



**Symmetry Park,
North Oxford**

**Arboricultural
Impact
Assessment**

(Incorporating Tree
Protection
Measures)

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

On behalf of:
**Tritax Symmetry
Ltd and Siemens
Healthineers**

November 2021
Report Reference:
edp2425_r011a

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Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Tritax Symmetry Ltd and Siemens Healthineers ('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 land at Junction 9, M40, Bicester (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.

Development Proposals

- 1.3 The proposed development includes the provision of a Class B2 structure with associated buildings, structures, parking and landscaping.
- 1.4 This Arboricultural Impact Assessment (AIA) has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note as **Appendix EDP 1**.

Aims and Objectives

- 1.5 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

- 1.6 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.
- 1.7 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.

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Section 2

Arboricultural Impact Assessment

- 2.1 This AIA has been prepared following Site-based observations, a desktop study of the baseline survey data and consideration of the Illustrative Masterplan (Landscape Strategy Plan) (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the proposed Illustrative Masterplan. The resulting drawing, a Tree Protection Plan (TPP) (**Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and 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 a total of one category U item, the condition of which was considered to be impaired to such an extent that it should be removed irrespective of any development proposals and is therefore not included in the calculations to follow. This is summarised in **Table EDP 2.1** below and detailed in the Tree Survey Schedule contained within **Appendix EDP 1**.
- 2.6 Off-Site items remain outside of control of the development and require the landowners' consent prior to any works or removals.
- 2.7 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items require cross-referencing with the ecological assessment prior to any work or felling taking place.
- 2.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 2.1: Tree Removal for Reasons of Sound Arboricultural Management.

Tree Number	Tree Species	Tree Grade
T39	Common ash (Fraxinus excelsior)	U

Items Impacted by Development Proposals

- 2.9 Assessment of the Illustrative Masterplan (**Appendix EDP 2**) and Tree Retention and Removal Plan - Drainage Outlet (**Plan EDP 2**) determines that Thirteen items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Two items are Category A, of high quality, seven items are category B, of moderate quality and two items are category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals.

Ref. Number	Species	Impact	Category Grading
G3	Mixed Broadleaf Willow sp. (Salix sp.) Ash sp. (Fraxinus sp.) Elder sp. (Sambucus sp.)	Complete Removal	B
G8	Mixed Broadleaf Elder (Sambucus nigra) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Red Berried Elder (Sambucus racemosa)	Partial Removal	B
T37	Ash sp. (Fraxinus sp.)	Complete Removal	A
T38	Hawthorn sp. (Crataegus sp.)	Complete Removal	C
T40	Willow sp. (Salix sp.)	Complete Removal	B
H41	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	Complete Removal	B
T42	Pear sp. (Pyrus sp.)	Complete Removal	A
T43	Oak sp. (Quercus sp.)	Complete Removal	A
T44	Ash sp. (Fraxinus sp.)	Complete Removal	C
T45	Ash sp. (Fraxinus sp.)	Complete Removal	C
T46	Willow sp. (Salix sp.)	Complete Removal	B
H47	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	Complete Removal	B

Ref. Number	Species	Impact	Category Grading
H48	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	Complete Removal	B

Summary of Tree Losses and Retention

- 2.10 A summary of the tree losses and retention based upon the Tree Retention and Removal Plans (**Plans EDP 1** and **2**) is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means encroachment into the RPA of a retained item.

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	17	3	0	14
Category B	34	6	1	27
Category C	20	3	0	17
Category U	1	1	0	0
Totals	72	13	1	58

Damage to Rooting Environment during Construction Activities

- 2.11 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

- 2.12 Existing trees identified for retention on the appended TPP (**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.
- 2.13 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.

- 2.14 New planting is proposed in line with EDP's detailed landscaping proposals plan edp2425_d017. The detailed landscape proposals will see an increase of canopy cover on site and make a valuable contribution to the character, amenity, and biodiversity of the site.
- 2.15 Whilst the partial removal of G8 is within the ancient woodland buffer, the removals are on the periphery of the buffer and contain the lower value items within the wider group. It is therefore considered that the impact on this group is minor and should not cause detriment to the ancient woodland.

Section 3

Arboricultural Method Statement

- 3.1 This section sets out management and protection details that should be implemented to ensure successful tree retention and should be read in conjunction with **Plan EDP 1**.
- 3.2 **Plan EDP 1** identifies the items to be removed as red hatched circles. The existing trees to be retained are indicated with solid green, blue or grey circles, representing category A, B and C items respectively, along with proposed protection measures for the construction phase of the development. Items requiring removal are indicated with a dashed red line.

Sequence of Operations

- 3.3 At the time of preparation of this Arboricultural Method Statement (AMS), a detailed construction programme had not been produced.
- 3.4 The day to day running of the Site will take full account of the tree protection measures set out in this AMS, a copy of which will be kept on Site at all times. All Site personnel will be briefed on tree protection requirements as part of the Site induction process.
- 3.5 A programme for the arboricultural inputs needed at different phases of development is set out in **Appendix EDP 4**. To ensure the viable retention of retained trees, it is proposed that the following phase of arboricultural inputs and Site activities is adhered to:
- Appointment of Arboricultural Clerk of Works;
 - Pre-commencement Site meeting;
 - Pre-commencement tree works (if required);
 - Installation of Site-specific protection measures (**Plan EDP 1**);
 - Monitor and maintain tree protection throughout the construction phase; and
 - Dismantle tree protection measures.

Appointment of Arboricultural Clerk of Works

- 3.6 The developer shall appoint an Arboricultural Clerk of Works (ACW) who shall act in the interest of ensuring that retained trees are, as far as possible, not adversely affected by the works. The ACW shall be an appropriately qualified and experienced individual, familiar with written best practice and with a proven track record in management of construction projects affecting existing trees.

- 3.7 The ACW shall be appointed at the developer's cost prior to the commencement of development and shall be retained throughout the construction period. The ACW will be responsible for monitoring and overseeing the discharge of the tasks and operations set out within this AMS.

Pre-commencement Meetings

- 3.8 Prior to the pre-commencement meeting, the Applicant's appointed contractor shall produce a detailed construction programme, thus enabling the ACW to phase and programme arboricultural inputs and monitoring with the construction programme.
- 3.9 Prior to the commencement of any Site operations, a pre-commencement Site meeting between the Applicant, their appointed contractor, the ACW and Cherwell District Council CDC's Tree Officer will be held. The purpose of the meeting will be to confirm arrangements of the tree protection measures and details concerning timing of Site inspections and reporting procedures.

Installation of Site-Specific Protection Measures

- 3.10 Prior to the commencement of any demolition or construction works, protective measures will be installed in accordance with BS 5837:2012. Protective barriers are reproduced as **Appendix EDP 3** and as depicted on **Plan EDP 1**.
- 3.11 Protective barriers are to be set out in accordance with **Plan EDP 1**.
- 3.12 The area enclosed by the protective barriers should be considered sacrosanct and is to remain undisturbed throughout the construction programme. Protective barriers shall be marked with all-weather notices, an example of such a notice is appended as **Appendix EDP 5**.
- 3.13 Prior to commencement of any construction works, the appointed ACW will undertake an inspection of all protective barriers to ensure that both positioning, and specification comply with **Plan EDP 1**.

Site Specific Construction Methodologies in Proximity to Trees

Installation of Services

- 3.14 The routes of all services will be located outside of the RPAs of retained trees and hedgerows – client to confirm.

Tree Protection Measures

Monitor and Maintain Tree Protection Measures Throughout Construction Phase

- 3.15 All tree protection measures should remain fit for purpose and serviceable throughout the construction phase of the development. The ACW shall undertake a periodic monitoring and inspection programme in accordance with the interval agreed at the pre-commencement meeting.
- 3.16 The main contractor shall contact the ACW to inform of any conflicts with the tree protection measures set out in this document and at any other time issues are raised relating to trees on Site. Once notified, the ACW shall then make recommendations and/or conduct a monitoring visit as required.
- 3.17 Any changes to on Site specifications departing from those set out in this document will be agreed in writing with CDC prior to implementation.
- 3.18 Written records of each monitoring visit will be kept in the form of a Site inspection report (**Appendix EDP 6**) outlining activities undertaken. Each report will be made available to the CDC upon their request.
- 3.19 Upon completion of the construction programme, an email will be sent to the Applicant, main contractor and CDC advising of compliance with, and completion of, the agreed programme.

Site Set Up and Operation

Site Compound

- 3.20 Activities related to the establishment of a temporary Site compound have the potential to impact upon retained trees by various means. In particular, the storage and mixing of chemicals and materials, such as concrete, can have a damaging effect on tree health. To prevent harm occurring to trees, provision for materials storage, site offices, deliveries and other related activities should be made available in areas away from retained trees.

Plant and Machinery

- 3.21 All plant and vehicles engaged in Site set-up and ongoing construction works will be required to operate within defined zones outside of the protected areas, as agreed at the pre-commencement meetings.

Additional Precautions

- 3.22 No storage of materials or lighting of fires will take place within any protected areas; no mixing or storage of materials will take place upon a slope where they may subsequently leak and contaminate a protected area.

- 3.23 No fires will be lit within 20m of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 3.24 No notice-boards, cables or other services will be attached to any tree.
- 3.25 Materials that may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root area.

Responsibilities

- 3.26 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times.
- 3.27 It will be the responsibility of the main contractor to comply with the provisions and principles of this AMS.
- 3.28 The ACW will be responsible for the monitoring regime regarding tree protection.
- 3.29 The main contractor will be responsible for contacting the ACW at any time that issues are raised related to the trees on Site.
- 3.30 If at any time pruning works are required, the main contractor must inform the ACW. No works may proceed until written consent has been received from CDC.
- 3.31 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective measures will remain in position until completion of all construction works on the Site.
- 3.32 The main contractor will be responsible for ensuring that sub-contractors do not undertake any process or operation that is likely to adversely impact upon any tree on Site.

Dismantle Tree Protection Measures

- 3.33 Upon completion of the construction programme, or phases of the construction programme, and prior to residential occupancy, all tree protection measures may be dismantled following receipt of written consent from CDC.

Section 4

Conclusions

- 4.1 Masterplanning of the development has been informed by arboricultural recommendations. 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.
- 4.2 Existing trees identified for retention on the appended TPP (**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 construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

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Appendix EDP 1
Arboricultural Baseline Note
(edp2425_r002)

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Symmetry Park, North Oxford

Arboriculture Baseline Note

edp2425_r002b

1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Tritax Symmetry Ltd and Siemens Healthineers ('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 land at Junction 9, M40, Bicester (hereafter referred to as 'the Site').
- 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.
- 1.3 The Site is located to the south-west of Bicester, which is located within the Local Planning Authority of Cherwell District council (CDC). It currently comprises of agricultural farming land, with farm buildings located at the eastern redline boundary.

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'. This survey was undertaken using GPS enabled tablet PC, which provides accuracy to within 0.5m. To assist the survey process, the survey base mapping comprised composite Ordnance Survey data and high-resolution aerial imagery. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Annex EDP 1**). All surveyed items are detailed in **Schedule EDP 1 (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 given 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 Site 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 (AIA).

4. Summary of Tree Stock

4.1 The survey has identified 43 individual trees, 21 groups of trees, 7 hedgerows and 1 woodland, totalling 72 items. Of these 72 items, 17 have been categorised as A, of high quality, 34 items have been categorised as B of moderate quality; and 20 have been categorised as C and are of low quality. To give a high-level understanding of the site, many of the trees around the periphery of the site have been surveyed as groups and categorised appropriately. It is important to note that many of these groups contained high quality trees. In addition, 1 item has been categorised as U and is considered unsuitable for retention irrespective of development.

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 species diversity, age distribution and grading categorisation for the Site is provided in **Annex EDP 3**.

4.4 Overall, the items identified across the Site are primarily of moderate to high value, except for seven category C items. The majority of category A and B items are mainly confined to field boundaries and the periphery of the Site; however, there are some category B hedgerows and groups that break up the site, which may present a constraint dependent on forthcoming proposals.

5. Statutory Protection

Tree Preservation Orders and Conservation Areas

5.1 An online search of the CDC interactive map shows, at the time of this study, that the Site does not include any tree preservation orders, nor is it covered by a 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:

“Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.”

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 Site are primarily self-sown trees, however, the majority of these trees are of moderate to high arboricultural value.
- 8.2 A number of items are located outside, but adjacent to the Site, 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**.

