

No.3 Tilia cordata 400-450cm 14-16cm

No.2 Salix fragilis 12-14cm

No.3 Alnus cordata 12-14cm

No.3 Carpinus betulus 14-16cm

No.3 Salix caprea 8-10cm

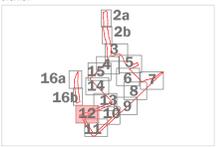
No.2 Carpinus betulus 14-16cm

No.1 Tilia cordata 400-450cm 14-16cm

Native Shrub Mix:
 No.14 Cornus sanguinea 10% 60-80cm
 No.21 Corylus avellana 15% 40-60cm
 No.28 Crataegus monogyna 20% 60-80cm
 No.20 Eucryphia europaea 7% 60-80cm
 No.7 Ilex aquifolium 5% 40-60cm
 No.4 Ligustrum vulgare 10% 60-80cm
 No.7 Prunus laetiana 5% 60-80cm
 No.10 Prunus spinosa 7% 60-80cm
 No.5 Rosa canina 3% 60-80cm
 No.3 Sambucus nigra 2% 60-80cm
 No.12 Taxus baccata 8% 40-60cm
 No.12 Viburnum opulus 8% 60-80cm

- Site boundary
- Existing Trees and Tree Groups to be Retained
Refer to the Arboricultural Report
- Existing Hedgerows to be Retained
Refer to the Arboricultural Report
- Proposed Tree Planting
Refer to the Arboricultural Report
- Proposed Hedgerow Planting
- Proposed Turf
Product: Mediation Turf or similar
Supplier: Robben
- Proposed Flowering Lawn Mixture
Product: E1 Flowering Lawn Mixture
Supplier: Emongga Seeds
Sowing rate: 4g/m²
- Proposed Species-Rich Meadow Grass
Product: E31 Best General Purpose Meadow Mixture
Supplier: Emongga Seeds
Sowing rate: 4g/m²
- Proposed Tussock Grass Mixture
Product: E30 Tussock Grass Mixture
Supplier: Emongga Seeds
Sowing rate: 5g/m²
- Proposed Hedgerow Grass Mixture
Product: E12 Hedgerow Mixture
Supplier: Emongga Seeds
Sowing rate: 5g/m²
- Proposed Ornamental Planting
- Proposed Bulb Planting
- Proposed Native Sward Planting
- Proposed Native Feathered Tree and Shrub Mix
- Proposed Wetland Meadow Grass to Attenuation Basin
Product: E58 Meadow Grass Mixture for Wet Soils
Supplier: Emongga Seeds
Sowing rate: 4g/m²
- Proposed Diverted Watercourse
Refer to Engineers drawings for details
- Extent of Structural Soil/ Underground Crate System
to ensure required rooting volumes for tree planting
- Proposed Gravel for Maintenance Access
- Proposed Footpath
Brewed gravel footpath with timber edging. No-till construction
- Proposed Boundary Fenceline
Refer to Architects drawings for details
- Proposed Trim Trail
Indicative locations of trim trail/ outdoor fitness equipment along proposed trim trail route
- Proposed Earth Mounding
with max 1:3 side-slope
- Proposed Root Barriers
Product: Rootbar Barrier (to be confirmed by Engineers)
Supplier: GreenBlue Urban or similar approved

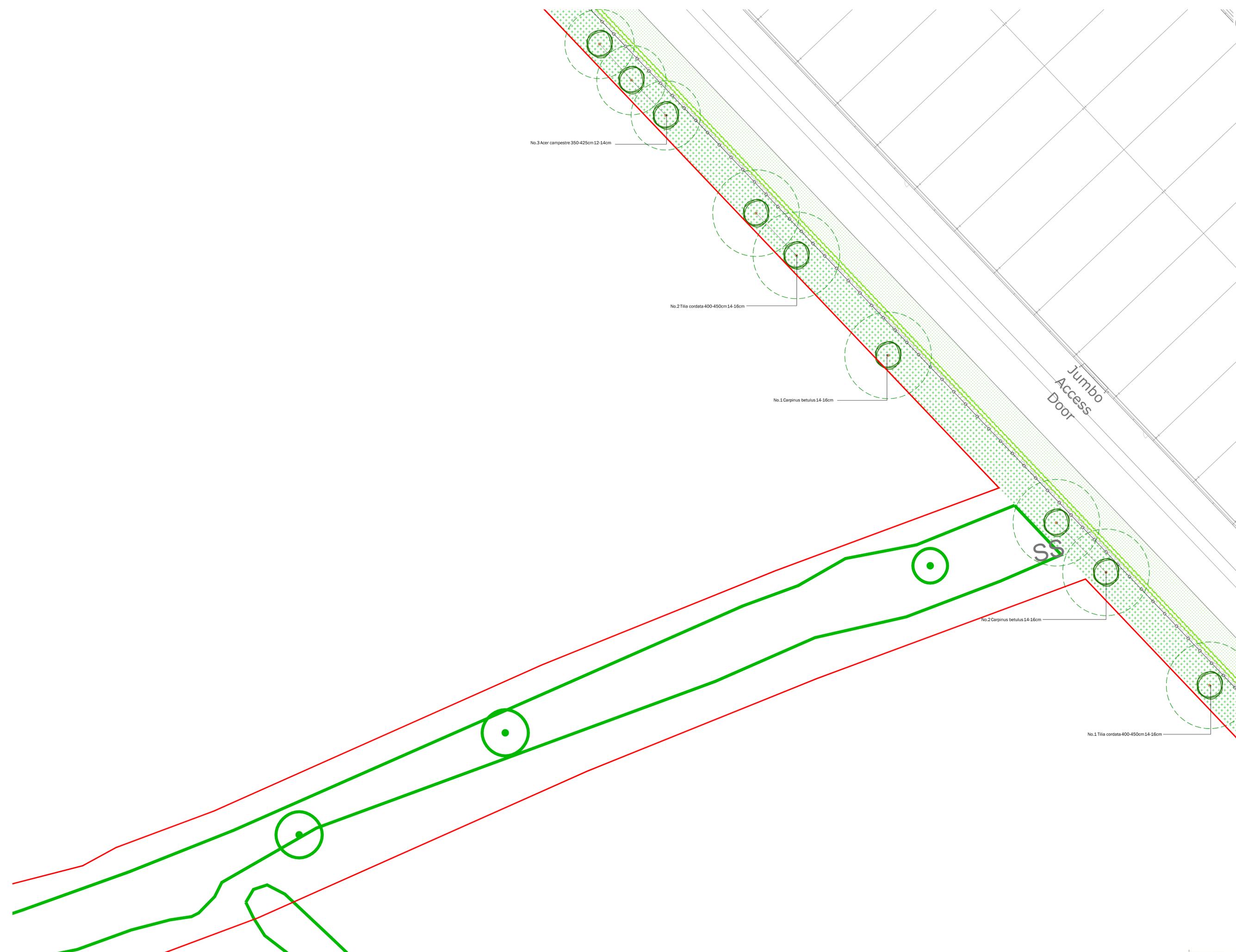
- A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.
1. Soft landscaping implementation within a construction environment (across the site);
 2. Installing trees (across the site);
 3. Water bodies (attenuation ponds and swales);
 4. Working within close proximity of underground services;
 5. Planting on slopes; and
 6. Working within close proximity of highways.
- For further guidance, refer to HSE Construction (Design and Management) Regulations 2013.



