quercus sp.)	18	# 800	11	13	8	11	0	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Root environment - Restricted Ivy or climbing plant	No Work Recommended	40+	A1;2	9.6
H68	Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	1.5	# 100	1	1	1	1	0	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.2

**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.  
**First Significant Branch** -Height of first significant branch and direction of growth e.g. 2.4 N, measured from adjacent ground level.  
**Existing Height Above Ground Level** -An approximation of height (in metres) of crown clearance above adjacent ground level.

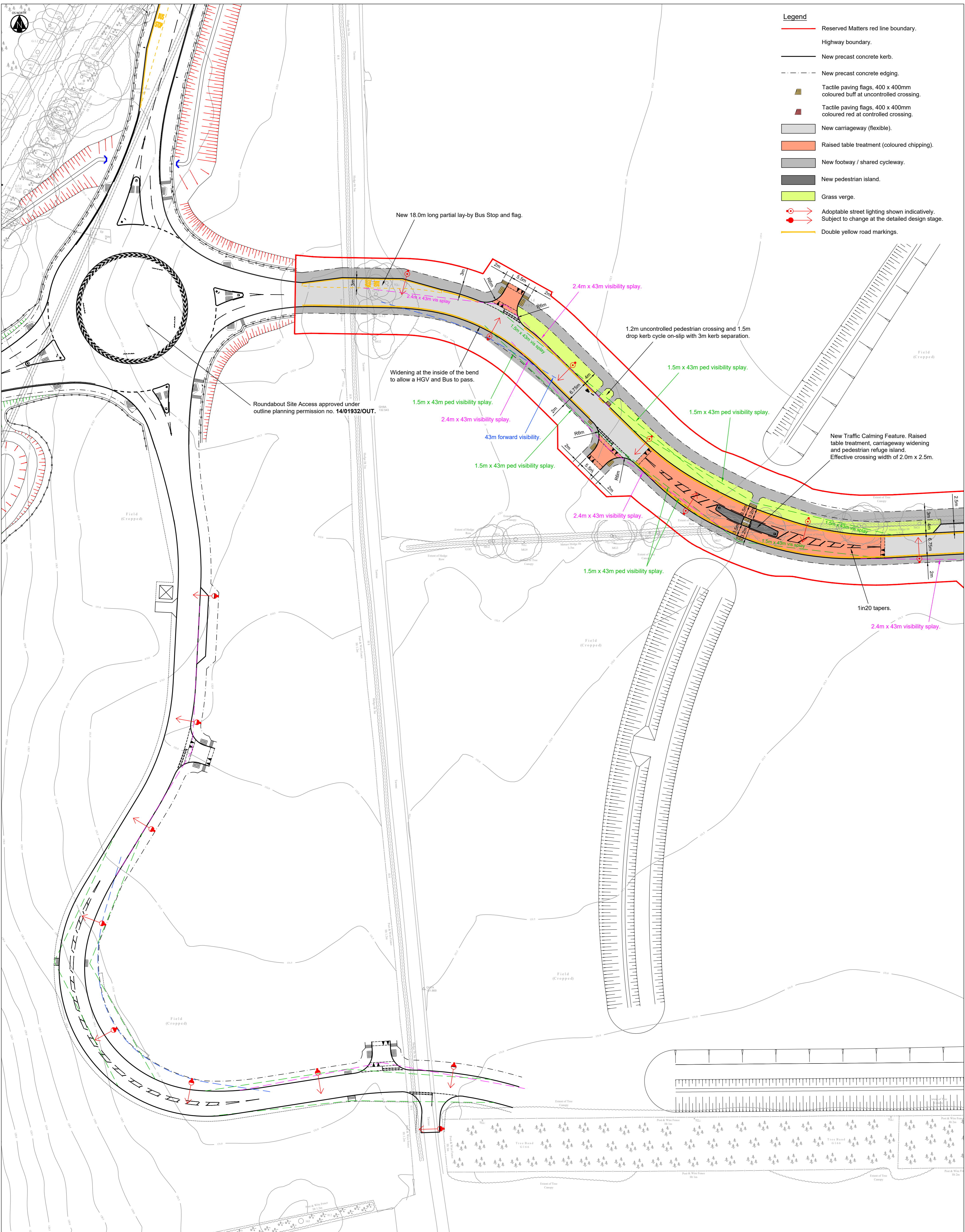
**Life Stage** -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Veteran.  
**Physiological Condition** -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: 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".  
**Preliminary 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.