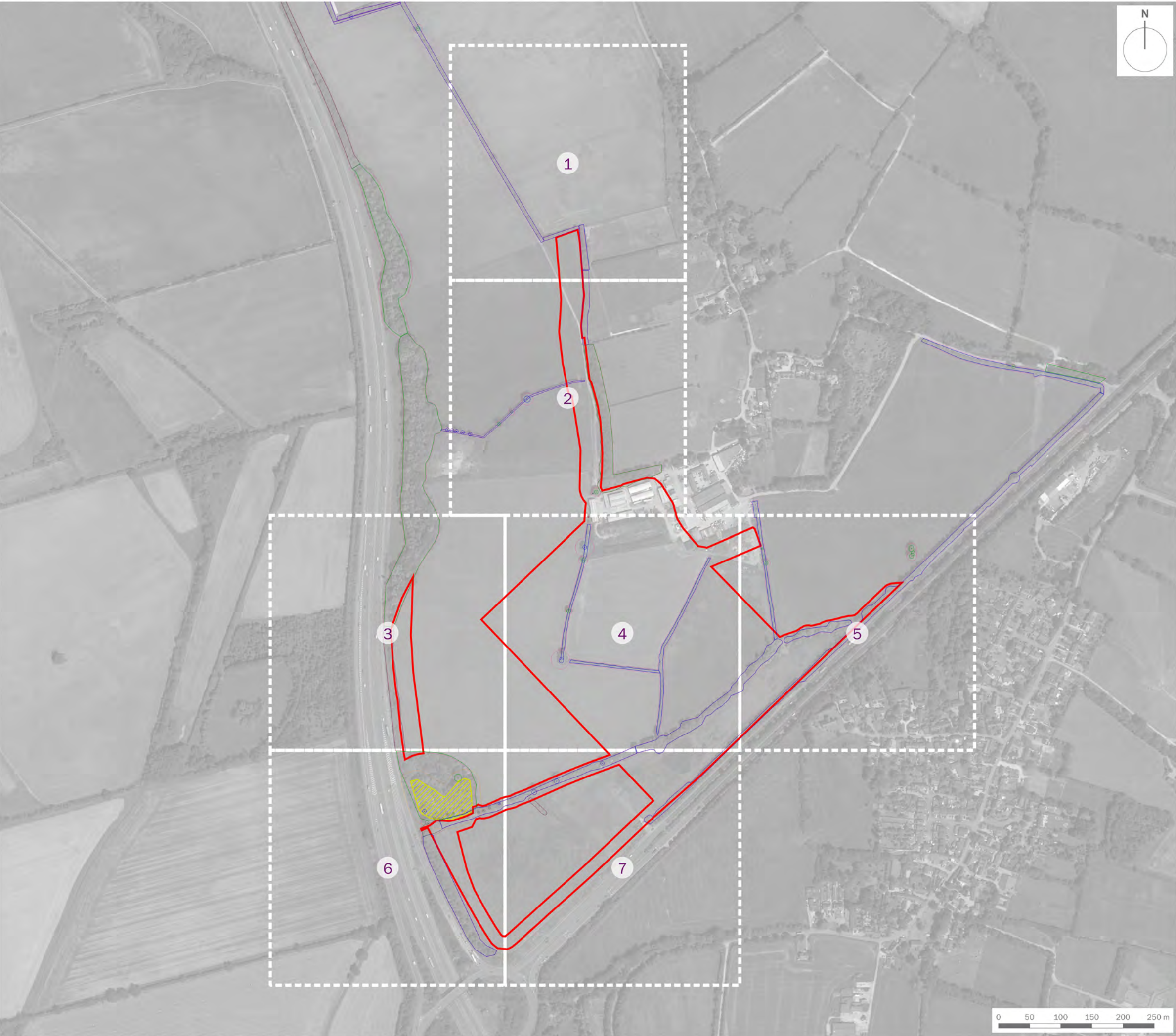


9. Conclusion

- 9.1 Of the items surveyed 17 have been categorised as A, of high quality and 34 items have been categorised as B of moderate quality. These items are primarily confined to the perimeter of the Site, with the exception of some central field boundaries, 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 AIA, to be submitted as part of the planning application.



Annex EDP 1
Tree Constraints Plan (Overview)
(edp2425_d003c 10 November 2021 GY/BW)



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

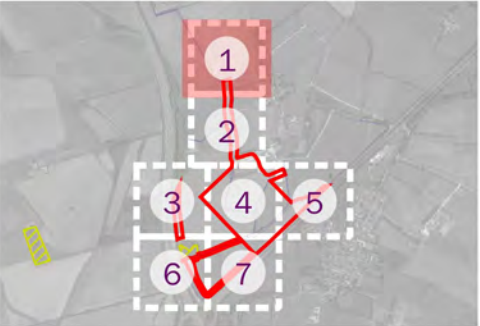
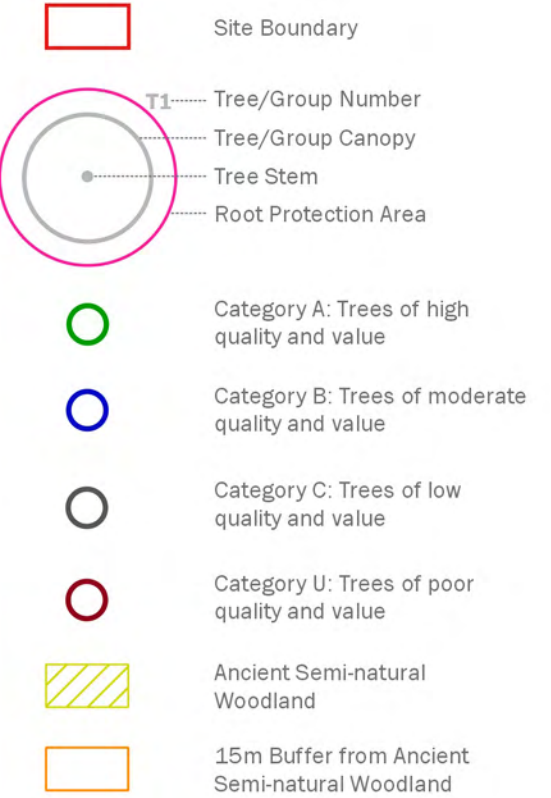
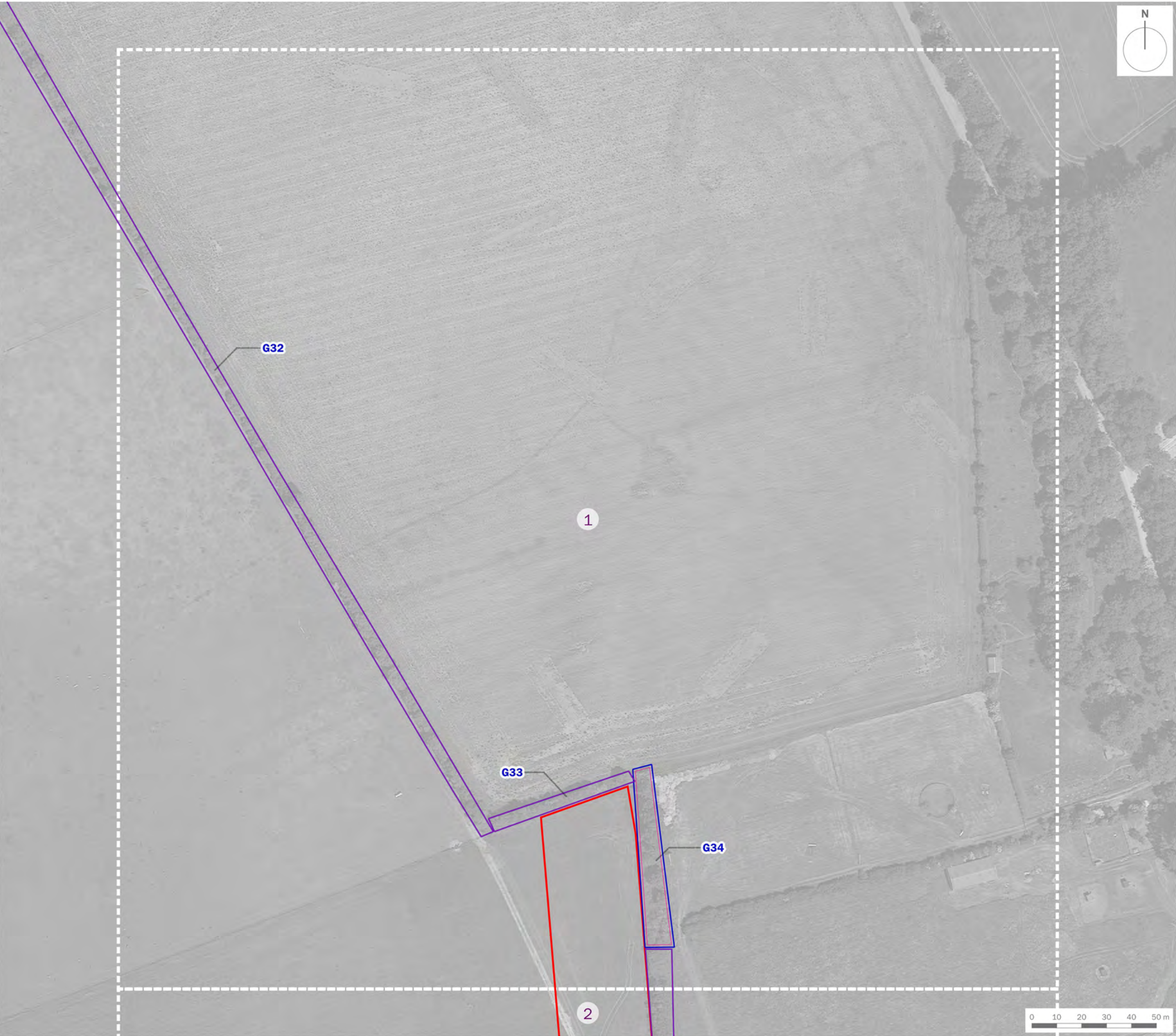
Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland

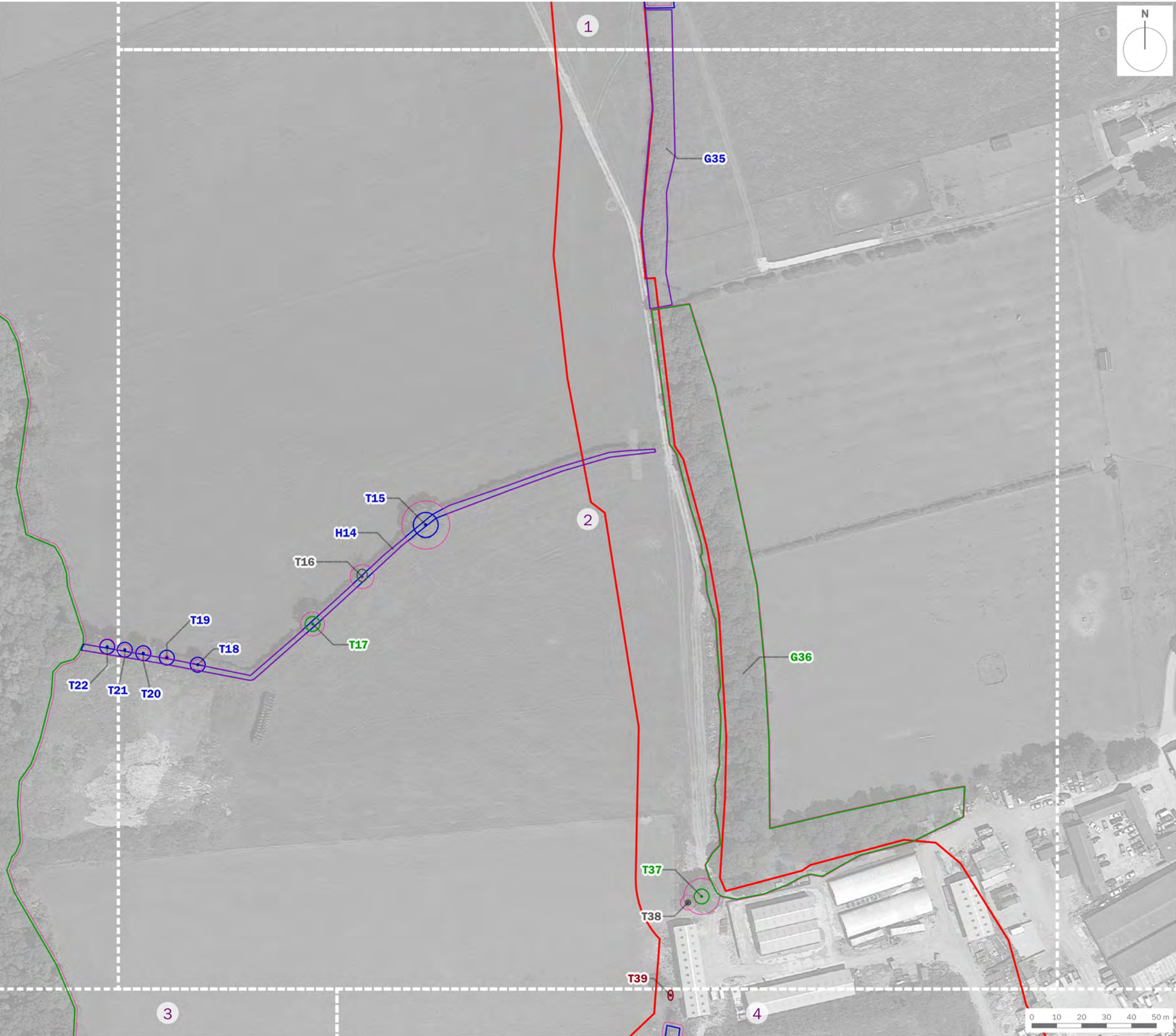
client			
Tritax Symmetry Ltd and Siemens Healthineers			
project title			
Symmetry Park, North Oxford			
drawing title			
Plan EDP 1: Tree Constraints Plan (Overview)			
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d003c	checked	BW
scale	1:6,000 @ A3	QA	RB



client	Tritax Symmetry Ltd and Siemens Healthineers		
project title	Symmetry Park, North Oxford		
drawing title	Plan EDP 1: Tree Constraints Plan (Sheet 1 of 7)		
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d003c	checked	BW
scale	1:1,500 @ A3	QA	RB



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Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

