



**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**

June 2022
Report Reference:
edp2425_r011c

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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 (hereafter referred to as '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 (**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 (<i>Fraxinus excelsior</i>)	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
G1	Mixed Broadleaf; Common hawthorn (<i>Crataegus monogyna</i>); Field maple (<i>Acer campestre</i>); Willow sp. (<i>Salix</i> sp.); Alder sp. (<i>Alnus</i> sp.)	Partial Removal	B
G3	Mixed Broadleaf Willow sp. (<i>Salix</i> sp.) Ash sp. (<i>Fraxinus</i> sp.) Elder sp. (<i>Sambucus</i> sp.)	Complete Removal	B
G8	Mixed Broadleaf Elder (<i>Sambucus nigra</i>) Hawthorn sp. (<i>Crataegus</i> sp.) Ash sp. (<i>Fraxinus</i> sp.) Red Berried Elder (<i>Sambucus racemosa</i>)	Partial Removal	B
H14	Mixed Broadleaf; Hawthorn sp. (<i>Crataegus</i> sp.)	Partial Removal	B
T37	Ash sp. (<i>Fraxinus</i> sp.)	Complete Removal	A
T38	Hawthorn sp. (<i>Crataegus</i> sp.)	Complete Removal	C
T40	Willow sp. (<i>Salix</i> sp.)	Complete Removal	B
H41	Mixed Broadleaf Oak sp. (<i>Quercus</i> sp.) Maple (<i>Acer</i> sp.) Hazel sp. (<i>Corylus</i> sp.) Hawthorn sp. (<i>Crataegus</i> sp.) Elder sp. (<i>Sambucus</i> sp.)	Complete Removal	B
T42	Pear sp. (<i>Pyrus</i> sp.)	Complete Removal	A
T43	Oak sp. (<i>Quercus</i> sp.)	Complete Removal	A
T44	Ash sp. (<i>Fraxinus</i> sp.)	Complete Removal	C
T45	Ash sp. (<i>Fraxinus</i> sp.)	Complete Removal	C
T46	Willow sp. (<i>Salix</i> sp.)	Complete Removal	B
H47	Mixed Broadleaf Oak sp. (<i>Quercus</i> sp.) Maple (<i>Acer</i> sp.) Hazel sp. (<i>Corylus</i> sp.) Hawthorn sp. (<i>Crataegus</i> sp.) Elder sp. (<i>Sambucus</i> sp.)	Complete Removal	B
H48	Mixed Broadleaf Oak sp. (<i>Quercus</i> sp.) Maple (<i>Acer</i> sp.) Hazel sp. (<i>Corylus</i> sp.)	Complete Removal	B

Ref. Number	Species	Impact	Category Grading
G1	Mixed Broadleaf; Common hawthorn (<i>Crataegus monogyna</i>); Field maple (<i>Acer campestre</i>); Willow sp. (<i>Salix</i> sp.); Alder sp. (<i>Alnus</i> sp.)	Partial Removal	B
	Hawthorn sp. (<i>Crataegus</i> sp.) Elder sp. (<i>Sambucus</i> sp.)		

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	3	56

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 Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

- 2.13 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 (ACW);
 - 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 (ACW)

- 3.6 The developer shall appoint an 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's (CDC) 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.

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.

Works Within the Ancient Woodland Buffer

- 3.34 The following prescribed work will be undertaken under the supervision of the ACW:
- No vehicular access, machinery or the storage and mixing of chemicals and materials, is permitted within the Ancient Woodland Buffer;

- Ground vegetation will be removed by hand with the use of power tools such as brush cutters and chainsaws;
- Excavations to take place by plant machinery sited outside the ancient woodland buffer, using its arm to extend to the point of excavation and inwards from the buffers edge;
- Any roots encountered under 25mm can be cleanly cut back to the edge of excavation, with secateurs or handsaw by the ACW;
- In the unlikely event that roots over 25mm are encountered (those from retained trees on the other side of the watercourse), these are only to be severed under the direction of the ACW; and
- Following the excavations, any exposed roots which have been cut back will be covered in damp hessian to prevent desiccation while this area is exposed, unless backfilled to cover.

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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 Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to *BS 5837:2012*, during the 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_r002c

1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Tritax Symmetry Ltd and Siemens Healthineers (hereafter referred to as '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 (LPA) 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**.

