Site Boundary

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

Category A: Trees of high quality and value

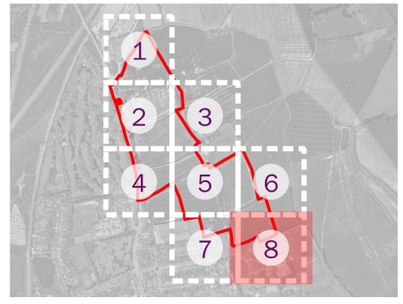
Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Veteran Trees

Buffer for Veteran Trees



client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Plan EDP 1: Tree Constraints Plan (Sheet 8 of 8)

date	**28 FEBRUARY 2023**	drawn by	**GYo**
drawing number	**edp5650_d003c**	checked	**BWa**
scale	**1:1,500 @ A3**	QA	**DJo**

the environmental dimension partnership

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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]".
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 m) based on the stem diameter and calculated in accordance with BS 5837:2012.

[1] BS 5837:2012 Section 4.4.2.5

Client:	Bellway Homes Limited and Christ Church, Oxford	**Site:**	Water Eaton
Date of Survey:	09/06/2021 and 30/08/2022	**Consultant**	Ben Wainhouse and Luke Tamblyn
Tagged	N/A	**Weather**	Clear sunny day, no wind.

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	Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus) Horse chestnut (Aesculus hippocastanum) Whitebeam (Sorbus aria) Oak sp. (Quercus sp.) Bramble sp. (Rubus sp.) Willow sp. (Salix sp.)	14	# 340	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured unmanged boundary group. located adj to Oxford Road	No Work Recommended	10+	C1;2	4.08
G2	Common hawthorn (Crataegus monogyna) Bramble sp. (Rubus sp.) Elder (Sambucus nigra) English elm (Ulmus procera)	9	# 190	3	3	3	3	N/A	Early Mature	Poor	Poor	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Dead tree / trees Decline - Evident / observed Short remaining contribution unmanged boundary group. located adj to Oxford Road	No Work Recommended	<10	U	2.28
G3	Sycamore (Acer pseudoplatanus) Crack willow (Salix fragilis)	12	# 300	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant Shedding limb / limbs - Recent Snow / ice loading damage Storm damage unmanged boundary group of understorey scub and slender young to early mature species	No Work Recommended	10+	C2;3	3.6
T4	Willow sp. (Salix sp.)	15	# 330 300	6	6	4	5	1	Over Mature	Dead	Dead	Dead tree / trees Habitat - High value Monolith	No Work Recommended	<10	U	5.35
T5	Crack willow (Salix fragilis)	21	# 1000	7	7	3	5	1	Over Mature	Fair	Poor	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant Fallen tree / trees - Partial collapse	No Work Recommended	10+	C1;3	12
G6	Blackthorn (Prunus spinosa) Sycamore (Acer pseudoplatanus) Elm sp. (Ulmus sp.)	8	150	3	3	3	3	N/A	Dead	Poor	Fair	Access to inspect base - Restricted / obscured Dead tree / trees unmanged pre dom elm group DED	No Work Recommended	<10	U	1.8
T8	Ash sp. (Fraxinus sp.)	17	# 350 300 300 300	5	6	5	5	3	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Deadwood - Minor	No Work Recommended	20+	B1;2	7.52
T9	Field maple (Acer campestre)	16	# 440	6	6	6	6	3	Mature	Fair	Fair	Access to inspect base - Restricted / obscured	No Work Recommended	20+	B1;2	5.28
G10	Ash sp. (Fraxinus sp.)	10	# 320	4	4	4	4	N/A	Early Mature	Fair	Poor	Ivy or climbing plant Decay - Open cavity / cavities Decay - Suspected	No Work Recommended	10+	C1;2	3.84
G11	Ash sp. (Fraxinus sp.)	12	# 230	4	4	4	4	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Base / stems obscured - Vegetation	No Work Recommended	20+	B1;2	2.76
T12	Ash sp. (Fraxinus sp.)	9	# 330	5	4	5	4	3	Mature	Fair	Fair	Access to inspect base - Not possible Root environment - Restricted Base / stems obscured - Vegetation Utility clearance pruned located northbofcwet ditch	No Work Recommended	10+	C1;2	3.96