**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.  
**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.

**Appendix EDP 2**

**Spine Road General Arrangement (WPF-HYD-XX-XX-DR-C-0005-0009)**  
**Ancillary Road General Arrangement (WPF-HYD-XX-XX-DR-C-0012-0013)**

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- Legend**
- Reserved Matters red line boundary.
  - Highway boundary.
  - New precast concrete kerb.
  - New precast concrete edging.
  - Tactile paving flags, 400 x 400mm coloured buff at uncontrolled crossing.
  - Tactile paving flags, 400 x 400mm coloured red at controlled crossing.
  - New carriageway (flexible).
  - Raised table treatment (coloured chipping).
  - New footway / shared cycleway.
  - New pedestrian island.
  - Grass verge.
  - ↔ Adoptable street lighting shown indicatively. Subject to change at the detailed design stage.
  - Double yellow road markings.

**NOTES**

- Topographical survey background taken from Green Hatch Group drawing number 17711 OGL rev 3.
- All works shall be carried out to local authority standards for adoptable roads.
- The design speed for Spine Road is 30mph (48kph) in accordance with Manual for Streets.

**REVISIONS (CONTINUED)**

Rev	Date	Description	By	Ckd	App
P11	07/04/2021	Following RSA 1 comments, half layby shown for western bus stop, separation added between pedestrian crossing and cycle slip. Tactiles amended to 3-deep at in-line crossings and "L" shaped tactiles removed for uncontrolled crossing.	JD	RAP	RAP

**REVISIONS**

Rev	Date	Description	By	Ckd	App
P10	24/03/2021	Double yellow lines added.	JD	RAP	RAP
P09	23/02/2021	Following meeting with Oxfordshire, raised crossings provided at side road junctions and Spine Road traffic calming, visitor parking lay-bys shown. Uncontrolled crossing and cycle on-slip added on Spine Road.	JD	RAP	RAP
P08	19/01/2021	Highway alignment of Spine Road updated.	JD	RAP	RAP
P07	17/12/2020	Reserved Matters red line boundary added.	JD	RAP	RAP
P06	16/12/2020	Red line boundary renamed as highway boundary.	JD	RAP	RAP
P05	04/12/2020	Red line boundary amended to spine road only.	JD	RAP	RAP
P04	20/11/2020	Red line boundary and roundabout note added.	JD	RAP	RAP
P03	21/10/2020	Updated spine road cross section.	SM	SM	SM
P02	04/08/2020	Added vis splays to all parcel bellmouths.	SM	SM	SM
P01	07/02/2020	First Issue.	SM	SM	SM