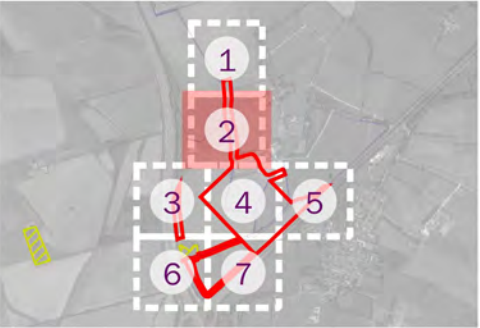
Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland



client	Tritax Symmetry Ltd and Siemens Healthineers		
project title	Symmetry Park, North Oxford		
drawing title	Plan EDP 1: Tree Constraints Plan (Sheet 2 of 7)		
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d003c	checked	BW
scale	1:1,500 @ A3	QA	RB

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Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

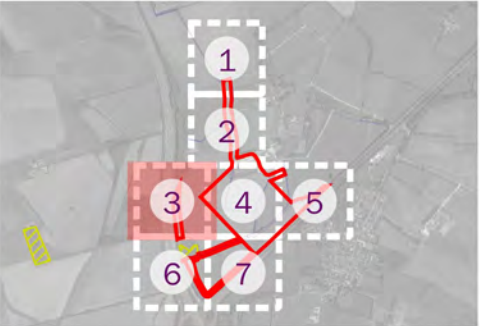
Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland



client	Tritax Symmetry Ltd and Siemens Healthineers		
project title	Symmetry Park, North Oxford		
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Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

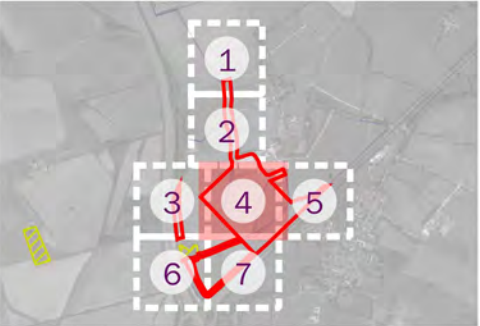
Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland



client
Tritax Symmetry Ltd and Siemens Healthineers

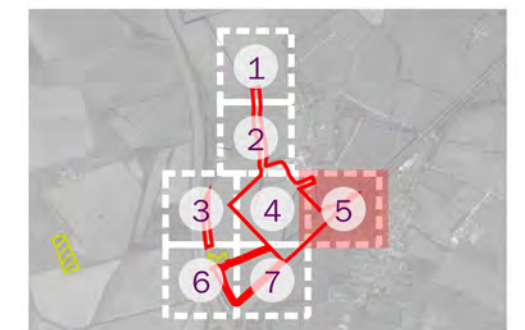
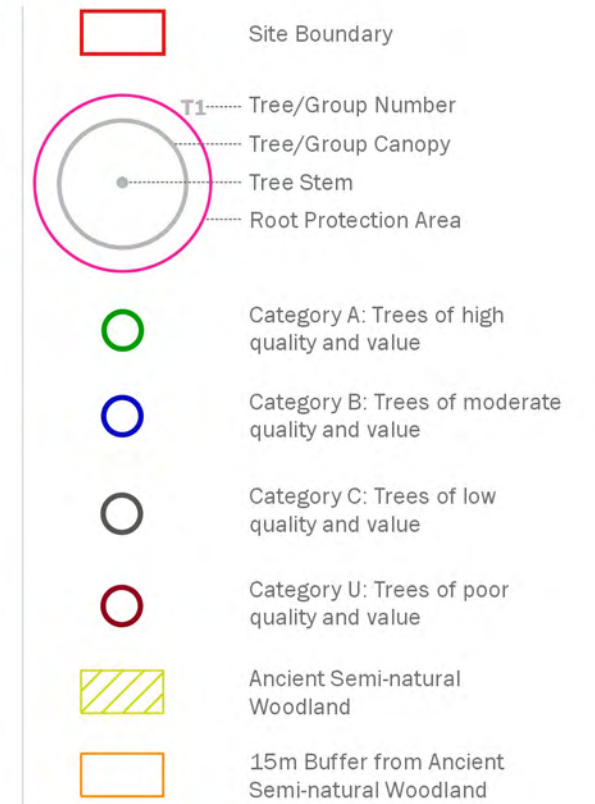
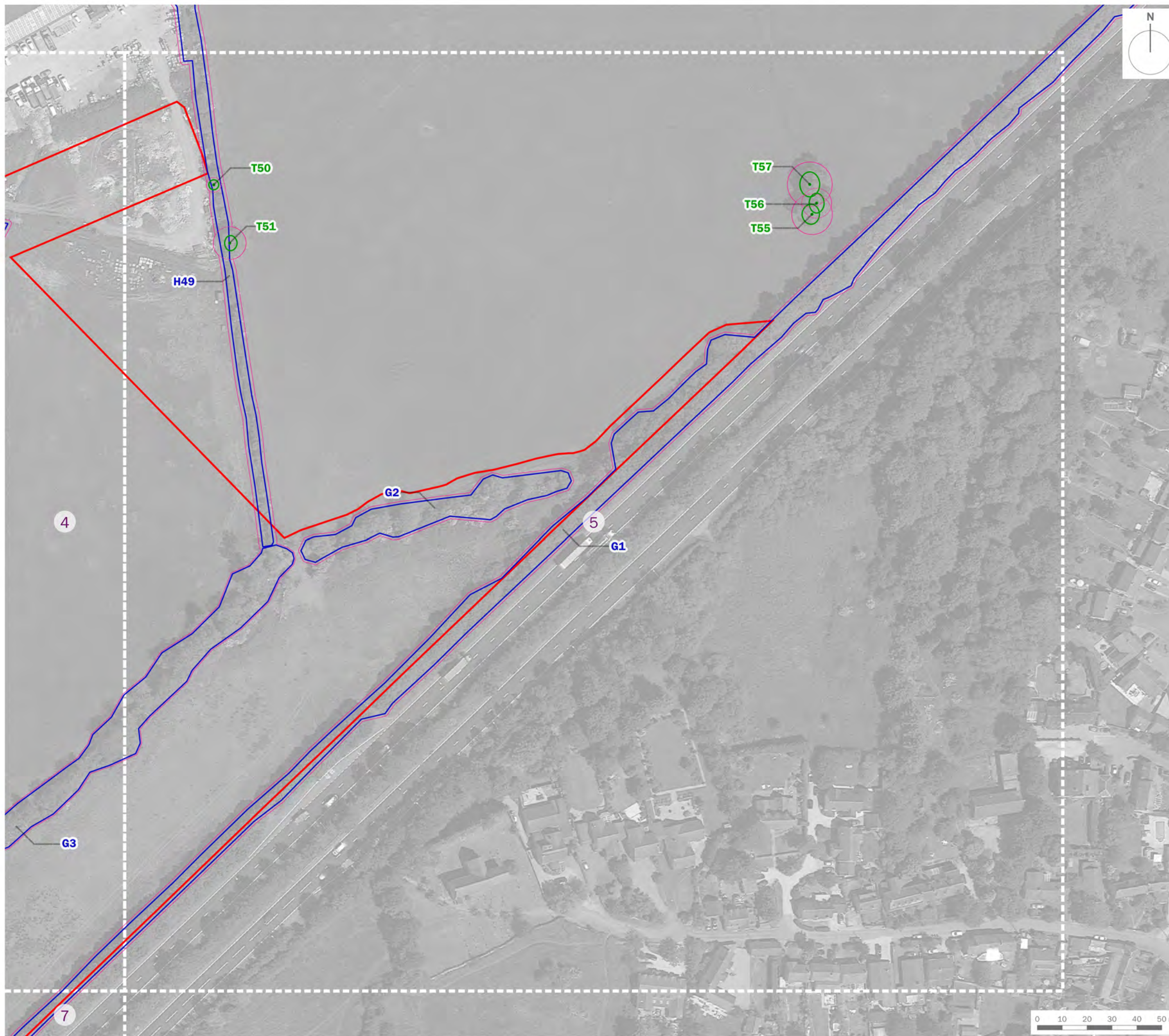
project title
Symmetry Park, North Oxford

drawing title
Plan EDP 1: Tree Constraints Plan (Sheet 4 of 7)

date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d003c	checked	BW
scale	1:1,500 @ A3	QA	RB



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client
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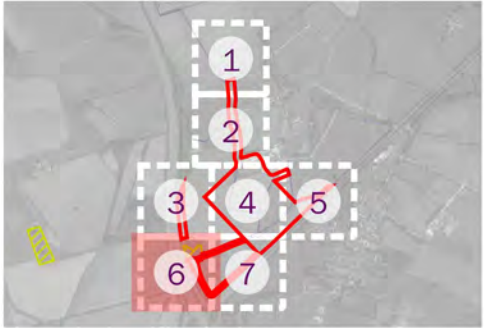
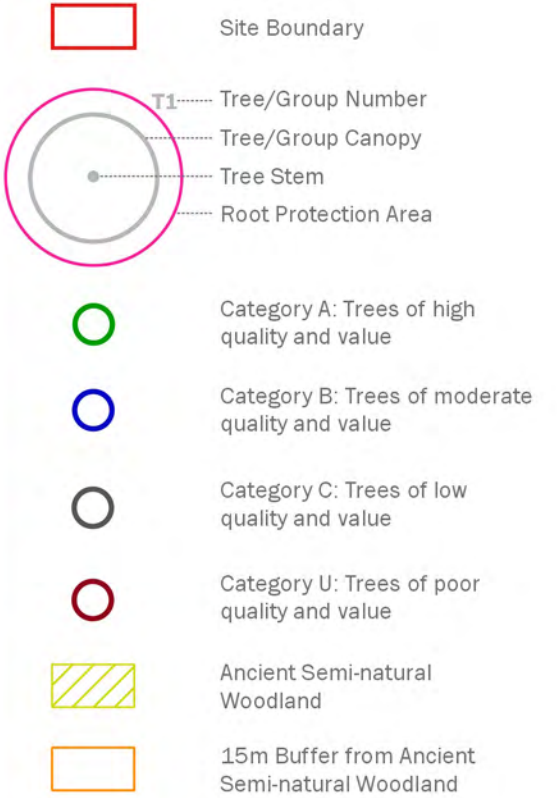
project title
Symmetry Park, North Oxford

drawing title
Plan EDP 1: Tree Constraints Plan (Sheet 5 of 7)

date	10 NOVEMBER 2021	drawn by	GY
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scale	1:1,500 @ A3	QA	RB

edp the environmental dimension partnership

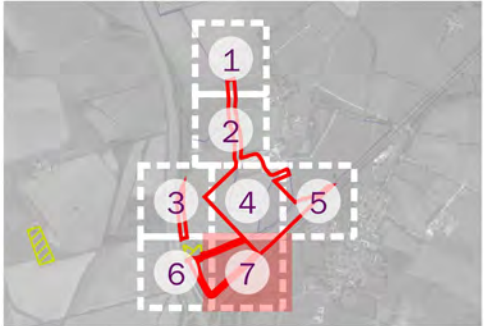
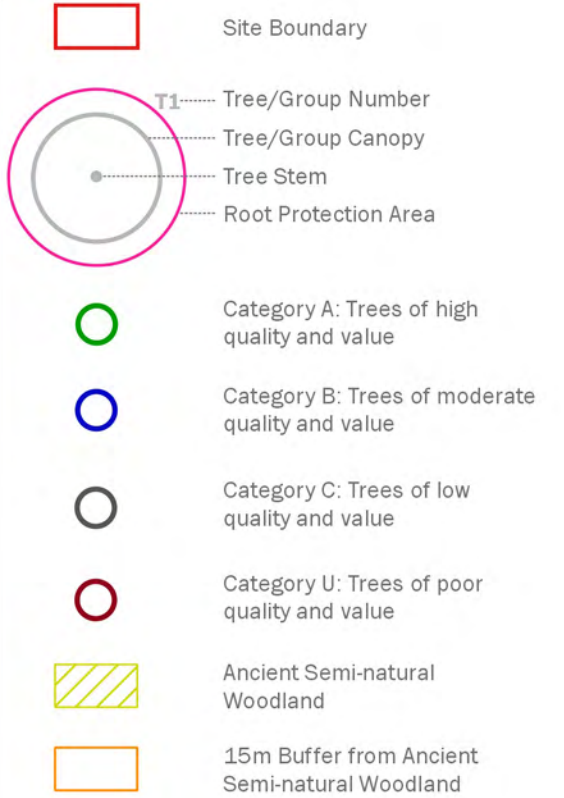
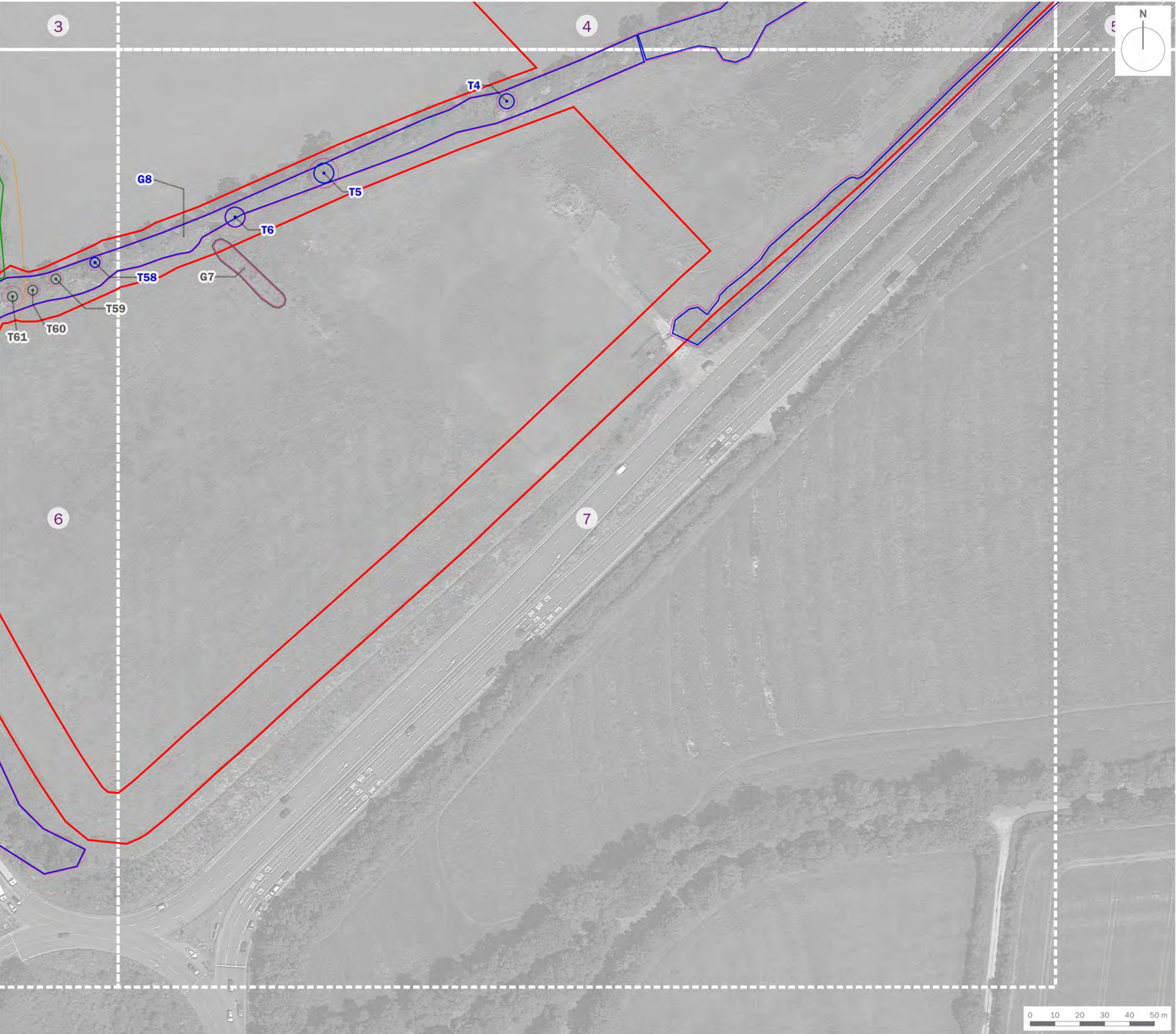
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Tritax Symmetry Ltd and Siemens Healthineers