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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									
T13	Ash sp. (Fraxinus sp.)	6	# 200	4	3	4	3	3	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Base / stems obscured - Vegetation located northbofcwet ditch	No Work Recommended	10+	C1;2	2.4
H14	Common hawthorn (Crataegus monogyna) Elder (Sambucus nigra)	2	# 90	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.08
H15	Hawthorn sp. (Crataegus sp.) Blackthorn (Prunus spinosa)	2	90	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1;2	1.08
T16	Common ash (Fraxinus excelsior)	14	# 560	6	6	6	6	3	Mature	Poor	Fair	Access to inspect base - Not possible Base / stems obscured - Vegetation Deadwood - Major located north of wet ditch	No Work Recommended	10+	C1;2	6.72
H17	Hawthorn sp. (Crataegus sp.) Leyland cypress (Cupressocyparis leylandii)	3	# 130	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	20+	B1;2	1.56
H18	Hawthorn sp. (Crataegus sp.) Ivy sp. (Hedera sp.)	2	60	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1;2	0.72
H19	Hawthorn sp. (Crataegus sp.) Ivy sp. (Hedera sp.) Elder sp. (Sambucus sp.)	1.5	60	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1;2	0.72
T20	Poplar sp. (Populus sp.)	18	# 650	7	7	7	7	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	7.8
T21	Ash sp. (Fraxinus sp.)	13	# 680	7	6	6	8	3	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Storm damage	No Work Recommended	20+	B1;2	8.16
T22	Lime sp. (Tilia sp.)	9	# 450	4	4	4	4	2	Early Mature	Fair	Fair	Off-site tree, all readings estimated Not plotted on plan, location estimated	No Work Recommended	20+	B1;2	5.4
T23	Poplar sp. (Populus sp.)	18	# 700	6	6	6	6	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	8.4
T24	Oak sp. (Quercus sp.)	13	400	5	5	5	5	3	Early Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	4.8
T25	Poplar sp. (Populus sp.)	18	# 700	6	6	6	6	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	8.4
T26	Horse chestnut sp. (Aesculus sp.)	10	# 380	4	4	4	4	2	Mature	Fair	Fair	Off-site tree, all readings estimated Not plotted on plan, location estimated	No Work Recommended	20+	B1;2	4.56
T27	Poplar sp. (Populus sp.)	18	# 700	6	6	6	6	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	8.4
G28	Horse chestnut sp. (Aesculus sp.)	10	# 500	5	5	5	5	N/A	Mature	Poor	Poor	Physiological / cambial damage - Bacterial Decline - Evident / observed	No Work Recommended	<10	U	6
H29	Field maple (Acer campestre) Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	1	60	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1	0.72
T30	Ash sp. (Fraxinus sp.)	7	250	4	4	4	4	2	Early Mature	Poor	Fair	Ivy or climbing plant Base / stems obscured - Vegetation	No Work Recommended	10+	C1;2	3
T31	Horse chestnut sp. (Aesculus sp.)	17	# 850	8	7	8	7	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	40+	A1;2	10.2
T32	Horse chestnut sp. (Aesculus sp.)	16	# 800	7	6	7	6	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	40+	A1;2	9.6
T33	Horse chestnut sp. (Aesculus sp.)	13	# 780	7	6	5	6	2	Over Mature	Poor	Poor	Physiological / cambial damage - Bacterial Shedding limb / limbs - Major Off-site tree, all readings estimated	No Work Recommended	<10	U	9.36
T34	Horse chestnut sp. (Aesculus sp.)	15	780	7	6	6	7	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	9.36
T35	Horse chestnut sp. (Aesculus sp.)	14	# 760	6	5	5	6	2	Mature	Fair	Poor	Off-site tree, all readings estimated	No Work Recommended	10+	C1;2	9.12
H36	Hawthorn sp. (Crataegus sp.) Elder sp. (Sambucus sp.)	2	# 70	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1	0.84
T37	Horse chestnut sp. (Aesculus sp.)	14	# 670	6	6	6	6	2	Mature	Fair	Fair	Off-site tree, all readings estimated	No Work Recommended	20+	B1;2	8.04

