

Appendix EDP 2
Entrance Detailed Landscape Proposals
(edp2425_d041b 06 December 2022 LHa/BC)

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A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);
2. Installing trees (across the site);
3. Working within close proximity of underground services;
4. Working within close proximity of highways.

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.

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purpose of issue **PLANNING**

b	Tree Pit details updated	06-12-2022	LHa
a	QA	11-11-2021	LCH
-	Original	04-11-2021	LCH

rev	description	date	by
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client
Tritax Symmetry Ltd and Siemens Healthineers

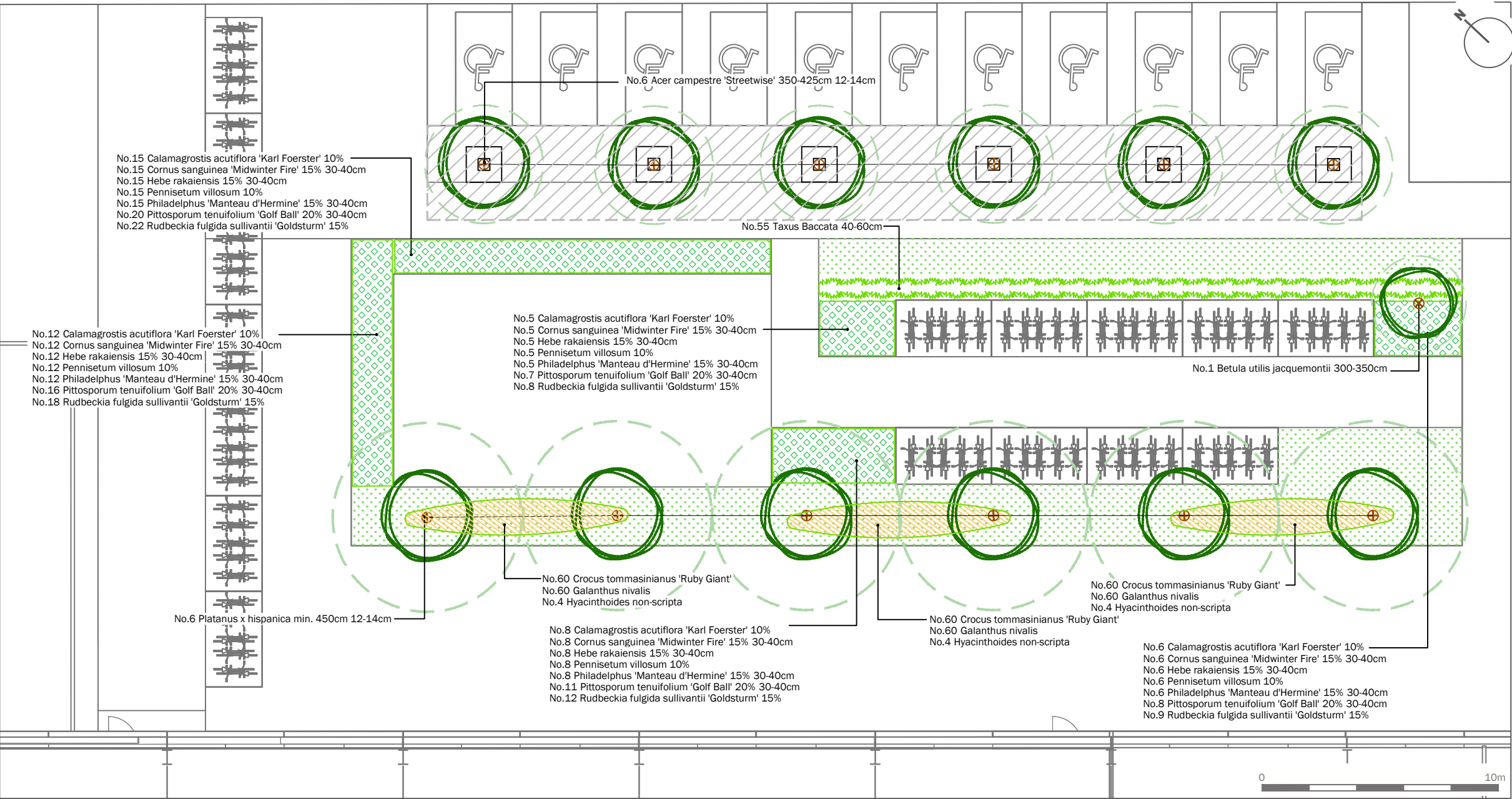
project title
Symmetry Park, North Oxford

drawing title
Entrance Detailed Landscape Proposals
Sheet 1 of 5

date	06 DECEMBER 2022	drawn by	LHa
drawing number	edp2425_d041b	checked	BC
scale	NTS @ A3	QA	RB



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



Proposed Tree Planting
Mature Canopy Illustrated

Proposed Tree with Tree Grille
Product: Avon Square Ductile Iron Tree Grille
Supplier: GreenBlue Urban or similar approved