This drawing is to be read in conjunction with all other drawings and specifications within the package.
 Please ensure that you have read the design and specification documents before starting work.
 All dimensions are in millimeters unless otherwise specified.
 All work shall be done in accordance with the relevant British Standards.
 All work shall be done in accordance with the relevant British Standards.
 The drawing shall be used in accordance with the relevant British Standards.

purpose of issue	PLANNING	23.05.2022	RB
1	Project site updated		
2	Updated to revised bounds and adjusted	19.11.2021	LGH
3	Original Draft issue	12.10.2021	LGH
rev	description	date	by

client:
Trifax Symmetry Ltd and Siemens Healthineers
 project title:
Symmetry Park, Oxford North
 drawing title:
Detailed Landscape Proposals
 Sheet 12 of 17
 date: 06 JULY 2022 drawn by: LGH
 drawing number: edp2425_0017a checked: BC
 scale: 1:200 @ A0 QA RB

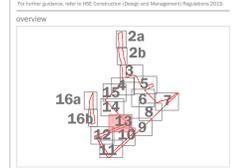


- Site boundary
- Existing Trees and Tree Groups to be Retained
Refer to the Arboricultural Report
- Existing Hedgerows to be Retained
Refer to the Arboricultural Report
- Proposed Tree Planting
- Proposed Hedgerow Planting
- Proposed Turf
Product: Mediation Turf or similar
Supplier: Robben
- Proposed Flowering Lawn Mixture
Product: FL Flowering Lawn Mixture
Supplier: Emongate Seeds
Sowing rate: 4g/m²
- Proposed Species-Rich Meadow Grass
Product: EM3 Basic General Purpose Meadow Mixture
Supplier: Emongate Seeds
Sowing rate: 4g/m²
- Proposed Tussock Grass Mixture
Product: EG30 Tussock Grass Mixture
Supplier: Emongate Seeds
Sowing rate: 5g/m²
- Proposed Hedgerow Grass Mixture
Product: EH1 Hedgerow Mixture
Supplier: Emongate Seeds
Sowing rate: 5g/m²
- Proposed Ornamental Planting
- Proposed Bulb Planting
- Proposed Native Sward Planting
- Proposed Native Feathered Tree and Shrub Mix
- Proposed Wetland Meadow Grass to Attenuation Basin
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emongate Seeds
Sowing rate: 4g/m²
- Proposed Diverted Watercourse
Refer to Engineers drawings for details
- Extent of Structural Soil/ Underground Crate System
to ensure required rooting volumes for tree planting
- Proposed Gravel for Maintenance Access
- Proposed Footpath
Brewer gravel footpath with timber edging. No-till construction
- Proposed Boundary Fenceline
Refer to Architects drawings for details
- Proposed Trim Trail
indicative locations of trim trail/ outdoor fitness equipment along proposed trim trail route
- Proposed Earth Mounding
with max 1:3 side-slopes
- Proposed Root Barriers
Product: Refroot Barrier (depths to be confirmed by Engineers)
Supplier: GreenBlue Urban or similar approved

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. Water bodies (attenuation ponds and swales);
4. Working within close proximity of underground services;
5. Planting on slopes; and
6. Working within close proximity of highways.

For further guidance, refer to HSE Construction (Design and Management) Regulations 2013.



This drawing is to be read in conjunction with all other drawings and specifications within the package.
 Please bear in mind that the design is a preliminary design and is subject to change.
 All dimensions are indicated unless otherwise specified.
 An approved site plan, including all dimensions, is to be submitted to the local authority.
 The design is not to be used for construction without the approval of the local authority.
 The design is not to be used for construction without the approval of the local authority.

purpose of issue	PLANNING	23/05/2022	RB
c	Project site updated	19/11/2021	LCH
b	Updated to revised bounds and adjusted	12/10/2021	LCH
a	Original Draft issue		
rev. description	date	by	

client
TriTax Symmetry Ltd and Siemens Healthineers

project title
Symmetry Park, Oxford North

drawing title
Detailed Landscape Proposals

date
06 JULY 2022

drawing number
edp2425_0017a

scale
1:200 @ A0

Sheet 13 of 17
drawn by LCH
checked BC
QA RB



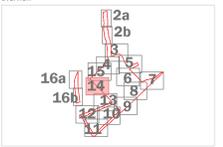
Native Hedgerow Mix
 No.237 Acer campestre 15% 60-80cm
 No.79 Cornus sanguinea 5% 60-80cm
 No.158 Corylus avellana 10% 60-80cm
 No.315 Crataegus monogyna 20% 60-80cm
 No.79 Ilex aquifolium 5% 60-80cm
 No.315 Prunus spinosa 20% 60-80cm
 No.79 Rosa canina 5% 60-80cm
 No.158 Sambucus nigra 10% 60-80cm
 No.158 Viburnum opulus 10% 60-80cm

- Site boundary
- Existing Trees and Tree Groups to be Retained
Refer to the Arboricultural Report
- Existing Hedgerows to be Retained
Refer to the Arboricultural Report
- Proposed Tree Planting
Minimum Canopy Retained
- Proposed Hedgerow Planting
- Proposed Turf
Product: Mediation Turf or similar
Supplier: Robben
- Proposed Flowering Lawn Mixture
Product: FL Flowering Lawn Mixture
Supplier: Emongate Seeds
Sowing rate: 4g/m²
- Proposed Species-Rich Meadow Grass
Product: EM3 Basic General Purpose Meadow Mixture
Supplier: Emongate Seeds
Sowing rate: 4g/m²
- Proposed Tussock Grass Mixture
Product: E030 Tussock Grass Mixture
Supplier: Emongate Seeds
Sowing rate: 5g/m²
- Proposed Hedgerow Grass Mixture
Product: E13 Hedgerow Mixture
Supplier: Emongate Seeds
Sowing rate: 5g/m²
- Proposed Ornamental Planting
- Proposed Bulb Planting
- Proposed Native Sward Planting
- Proposed Native Feathered Tree and Shrub Mix
- Proposed Wetland Meadow Grass to Attenuation Basin
Product: E08 Meadow Grass Mixture for Wet Soils
Supplier: Emongate Seeds
Sowing rate: 4g/m²
- Proposed Diverted Watercourse
Refer to Engineers drawings for details
- Extent of Structural Soil/ Underground Crate System
to ensure required rooting volumes for tree planting
- Proposed Gravel for Maintenance Access
- Proposed Footpath
Bespoke gravel footpath with timber edging. No-till construction
- Proposed Boundary Fenceline
Refer to Architects drawings for details
- Proposed Trim Trail
indicative locations of trim trail/ outdoor fitness equipment along proposed trim trail route
- Proposed Earth Mounding
with max 1.5 slope steep
- Proposed Root Barriers
Product: Reflex Root Barrier (depths to be confirmed by Engineers)
Supplier: GreenBlue Urban or similar approved

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This drawing is to be read in conjunction with all other drawings and specifications within the package.
 Please ensure that you have read the full design and specification pack before starting work.
 All dimensions are in millimeters unless otherwise specified.
 An 'as built' plan shall be submitted to the client upon completion of the project.
 All work shall be carried out in accordance with the relevant British Standards and specifications.
 The drawing shall not be used for any other purpose without the written consent of EDP.

purpose of issue		PLANNING	23.09.2022	RB
c	Project site updated			
b	Updated to revised bounds and adjusted		19.11.2021	LCH
a	Original Draft Issue		12.10.2021	LCH
rev.	description	date	by	

client:
TriTax Symmetry Ltd and Siemens Healthineers

project title:
Symmetry Park, Oxford North

drawing title:
Detailed Landscape Proposals

date: 06 JULY 2022 drawn by: LCH
 drawing number: **edp2425_0017a** checked: BC
 scale: **1:200 @ A0** QA: RB

Sheet 14 of 17

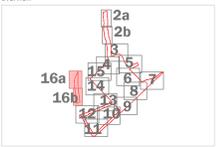
the environmental dimension partnership
 Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Feathered Native Tree Mix**
 No.36 Acer campestre 10% 175-200cm
 No.76 Alnus glutinosa 20% 175-200cm
 No.114 Crataegus monogyna 30% 125-150cm
 No.76 Ilex aquifolium 20% 150-175cm
 No.38 Prunus avium 10% 150-175cm
 No.38 Sorbus aucuparia 10% 125-150cm
- Native Shrub Mix**
 No.270 Cornus sanguinea 10% 60-80cm
 No.405 Corylus avellana 15% 40-60cm
 No.540 Crataegus monogyna 20% 60-80cm
 No.189 Euonymus europaeus 7% 60-80cm
 No.135 Ilex aquifolium 5% 40-60cm
 No.270 Ligustrum vulgare 10% 60-80cm
 No.135 Prunus lusitana 5% 60-80cm
 No.189 Prunus spinosa 7% 60-80cm
 No.81 Rosa canina 3% 60-80cm
 No.54 Sambucus nigra 2% 60-80cm
 No.216 Taxus baccata 8% 40-60cm
 No.216 Viburnum opulus 8% 60-80cm