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Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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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.
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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									
T38	Ash sp. (Fraxinus sp.)	9	# 450	4	4	4	4	2	Mature	Poor	Poor	Die-back - Upper crown tree locatedwestof sinificant wet ditch	No Work Recommended	<10	U	5.4
T39	Oak sp. (Quercus sp.)	14	# 600	7	6	7	7	2	Mature	Fair	Fair	Access to inspect base - Not possible Root environment - Restricted Ivy or climbing plant Base / stems obscured - Vegetation tree locatedwestof sinificant wet ditch	No Work Recommended	20+	B1;2	7.2
H40	Hazel sp. (Corylus sp.) Hawthorn sp. (Crataegus sp.) Bramble sp. (Rubus sp.) Elder sp. (Sambucus sp.)	2	70	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1	0.84
T41	Ash sp. (Fraxinus sp.)	7	# 1000	3	5	4	4	2	Mature (Veteran)	Fair	Fair	Root environment - Restricted Base / stems obscured - Vegetation Hollow trunk - Open cavity Habitat - High value old field boundary pollard	No Work Recommended	20+	B1;3	12
H42	Field maple (Acer campestre) Hawthorn sp. (Crataegus sp.) Blackthorn (Prunus spinosa) Bramble sp. (Rubus sp.)	2	70	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1	0.84
G43	Elm sp. (Ulmus sp.)	6	160	3	3	3	3	N/A	Young	Fair	Fair	Short remaining contribution	No Work Recommended	<10	U	1.92
T44	Ash sp. (Fraxinus sp.)	7	# 960	5	5	5	3	2	Mature (Veteran)	Fair	Poor	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Base / stems obscured - Vegetation Hollow trunk - Open cavity old field boundary pollard	No Work Recommended	20+	B1;3	11.52
T45	Oak sp. (Quercus sp.)	15	# 1000	6	7	6	4	3	Mature	Fair	Fair	proonanit feature in landscape	No Work Recommended	40+	A1;2	12
H46	Hawthorn sp. (Crataegus sp.) Bramble sp. (Rubus sp.) Elm sp. (Ulmus sp.)	2	70	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1;2	0.84
H47	Hawthorn sp. (Crataegus sp.) Ash sp. (Fraxinus sp.) Blackthorn (Prunus spinosa) Elder sp. (Sambucus sp.) Elm sp. (Ulmus sp.)	3	# 70	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Neglected / overgrown	No Work Recommended	10+	C1;2	0.84
H48	Hawthorn sp. (Crataegus sp.) Blackthorn (Prunus spinosa) Bramble sp. (Rubus sp.)	3	70	1	1	1	1	N/A	Mature	Fair	Fair	Hedgerow - Maintained	No Work Recommended	10+	C1;2	0.84
H49	Field maple (Acer campestre) Common hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa) English elm (Ulmus procera)	2	# 150	2	2	2	2	N/A	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C2;3	1.8
T50	Common ash (Fraxinus excelsior)	17	# 640	6	6	6	6	2	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured Ivy or climbing plant Sparse Crown Smothered in ivy. Offsite tree.	No Work Recommended	10+	C1	7.68
G51	Fir (Abies sp.) Sycamore (Acer pseudoplatanus) Downy birch (Betula pubescens) Common hawthorn (Crataegus monogyna) Common ash (Fraxinus excelsior) Crack willow (Salix fragilis)	15	# 400	5	5	5	5	2	Mature	Fair	Fair	Small woodland group sheltering farmhouse.	No Work Recommended	20+	B2	4.8