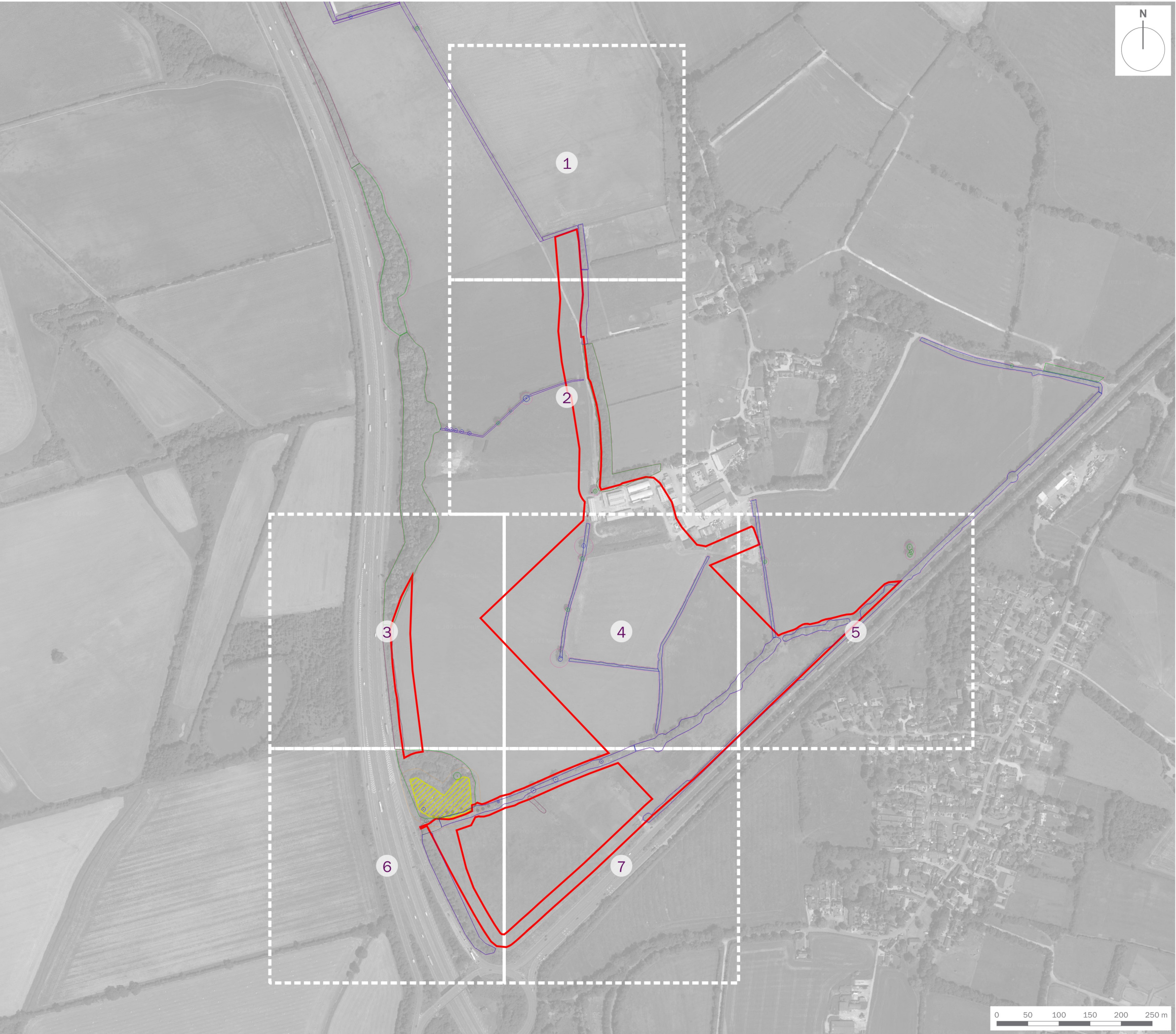


9. Conclusion

- 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

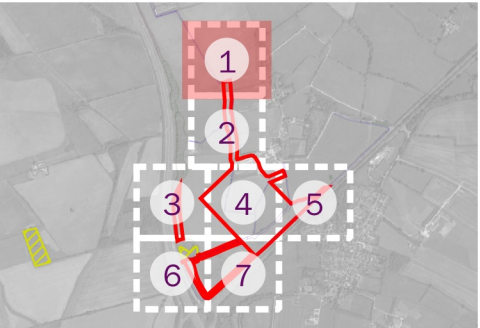