- Site boundary
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Refer to the Arboricultural Report
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Refer to the Arboricultural Report
- Proposed Tree Planting
Measure Capacity Restricted
- Proposed Hedgerow Planting
- Proposed Turf
Product: Mediation Turf or similar
Supplier: Robben
- Proposed Flowering Lawn Mixture
Product: FL Flowering Lawn Mixture
Supplier: Emerygate Seeds
Sowing rate: 4g/m²
- Proposed Species-Rich Meadow Grass
Product: EMJ Best General Purpose Meadow Mixture
Supplier: Emerygate Seeds
Sowing rate: 4g/m²
- Proposed Tussock Grass Mixture
Product: EGG Tussock Grass Mixture
Supplier: Emerygate Seeds
Sowing rate: 5g/m²
- Proposed Hedgerow Grass Mixture
Product: EH Hedgerow Mixture
Supplier: Emerygate Seeds
Sowing rate: 5g/m²
- Proposed Ornamental Planting
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- Proposed Native Sward Planting
- Proposed Native Feathered Tree and Shrub Mix
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Product: EGG Meadow Grass Mixture for Wet Soils
Supplier: Emerygate Seeds
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Product: Reflex Root Barrier (depths to be confirmed by Engineers)
Supplier: GreenBlue Urban or similar approved

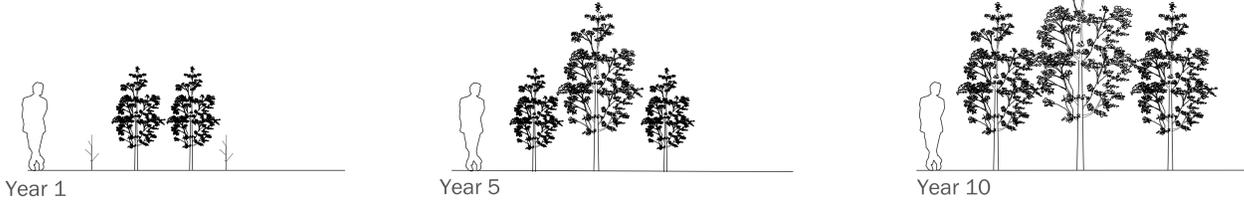
- A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.
1. Soft landscaping implementation within a construction environment (across the site);
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This drawing is to be read in conjunction with all other drawings and specifications within this package.
 These drawings have been prepared on the basis of design information and data supplied to us.
 All dimensions are millimetres unless otherwise specified.
 We do not accept any liability for errors, omissions or inaccuracies in these drawings.
 We warrant that the drawings, when approved by the client, shall conform to the design and construction details agreed in writing. EDP will not be responsible for any errors or omissions in these drawings.
 The drawings shall not be used for any other purpose without the prior written consent of EDP.

purpose of issue	PLANNING	
Project site updated		23-05-2022 RB
Updated to revised bounds and adjusted		19-11-2021 LCH
Original Draft issue		12-10-2021 LCH
rev. description		date by
client		
TriTax Symmetry Ltd and Siemens Healthineers		
project title		
Symmetry Park, Oxford North		
drawing title		
Detailed Landscape Proposals		
date	06 JULY 2022	drawn by LCH
drawing number	edp2425_0017a	checked BC
scale	1:200 @ A0	QA RB

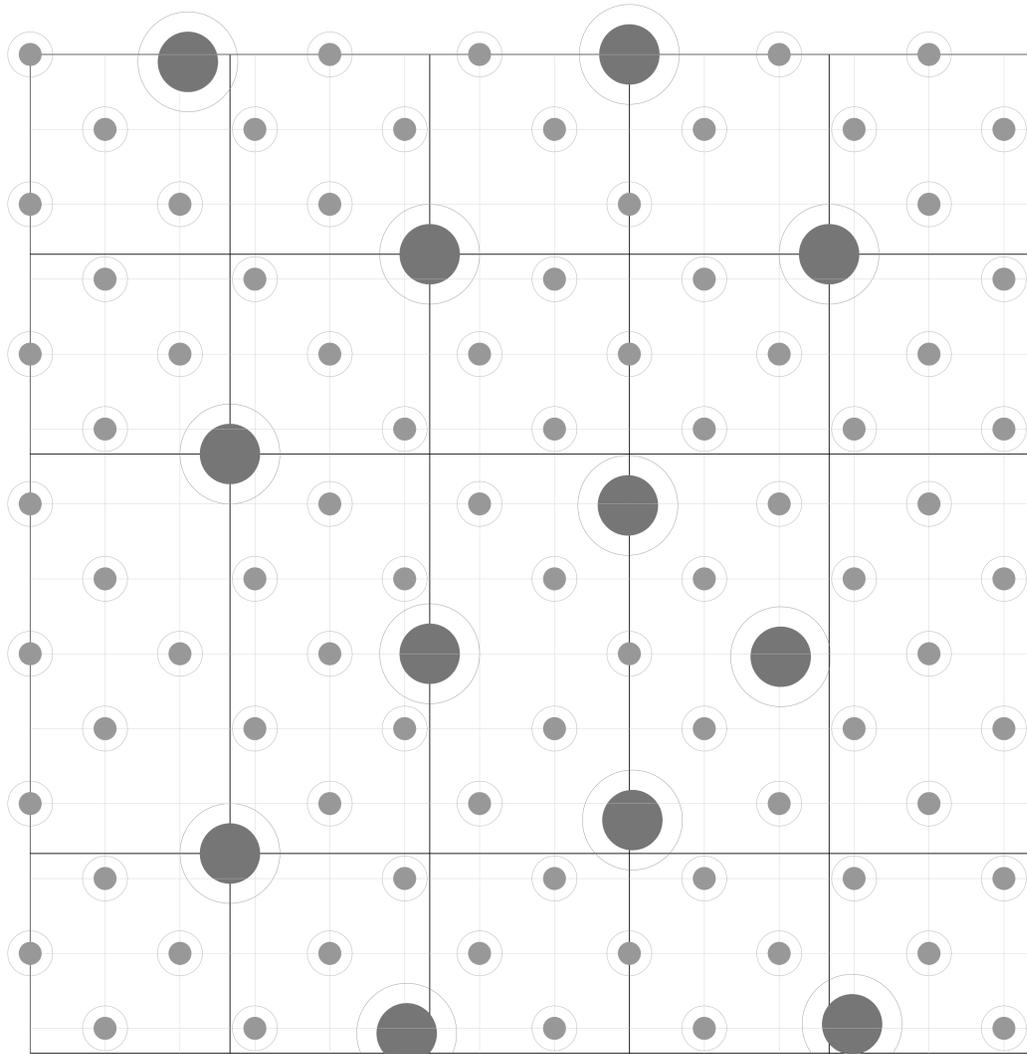
Native Tree and Shrub Planting



Year 1

Year 5

Year 10



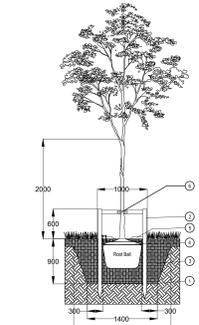
● Whip @ 1.5m centers ● Feather @ 4m centers