Proposed Hedgerow Planting

Proposed Turf
Product: Medallion Turf or similar
Supplier: Rolawn

Proposed Meadow Grass
Product: Butterfly and Moth Wildflower Seed Mix
Supplier: British Wildflower Seeds
Sowing rate: 2g/m²

Proposed Ornamental Planting

Proposed Bulb Planting

Extent of Underground Crate System
to ensure required rooting volumes for tree planting

Note:
For Planting Schedule refer to sheet 5

4 CDM

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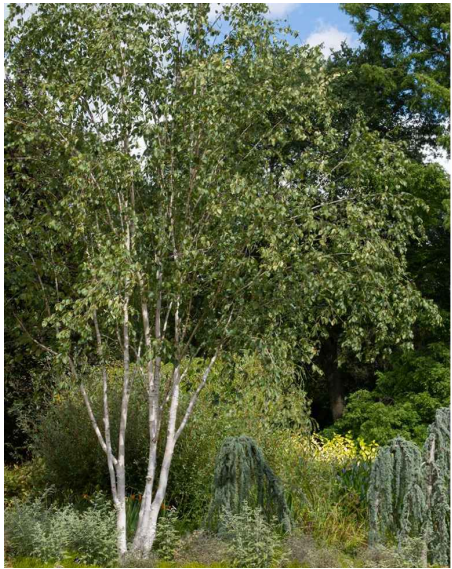
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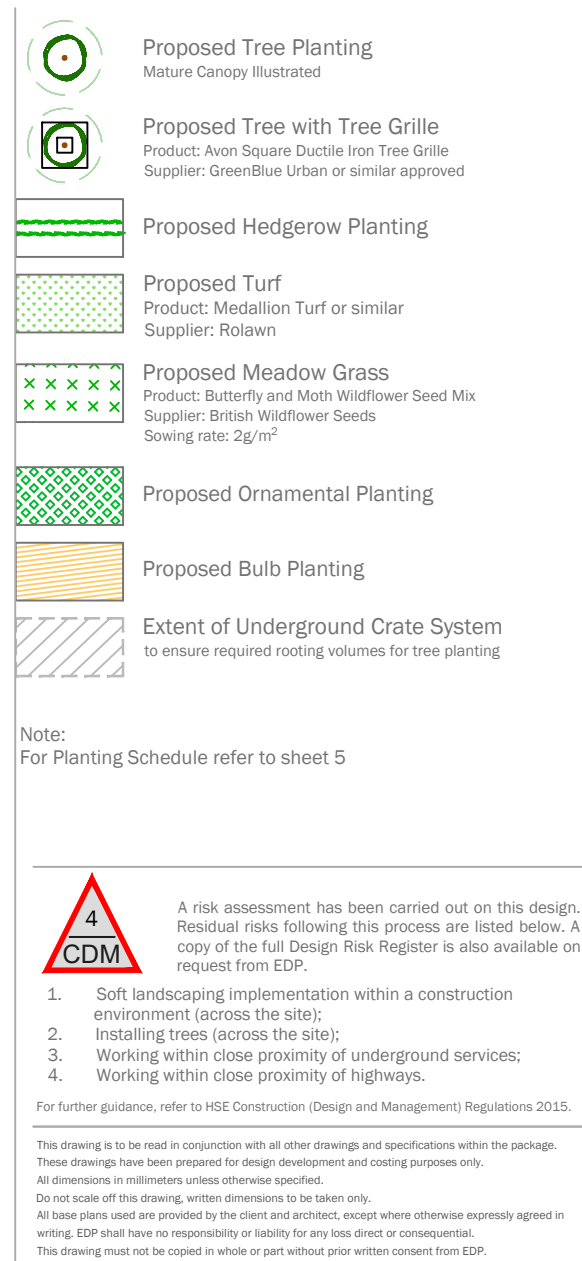
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Entrance Detailed Landscape Proposals
Sheet 2 of 5

date	06 DECEMBER 2022	drawn by	LHa
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Healthineers**

