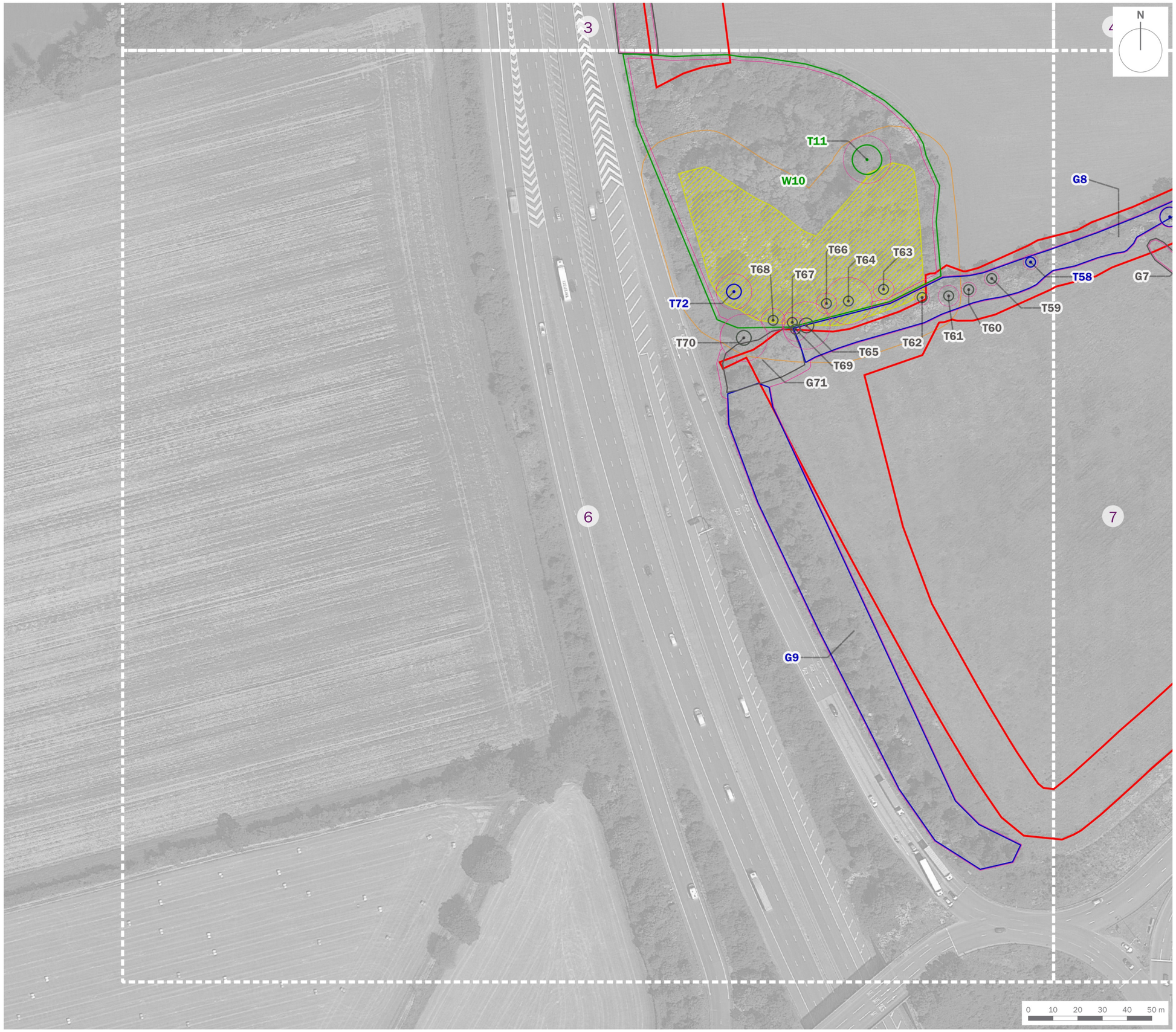


Site Boundary

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

Category A: Trees of high quality and value

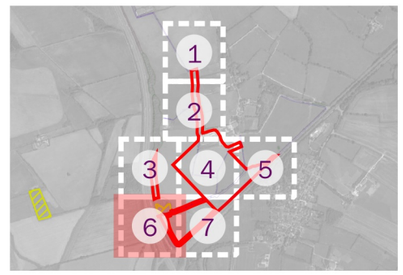
Category B: Trees of moderate quality and value

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 6 of 7)

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

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

Site Boundary

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

Category A: Trees of high quality and value

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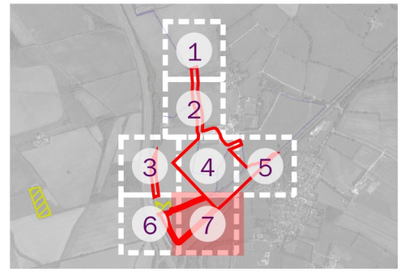
Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

15m Buffer from Ancient Semi-natural Woodland



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

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Annex EDP 2
Schedule EDP 1
Tree Survey Key and Schedule

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit.
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	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor or dead. This is informed by "the presence of any decay and physical defect[1]".