Planting Schedule

Number	Common Name	Species	Birth	Height	Specification	Density
25	Common Maple	Acer campestre	12-14cm	350-425cm	RB Heavy Standard Clear Stem min. 200	Counted
187	Common Maple	Acer campestre	175-200cm		Feather 2x 5 brks B	4Ctr
19	Field Maple 'Streetwise'	Acer campestre 'Streetwise'	12-14cm	350-425cm	RB Heavy Standard Clear Stem min. 200	Counted
19	Italian Alder	Alnus cordata	12-14cm		RB Heavy Standard Clear Stem 175-200	Counted
372	Common alder	Alnus glutinosa	175-200cm		Feather 2x 5 brks B	4Ctr
3	Common alder	Alnus glutinosa	12-14cm	350-400cm	RB Heavy Standard Clear Stem min. 200	Counted
32	Common Hornbeam	Carpinus betulus	14-16cm		RB Extra Heavy Standard Clear Stem 175-200	Counted
1	Sweet Chestnut	Castanea sativa	12-14cm	350-425cm	RB Heavy Standard Clear Stem 175-200; 5 brks	Counted
555	Common Hawthorn	Crataegus monogyna	125-150cm		Feather 2x 5 brks B	4Ctr
19	Madderhair Tree	Girgiso biloba	14-16cm	min. 450cm	Extra Heavy Standard Clear Stem min. 200 RB	Counted
372	Common Holly	Ilex aquifolium		150-175cm	Feather 2x 5 brks B	4Ctr
15	American Redbud	Liquidambar styraciflua	14-16cm		RB Extra Heavy Standard Clear Stem 175-200	Counted
3	Scots Pine	Pinus sylvestris	14-16cm	min. 450cm	Extra Heavy Standard Clear Stem min. 200 RB	Counted
21	Flowering Cherry 'Sunset Boulevard'	Prunus 'Sunset Boulevard'	12-14cm	400-450cm	Extra Heavy Standard Clear Stem min. 200 RB	Counted
187	Wild Cherry	Prunus avium		160-175cm	Feather 1+2 brks B	4Ctr
31	Chardonnay Pear	Pyrus cadyana 'Chardonnay'	8-10cm		RB Standard Clear Stem 175-200; 3 brks	Counted
4	Holly oak	Quercus ilex	16-18cm		RB Extra Heavy Standard Clear Stem 175-200	Counted
15	Pin oak	Quercus palustris	18-20cm	min. 450cm	Extra Heavy Standard Clear Stem min. 200 RB	Counted
1	Sessile Oak	Quercus petraea	12-14cm	425-600cm	Extra Heavy Standard Clear Stem min. 200 RB	Counted
6	Goat Willow	Salix caprea	8-10cm		RB Standard Clear Stem 175-200; 3 brks	Counted
7	Crack Willow	Salix fragilis	12-14cm		RB Heavy Standard Clear Stem 175-200	Counted
2	Bay Willow	Salix pentandra	12-14cm	350-425cm	3x Heavy Standard Clear Stem 175-200; 5x RB	Counted
187	European mountain ash	Sorbus aucuparia	125-150cm		Feather 2x 5 brks B	4Ctr
15	Rowan 'Showerwater Seeding'	Sorbus aucuparia 'Showerwater Seeding'	12-14cm		RB Heavy Standard Clear Stem 175-200	Counted
41	Littledale Linden	Tilia cordata	14-16cm	400-450cm	RB 3x Extra Heavy Standard Clear Stem 175-200; 5 brks	Counted
5	Elm 'New Horizon'	Ulmus 'New Horizon'	12-14cm	350-425cm	RB Heavy Standard Clear Stem 175-200	Counted
Total 4144						

Shrubs

Number	Common Name	Species	Height	Pot Size	Specification	Density
161	Japanese Laurel 'Rotundifolia'	Acquile japonica 'Rotundifolia'	30-40cm	3L	Bushy C	3/m ²
20	Shrub Ragwort	Brachyglottis 'Sunshine'	30-40cm	3L	Bushy C	3/m ²
161	Mexican Orange Blossom 'Adco Pear'	Choysia 'Adco Pear'	30-40cm	3L	Bushy C	3/m ²
20	Rose 'Silver Pine'	Chrysa 'Silver Pine'	30-40cm	3L	Bushy C	3/m ²
1338	Common Dogwood	Cornus sanguinea	60-80cm	1+2; 3 brks B	1Ctr	
33	Common Dogwood	Cornus sanguinea	60-80cm	1+2; 3 brks B	1Ctr	
36	Golden twig dogwood	Cornus canadensis 'Flavamea'	30-40cm	3L	Branched C	3/m ²
2039	Common Hazel	Corylus avellana	40-60cm	1+2; 3 brks B	1.5Ctr	
33	Common Hazel	Corylus avellana	60-80cm	Branched 1+1 BR	1Ctr	
2667	Common Hawthorn	Crataegus monogyna	60-80cm	1+1 B	1.5Ctr	
935	Common Spindle Tree	Euroymia europaeus	60-80cm	1+1 B	1.5Ctr	
36	Euroymia 'Eminent Gaiety'	Euroymia tenax 'Eminent Gaiety'	30-40cm	3L	Bushy C	3/m ²
32	Shrubby Veronica 'Red Edge'	Hebe 'Red Edge'	30-40cm	3L	Bushy C	3/m ²
74	Shrubby Veronica	Hebe abicans	40-60cm	3L	Bushy C	3/m ²
32	Shrubby Veronica	Hebe abicans	30-40cm	3L	Bushy C	3/m ²
32	Shrubby Veronica	Hebe argentea	30-40cm	3L	Bushy C	3/m ²
193	a Shrubby Veronica	Hebe rakensis	30-40cm	3L	Bushy C	3/m ²
74	Severbank 'Annabelle'	Hydrangea arborescens 'Annabelle'	40-60cm	3L	Bushy C	3/m ²
161	St John's Wort 'Hidocor'	Hypericum 'Hidocor'	30-40cm	3L	Bushy C	3/m ²
669	Common Ivy	Ilex aquifolium	40-60cm	3L	C	1.5Ctr
1338	Common Privet	Ligustrum vulgare	60-80cm	3L	1+1; 3 brks B	1.5Ctr
161	Privet 'Honey suckle'	Lonicera pileata	30-40cm	3L	Bushy C	3/m ²
20	Russian Sage 'Blue Spire'	Perovskia atrorubra 'Blue Spire'	30-40cm	3L	Bushy C	3/m ²
669	Portugal Laurel	Prunus laurina	60-80cm	5-7 SL	C	1.5Ctr
935	Blackthorn	Prunus spinosa	60-80cm	5-7 SL	1+2; B	1.5Ctr
403	Dog Rose	Rosa canina	60-80cm	5-7 SL	1+1; 3 brks B	1.5Ctr
29	Rousserou oak 'Miss Jessop's Upright'	Rousseroua obovata	30-40cm	3L	Bushy C	3/m ²
33	Purple-osier Willow	Salix purpurea	60-80cm	Branched 1+1 BR	1Ctr	
33	Common Osier	Salix viminalis	60-80cm	Branched 1+1 BR	1Ctr	
271	Common Elder	Sambucus nigra	60-80cm	1+1; 3 brks B	1.5Ctr	
1070	Common Yew	Taxus baccata	40-60cm	3L	C	1.5Ctr
33	Wayfaring tree	Viburnum lantana	60-80cm	Branched 1+1 BR	1Ctr	
1070	Guelder Rose	Viburnum opulus	60-80cm	1+2; 3 brks B	1.5Ctr	
Total 34789						

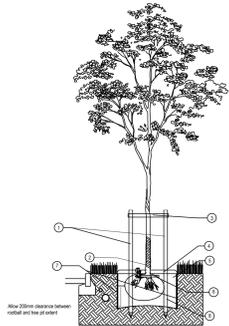


- Excavate tree pit to sufficient size to accommodate tree root ball with 300mm free space around the root ball. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible, just touching the soil surface, following backfilling.
- 2x tanalised timber tree stakes 1.8m, 75mm Ø and crossbar driven into backfilled pit to provide support to the tree.
- Backfill tree pit with subsoil and topsoil excavated from pit. If this is regarded as of sufficient quality to promote the healthy establishment of trees, if either the top soil or sub soil excavated from the pit is of poor quality, then soil amendments may be used sparingly or imported topsoil compliant with BS3882 should be used.
- RootRain Metro irrigation system or similar approved. Place around top of root ball and nail to supporting stake, ensuring filter cap finishes slightly above mulch level.
- 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture. Alternatively, a suitable mulch mat can be used covering the same area.
- Use a single tree tie comprising nylon reinforced rubber belt and pad/guard fixed to cross bar in accordance with manufacturers guidance. (Green Blue Urban GBS398 (35mm wide belt) and GBS404 (35mm Extra Large Pad) or similar approved)

For further guidance on tree planting refer to BS 8545:2014 Section 10.
Products underlined above are available from Green Blue Urban (<http://greenblueurban.com/>).