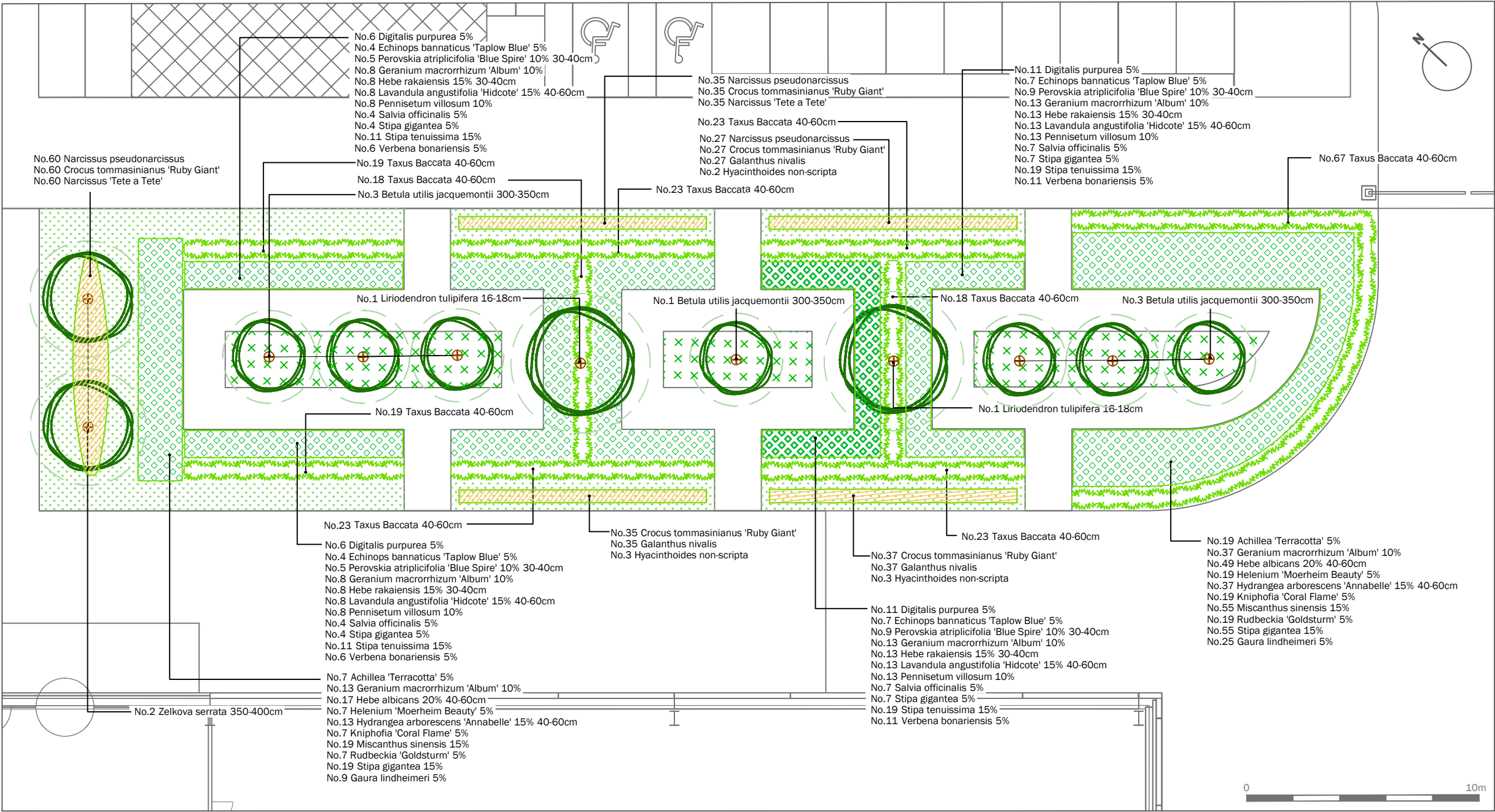
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Sheet 3 of 5

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For Planting Schedule refer to sheet 5

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Planting Schedule

Trees						
Number	Common Name	Species	Girth	Height	Specification	Density
12	Field Maple 'Streetwise'	Acer campestre 'Streetwise'	12-14cm	350-425cm	RB :Heavy Standard :Clear Stem min. 200	Counted
14	White-barked Himalayan Birch	Betula utilis jacquemontii		300-350cm	RB :Multi-Stemmed :3/5 brks	Counted
2	Tulip tree	Liriodendron tulipifera	16-18cm		RB :Extra Heavy Standard :Clear Stem 175-200 :3/5 brks	Counted
6	London Plane	Platanus x hispanica	12-14cm	min. 450cm	Extra Heavy Standard :Clear Stem min. 200 :RB	Counted
6	Japanese zelkova	Zelkova serrata		350-400cm	4x :Multi-Stemmed :Bushy :3 Stems :RB	Counted
Total :40						

Bulbs

Number	Common Name	Species	Bulb Size	Specification	Density
434		Crocus tommasinianus 'Ruby Giant'		Grade 7/8	15/m²
279	Common Snowdrop	Galanthus nivalis		Grade 7/8	15/m²
20	English Bluebell	Hyacinthoides non-scripta			1/m²
155		Narcissus 'Tete a Tete'		Grade 7/8	15/m²
182	Wild Daffodil	Narcissus pseudonarcissus		Grade 7/8	15/m²
Total :1070					

Hedges

Number	Common Name	Species	Height	Specification	Density
516	Common Yew	Taxus Baccata	40-60cm	Bushy :C	0.5Ctr
Total :516					