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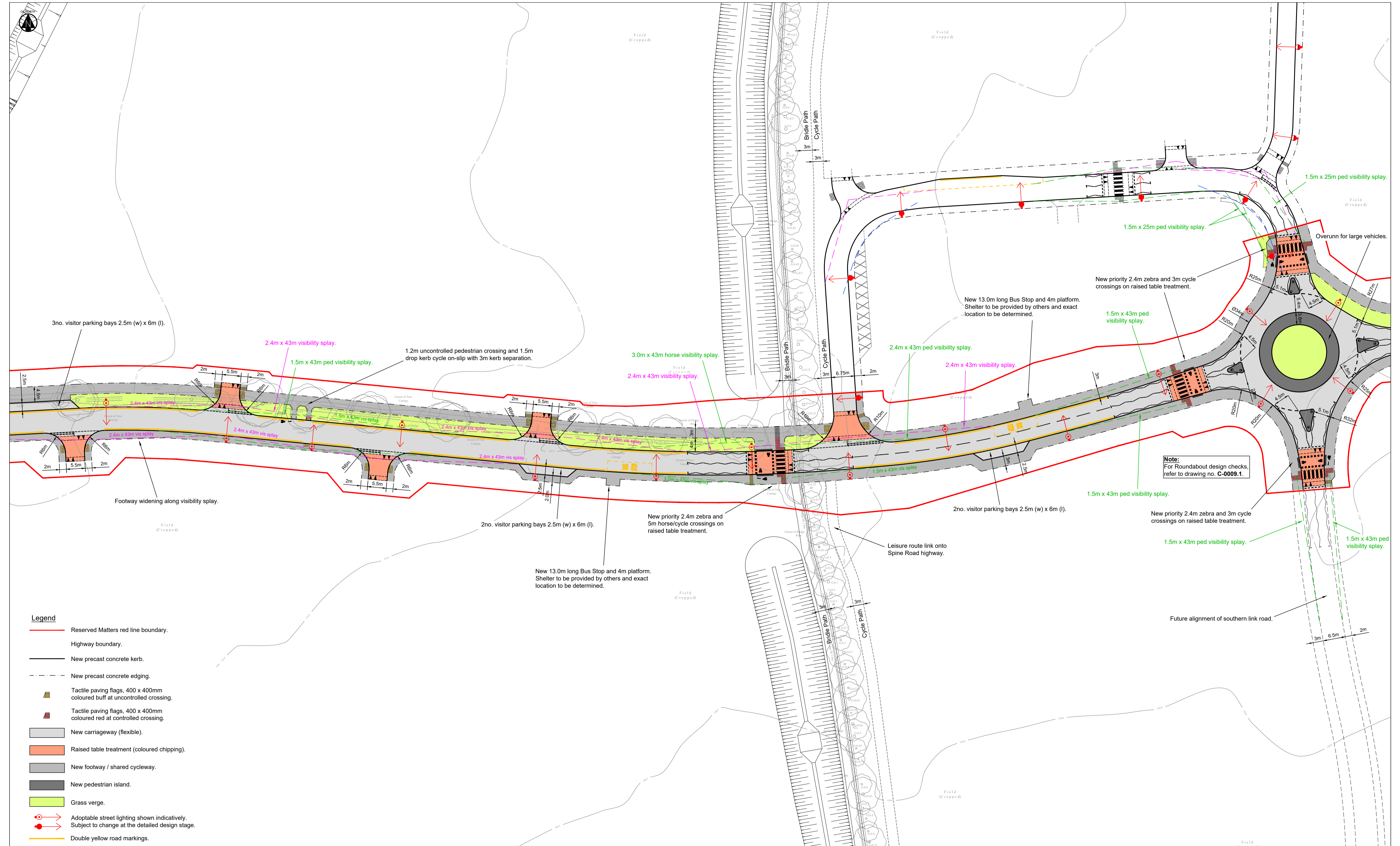
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CLIENT  
**L & Q ESTATES**

PROJECT  
**WYKHAM PARK FARM,  
BANBURY**

TITLE  
**SPINE ROAD  
GENERAL ARRANGEMENT SHEET 1 OF 5**

HYDROCK PROJECT NO. <b>C-04841-C</b>	SCALE @ A1 <b>1 : 500</b>
STATUS DESCRIPTION <b>PLANNING</b>	STATUS <b>S2</b>
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) <b>WPF-HYD-XX-XX-DR-C-0005</b>	REVISION <b>P11</b>



- Legend**
- Reserved Matters red line boundary.
  - Highway boundary.
  - New precast concrete kerb.
  - New precast concrete edging.
  - Tactile paving flags, 400 x 400mm coloured buff at uncontrolled crossing.
  - Tactile paving flags, 400 x 400mm coloured red at controlled crossing.
  - New carriageway (flexible).
  - Raised table treatment (coloured chipping).
  - New footway / shared cycleway.
  - New pedestrian island.
  - Grass verge.
  - ⊙ Adoptable street lighting shown indicatively.
  - Subject to change at the detailed design stage.
  - Double yellow road markings.

- NOTES**
1. Topographical survey background taken from Green Hatch Group drawing number 17711 OGL rev 3.
  2. All works shall be carried out to local authority standards for adoptable roads.
  3. The design speed for Spine Road is 30mph (48kph) in accordance with Manual for Streets.
  4. 4-arm roundabout junction designed in accordance with DMRB CD 116 Geometric design of roundabouts.