Tree Maintenance and Management During 5 Year Establishment Period

- 2x tanalised timber tree stakes 2m, 75mm Ø driven into backfilled pit, and 2x nail round timber cross bar rails, 75mm Ø secured to tree stakes to provide support to the tree. Ensure stakes are not driven through the tree rootball.
 - Green tent or similar tree spiral guards, green tent: 750mm either. Ensure that protection methods do not impede the natural movement of trees or restrict growth. Fit according to the manufacturers recommendations.
 - Secure centrally by 2 sets of supporting bands of fine hose or equivalent webbing; minimum width 20mm.
 - 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.
 - Excavate tree pit 200mm larger than tree root ball to allow backfilling by foot. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible just below the soil surface following backfilling.
 - RootRain Metro irrigation system or similar. Place around top of root ball and nail to supporting stake, ensuring filter cap finishes slightly above mulch level.
 - Reefoot root barrier with root deflecting ribs installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows upward. Use a general rule: root barriers should be installed in locations where hard surfaces and/or services are located within four metres of the tree stem, install closer to the serving service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengths beyond the expected canopy of the mature tree. The top of the root barrier should be set as close to the soil surface as possible without being visible. Refer to drawing e033613_0060 for location and specification details.
 - Backfill tree pit with subsoil and topsoil excavated from pit. If this is regarded as of sufficient quality to promote the healthy establishment of the tree, if either the top soil or sub soil excavated from the pit is of poor quality, then soil amendments may be used sparingly, or imported topsoil compliant with BS3882 should be used.
- Immediately after planting, water the tree, saturating the tree pit to field capacity.
- The notes above are intended as a basic guide only. For further guidance on tree planting refer to BS 8545:2014 Section 10.
- Products suggested in italics above are available from Green Blue Urban (<http://greenblueurban.com/>) and ArborTech (www.arbortech.co.uk/).



Trees Planted within <3m of Hard Surfacing

- 2x tanalised timber tree stakes 2m, 75mm Ø driven into backfilled pit, and 2x nail round timber cross bar rails, 75mm Ø secured to tree stakes to provide support to the tree. Ensure stakes are not driven through the tree rootball.
 - Green tent or similar tree spiral guards, green tent: 750mm either. Ensure that protection methods do not impede the natural movement of trees or restrict growth. Fit according to the manufacturers recommendations.
 - Secure centrally by 2 sets of supporting bands of fine hose or equivalent webbing; minimum width 20mm.
 - 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.
 - Excavate tree pit 200mm larger than tree root ball to allow backfilling by foot. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible just below the soil surface following backfilling.
 - RootRain Metro irrigation system or similar. Place around top of root ball and nail to supporting stake, ensuring filter cap finishes slightly above mulch level.
 - Reefoot root barrier with root deflecting ribs installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows upward. Use a general rule: root barriers should be installed in locations where hard surfaces and/or services are located within four metres of the tree stem, install closer to the serving service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengths beyond the expected canopy of the mature tree. The top of the root barrier should be set as close to the soil surface as possible without being visible. Refer to drawing e033613_0060 for location and specification details.
 - Backfill tree pit with subsoil and topsoil excavated from pit. If this is regarded as of sufficient quality to promote the healthy establishment of the tree, if either the top soil or sub soil excavated from the pit is of poor quality, then soil amendments may be used sparingly, or imported topsoil compliant with BS3882 should be used.
- Immediately after planting, water the tree, saturating the tree pit to field capacity.
- The notes above are intended as a basic guide only. For further guidance on tree planting refer to BS 8545:2014 Section 10.
- Products suggested in italics above are available from Green Blue Urban (<http://greenblueurban.com/>) and ArborTech (www.arbortech.co.uk/).

Herbaceous

Number	Common Name	Species	Height	Pot Size	Specification	Density
28	Yarrow 'Terraotta'	Achillea 'Terraotta'		5L	Full Pot	
56	Balkan Cranesbill 'Album'	Geranium macrorrhizum 'Album'		5L	Full Pot	
28	Helenium 'Marathon Beauty'			5L	Full Pot	
28	Knapflora 'Coral Flame'			5L	Full Pot	
28	Rudbeckia 'Goldsturm'			5L	Full Pot	

Total 168

Bulbs

Number	Common Name	Species	Bulb Size	Specification	Density
247		Onocoma lommansianus 'Ruby Giant'	Grade 7/8	15m ²	
247		Narcissus 'Tide at Tide'	Grade 7/8	15m ²	
247	Wild Daffodil	Narcissus pseudonarcissus	Grade 7/8	15m ²	

Total 741

Grasses

Number	Common Name	Species	Specification	Density
20	Tufted Hair Grass 'Goldita'	Deschampsia cespitosa 'Goldita'	Full Pot	3/m ²
84	Eubalia	Miscanthus sinensis	Full Pot	
84	Claret Feather Grass	Stipa pinnatifida	Full Pot	
100	Mexican Feather Grass	Stipa tenuissima	Full Pot	3/m ²

Total 288

Hedges

Number	Common Name	Species	Height	Specification	Density
453	Common Maple	Acer campestre	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
1249	Common Hornbeam	Carpinus betulus	60-80cm	1+1 B	0.5Ctr Double Staggered at 0.4m offset
155	Common Dogwood	Cornus sanguinea	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
309	Common Hazel	Corylus avellana	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
614	Common Hawthorn	Crataegus monogyna	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
700	Common Beach	Fagus sylvatica	60-80cm	1+1 B	0.5Ctr Double Staggered at 0.4m offset
155	Common Holly	Ilex aquifolium	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
614	Blackthorn	Prunus spinosa	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
155	Dog Rose	Rosa canina	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
309	Common Elder	Sambucus nigra	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset
1410	Common Yew	Taxus baccata	60-80cm	1+1 B	0.5Ctr Double Staggered at 0.4m offset
309	Guelder Rose	Viburnum opulus	60-80cm	Branched 1+1 B	0.5Ctr Double Staggered at 0.4m offset

Total 6342

- Clear spiral guard to be fitted to trunk to protect against animal browsing with supporting cane or stake.
- 500mm biodegradable mulch mat pegged down with supplied biodegradable plastic anchor pegs around the whip to prevent weed growth and retain moisture.
- Whip to be notch planted following clearance of any existing vegetation.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS 8545:2014 Section 10 and BS4428:1989 Section 9.

Products suggested in italics above are available from Tubex (<http://www.tubex.com/>).



- Excavate tree pit to sufficient size to accommodate tree root ball with 300mm free space around the root ball. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible, just touching the soil surface, following backfilling.
- 2x tanalised timber tree stakes 1.8m, 75mm Ø and crossbar driven into backfilled pit to provide support to the tree.
- Backfill tree pit with subsoil and topsoil excavated from pit. If this is regarded as of sufficient quality to promote the healthy establishment of trees, if either the top soil or sub soil excavated from the pit is of poor quality, then soil amendments may be used sparingly or imported topsoil compliant with BS3882 should be used.
- RootRain Metro irrigation system or similar approved. Place around top of root ball and nail to supporting stake, ensuring filter cap finishes slightly above mulch level.
- 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture. Alternatively, a suitable mulch mat can be used covering the same area.
- Use a single tree tie comprising nylon reinforced rubber belt and pad/guard fixed to cross bar in accordance with manufacturers guidance. (Green Blue Urban GBS398 (35mm wide belt) and GBS404 (35mm Extra Large Pad) or similar approved)

For further guidance on tree planting refer to BS 8545:2014 Section 10.
Products underlined above are available from Green Blue Urban (<http://greenblueurban.com/>).