project title
Symmetry Park, North Oxford

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

date	10 NOVEMBER 2021	drawn by	GY
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Annex EDP 2
Schedule EDP 1
Tree Survey Key and Schedule

Sequential Reference Number	<p>T - Individual specimen;</p> <p>G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally;</p> <p>H - Linear group of specimens that form a hedge or boundary; and</p> <p>W - A larger group or area of trees that should be regarded as a single woodland unit.</p>
Species	Scientific names and common English names provide, the latter 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 BS 5837:2012 (# is used if estimated).
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 Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	<p>There are five classes to which trees are assigned:</p> <p>Young;</p> <p>Early Mature;</p> <p>Mature;</p> <p>Over Mature; and</p> <p>Veteran.</p>
Physiological Condition	<p>An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following:</p> <p>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</p> <p>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.</p>
Structural Condition	<p>An indication of the tree's structural condition is represented and classed as good, fair, poor or dead.</p> <p>This is informed by "the presence of any decay and physical defect¹".</p>

¹ BS 5837:2012 Section 4.4.2.5

Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.
Recommendations (and Tree Work Priority)	<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.</p> <p>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>
Estimated Remaining Contribution	<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>
Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in meters) based on the stem diameter and calculated in accordance with BS 5837:2012.

Client:	Tritax Symmetry Ltd	Site:	edp2425 - Junction 9, M40, Bicester, Oxon
Date of Survey:	15-17/06/2021 and recurveyed 05/10/2021	Consultant:	Ben Wainhouse
Tagged:	N/A	Weather:	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									
G1	Mixed Broadleaf Common hawthorn (Crataegus monogyna) Field maple (Acer campestre) Willow sp. (Salix sp.) Alder sp. (Alnus sp.)	12	# 250	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured typical highway planting, maintained by highway authority	No Work Recommended	20+	B2	3
G2	Mixed Broadleaf Willow sp. (Salix sp.) Ash sp. (Fraxinus sp.) Elder sp. (Sambucus sp.)	15	# 250	2	2	2	2	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured large lapsed pollard willow on northern side of group	No Work Recommended	20+	B2	3
G3	Mixed Broadleaf Willow sp. (Salix sp.) Ash sp. (Fraxinus sp.) Elder sp. (Sambucus sp.)	20	# 300	3	3	3	3	3	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured some ash with dieback, unmanaged group	No Work Recommended	20+	B2	3.6
T4	Oak sp. (Quercus sp.)	15	# 350	3	3	3	3	5	Over Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured some retrenchment minor deadwood throughout	No Work Recommended	20+	B1	4.2
T5	Ash sp. (Fraxinus sp.)	16	# 350 200 200 200	4	4	4	4	5	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured multi stem ash no signs of dieback	No Work Recommended	20+	B1	5.91
T6	Ash sp. (Fraxinus sp.)	16	# 350	4	4	4	4	5	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured ivy or climbing plant ivy covered stem no stem inspection	No Work Recommended	20+	B1:2	4.2
G7	Willow sp. (Salix sp.)	10	# 120	2	2	2	2	1	Young	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	10+	C1	1.44
G8	Mixed Broadleaf Elder (Sambucus nigra) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Red Berried Elder (Sambucus racemosa)	12	# 200	2	2	2	2	1	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	2.4
G9	Mixed Broadleaf Elder (Sambucus nigra) Oak sp. (Quercus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Red Berried Elder (Sambucus racemosa)	14	# 200	2	2	2	2	1	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	2.4

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									
W10	Mixed Broadleaf Elder (Sambucus nigra) Aspen (Populus tremula) English elm (Ulmus procera) Oak sp. (Quercus sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.) Red Berried Elder (Sambucus racemosa)	20	# 200	4	4	4	4	2	Mature	Fair	Fair	woodland consisting of good quality trees surrounding pond	No Work Recommended	40+	A2	2.4
T11	Oak sp. (Quercus sp.)	20	# 800	6	6	6	6	6	Mature	Good	Good	high quality oak within woodland, taller than rest of woodland group	No Work Recommended	40+	A1	9.6
G12	Mixed Broadleaf Elder (Sambucus nigra) Hawthorn sp. (Crataegus sp.) Willow sp. (Salix sp.) Red Berried Elder (Sambucus racemosa)	10	# 120	2	2	2	2	1	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured sparse planting along highway	No Work Recommended	10+	C2	1.44
G13	Mixed Broadleaf Elder (Sambucus nigra) Aspen (Populus tremula) Oak sp. (Quercus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Willow sp. (Salix sp.) Red Berried Elder (Sambucus racemosa)	22	# 500	5	5	5	5	2	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured high quality group with good examples of singular A cat trees	No Work Recommended	40+	A2	6
H14	Mixed Broadleaf Hawthorn sp. (Crataegus sp.)	2	# 90	1	1	1	1	0.5	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured mixed hedgerow field boundary	No Work Recommended	20+	B2	1.08
T15	Oak sp. (Quercus sp.)	14	# 800	5	5	5	5	5	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B1	9.6
T16	Ash sp. (Fraxinus sp.)	12	# 400	3	2	2	2	5	Early Mature	Poor	Poor	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Deadwood - Minor Sparse Crown sparse crown not indicative of die back	No Work Recommended	10+	C1	4.8
T17	Oak sp. (Quercus sp.)	11	# 400	3	3	3	3	4	Early Mature	Good	Good	No Significant Faults Observed	No Work Recommended	40+	A2	4.8
T18	Ash sp. (Fraxinus sp.)	8	# 80 80 80 80 80	3	3	3	3	4	Early Mature	Fair	Fair	lapsed hedgrow tree	No Work Recommended	20+	B2	2.15
T19	Ash sp. (Fraxinus sp.)	8	# 80	3	3	3	3	4	Early Mature	Fair	Fair	lapsed hedgrow tree	No Work Recommended	20+	B2	0.96
T20	Ash sp. (Fraxinus sp.)	8	# 80	3	3	3	3	4	Early Mature	Fair	Fair	lapsed hedgrow tree	No Work Recommended	20+	B2	2.15
T21	Ash sp. (Fraxinus sp.)	8	# 80	3	3	3	3	4	Early Mature	Fair	Fair	lapsed hedgrow tree	No Work Recommended	20+	B2	2.15
T22	Ash sp. (Fraxinus sp.)	12	# 120	3	3	3	3	4	Early Mature	Good	Good	No Significant Faults Observed	No Work Recommended	20+	B2	3.22
G23	Mixed Broadleaf Aspen (Populus tremula) Oak sp. (Quercus sp.) Willow sp. (Salix sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Elm sp. (Ulmus sp.)	20	# 650	4	4	4	4	1.5	Mature	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured mixed group with varying species and quality.	No Work Recommended	40+	A2	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.

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									
G24	Mixed Broadleaf Aspen (Populus tremula) Oak sp. (Quercus sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Elm sp. (Ulmus sp.)	12	# 300	3	2	2	2	3	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured mixed group with varying species and quality.	No Work Recommended	10+	C2	3.6
G25	Ash sp. (Fraxinus sp.)	10	# 150	2	2	2	2	1	Young	Good	Good	group of 3no. ash. young with good landscape potential	No Work Recommended	20+	B2	1.8
G26	Mixed Broadleaf Oak sp. (Quercus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	14	# 300	3	3	3	3	4	Early Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B2	3.6
G27	Mixed Broadleaf Blackthorn (Prunus spinosa) Field maple (Acer campestre) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	12	# 250	3	3	3	3	4	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	group consisting of mixed species which has been managed as a boundary hedgerow in part.	20+	B2	3
T28	Ash sp. (Fraxinus sp.)	12	# 120 120 120 120	3	3	3	3	4	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Deadwood - Minor moderate quality ash with no signs of dieback	No Work Recommended	20+	B2	2.88
H29	Mixed Broadleaf Hawthorn sp. (Crataegus sp.) Rose sp. (Rosa sp.)	1.5	# 80	1	1	1	1	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	hedgerow in front of tree line.	20+	B2	0.96
G30	Mixed Broadleaf Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	12	# 250	3	3	3	3	2	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Bark wound - Mechanical Ivy or climbing plant	tree group of mixed species behind hedgerow	20+	B2	3
T31	Oak sp. (Quercus sp.)	14	# 600	3	3	3	3	3	Mature	Good	Good	Access to inspect base - Restricted / obscured Ivy or climbing plant singular oak prominent in boundary line	No Work Recommended	40+	A2	7.2
G32	Mixed Broadleaf Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	12	# 250	3	3	3	3	2	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	mixed tree line with hedgerow features from historic flail management	20+	B2	3
G33	Mixed Broadleaf Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	8	# 250	3	3	3	3	2	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B2	3
G34	Mixed Broadleaf Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	10	# 250	4	4	4	4	3	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B2	3

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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.

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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.

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									
G35	Mixed Broadleaf Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	12	# 250	3	3	3	3	2	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	20+	B2	3
G36	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.)	18	# 450	5	5	5	5	1	Early Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	high quality group of mixed species	40+	A2	5.4
T37	Ash sp. (Fraxinus sp.)	12	# 600	3	3	3	3	1	Early Mature	Good	Good	Ivy or climbing plant singular ash prominent on boundary of farm	No Work Recommended	40+	A2	7.2
T38	Hawthorn sp. (Crataegus sp.)	5	# 250	1	1	1	1	1	Early Mature	Good	Good	unremarkable hawthorn of modest quality	No Work Recommended	10+	C1	3
T39	Ash sp. (Fraxinus sp.)	14	# 800	2	1	2	1	4	Over Mature	Poor	Poor	Ivy or climbing plant heavily pruned and declining ash	No Work Recommended	<10	U	9.6
T40	Willow sp. (Salix sp.)	12	# 1250	4	3	3	3	2	Mature	Good	Fair	Hollow trunk - Open cavity veteran will with large cavity from historic split bees nest in stem	No Work Recommended	20+	B3	15
H41	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	5	# 200	1	1	1	1	N/A	Mature	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	boundary hedgerow	20+	B2	2.4
T42	Pear sp. (Pyrus sp.)	13	# 600	4	3	3	3	2	Mature	Good	Fair	Boundary pear tree with exceptional quality	No Work Recommended	40+	A1	7.2
T43	Oak sp. (Quercus sp.)	13	# 450	3	3	3	3	2	Early Mature	Good	Good	Boundary oak tree with exceptional quality	No Work Recommended	40+	A1	5.4
T44	Ash sp. (Fraxinus sp.)	12	# 250	2	2	2	2	2	Early Mature	Fair	Fair	Deadwood - Minor Boundary ash tree with with deadwood and modest quality	No Work Recommended	10+	C2	3
T45	Ash sp. (Fraxinus sp.)	12	# 250	2	2	2	2	2	Early Mature	Fair	Fair	Boundary ash tree with with deadwood and modest quality	No Work Recommended	10+	C2	3
T46	Willow sp. (Salix sp.)	12	# 2250	3	5	5	2	0.5	Mature	Fair	Fair	Hollow trunk - Open cavity Deadwood - Minor veteran will with historic root heave, but showing good extention growth with no decline	No Work Recommended	20+	B3	15
H47	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	5	# 200	1	1	1	1	N/A	Mature	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	2.4
H48	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	5	# 200	1	1	1	1	N/A	Mature	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	2.4
H49	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	5	# 200	1	1	1	1	N/A	Mature	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	2.4

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.