REVISIONS (CONTINUED)

Rev	Date	Description	By	Ckd	App
P12	07/04/2021	Following RSA 1 comments, separation added between pedestrian crossing and cycle slip. Tactiles amended to 3-deep at in-line crossings, tactiles amended at roundabout crossings, zebra markings added for southern arm and eastbound bus stop relocated outside of visibility splays.	JD	RAP	RAP
P11	24/03/2021	Double yellow lines added.	JD	RAP	RAP
P10	16/03/2021	Southern roundabout arm reduced to 6.5m wide and red line boundary amended.	JD	RAP	RAP

REVISIONS

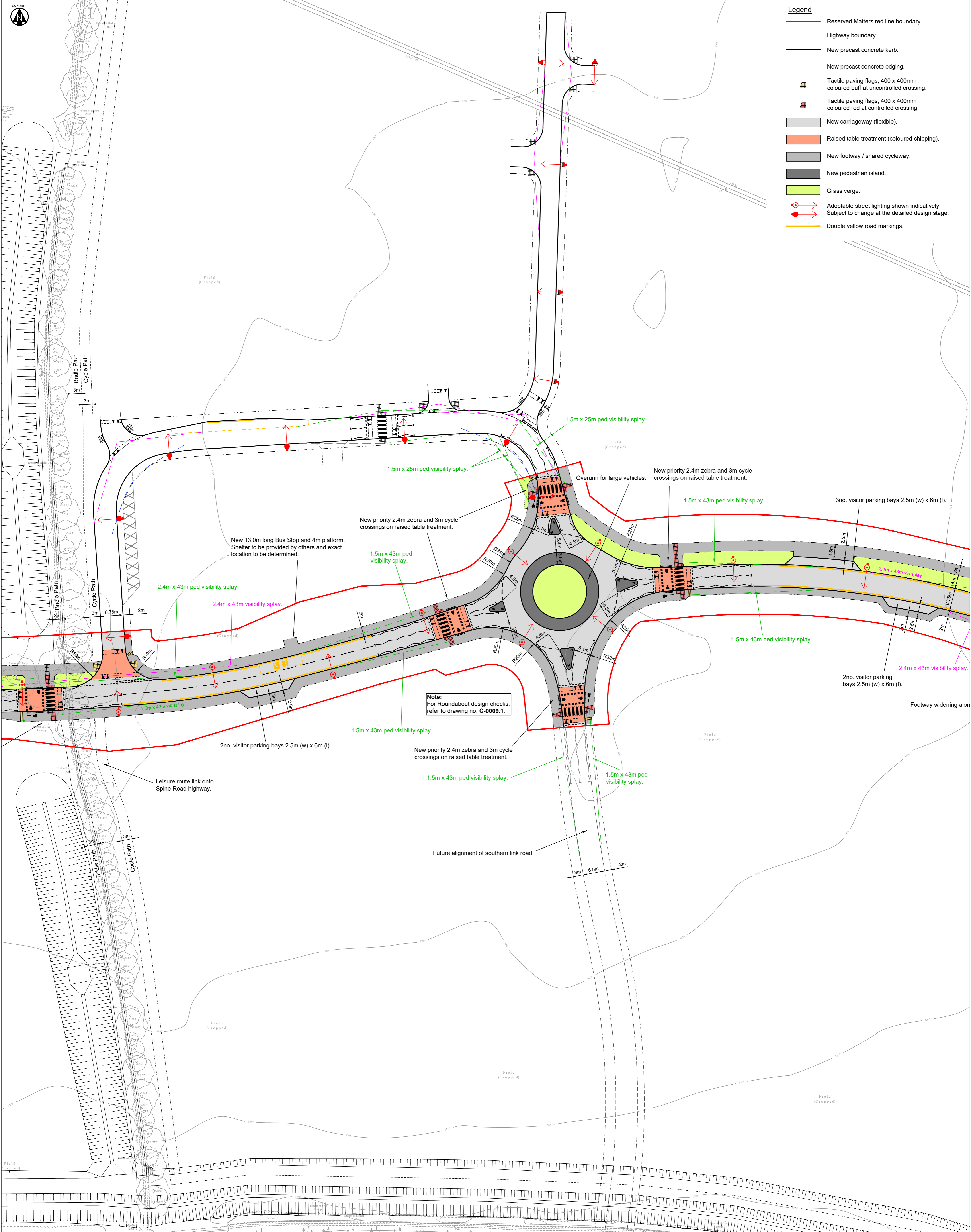
Rev	Date	Description	By	Ckd	App
P09	23/02/2021	Following meeting with Oxfordshire, raised crossings provided at side road junctions and Spine Road traffic calming, visitor parking lay-bys shown. Uncontrolled crossing and cycle on-slip added on Spine Road. Ghosted right turn removed and bus lay-bys removed. Roundabout compact design applied with overrun.	JD	RAP	RAP
P08	19/01/2021	Highway alignment of Spine Road updated.	JD	RAP	RAP
P07	17/12/2020	Reserved Matters red line boundary added.	JD	RAP	RAP
P06	16/12/2020	Red line boundary renamed as highway boundary.	JD	RAP	RAP
P05	04/12/2020	Red line boundary amended to Spine Road only.	JD	RAP	RAP
P04	20/11/2020	Red line boundary added.	JD	RAP	RAP
P03	21/10/2020	Updated spine road cross section.	SM	SM	SM
P02	04/06/2020	Added vis splays to all parcel bellmouths.	SM	SM	SM
P01	24/02/2020	First issue.	SM	SM	SM