Tree Maintenance and Management During 5 Year Establishment Period

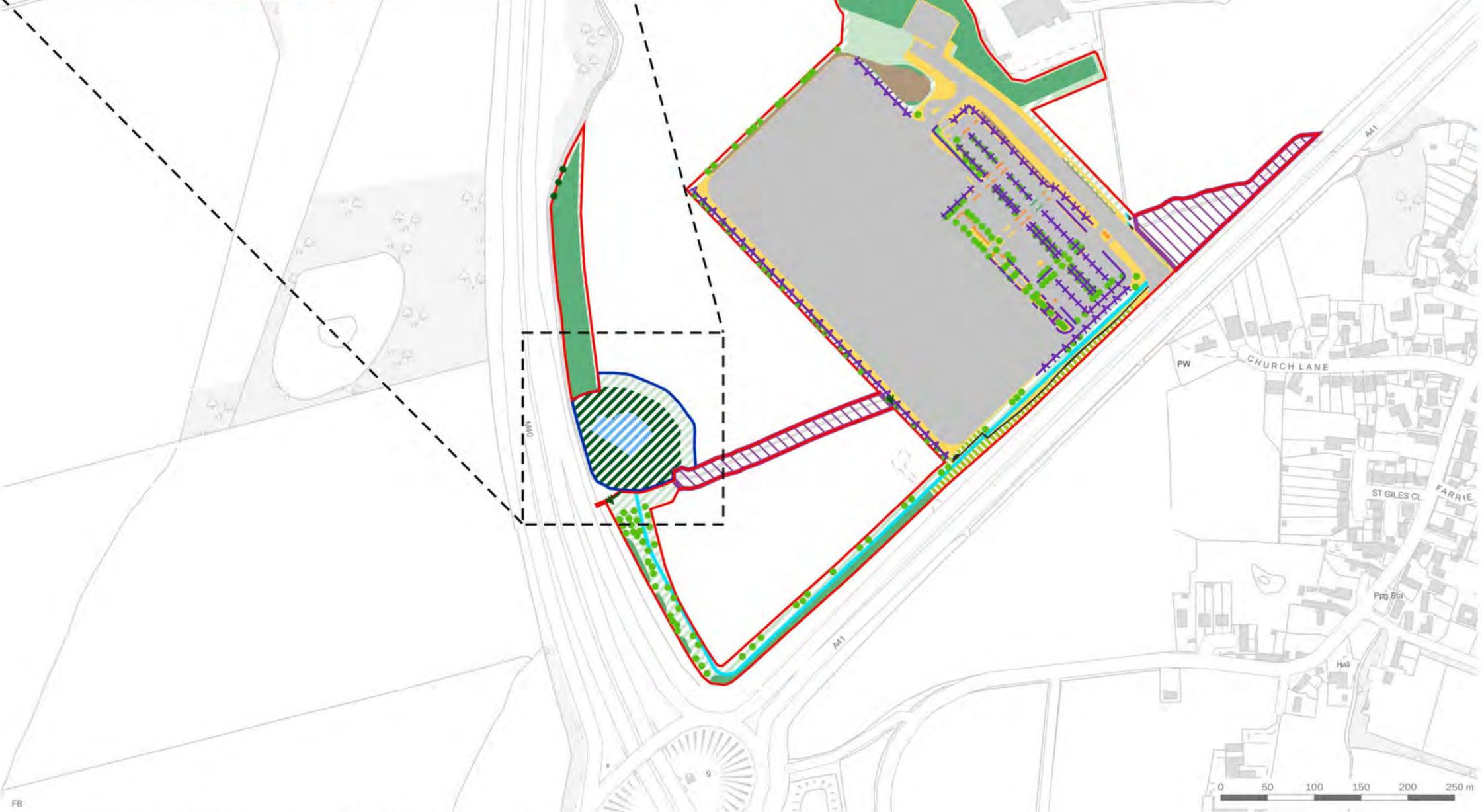
- 2x tanalised timber tree stakes 2m, 75mm Ø driven into backfilled pit, and 2x nail round timber cross bar rails, 75mm Ø secured to tree stakes to provide support to the tree. Ensure stakes are not driven through the tree rootball.
 - Green tent or similar tree spiral guards, green tent: 750mm either. Ensure that protection methods do not impede the natural movement of trees or restrict growth. Fit according to the manufacturers recommendations.
 - Secure centrally by 2 sets of supporting bands of fine hose or equivalent webbing; minimum width 20mm.
 - 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.
 - Excavate tree pit 200mm larger than tree root ball to allow backfilling by foot. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible just below the soil surface following backfilling.
 - RootRain Metro irrigation system or similar. Place around top of root ball and nail to supporting stake, ensuring filter cap finishes slightly above mulch level.
 - Reefoot root barrier with root deflecting ribs installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows upward. Use a general rule: root barriers should be installed in locations where hard surfaces and/or services are located within four metres of the tree stem, install closer to the serving service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengths beyond the expected canopy of the mature tree. The top of the root barrier should be set as close to the soil surface as possible without being visible. Refer to drawing e033613_0060 for location and specification details.
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- Immediately after planting, water the whip, saturating the ground around its base to field capacity.
- For further general guidance on planting refer to BS 8545:2014 Section 10 and BS4428:1989 Section 9.
- Products suggested in italics above are available from Tubex (<http://www.tubex.com/>).

For further guidance on tree planting refer to BS 8545:2014 Section 10.
Products underlined above are available from Green Blue Urban (<http://greenblueurban.com/>).

Tree Maintenance and Management During 5 Year Establishment Period

- 2x tanalised timber tree stakes 2m, 75mm Ø driven into backfilled pit, and 2x nail round timber cross bar rails, 75mm Ø secured to tree stakes to provide support to the tree. Ensure stakes are not driven through the tree rootball.
- Green tent or similar tree spiral guards, green tent: 750mm either. Ensure that protection methods do not impede the natural movement of trees or restrict growth. Fit according to the manufacturers recommendations.
- Secure centrally by 2 sets of supporting bands of fine hose or equivalent webbing

INSET (1:2,000 @ A3) - Off-site Habitats



- Site Boundary
- Off-site Habitats
- Area Excluded from BNG Assessment
- Retained Habitats**
- Ditch (Poor Condition)
- Modified Grassland (Poor Condition)
- Other Neutral Grassland (Poor Condition)
- Line of Trees (Poor Condition)
- Native Species-rich Hedgerow with Trees
- Enhanced Habitats**
- Other Broadleaved Woodland (Good Condition)
- Other Neutral Grassland (Good Condition)
- Other Neutral Grassland (Moderate Condition)
- Pond (Good condition)
- Created Habitats**
- Mixed Scrub (Good Condition)
- Modified Grassland (Moderate Condition)
- Other Neutral Grassland (Good Condition)
- Other Neutral Grassland (Moderate Condition)
- Amenity Grassland (Poor Condition)
- Introduced Shrub (Poor Condition)
- Ditch (Poor Condition)
- Developed Land; Sealed Surface
- Created Artificial Unvegetated, Unsealed Surface
- Native Hedgerow (Good Condition)
- Native Hedgerow with Trees (Good Condition)
- Native Species-rich Hedgerow (Good Condition)
- Urban Tree - Small (Moderate Condition)

client
Tritax Symmetry Ltd and Siemens Healthineers

project title
Symmetry Park, Oxford North

drawing title
Post-Development Habitats

date	30 JUNE 2022	drawn by	GY
drawing number	edp2425_d049b	checked	CP
scale	1:5,000 @ A3	QA	RB



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Appendix EDP 2
Woodland Management Plan
(edp2425_r018)



**Symmetry Park,
Oxford North**

**Woodland
Management
Plan**

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

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

December 2022
Report Reference
edp2425_r018e

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Appendix

Appendix EDP 1 Work Programme for Woodland Management Operations

Plan

Plan EDP 1 Woodland Management Plan
 (edp2425_d047a 27 May 2022 VMS/LT)

This version is intended for electronic viewing only

	Report Ref: 2425_r018			
	Author	Formatted	Peer Review	Proofed by/Date
018_DRAFT	LT	DL	-	-
018a	LT	-	GD	NH 300522
018b	LT	-	-	NH 100622
018c	LT	-	-	SC 180822
018d	LT/BW	-	-	FMI 190822
018e	JMo	-	-	SCh 091222

Section 1 Introduction

Background and Planning Context

- 1.1 This Woodland Management Plan (WMP) has been prepared by The Environmental Dimension Partnership Ltd. It has been commissioned by Tritax Symmetry Ltd and Siemens Healthineers (hereafter referred to as 'the Applicants').
- 1.2 The WMP relates to a 2.5-acre block of woodland, of which one acre has been identified as ancient semi-natural woodland (ASNW).
- 1.3 The wood is located on the western boundary of the proposed development area and is located using the Ordnance Survey Grid Reference (OSGR) SP 55221 19605.
- 1.4 The WMP has been produced to accompany a detailed planning application ref; 22/01144/F, for the proposed development which includes the provision of a Class B2 structure with associated buildings, structures, parking and landscaping. The proposed development is located immediately to the south and east of the woodland.
- 1.5 This WMP has been prepared in order to discharge condition 19 of the above application

General Scope and Purpose of the Woodland Management Plan

- 1.6 Purpose: The purpose of the plan will be to provide a written framework for agreed means of securing long-term protection and enhancement of the woodland.
- 1.7 Lifespan: This plan will contain:
 - Detailed proposals for the implementation of enhancement measures during Years 1 to 5 after the completion of the development; and
 - A longer-term programme of inputs covering Years 6 to 10, which shall be implemented as described (unless agreed otherwise during one of the reviews described below).
- 1.8 Review Period: The provisions of the plan will be reviewed at Year 5 (after the initial enhancement period), Year 10 and Year 15. Any amendments shall be approved in writing by Cherwell District Council (CDC).
- 1.9 Scope: The scope of the plan will encompass all those measures and monitoring required to bring about successful delivery, establishment and ongoing management of the woodland, without detriment to the existing fabric of the woodland.
- 1.10 Site Area: The Woodland Management Plan found to the rear of this report depicts the extent of woodland that is the focus of this management plan.