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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									
T50	Ash sp. (Fraxinus sp.)	10	# 250	2	2	2	2	1.5	Early Mature	Good	Good	No Significant Faults Observed	No Work Recommended	40+	A1	3
T51	Oak sp. (Quercus sp.)	12	# 550	3	3	3	2	1.5	Early Mature	Good	Good	No Significant Faults Observed	No Work Recommended	40+	A1	6.6
T52	Oak sp. (Quercus sp.)	12	# 350	3	3	3	2	1.5	Early Mature	Good	Good	No Significant Faults Observed	No Work Recommended	40+	A1	4.2
H53	Mixed Broadleaf Oak sp. (Quercus sp.) Maple (Acer sp.) Hawthorn sp. (Crataegus sp.)	3	# 200	1	1	1	1	N/A	Mature	Good	Good	Access to inspect base - Not possible Access to inspect base - Restricted / obscured	No Work Recommended	20+	B2	2.4
G54	Mixed Broadleaf Aspen (Populus tremula) Willow sp. (Salix sp.) Ash sp. (Fraxinus sp.)	20	# 450	3	3	3	3	5	Mature	Good	Good	No Significant Faults Observed	group of mixed species adjacent to access road	40+	A2	5.4
T55	Oak sp. (Quercus sp.)	20	# 680	4	3	4	4	2	Mature	Good	Good	No Significant Faults Observed	part of small group consisting of 3no. A cat trees	40+	A1	8.16
T56	Oak sp. (Quercus sp.)	20	# 500	4	3	4	3	2	Mature	Good	Good	No Significant Faults Observed	part of small group consisting of 3no. A cat oaks	40+	A1	6
T57	Oak sp. (Quercus sp.)	22	# 750	5	4	5	4	2	Mature	Good	Good	No Significant Faults Observed	part of small group consisting of 3no. A cat oaks	40+	A1	9
T58	Common ash (Fraxinus excelsior)	10	250	2	2	2	2	1	Early Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B3	3
T59	Field maple (Acer campestre)	6	250	2	2	2	2	1	Early Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	3
T60	Common ash (Fraxinus excelsior)	6	250	2	2	2	2	1	Early Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	3
T61	Field maple (Acer campestre)	7	350	2	2	2	2	1	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	4.2
T62	Common ash (Fraxinus excelsior)	9	250	2	2	2	2	1	Early Mature	Fair	Fair	Die-back - Throughout crown ash dieback	No Work Recommended	10+	C3	3
T63	Common ash (Fraxinus excelsior)	11	350	2	2	2	2	1	Mature	Poor	Poor	Die-back - Throughout crown ash dieback	No Work Recommended	10+	C3	4.2

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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									
T64	Common ash (Fraxinus excelsior)	14	# 800	2	2	2	2	3	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	9.6
T65	Common ash (Fraxinus excelsior)	16	# 800	3	3	3	3	5	Mature	Fair	Fair	Ivy or climbing plant Base / stems obscured - Vegetation suspected ash dieback	No Work Recommended	10+	C1	9.6
T66	Field maple (Acer campestre)	7	# 350	2	2	2	2	2	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	4.2
T67	Hazel sp. (Corylus sp.)	4	# 350	2	2	2	2	1	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	4.2
T68	Common ash (Fraxinus excelsior)	12	# 400	2	2	2	2	4	Early Mature	Fair	Fair	ash dieback	No Work Recommended	10+	C1	4.8
T69	Poplar sp. (Populus sp.)	12	# 400	2	2	2	2	6	Young	Poor	Poor	Sparse Crown	No Work Recommended	10+	C1	4.8
T70	Common ash (Fraxinus excelsior)	18	# 800	3	3	3	3	5	Mature	Poor	Poor	Access to inspect base - Restricted / obscured Ivy or climbing plant Sparse Crown suspected ash dieback	No Work Recommended	10+	C1	9.6
G71	Poplar sp. (Populus sp.) Willow sp. (Salix sp.)	16	# 450	3	3	3	3	1	Early Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	5.4
T72	English oak (Quercus robur)	18	# 600	3	3	3	3	3	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	20+	B1	7.2

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Annex EDP 3
Illustrative Summary of Survey Data

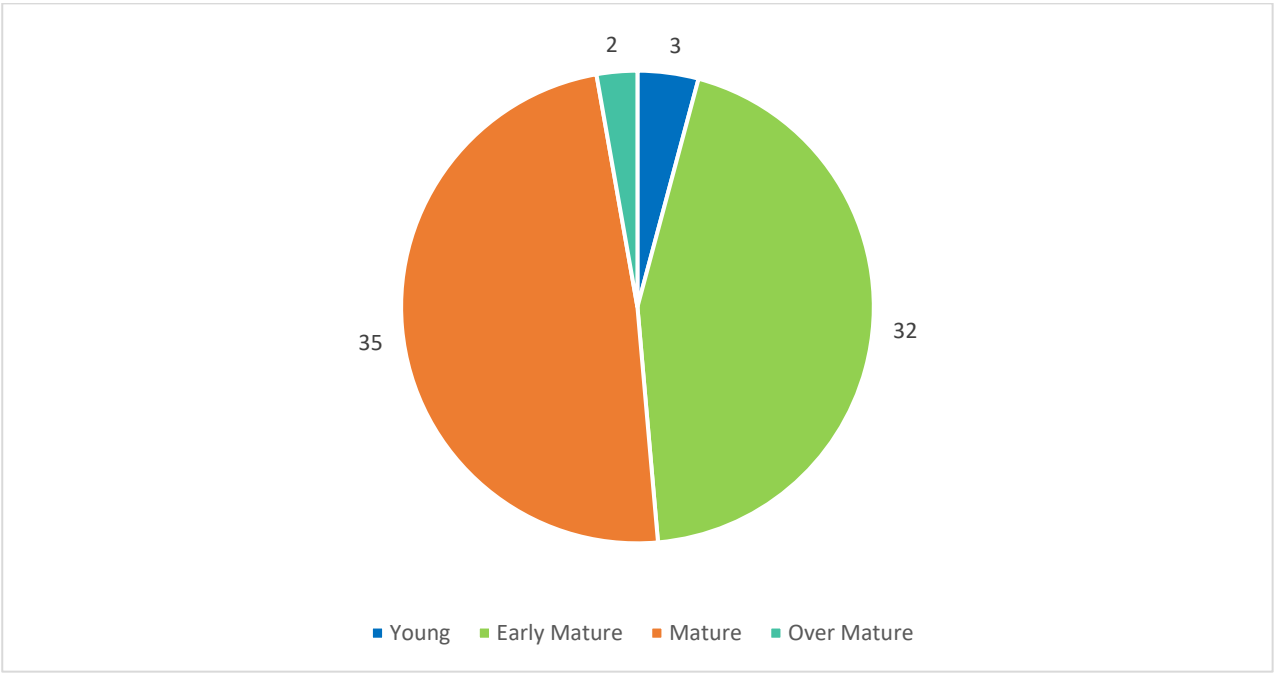


Figure EDP A3.1: Age Distribution.

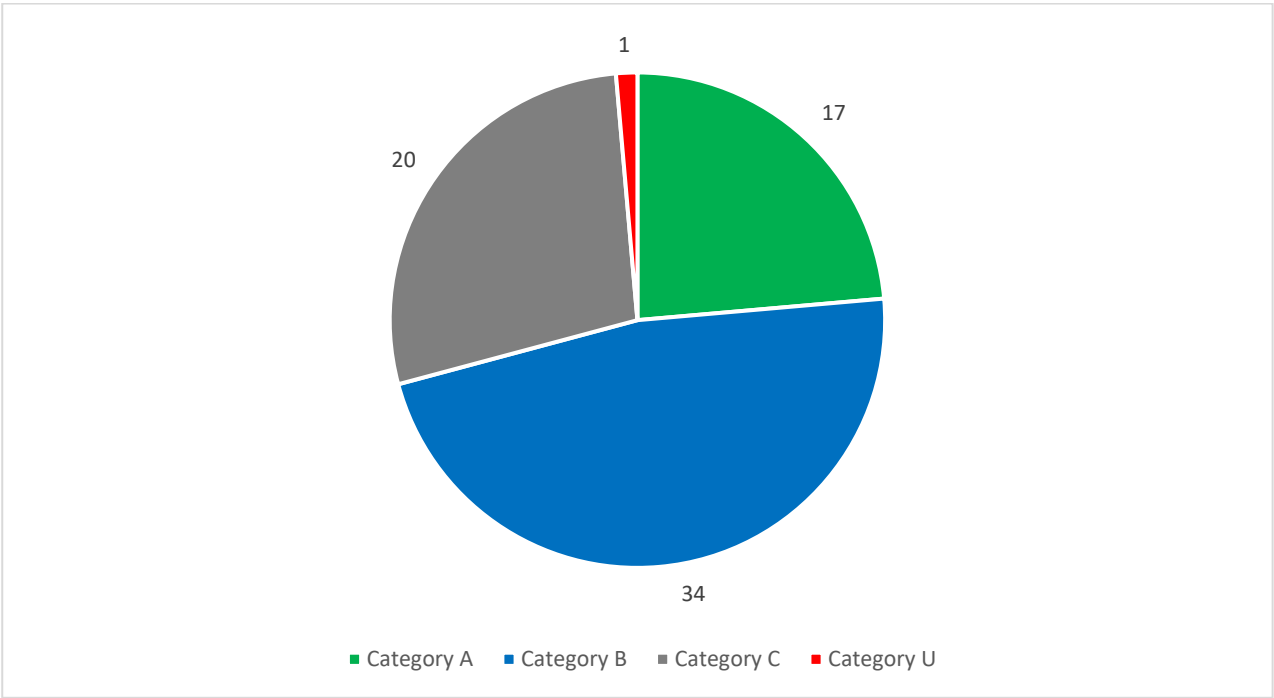


Figure EDP A3.2: Category Grading.

Annex EDP 4 Protected Species

Bats

- A4.1 All species of British bat are listed as 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 m²) 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 trees 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
Landscape Strategy Plan
(edp2425_d042a 11 November 2021 MMm/BC)

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Site Boundary

Existing Vegetation

Bund Planting

Amenity Grass

Species Rich Meadow Grass

Shrub Planting

Attenuation Pond

Proposed Tree

Diverted Watercourse

Building

Car Park

Road

PRoW

Direction Of Views

client

Tritax Symmetry Ltd and Siemens Healthineers

project title

Symmetry Park, North Oxford

drawing title

Landscape Strategy Plan

date

11 NOVEMBER 2021

drawn by

MMm

drawing number

edp2425_d042a

checked

BC

scale

Refer to scale bar @ A2

QA

RB

edp

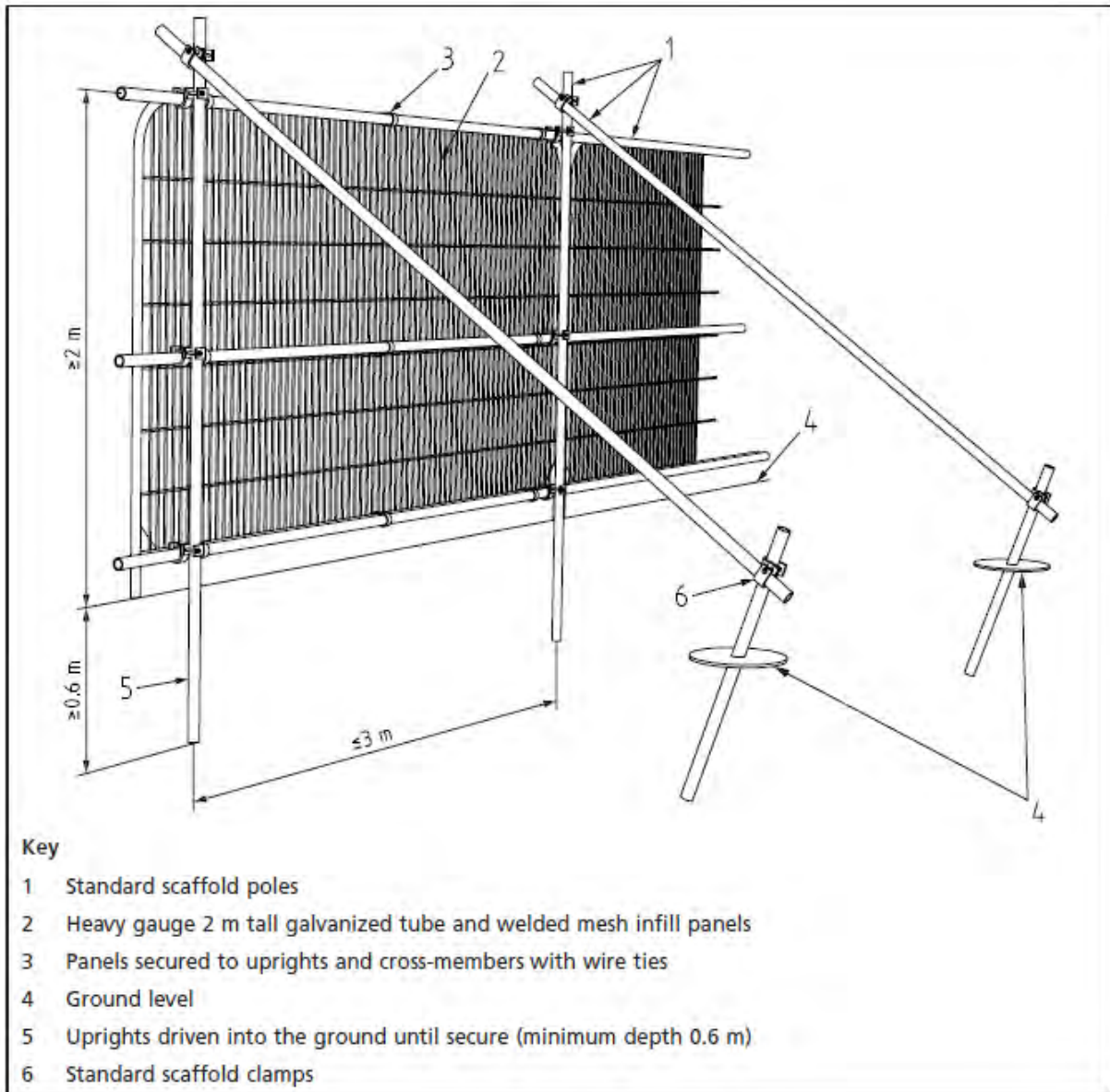
the environmental dimension partnership

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Appendix EDP 3

Tree Protection Barrier on Scaffold 2.0m High

(Extract from BS 5837:2012, Figure 2 'Protective Barrier')