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**L & Q ESTATES**

PROJECT  
**WYKHAM PARK FARM,  
BANBURY**

TITLE <b>SPINE ROAD GENERAL ARRANGEMENT SHEET 2 OF 5</b>	
HYDROCK PROJECT NO. <b>C-04841-C</b>	SCALE @ A1 <b>1:500</b>
STATUS DESCRIPTION <b>PLANNING</b>	STATUS <b>S2</b>
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) <b>WPF-HYD-XX-XX-DR-C-0006</b>	REVISION <b>P12</b>



**NOTES**

1. Topographical survey background taken from Green Hatch Group drawing number 17711 OGL rev 3.
2. All works shall be carried out to local authority standards for adoptable roads.
3. The design speed for Spine Road is 30mph (48kph) in accordance with Manual for Streets.
4. 4-arm roundabout junction designed in accordance with **DMRB CD 116 Geometric design of roundabouts**.

**REVISIONS (CONTINUED)**

Rev	Date	Description	By	Ckd	App
P12	07/04/2021	Following RSA 1 comments, tactiles amended to 3-deep at in-line crossings, tactiles amended at roundabout crossings, zebra markings added for southern arm and eastbound bus stop relocated outside of visibility splays.	JD	RAP	RAP
P11	24/03/2021	Double yellow lines added.	JD	RAP	RAP
P10	16/03/2021	Southern roundabout arm reduced to 6.5m wide and red line boundary amended.	JD	RAP	RAP

**REVISIONS**

Rev	Date	Description	By	Ckd	App
P09	23/02/2021	Following meeting with Oxfordshire, raised crossings provided at side road junctions and Spine Road traffic calming, visitor parking lay-bys shown. Uncontrolled crossing and cycle on-slip added on Spine Road. Ghosted right turn removed and bus lay-bys removed. Roundabout compact design applied with overrun.	JD	RAP	RAP
P08	19/01/2021	Highway alignment of Spine Road updated.	JD	RAP	RAP
P07	17/12/2020	Reserved Matters red line boundary added.	JD	RAP	RAP
P06	16/12/2020	Red line boundary renamed as highway boundary.	JD	RAP	RAP
P05	04/12/2020	Red line boundary amended to spine road only.	JD	RAP	RAP
P04	20/11/2020	Red line boundary added.	JD	RAP	RAP
P03	20/10/2020	Updated spine road cross section.	SM	SM	SM
P02	04/08/2020	Added vis splays to all parcel bellmouths.	SM	SM	SM
P01	25/02/2020	First Issue.	SM	SM	SM