1.11 Aims: The aims of the management plan are:

- To establish a long-term programme of restoration and enhancement of the woodland, in accordance with best arboricultural practice;
- To ensure the enhancement of the woodland's existing habitats for the benefit of a range of wildlife species;
- To manage existing access and introduce protection measures to mitigate against the impact of informal pedestrian traffic (trampling); and
- To set out a maintenance regime for management of the tree stock.

1.12 Relevant Baseline Documents: The documents relevant to this plan are those prepared by EDP (including the Arboricultural Assessment and Ecological Appraisal) submitted in support of the planning application for the development of the adjacent land.

Section 2 Baseline Woodland Conditions

2.1 This section sets out the current character and wildlife interest of the woodland, which has been assessed through ecological and arboricultural surveys undertaken within, and around the woodland, by EDP between 2021 and 2022, namely:

- BS 5837:2012 compliant tree survey;
- Extended Phase 1 Ecological Survey; and
- Specific detailed surveys for dormouse and bats.

Woodland Composition

2.2 The wood is unmanaged. The dominant trees are oak (*Quercus sp.*), ash (*Fraxinus sp.*) and willow (*Salix sp.*) with an understorey of hazel (*Corylus sp.*), hawthorn (*Crataegus sp.*), and elder (*Sambucus sp.*) species. There are mature standards of oak, occasional mature ash, and mature willow and aspen (*Populus sp.*), particularly on the boundary.

2.3 The hazel is over-stood and can be considered lapsed coppice.

2.4 The ground flora consisted of cow parsley (*Anthriscus sylvestris*) with frequent wood anemone (*Anemone nemorosa*) and lesser celandine (*Ficaria verna*). The mature trees support epiphytic bryophytes, and fungi are present on some of the trees and also on deadwood. Bramble (*Rubus fruticosus*) has become abundant in the field layer in some areas of the woodland. There are patches of nettle (*Urtica dioica*) in particularly disturbed areas.

Woodland Compartments and Proposed Enhancement

2.5 The following is to be read in conjunction with the Woodland Management Plan, found to the rear of this report.

2.6 Compartment 1 - Broad-leaved woodland, currently 'lowland mixed deciduous woodland' of 'moderate' condition, enhanced to 'good' condition, through implementation of the measures outlined above for the ancient woodland.

2.7 Compartment 2 - The woodland pond, currently 'ponds (non-Priority Habitat)' of 'moderate' condition, enhanced to 'good' condition. This will be achieved through removal of artificial connections (pipes, ditches) to the pond, planting of appropriate native marginal and aquatic planted species, and fencing off the woodland will also help to prevent negative impacts to the pond from disturbance and damage.

- 2.8 Compartment 3 - Ancient woodland, currently 'lowland mixed deciduous woodland' of 'moderate' condition; however, the condition can be improved. This will be achieved through supplementary planting of a variety of native woodland and shrub species; protection of woodland from herbivore browsing and damage from adjacent activities, through installation of fencing around the exterior of the woodland and the use of tree guards on planted trees; continuation of past coppicing of appropriate species through implementation of a coppice rotation; and sowing of an appropriate native species-rich woodland ground flora seed mix.

Impact of Public Access

- 2.9 The wood is not currently accessible to the public, there are no formal or informal routes through the woodland.

Habitats

- 2.10 In addition to the ancient woodland habitat and associated plant community, the wildlife species supported by the local woodland habitat, as identified during surveys in 2021 and 2022, or through records searches, is summarised below.

Birds

- 2.11 The wood provides opportunities for bird nesting and foraging., such as great-spotted woodpecker (*Dendrocopos major*), chiffchaff (*Phylloscopus collybita*), blackcap (*Sylvia atricapilla*), willow warbler (*Phylloscopus trochilus*), blue tit (*Cyanistes caeruleus*), great tit (*Parus major*), coal tit (*Periparus ater*), wren (*Troglodytidae*), chaffinch (*Fringilla coelebs*), song thrush (*Turdus philomelos*), robin (*Erithacus rubecula*), common whitethroat (*Curruca communis*) and mistle thrush (*Turdus viscivorus*).

Bats

- 2.12 The wood provides opportunities for bat roosting and foraging, and together with the hedgerow/scrub network bounding the wider site, has been found to support low to moderate levels of commuting and foraging activity by a small range of bat species. The abundance and diversity of species recorded is considered to be typical of an urban edge farmland site.

Badger

- 2.13 Several active badger setts are located at the periphery of the woodland.

Conclusion

- 2.14 Despite its relatively small size, the wood is currently assessed as in moderate condition (in ecological terms). The woodland canopy is continuous over more than 80% of the

woodland (target 60-90%) and there has been no recent loss of canopy or habitat, and no change in the amount of open space. There is understorey and dead wood present throughout the wood, a good age diversity and plenty of young saplings, indicating good regeneration potential. There is no evidence of problematic non-native shrubs or diseases in the woodland.

- 2.15 The wood is of moderate value in its current state, supporting a range of wildlife species. However, there is significant scope to increase the value of the woodland as a feature in its own right, and in terms of its wildlife interest.

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Section 3 Woodland Management Plan

The Woodland

- 3.1 This WMP relates to an approximately 2.5-acre block of woodland, of which one acre has been identified as ancient semi-natural woodland (ASNW). The wood is on the western boundary of the proposed development area and is located using the Ordnance Survey Grid Reference (OSGR) SP 55221 19605.

Vision and Objectives

- 3.2 This WMP has been prepared with the following overall vision for the wood:

“To safeguard, restore and manage the woodland so that it thrives in perpetuity, providing public amenity and environmental benefits.”

- 3.3 This will be achieved through the objectives listed in **Table EDP 3.1**.

Table EDP 3.1: Woodland Objectives

Reference No.	Feature	Objective	Compartments
0.1	Arboricultural assets	Encourage the continued growth and establishment of the maturing stands of broadleaved woodland.	All
0.2	Woodland ecology	Create additional habitats to benefit locally occurring species of wildlife.	All
0.3	Arboricultural assets	Ensure safe and viable retention of the existing and proposed tree stock to maintain public safety.	All
0.4	Monitoring/ - governance	Ensure that any woodland management works are undertaken to suitably high standards.	All
0.5	Arboricultural assets	Supplementary planting with a variety of native woodland and shrub species.	C1 & 3
0.6	Woodland ecology	Install fencing.	All

Woodland Risks and Protection

- 3.4 This section describes the protected species and the risks to the woodland’s overall condition which were identified in the baseline surveys. These will need to be considered during the planning and implementation of any management actions proposed.

Protected Species Legislation

Birds

- 3.5 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended), with certain species afforded additional protection measures. In addition, certain conservation concern species are listed as UK priority species.
- 3.6 Preliminary Guidance: Any removal or disturbance of potential bird nesting habitat (such as trees, scrub, bramble or dense ivy) should either be undertaken between September and February inclusive, or following inspection for active nests by a suitably qualified ecologist.

Bats

- 3.7 All species of British bat are listed as a European Protected Species (EPS) on Schedule 2 of the *Conservation Regulations* (Annex IV (a) to the *Habitats Directive*). This affords bats and their roosts strict protection under the *Conservation of Habitats and Species Regulations 2017* (as amended). Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* and a subset of the British bat assemblage are listed as UK priority species.
- 3.8 Preliminary Guidance: Advice from a suitably qualified ecologist should be sought before the felling of, or removal of limbs, from trees containing any of the following potential bat roosting features:
- Loose/peeling/fissured bark;
 - Natural holes e.g. rot holes and holes from fallen limbs;
 - Woodpecker holes;
 - Cracks/splits or hollow tree trunks/limbs; and
 - Thick-stemmed ivy.