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Appendix EDP 4

Programme of Arboricultural Inputs

Phase	Activity	Extent of Input
Pre-commencement	Pre-commencement tree works	Developer/ACW to brief appointed arboricultural contractor. A monitoring visit will be conducted to check successful completion of tree works before installation of protective barriers.
	Installation of tree protection measures	The developer to monitor the installation of protective barriers to form Construction Exclusion Zone (CEZ) ensuring distances and specification comply with those specified in Plan EDP 1 and Appendix EDP 3 .
Construction Phase	Monitor and maintain tree protection measures	Tree protection measures will be monitored and maintained by the appointed contractor throughout the construction phases. Any defects will be reported to the developer and remedied by the appointed contractor.
	Phased construction tree inspection	The developer will monitor the health and condition of the retained trees and identify any remedial works after completion of each construction phase.

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Appendix EDP 5

Example of Tree Protection Notice

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TREE PROTECTION AREA!

**THIS FENCING MUST BE MAINTAINED IN
ACCORDANCE WITH THE APPROVED PLANS AND
DOCUMENTS FOR THIS DEVELOPMENT**

**IF ANY DAMAGE TO OR BREACH OF THE TREE
PROTECTION FENCING OCCURS PLEASE CALL:**

01285 740 427

Appendix EDP 6 Sample Site Inspection Record

Site		Date	
		Arboricultural Clerk of Works (ACW)	
Developer		Planning Application Number	
Site Manager		Contact No.	

Notes and overview of today's ACW site visit

		Yes	No
Are any special works scheduled for coming build period?			
Give details			

General Overview and Checks List:	Yes	No
Protective fencing all as approved?		
Was debris/storage/groundwork evident within CEZ?		
Was there any evidence of damage to trees?		

Signed		Signed	
Name		Name	
Company		Company	
ACW for and on behalf of:		Main Contractor for and on behalf of:	

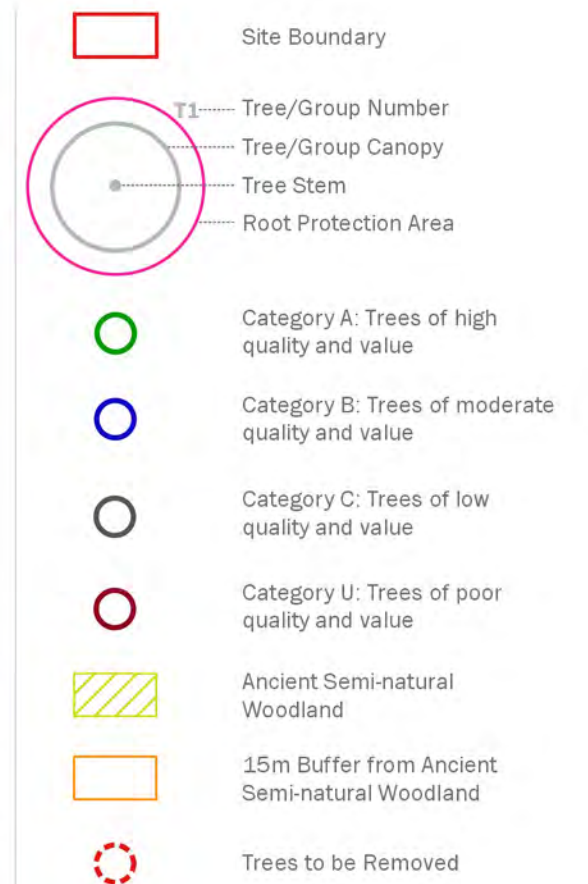
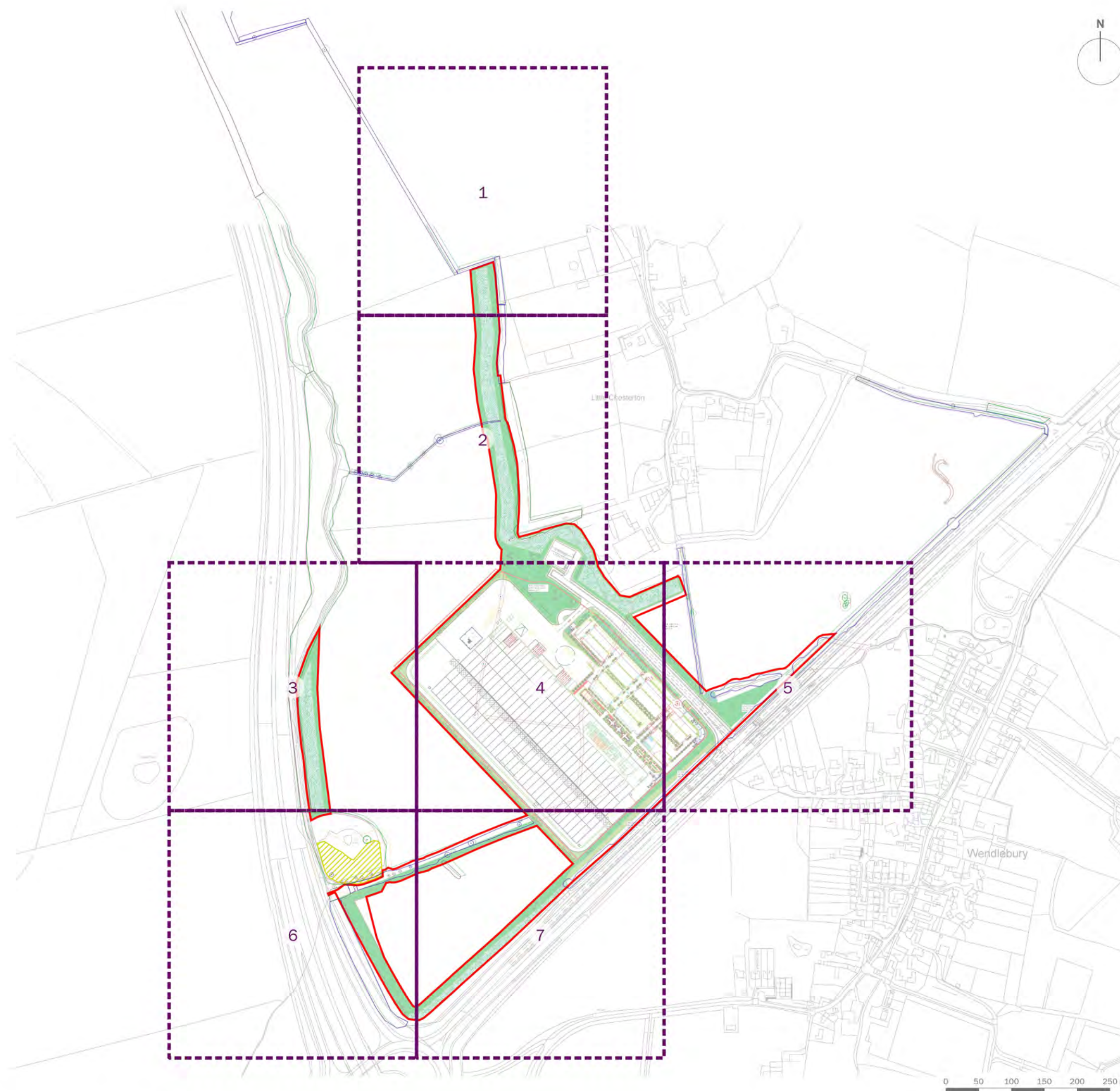
Circulation:	Name	Contact Details
LPA Tree Officer		
Developer Head Office		
Site Agent		

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Plans

- | | |
|-------------------|---|
| Plan EDP 1 | Tree Retention and Removal Plan
(edp2425_d040a 10 November 2021 GY/BW) |
| Plan EDP 2 | Tree Retention and Removal Plan – Drainage Strategy
(edp2425_d038a 10 November 2021 GY/BW) |

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client
Tritax Symmetry Ltd and Siemens Healthineers

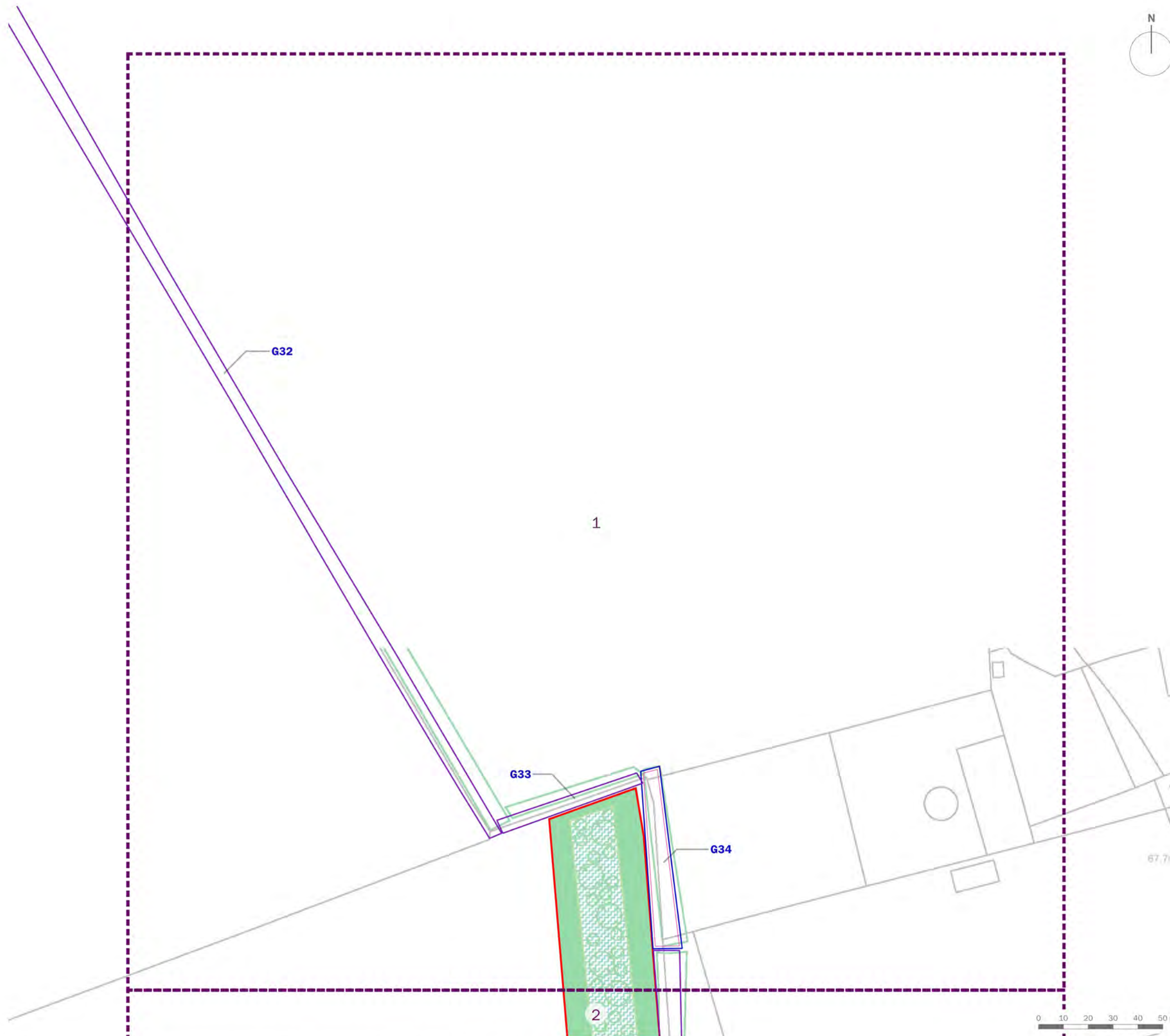
project title
Symmetry Park, North Oxford

drawing title
Tree Retention and Removal Plan (Overview)