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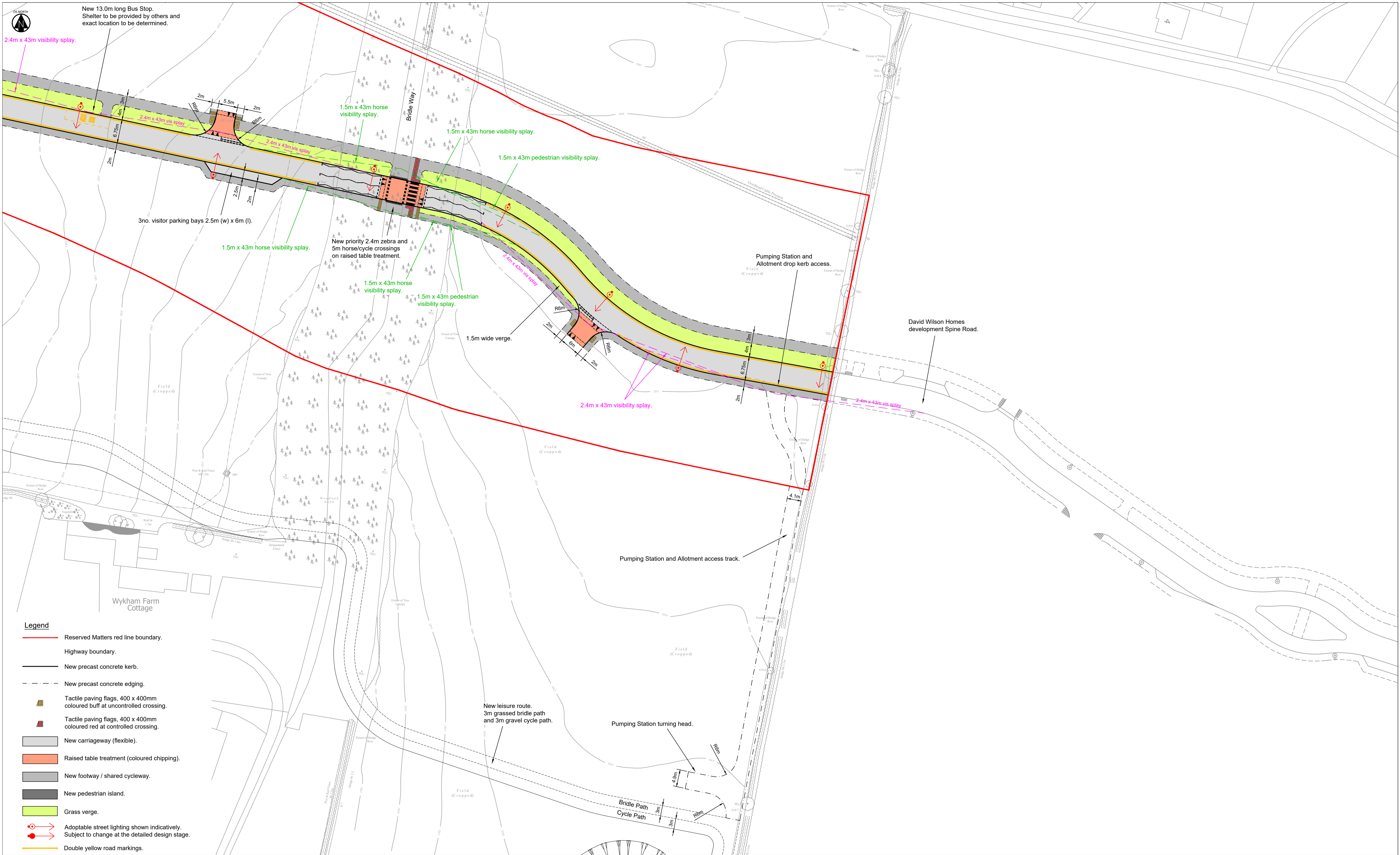
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PROJECT  
**WYKHAM PARK FARM,  
BANBURY**

<b>TITLE</b> SPINE ROAD GENERAL ARRANGEMENT SHEET 3 OF 5	
HYDROCK PROJECT NO. C-04841-C	SCALE @ A1 1 : 500
STATUS DESCRIPTION <b>PLANNING</b>	STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) WPF-HYD-XX-XX-DR-C-0007	REVISION P12







- Legend**
- Reserved Matters red line boundary.
  - Highway boundary.
  - New precast concrete kerb.
  - New precast concrete edging.
  - Tactile paving flags, 400 x 400mm coloured buff at uncontrolled crossing.
  - Tactile paving flags, 400 x 400mm coloured red at controlled crossing.
  - New carriageway (flexible).
  - Raised table treatment (coloured chipping).
  - New footway / shared cycleway.
  - New pedestrian island.
  - Grass verge.
  - ⊙ Adoptable street lighting shown indicatively. Subject to change at the detailed design stage.
  - Double yellow road markings.

- NOTES**
- Topographical survey background taken from Green Hatch Group drawing number 17711 OGL rev 3.
  - All works shall be carried out to local authority standards for adoptable roads.
  - The design speed for Spine Road is 30mph (48kph) in accordance with Manual for Streets.