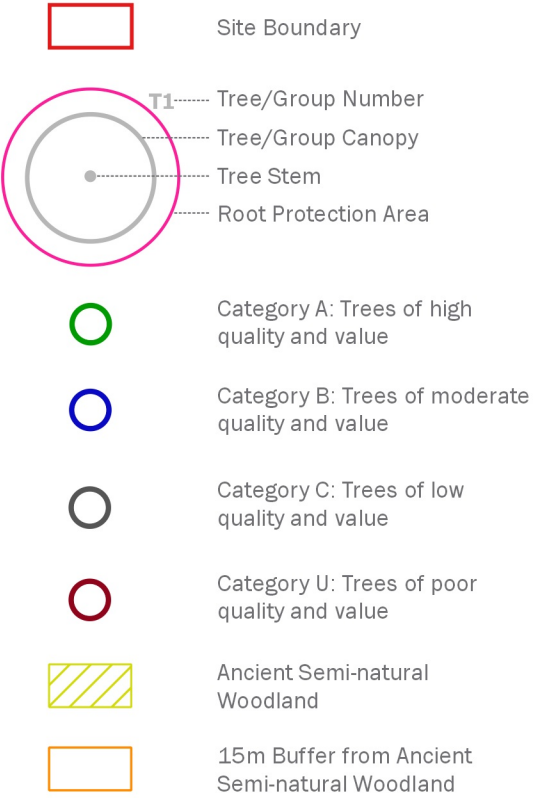
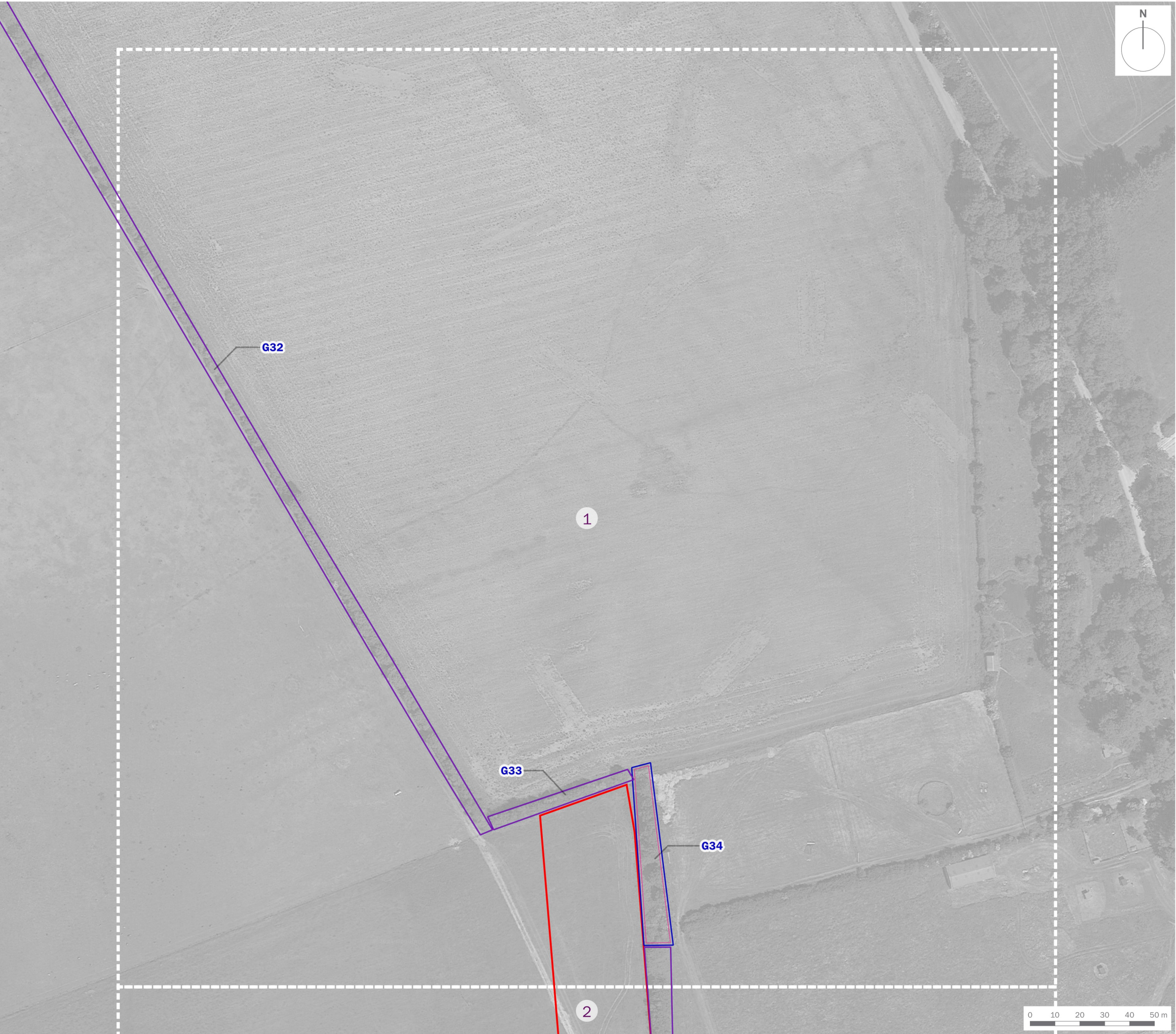
Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland