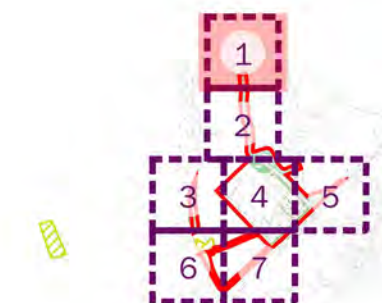
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drawing number	edp2425_d040a	checked	BW
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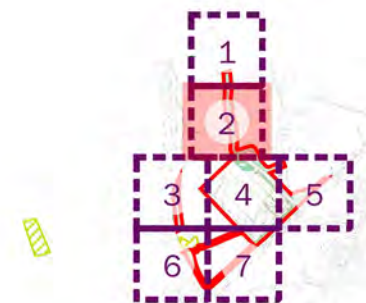
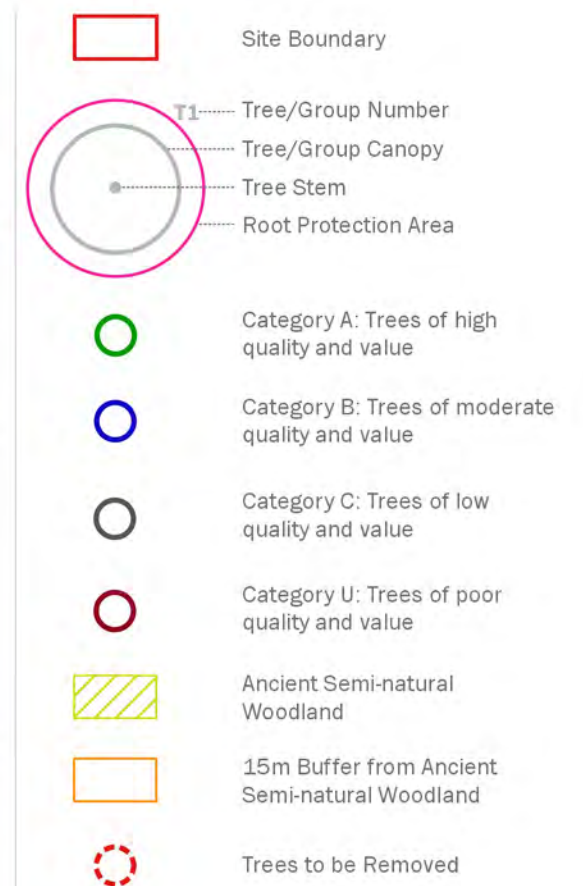
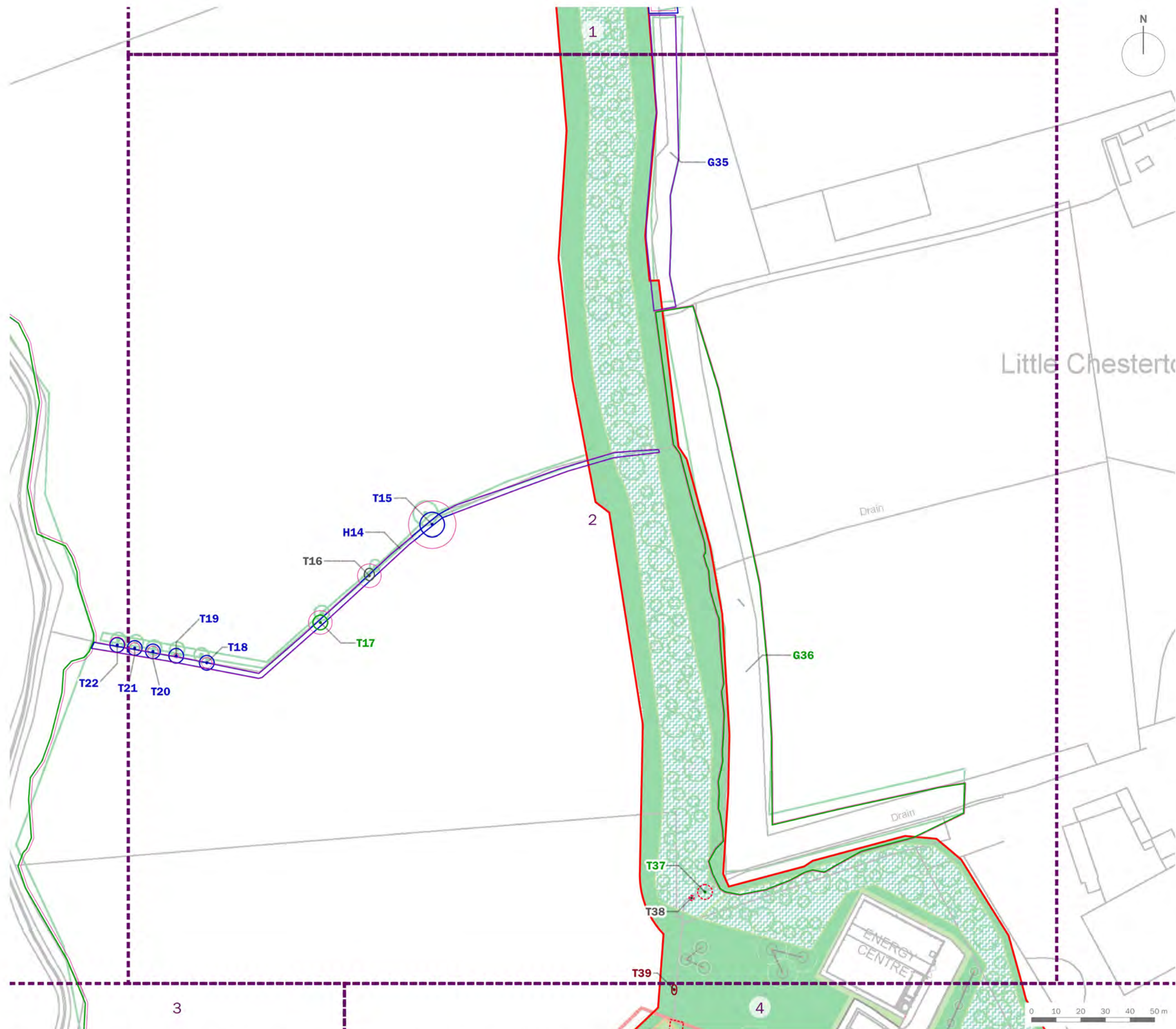
- Site Boundary
- T1 Tree/Group Number
 - Tree/Group Canopy
 - Tree Stem
 - Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Ancient Semi-natural Woodland
- 15m Buffer from Ancient Semi-natural Woodland
- Trees to be Removed



client			
Tritax Symmetry Ltd and Siemens Healthineers			
project title			
Symmetry Park, North Oxford			
drawing title			
Tree Retention and Removal Plan (Sheet 1 of 7)			
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d040a	checked	BW
scale	1:1,500 @ A3	QA	RB



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client
Tritax Symmetry Ltd and Siemens Healthineers

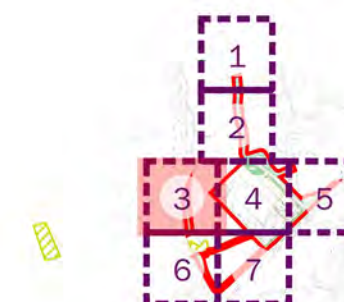
project title
Symmetry Park, North Oxford

drawing title
Tree Retention and Removal Plan (Sheet 2 of 7)

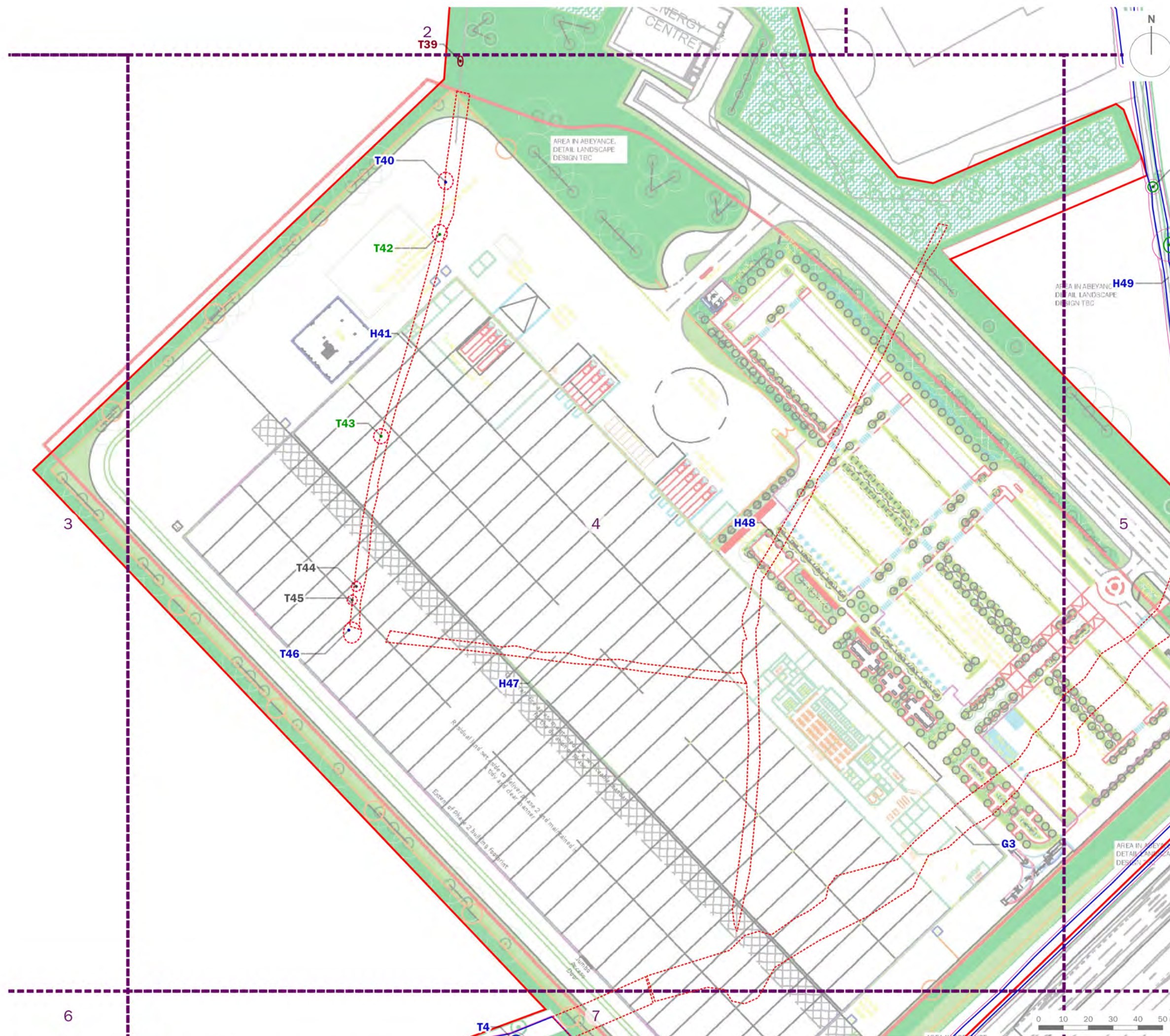
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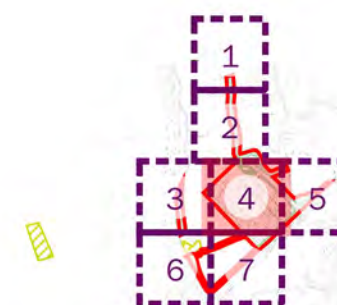
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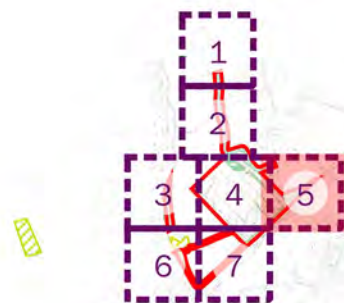
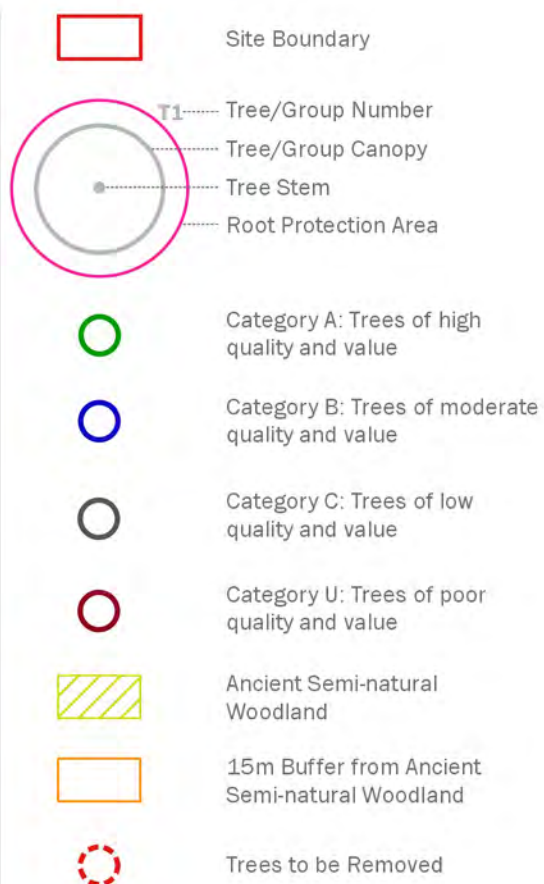
- Site Boundary
- T1 Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Ancient Semi-natural Woodland
- 15m Buffer from Ancient Semi-natural Woodland
- Trees to be Removed



client	Tritax Symmetry Ltd and Siemens Healthineers		
project title	Symmetry Park, North Oxford		
drawing title	Tree Retention and Removal Plan (Sheet 4 of 7)		
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d040a	checked	BW
scale	1:1,500 @ A3	QA	RB