Badger

- 3.9 Badgers and their setts receive protection under the *Protection of Badgers Act 1992*, which protects badgers from deliberate harm and injury.
- 3.10 Preliminary Guidance: Woodland management actions are very unlikely to infringe the legal protection afforded to badgers. However, if a suspected sett is present, care should be taken not to disturb the sett or obstruct any sett entrances during vegetation removal (i.e. avoid using heavy machinery and do not leave logs/brush over entrance holes).

Reptiles

- 3.11 All common reptiles are protected under Section 9 of the *Wildlife and Countryside Act 1981* (as amended) from sale only, as well as being listed as UK priority species.
- 3.12 Preliminary Guidance: Woodland management actions are very unlikely to infringe upon the protection afforded to reptiles. However, care should be taken during vegetation removal.

Brown and Black Hairstreak

- 3.13 Both brown and black hairstreak butterflies are protected under Section 9 of the *Wildlife and Countryside Act 1981* (as amended) from sale only and are also listed as UK priority species.
- 3.14 Preliminary Guidance: Woodland management actions are very unlikely to infringe upon the protection afforded to these butterfly species. However, care should be taken during vegetation removal.

Ancient Semi-natural Woodland Designation

- 3.15 The wood bears the ancient semi-natural woodland (ASNW) designation, consistent with the AWIs described in **Section 2** of this report.

Invasive Non-native Species

- 3.16 A number of non-native species do not pose any immediate or significant risk to the woodland condition or ecology.

Environmental

- 3.17 With climate change predictions for more intense storm events, there is increased risk of windblown trees in the immediate and longer term, in the absence of an appropriate strategy.
- 3.18 These changing environmental conditions, along with increased public recreation, create an increased risk of harm to the public due to hazardous trees, particularly along footpaths and access points.
- 3.19 To meet the WMP vision and objectives, to comply with relevant protection legislation, and to avoid/reduce the effects of identified threats, a detailed range of management strategies (prescriptions) offer an opportunity to enhance the woodland.

Management Strategy

3.20 The precise dates for the Woodland Management Plan 10-year period, and when the management prescriptions in **Table EDP 3.2** will be implemented, dependent upon when planning permission is granted.

Table EDP 3.2: Management Strategy

Ref. No.	Feature	Management Strategy	Compartments
0.1	Contamination	<ul style="list-style-type: none"> Rubbish and other fly-tipped materials will be removed and disposed of appropriately. 	All
0.2	Arboricultural assets	<ul style="list-style-type: none"> The stored coppice in compartment C1 and 2 will be selectively thinned to improve age diversity and promote habitat for dormice. The woodland is in moderate condition, with acceptable coverage and a good age diversity. This will require ongoing monitoring to maintain this condition. 	C1 & 2
0.3	Arboricultural assets	<ul style="list-style-type: none"> Non-native invasive species, should they occur, will be removed using appropriate methods and all arisings will be removed from the woodland. 	All
0.4	Woodland ecology	<ul style="list-style-type: none"> Existing ecological features will be preserved, except where there is a meaningful risk to the public The continued growth and establishment of the maturing stands of broadleaved woodland will be encouraged through appropriate management. Canopy and understorey connectivity will be maintained and enhanced in areas where it is currently sparse, whilst maintaining good light levels reaching the woodland floor. Structural diversity and the diversity of ground flora will be encouraged. Additional habitats to benefit locally occurring wildlife species will be created. 	All
0.5	Arboricultural assets	<ul style="list-style-type: none"> Any trees with compromised stability will be removed. 	C1 & 2
0.5	Monitoring/ - governance	<ul style="list-style-type: none"> An appropriately qualified contractor will be chosen to undertake any work. Work will be monitored before, during and post completion to ensure standards are maintained. Where appropriate, ecological & arboricultural supervision will be in place during the work. 	All

3.21 A Work Programme has been attached as **Appendix EDP 1** in order to document, in detail, the woodland management operations required.

Review

Formal Review Mechanism for the WMP at Year 5 and Year 10

- 3.22 The management company will formally review the WMP at Year 5 and Year 10, publish findings and recommendations, and amend the WMP as necessary to ensure the overall vision is achieved/maintained. To inform the review, the woodland surveys and a selection of ecological surveys will be repeated at Year 4 and Year 9 by suitably experienced surveyors.
- 3.23 After Year 10, it is envisioned that either the WMP management and monitoring regime will continue in perpetuity, following the same format as set out above (e.g. reviewed every 5 years) with alterations made as appropriate, or a new WMP will be drawn up.

Replanting Strategy

- 3.24 At the intervals set out in **Table EDP A1.1** (management programme years 1-5), the woodland will be surveyed for required actions i.e. tree pruning, coppicing and the felling of fallen trees to form habitat piles. All trees that require replacement will be replaced with like for like species, to maintain, as close as practicable, the current species mix. If a pest or disease should make selection inappropriate i.e. the presence of Ash Die Back, then the National Vegetation classification (NVC)¹ shall be used to guide species selection along with identifying other successful species that are present on-site prior to replanting. This will ensure a sympathetic continuation of amenity and ecological value of the ASNW, implementing species with similar beneficial attributes to continue and enhance the longevity of the woodland.
- 3.25 When coppicing is undertaken, poor quality coppice stools should be identified and replaced with same species whips, where appropriate, so as to continue the available habitat for resident wildlife at a minimum spacing of 2m where ground conditions allow. Mechanical stump removal and soil reinstatement would be inappropriate in this setting so spacings shall also be dictated by available planting sites within the field layer, this shall also increase age class diversity further promoting the amenity and ecological benefits from the woodland.

¹ Joint Nature Conservation Committee Monkstone House City Road Peterborough PE1 1JY UK ISBN 1 86107 554 5 © JNCC 2004 First edition 2001 Revised reprint 2004
<https://data.jncc.gov.uk/data/673dc337-e58f-4f6b-ac7b-717001983c2e/JNCC-NVC-FieldGuideWoodland-2004.pdf>

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Appendix EDP 1

Work Programme for Woodland Management Operations

Table EDP A1.1: Management Programme Years 1-5

Prescription	Activity	Year				
		1	2	3	4	5
1	Artificial bird, bat and invertebrate boxes will be installed within less accessible parts of the wood.	+				
2	The stored hazel coppice in compartment C1 & 2 will be selectively coppiced to promote habitat for a variety of wildlife and to increase age diversity of the compartment.		+			
3	Non-native species, should they occur, will be cut and treated with a suitable herbicide application, and all arisings will be removed from the woodland area.		+			
4	Surplus arisings from woodland management operations be left in small piles & stacks in appropriate locations ('eco-piles') to create additional wildlife habitat.		+			
5	A woodland survey will be undertaken to monitor the woodland for improvement/deterioration.				+	
6	An ecology survey will be undertaken to monitor for improvement/deterioration.				+	
7	Woodland management plan will be reviewed to ensure it is meeting objectives and overall vision.					+
8	Supplementary planting of native species. The quantity and location of planting will be assessed prior to the planting seasons. Example of Tree Species can include Oak, Hawthorn, Hazel, Willow, Elder and Field Maple. Example of Shrub species Spindle, Guilder rose, Dog rose and Holly.		+		+	

Table EDP A1.2: Management Programme Years 6-10

Prescription	Activity	Year				
		6	7	8	9	10
1	A woodland survey will be undertaken to monitor the woodland for improvement/deterioration.				+	
2	An ecology survey will be undertaken to monitor for improvement/deterioration.				+	
3	Woodland management plan will be reviewed to ensure it is meeting objectives and overall vision.					+

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Plan

Plan EDP 1 Woodland Management Plan
(edp2425_d047a 27 May 2022 VMS/LT)

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INSET (1:2000 @ A3) -Compartment Areas



-  Site Boundary
-  Ancient Semi-Natural Woodland (ASNW)
-  Compartment Boundary
-  Compartment Number

client
Tritax Symmetry Ltd and Siemens Healthineers

project title
Symmetry Park, Oxford North

drawing title
Plan EDP 1: Woodland Management Plan

date	27 MAY 2022	drawn by	VMS
drawing number	edp2425_d047a	checked	LT
scale	1:5,000 @ A3	QA	RB



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