REVISIONS (CONTINUED)

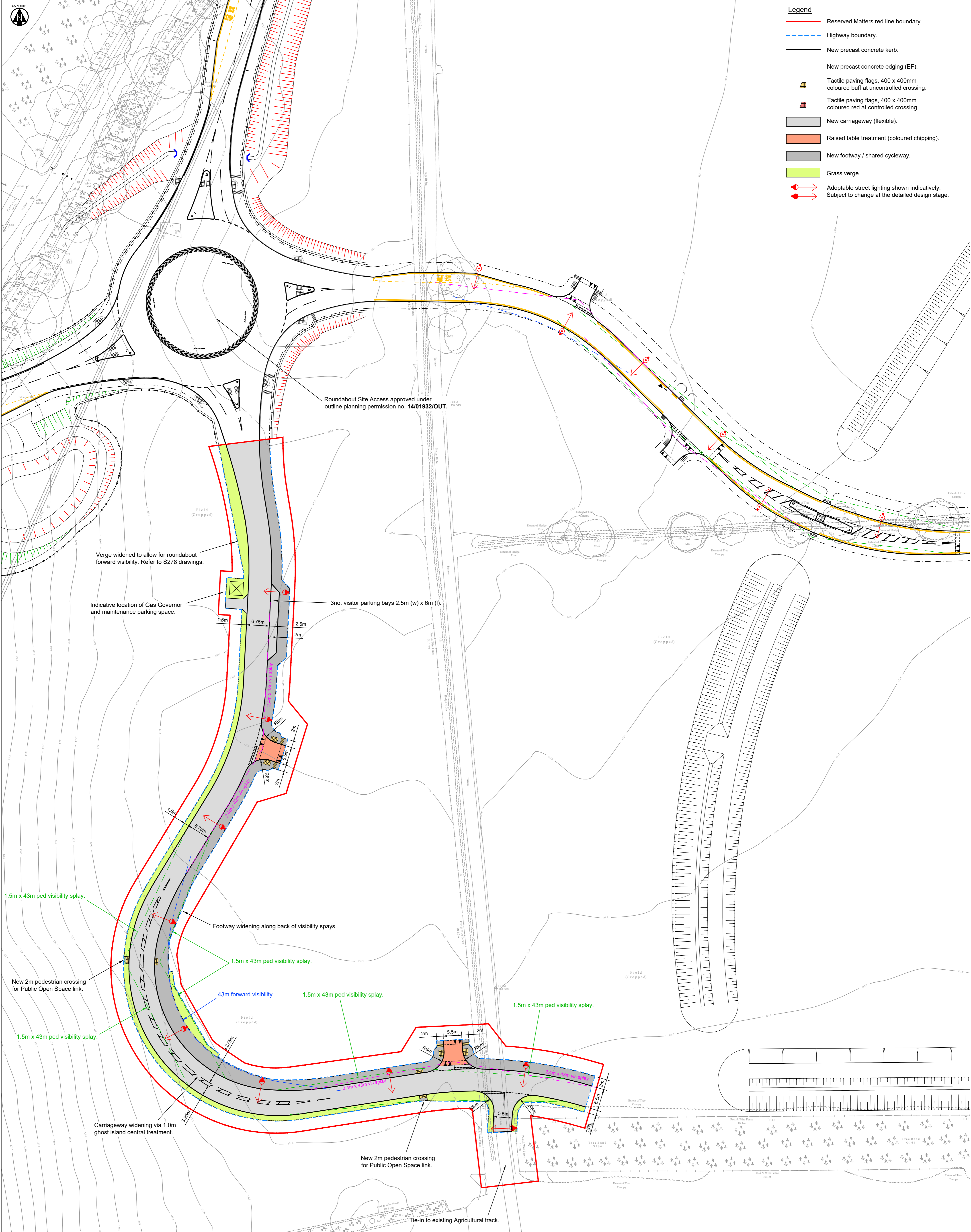
Rev	Date	Description	By	Ckd	App
P10	07/04/2021	Following RSA 1 comments, tactics amended to 3-deep at in-line crossings and 1.5m verge added south of Spine Road.	JDR	RAP	RAP
P09	24/03/2021	Double yellow lines added.	JD	RAP	RAP
P08	23/02/2021	Following meeting with Oxfordshire, raised crossings provided at side road junctions and Spine Road traffic calming, visitor parking lay-bye shown. Allotment and pump station access and track amended.	JD	RAP	RAP
P07	19/01/2021	Highway alignment of Spine Road updated.	JD	RAP	RAP
P06	17/12/2020	Reserved Matters red line boundary added.	JD	RAP	RAP
P05	16/12/2020	Red line boundary renamed as highway boundary.	JD	RAP	RAP
P04	04/12/2020	Red line boundary amended to Spine Road only.	JD	RAP	RAP
P03	20/11/2020	Red line boundary added. Pump station and allotment drop kerb access amended.	JD	RAP	RAP
P02	23/10/2020	Updated spine road cross section.	SM	SM	SM
P01	24/02/2020	First Issue.	SM	SM	SM