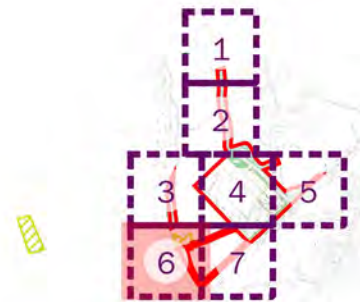
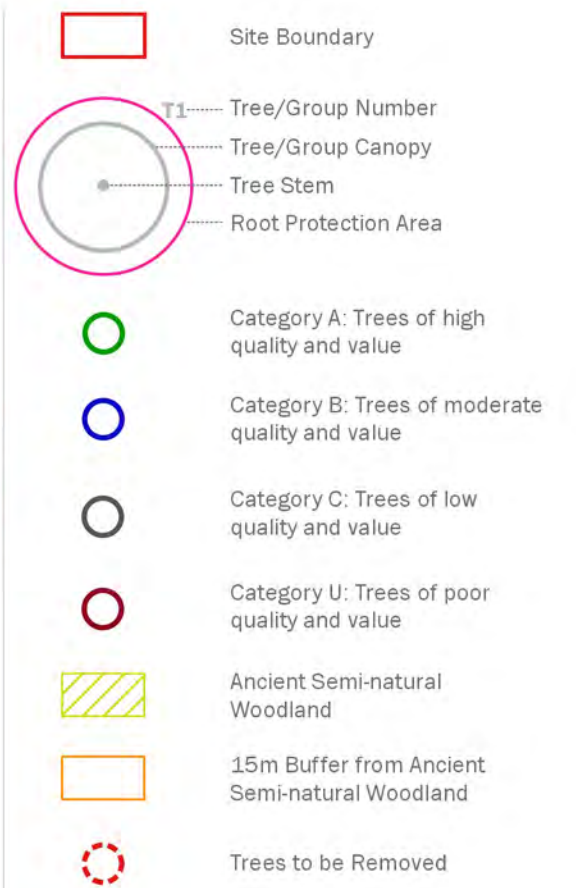
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client	Tritax Symmetry Ltd and Siemens Healthineers		
project title	Symmetry Park, North Oxford		
drawing title	Tree Retention and Removal Plan (Sheet 5 of 7)		
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d040a	checked	BW
scale	1:1,500 @ A3	QA	RB



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client
Tritax Symmetry Ltd and Siemens Healthineers

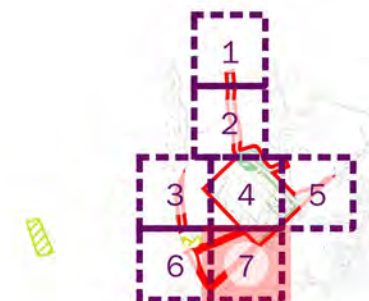
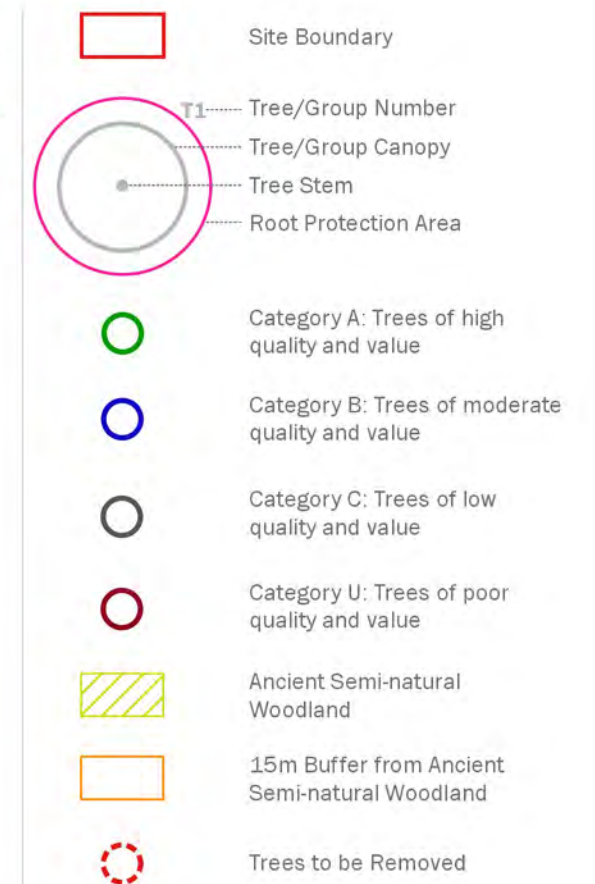
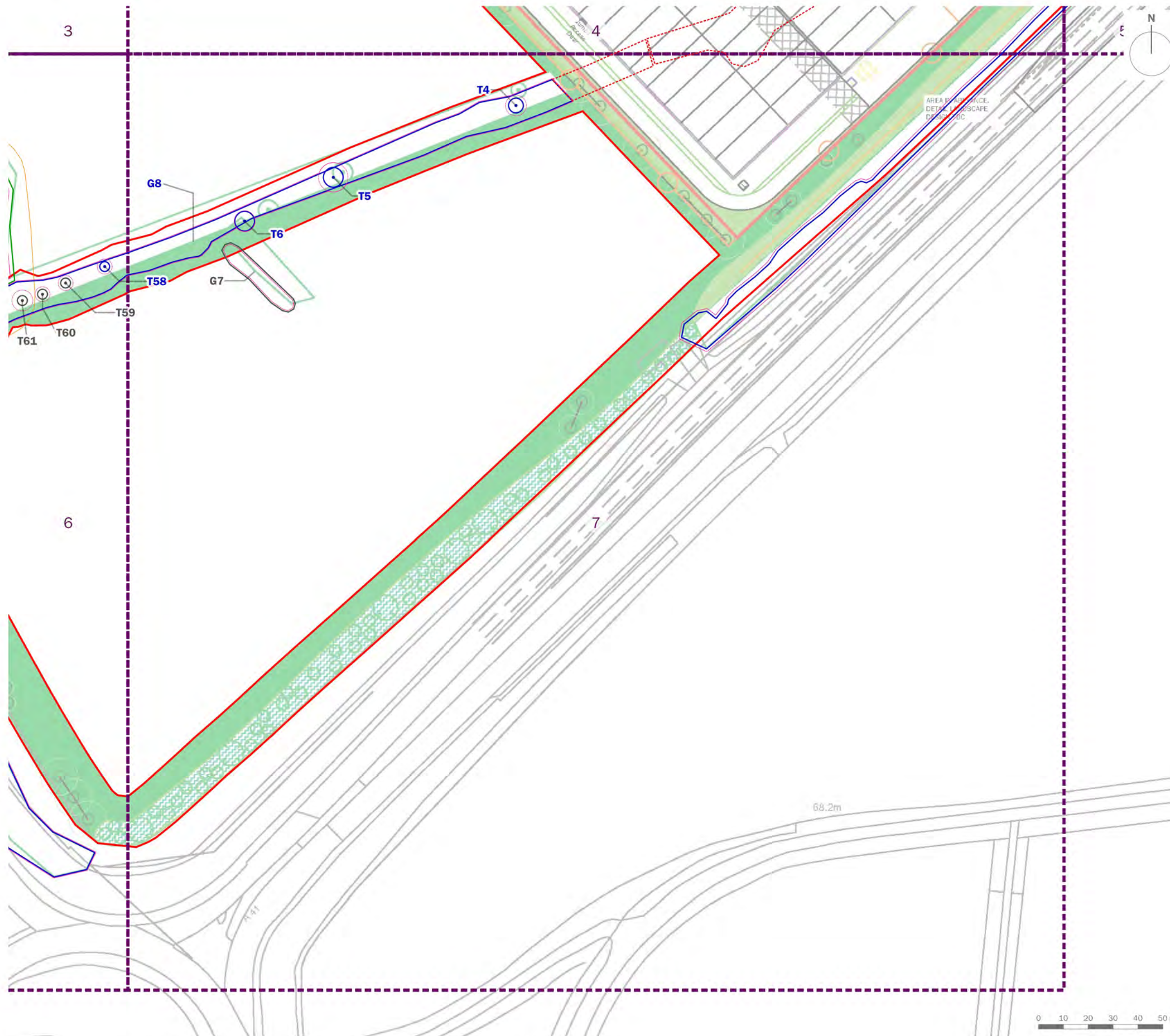
project title
Symmetry Park, North Oxford

drawing title
Tree Retention and Removal Plan (Sheet 6 of 7)

date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d040a	checked	BW
scale	1:1,500 @ A3	QA	RB

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client
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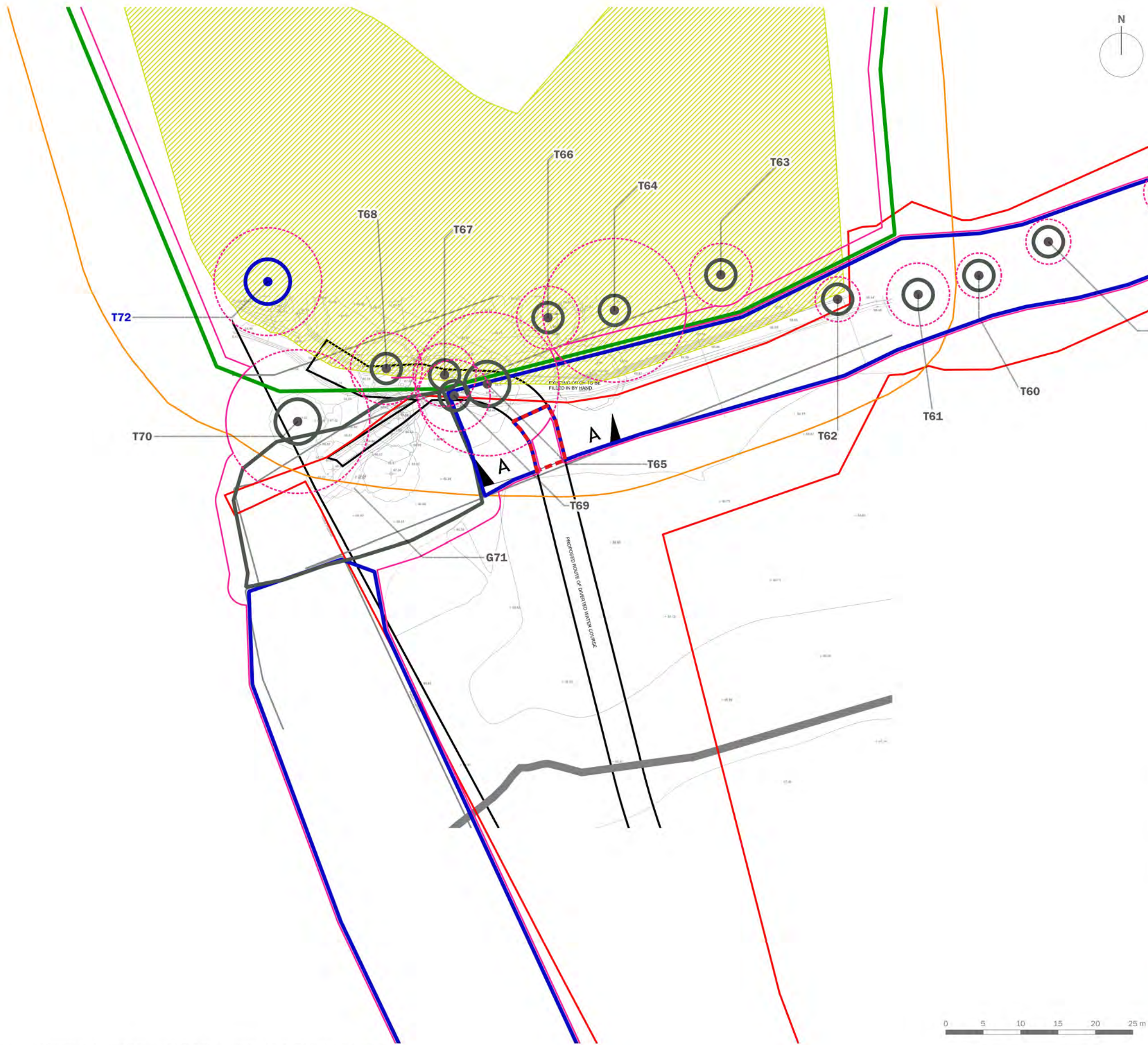
project title
Symmetry Park, North Oxford

drawing title
Tree Retention and Removal Plan (Sheet 7 of 7)

date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d040a	checked	BW
scale	1:1,500 @ A3	QA	RB

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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

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland

Trees to be Removed

client

Tritax Symmetry Ltd and Siemens Healthineers

project title

Symmetry Park, North Oxford

drawing title

Tree Retention and Removal Plan - Drainage Strategy

date

10 NOVEMBER 2021

drawn by

GY

drawing number

edp2425_d038a

checked

BW

scale

1:500 @ A3

QA

RB

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