Ornamental Mix 1

Number	Common Name	Species	Height	Pot Size	Specification	Mix %	Density
45	Yarrow 'Terracotta'	Achillea 'Terracotta'		5L	Full Pot	5%	6/m²
59		Gaura lindheimeri		3L	Full Pot	5%	8/m²
88	Balkan Cranesbill 'Album'	Geranium macrorrhizum 'Album'		5L	Full Pot	10%	6/m²
116	Shrubby Veronica	Hebe albicans	40-60cm	5L	Bushy :C	20%	4/m²
45		Helenium 'Moerheim Beauty'		5L	Full Pot	5%	6/m²
88	Sevenbark 'Annabelle'	Hydrangea arborescens 'Annabelle'	40-60cm	5L	Bushy :C	15%	4/m²
45		Kniphofia 'Coral Flame'		5L	Full Pot	5%	6/m²
129	Eulalia	Miscanthus sinensis		5L	Full Pot	15%	6/m²
45		Rudbeckia 'Goldsturm'		5L	Full Pot	5%	6/m²
129	Giant Feather Grass	Stipa gigantea		5L	Full Pot	15%	6/m²
Total :789							

Ornamental Mix 2

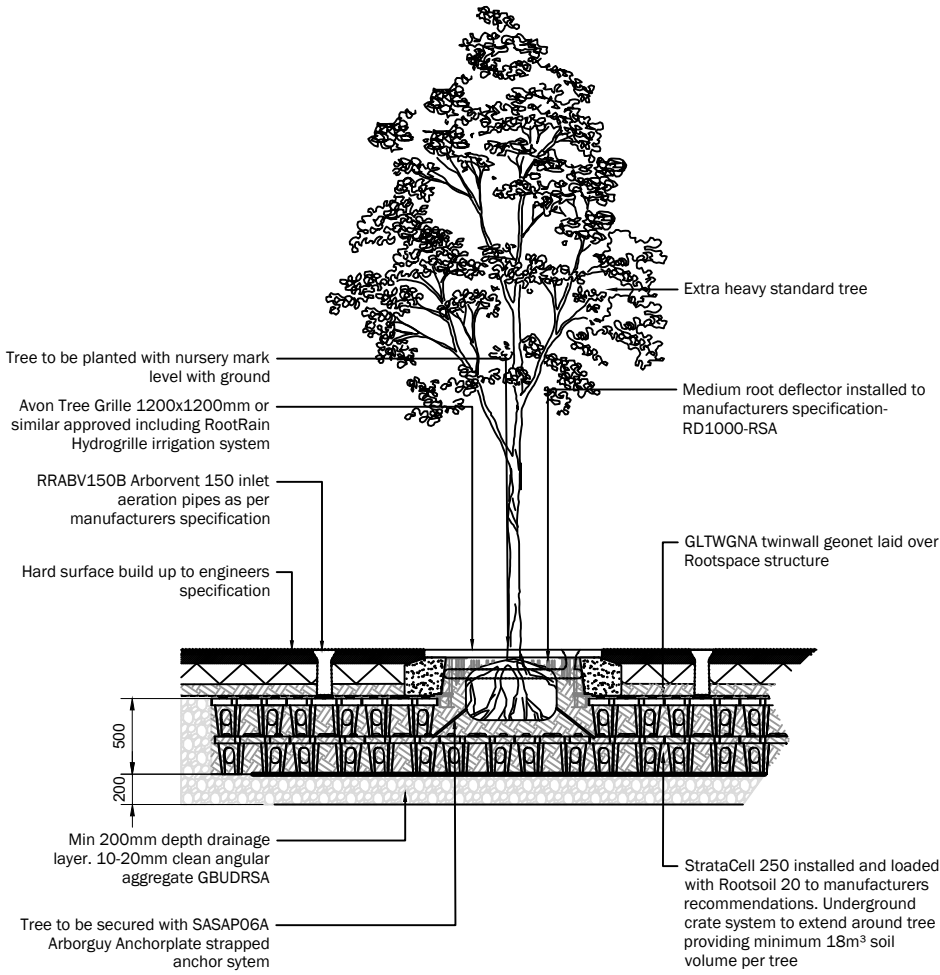
Number	Common Name	Species	Height	Pot Size	Specification	Mix %	Density
16	Bugle 'Burgundy Glow'	Ajuga reptans 'Burgundy Glow'		3L	Full Pot	5%	6/m²
16		Aster frikartii 'Monch'		5L	Full Pot	5%	6/m²
41		Calamagrostis acutiflora 'Karl Foerster'		5L	Full Pot	15%	6/m²
16	Purple Coneflower 'Magnus'	Echinacea purpurea 'Magnus'		3L	Full Pot	5%	6/m²
16		Geranium sanguineum		3L	Full Pot	5%	6/m²
28	Lavender 'Hidcote'	Lavandula angustifolia 'Hidcote'	40-60cm	5L	Bushy :C	15%	4/m²
37	Abyssinian Feathertop	Pennisetum villosum		5L	Full Pot	20%	4/m²
28	Rose 'Kent'	Rosa 'Kent'	30-40cm	3L	Branched :C	15%	4/m²
28		Rosmarinus offi.'Miss Jessop's Upright'	30-40cm	3L	Bushy :C	15%	4/m²
Total :226							