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PROJECT  
**WYKHAM PARK FARM,  
 BANBURY**

TITLE <b>SPINE ROAD GENERAL ARRANGEMENT SHEET 5 OF 5</b>	
HYDROCK PROJECT NO. <b>C-04841-C</b>	SCALE @ A1 <b>1:500</b>
STATUS DESCRIPTION <b>PLANNING</b>	STATUS <b>S2</b>
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) <b>WPF-HYD-XX-XX-DR-C-0009</b>	REVISION <b>P10</b>



- Legend**
- Reserved Matters red line boundary.
  - - - Highway boundary.
  - New precast concrete kerb.
  - New precast concrete edging (EF).
  - Tactile paving flags, 400 x 400mm coloured buff at uncontrolled crossing.
  - Tactile paving flags, 400 x 400mm coloured red at controlled crossing.
  - New carriageway (flexible).
  - Raised table treatment (coloured chipping).
  - New footway / shared cycleway.
  - Grass verge.
  - ↔ Adoptable street lighting shown indicatively. Subject to change at the detailed design stage.

**NOTES**

1. Topographical survey background taken from Green Hatch Group drawing number 17711 OGL rev 3.
2. All works shall be carried out to local authority standards for adoptable roads.
3. The design speed for Western Ancillary Road is 30mph (48kph) in accordance with Manual for Streets.

**REVISIONS (CONTINUED)**

Rev	Date	Description	By	Ckd	App
P08	07/04/2021	Following RSA 1 comments, tactiles amended to 3-deep at in-line crossings and footway increased to 3m behind parking layby.	JD	RAP	RAP
P07	24/03/2021	Future link into southern expansion land removed.	JD	RAP	RAP
P06	16/03/2021	Road width reduced to 6.5m beyond the left-hand curve and red line boundary amended.	JD	RAP	RAP
P05	23/02/2021	Following meeting with Oxfordshire, raised table treatments added for side road junctions and visitor parking added to Spine Road.	JD	RAP	RAP
P04	20/01/2021	Highway layout amended.	JD	RAP	RAP
P03	17/12/2020	Reserved Matters red line boundary added.	JD	RAP	RAP
P02	16/12/2020	Red line boundary removed and highway boundary added.	JD	RAP	RAP
P01	07/02/2020	First issue.	RAP	RJP	RJP

**REVISIONS**

Rev	Date	Description	By	Ckd	App
P08	07/04/2021	Following RSA 1 comments, tactiles amended to 3-deep at in-line crossings and footway increased to 3m behind parking layby.	JD	RAP	RAP
P07	24/03/2021	Future link into southern expansion land removed.	JD	RAP	RAP
P06	16/03/2021	Road width reduced to 6.5m beyond the left-hand curve and red line boundary amended.	JD	RAP	RAP
P05	23/02/2021	Following meeting with Oxfordshire, raised table treatments added for side road junctions and visitor parking added to Spine Road.	JD	RAP	RAP
P04	20/01/2021	Highway layout amended.	JD	RAP	RAP
P03	17/12/2020	Reserved Matters red line boundary added.	JD	RAP	RAP
P02	16/12/2020	Red line boundary removed and highway boundary added.	JD	RAP	RAP
P01	07/02/2020	First issue.	RAP	RJP	RJP

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PROJECT  
**WYKHAM PARK FARM,  
BANBURY**

TITLE  
**ANCILLARY ROADS  
GENERAL ARRANGEMENT SHEET 1 OF 2**

HYDROCK PROJECT NO. <b>C-04841-C</b>	SCALE @ A1 <b>1 : 500</b>
STATUS DESCRIPTION <b>PLANNING</b>	STATUS <b>S2</b>
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) <b>WPF-HYD-XX-XX-DR-C-0012</b>	REVISION <b>P08</b>