[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)	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. 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 demolition or construction 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 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 indicitive 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".
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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									
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	hedgrow 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 prominant 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

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.
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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".
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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 prominant 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 cravity 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

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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									
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

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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									
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
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

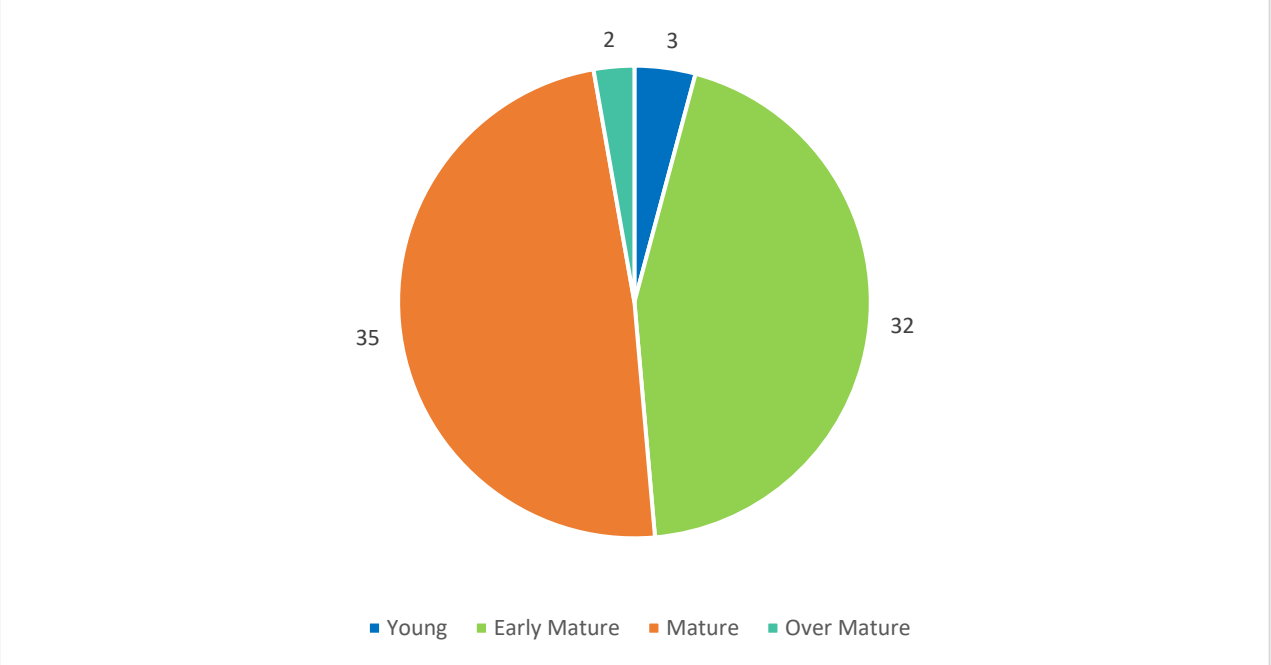

Figure EDP A3.1: Age Distribution.

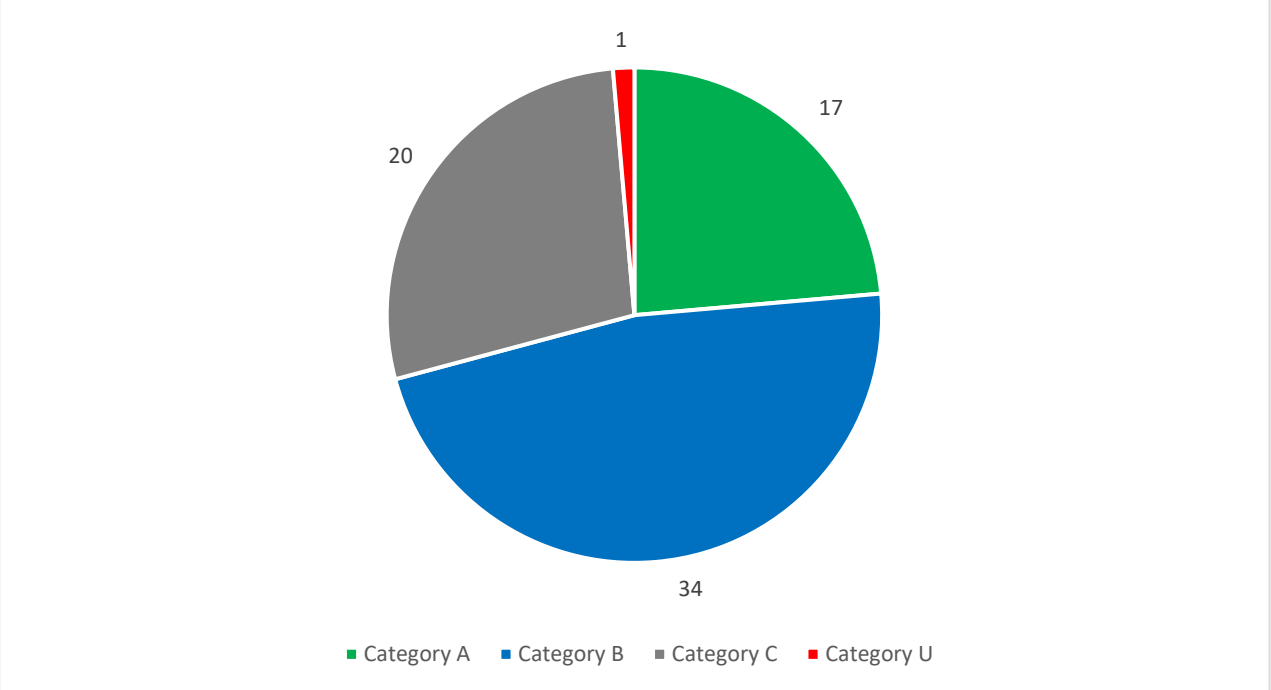

Figure EDP A3.2: Category Grading.

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 m^2) 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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