Ornamental Mix 3

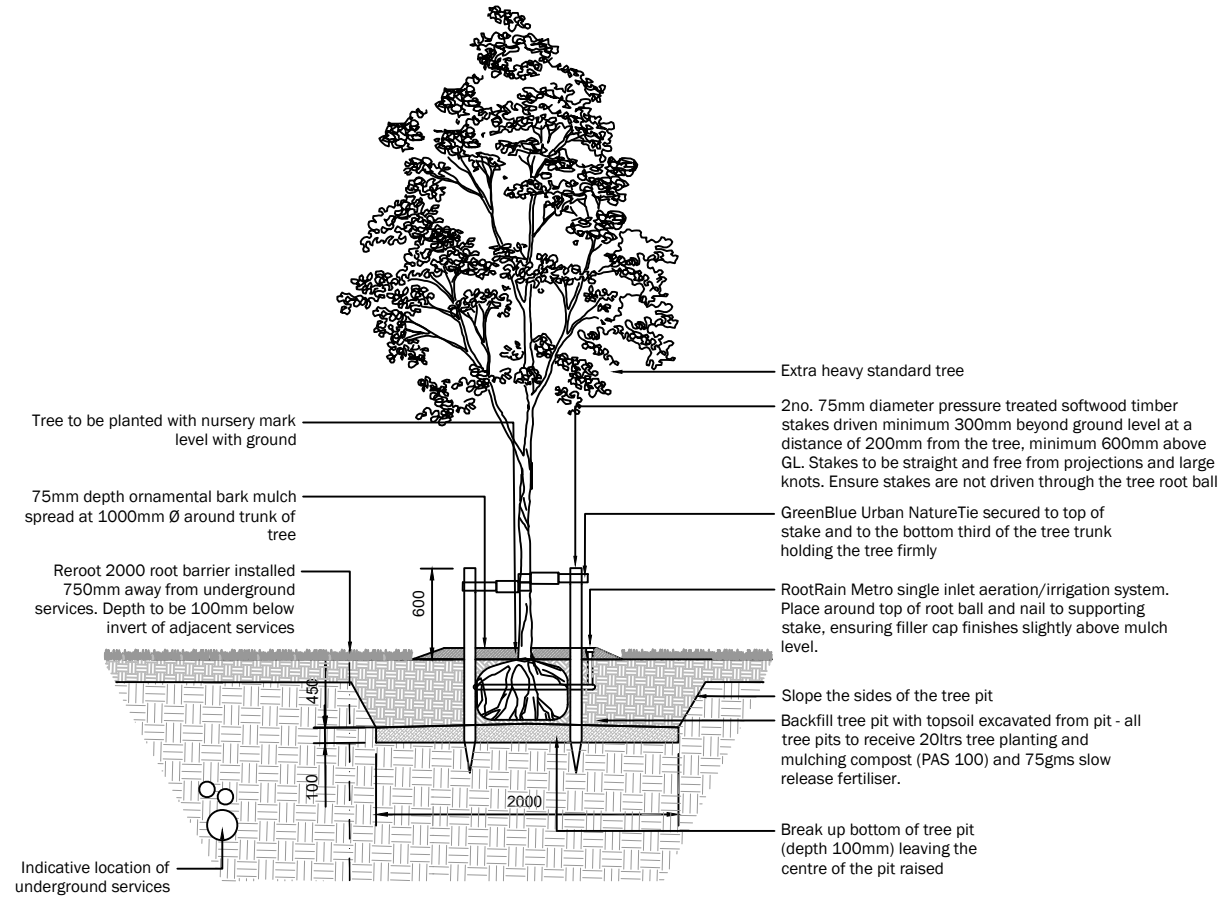
Number	Common Name	Species	Height	Pot Size	Specification	Mix %	Density
46		Calamagrostis acutiflora 'Karl Foerster'		5L	Full Pot	10%	6/m²
46	Dogwood 'Midwinter Fire'	Cornus sanguinea 'Midwinter Fire'	30-40cm	3L	Bushy :C	15%	4/m²
46	a Shrubby Veronica	Hebe rakaiensis	30-40cm	3L	Bushy :C	15%	4/m²
46	Abyssinian Feathertop	Pennisetum villosum		5L	Full Pot	10%	6/m²
46	Mock Orange 'Manteau d'Hermine'	Philadelphus 'Manteau d'Hermine'	30-40cm	3L	Bushy :C	15%	4/m²
62		Pittosporum tenuifolium 'Golf Ball'	30-40cm	3L	Bushy :C	20%	4/m²
69	Black-eyed Susan 'Goldsturm'	Rudbeckia fulgida sullivantii 'Goldsturm'		5L	Full Pot	15%	6/m²
Total :361							