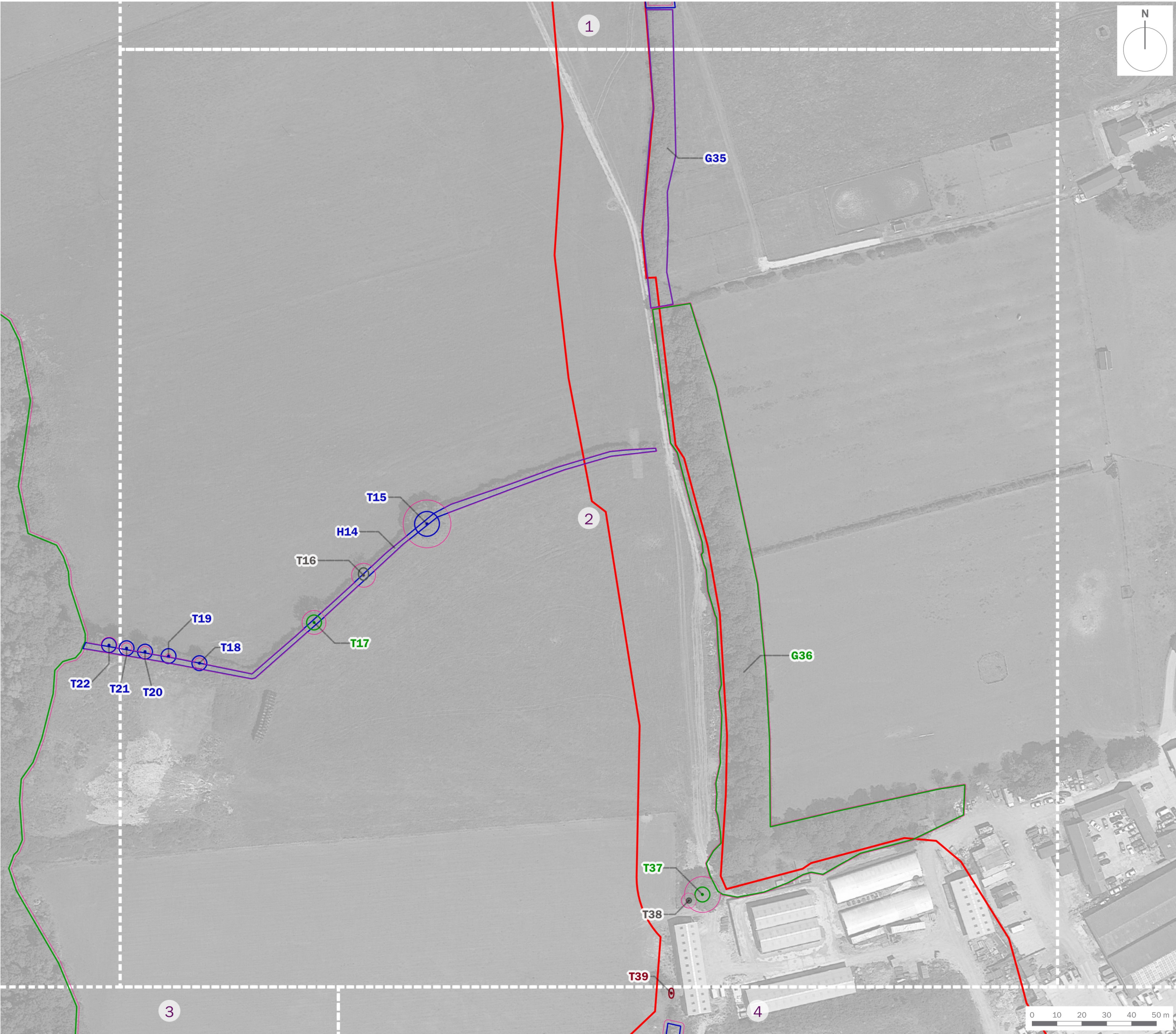
client			
Tritax Symmetry Ltd and Siemens Healthineers			
project title			
Symmetry Park, North Oxford			
drawing title			
Plan EDP 1: Tree Constraints Plan (Overview)			
date	10 NOVEMBER 2021	drawn by	GY
drawing number	edp2425_d003c	checked	BW
scale	1:6,000 @ A3	QA	RB



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



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



Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

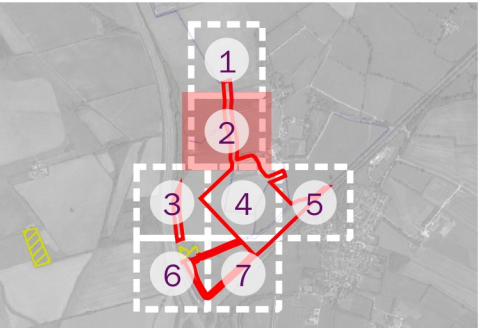
Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

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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