Ornamental Mix 4

Number	Common Name	Species	Height	Pot Size	Specification	Mix %	Density
34	Common foxglove	Digitalis purpurea		3L	Full Pot	5%	10/m²
22		Echinops bannaticus 'Taplow Blue'		3L	Full Pot	5%	6/m²
42	Balkan Cranesbill 'Album'	Geranium macrorrhizum 'Album'		3L	Full Pot	10%	6/m²
42	a Shrubby Veronica	Hebe rakaiensis	30-40cm	3L	Bushy :C	15%	4/m²
42	Lavender 'Hidcote'	Lavandula angustifolia 'Hidcote'	40-60cm	5L	Bushy :C	15%	4/m²
42	Abyssinian Feathertop	Pennisetum villosum		5L	Full Pot	10%	6/m²
28	Russian Sage 'Blue Spire'	Perovskia atriplicifolia 'Blue Spire'	30-40cm	3L	Bushy :C	10%	4/m²
22	Common Sage	Salvia officinalis		3L	Full Pot	5%	6/m²
22	Giant Feather Grass	Stipa gigantea		5L	Full Pot	5%	6/m²
60	Mexican Feather Grass	Stipa tenuissima		5L	Full Pot	15%	6/m²
34		Verbena bonariensis		3L	Full Pot	5%	10/m²
Total :390							



Typical Tree Pit in Hard Landscaping
GreenBlue Strata Cell 250 Underground Guyed
Scale 1:50



Typical Tree Pit in Soft Landscaping
Timber Staked
Scale 1:50

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Tritax Symmetry Ltd and Siemens Healthineers

project title

Symmetry Park, North Oxford

drawing title

Entrance Detailed Landscape Proposals

Sheet 5 of 5

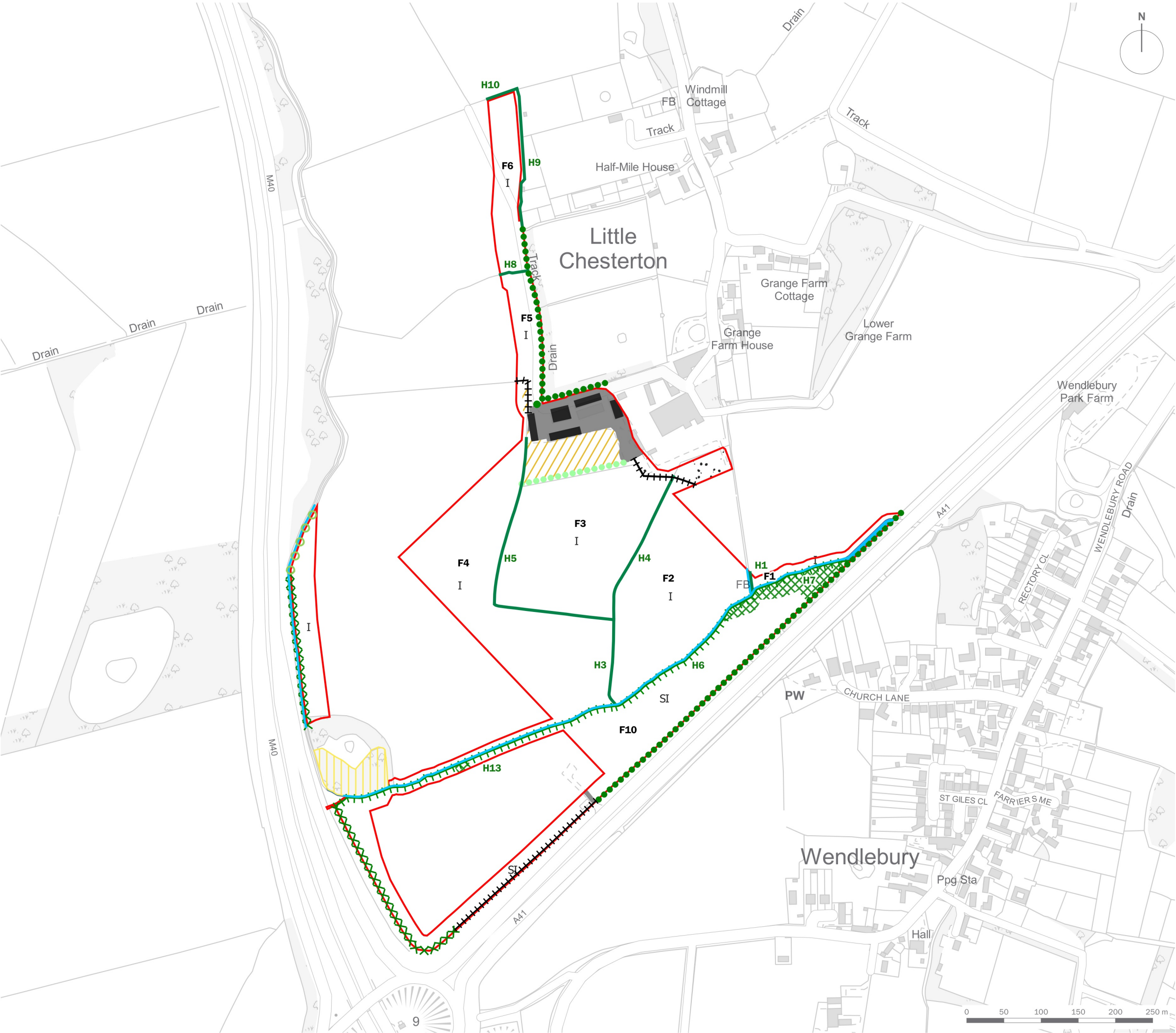
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scale	1:50 @ A3	QA	RB



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Appendix EDP 3
Extended Phase 1 Survey
(edp2425_d036c 24 November 2021 DJ/JM)

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- Site Boundary
- Ancient Semi-natural Woodland
- Tall Ruderal
- Dense Continuous Scrub
- I Improved Grassland
- SI Poor Semi-improved Grassland
- Running Water/Stream
- Building
- Hardstanding
- Bare Ground
- Intact Species-poor Hedgerow and Trees
- Intact Species-poor Hedgerow
- Scattered Trees/Parkland (Broadleaved)
- Woodland Edge
- Scattered Trees/Parkland (Coniferous)
- Scattered Scrub
- Wet Ditch
- Fence
- Scattered Trees (Broadleaved)

client	Tritax Symmetry Ltd and Siemens Healthineers		
project title	Symmetry Park, North Oxford		
drawing title	Plan EDP 1: Extended Phase 1 Survey		
date	24 NOVEMBER 2021	drawn by	DJ
drawing number	edp2425_d036c	checked	JM
scale	1:5,000 @ A3	QA	RB

Appendix EDP 4

Maintenance Schedule

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Symmetry Park, Oxford North

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Appendix EDP 5 Landscape Management and Maintenance Summary

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
Amenity Grassland				
Amenity grassland to be closely mown throughout the year.	Maintain areas of open grassland. Limit scrub invasion from adjacent hedgerows. Maintain a close-mown sward in amenity areas with longer grassland edges on boundaries.	Control undesirable plant growth, such as dock, thistle, nettles and ragwort, within sward if necessary, by hand excavation/pulling or spot swiped. Control of suckers near adjacent hedgerows to reduce encroachment. No scrub will be allowed to establish on amenity grassland areas. Amenity grassland should be cut as required to maintain a height between 25 and 75mm. During summer months, amenity grassland to be mown weekly.	The first cut of amenity grassland areas should be undertaken when the sward reaches 50mm. Following this, amenity grassland should be mown as required and maintained at a height of between 25 and 75mm. During summer months, amenity grassland to be mown weekly.	Scrub control works should be undertaken during winter months to avoid nesting bird season, particularly within areas of dense scrub and next to retained hedgerows. Arisings will be removed from the grassland and placed in designated compost heaps or removed from the site.

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
Wildflower Grassland				
Wildflower meadows will support longer grassland and greater species diversity/habitat variety around the edges of the Site, including within the buffer to Wendlebury Brook, buffering the retained native hedgerows.	Maintain areas of open grassland, including next to native hedgerows. Prevent invasion by weeds or scrub. Maintain a longer grassland sward, ensuring nutrient levels are kept as low as possible to ensure flowering species diversity is maintained over time.	Control undesirable plant growth, such as dock, thistle, nettles and ragwort, within sward, if necessary, by hand excavation/pulling or spot swiped. Control of suckering species adjacent to retained native hedgerows to reduce encroachment and maintain the existing hedge lines.	Cut grassland as prescribed depending on time of sowing. Autumn Sown Cuts – March (40–70mm), then May (40–70mm) and finally September (40mm after flowering). Spring Sown Cuts – six weeks after sowing if sufficient material (40–70mm), then May if growth 100mm or more (40–70mm) and finally September/October (40mm). Ensure clippings are removed after 48 hours following every cut.	Scrub control works should be undertaken during winter months to avoid bird nesting season, particularly immediately adjacent to existing native hedgerows. Arisings will be removed from the Site after 48 hours and placed in designated compost heaps or removed from site.

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
Wildflower Wetlands/Sustainable Drainage System (SuDS)				
Wetland wildflower will support longer grassland and greater species diversity/- habitat variety within and around the edges of attenuation basins. Wetland meadow grassland is to be maintained by traditional meadow management.	To establish and maintain meadow areas in a healthy condition with a range of wildflowers and grasses. To create vibrant wetland meadow grassland attenuation basins that require little maintenance. Provide seasonally wet habitat with clearly defined marginal shelves and layers of planting. To ensure that the area supports a range of wildflowers and grasses, working alongside and as part of the SuDS.	Control undesirable plant growth, such as dock, thistle, nettles and ragwort, within sward, if necessary, by hand excavation/pulling or spot swiped. Control of suckering species adjacent to retained native hedgerows to reduce encroachment.	Cut grassland as prescribed depending on time of sowing. Autumn Sown Cuts – March (40–70mm), then May (40–70mm) and finally September (40mm after flowering). Spring Sown Cuts – six weeks after sowing if sufficient material (40–70mm), then May if growth 100mm or more (40–70mm) and finally September/October (40mm). Ensure clippings are removed after 48 hours following every cut.	Scrub control works should be undertaken during winter months to avoid bird nesting season, particularly immediately adjacent to existing native hedgerows. Arisings will be removed from the Site after 48 hours and placed in designated compost heaps or removed from site.

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
Existing Hedges				
The native hedgerows around the edges of the Site are to be retained, enhanced and then managed to ensure they continue to contain a diverse range of species that thrive, providing a natural screen and habitat and feeding opportunities for a range of wildlife.	Manage existing native hedgerows using best practice principles, allowing the hedgerow to go through a full life cycle before being encouraged to regenerate through laying and/or coppicing. This involves trimming at greater heights each year up to growth height 3–4m, at which point laying/coppicing is carried out to regenerate the hedge allowing it to persist in the landscape for years to come.	Cut hedgerows on three-year rotation ensuring only a third of the total length around the Site is cut in any one year. Cut 10cm higher each year until hedge reaches a height of between 3 and 4m, at which point lay or coppice to regenerate.	Cut hedgerows between October and February inclusive to avoid the bird nesting season. The optimum time is January to March to allow fruit to remain for birds for as long as possible. Laying/coppicing should also be carried out during the same period.	Hedge laying should be carried out with regard to the relevant traditional style for the area. More information can be found at http://www.hedgelink.org.uk/index.php .
New Hedgerow Planting				
New hedgerow planting to include native multi-species hedgerows and native single species hedges. Hedgerows have been planted to ensure they are able to develop to become dense and of the appropriate size.	New native hedgerows to establish with no gaps. Prevent animal browsing. Maintain species diversity and long grass margins. Allow some strong specimens within mixed native hedgerows to develop into trees. Ensure formative pruning is carried out to promote good structure. Ensure hedges are maintained so they don't obstruct visibility for vehicles.	Following planting, water to field capacity during periods of dry weather during the first growing season. Ensure all plants are appropriately protected from animal damage. Carry out formative pruning to ensure desired 'A' shaped profile is achieved. Re-firm soil around the base of plants that become loose and ensure guards are not preventing growth.	Water during dry periods, likely between April and September. Trim November to February. Weed control between April and September.	Single species ornamental hedges within the car park will be managed to the desired height by the management company.

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
		Control aggressive weeds that are competing with the hedgerow plants.		

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
Existing Mature and Semi-mature Trees				
These trees are located within the hedgerows around the edges of the site.	These existing trees should be surveyed by a qualified arborist and recommendations for long term maintenance followed, which may include pruning, to improve crown structure and form. Maintain health by removing dead, diseased branches and reduce risk of failure.	To be in line with recommendations following arboricultural assessment.	To be in line with recommendations following arboricultural assessment.	The Arboricultural Method Statement, produced as part of this application, should be used as a baseline to aid the management process.
Newly Planted Trees				
New trees planted across the development.	The key objective for management is to ensure newly planted trees establish fully to the point where they are independent and require only minimal ongoing maintenance.	Following planting, each tree should be watered to field capacity. A weed free area of 1m diameter should be maintained around each tree during the first three growing seasons. Guards and stakes to be checked on each maintenance visit and adjusted/replaced if necessary. Re-firm trees loosened in the ground by wind rock and adjust stakes and ties to ensure the tree is adequately supported. Remove spiral guards after	Trees to be inspected during each maintenance visit to site, or monthly as a minimum, and maintenance operations to be carried out as required during those visits, ensuring any works that require pruning or cutting are carried out outside of the bird nesting period.	--

Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/- Recommendations
		two years. Undertake formative pruning as required.		
Ornamental Shrub and Herbaceous Planting				
Ornamental planting within the car park and around the building, including single shrubs and bulb planting.	Ornamental planting should be managed to ensure successful establishment. Plants should remain un-encumbered by weeds or long grass so they can provide visual amenity, landscape structure and provide food and habitat for wildlife.	Weeding around ornamental planting, watering if required and maintaining mulch to a depth of 75mm.	Weeding around ornamental planting, watering if required and maintaining mulch should be carried out during each maintenance visit or monthly as a minimum.	--

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the environmental
dimension partnership

CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

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

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