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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									
G52	Apple sp. (Malus sp.)	6	# 250	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Not possible Access to inspect base - Restricted / obscured old orchard in good health noaccess due to undergrowth	No Work Recommended	20+	B1;2;3	3
G53	English oak (Quercus robur)	10	# 300	3	3	3	3	N/A	Early Mature	Fair	Fair	Lp	No Work Recommended	20+	B2	3.6
H54	Common hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa) English elm (Ulmus procera)	2	# 150	1	1	1	1	N/A	Mature	Fair	Fair	Maintained hedgerow.	No Work Recommended	10+	C2	1.8
T55	Common ash (Fraxinus excelsior)	10	# 300	3	3	3	3	2	Mature	Poor	Poor	Growing out of hedgerow. adb present	No Work Recommended	<10	U	3.6
T56	Common ash (Fraxinus excelsior)	10	# 300	3	3	3	3	2	Mature	Poor	Poor	Growing out of hedgerow. adb present.	No Work Recommended	<10	U	3.6
G58	Field maple (Acer campestre) Common hawthorn (Crataegus monogyna) Common ash (Fraxinus excelsior) Privet sp. (Ligustrum sp.) Blackthorn (Prunus spinosa)	10	# 150	2	2	2	2	1	Mature	Fair	Fair	Roadside group.	No Work Recommended	10+	C2	1.8
H59	Common hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	2	# 150	1	1	1	1	N/A	Mature	Fair	Fair	Maintained hedgerow.	No Work Recommended	10+	C2	1.8
H60	Common hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	2	# 150	1	1	1	1	N/A	Mature	Fair	Fair	Maintained hedgerow.	No Work Recommended	10+	C2	1.8
H61	Common hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	2	# 150	1	1	1	1	N/A	Mature	Fair	Fair	Maintained hedgerow.	No Work Recommended	10+	C2	1.8
H62	Field maple (Acer campestre) Common alder (Alnus glutinosa) Hornbeam (Carpinus betulus) Common ash (Fraxinus excelsior) Scots pine (Pinus sylvestris)	5	200	2	2	2	2	N/A	Early Mature	Fair	Fair	Roadside planting.	No Work Recommended	20+	B2;3	2.4
G63	Common hawthorn (Crataegus monogyna) Common ash (Fraxinus excelsior) Scots pine (Pinus sylvestris) English oak (Quercus robur)	5	# 200	2	2	2	2	N/A	Mature	Fair	Fair	Sparse boundary group.	No Work Recommended	10+	C2	2.4

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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									
G64	Field maple (Acer campestre) Norway maple (Acer platanoides) Common hazel (Corylus avellana) Common hawthorn (Crataegus monogyna) Common ash (Fraxinus excelsior) Wild cherry (Prunus avium) Goat willow (Salix caprea)	10	250	3	3	3	3	N/A	Early Mature	Fair	Fair	Lp	No Work Recommended	20+	B2	3
T65	English oak (Quercus robur)	10	# 600	5	5	5	5	2	Mature	Fair	Fair	Smothered in ivy. Fruiting bodies at base east. Large hollow cavity at 2m east.	No Work Recommended	20+	B1	7.2
H66	Common hawthorn (Crataegus monogyna) Privet sp. (Ligustrum sp.) Blackthorn (Prunus spinosa) English oak (Quercus robur) Elder (Sambucus nigra) English elm (Ulmus procera)	8	# 300	3	3	3	3	N/A	Mature	Fair	Fair	Hedgerow with early mature oaks growing out to north of hedge.	No Work Recommended	20+	B2	3.6
T67	Sycamore (Acer pseudoplatanus)	14	# 600	4	5	4	3	3	Mature	Fair	Fair	Ivy or climbing plant Deadwood - Minor	No Work Recommended	10+	C1	7.2
T68	Sycamore (Acer pseudoplatanus)	14	# 400	3	3	3	3	4	Early Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark	No Work Recommended	10+	C1	4.8
T69	Sycamore (Acer pseudoplatanus)	14	# 600	3	3	3	5	4	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	7.2
T70	Sycamore (Acer pseudoplatanus)	14	# 600	4	5	4	5	4	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	7.2
T71	Sycamore (Acer pseudoplatanus)	19	# 600	5	3	5	6	4	Mature	Fair	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C1	7.2
T72	Sycamore (Acer pseudoplatanus)	19	# 300	2	2	2	5	2	Early Mature	Fair	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C2;3	3.6
T73	Sycamore (Acer pseudoplatanus)	19	# 400	2	2	2	2	10	Early Mature	Fair	Fair	Ivy or climbing plant Form - Asymetric crown Slender specimen	No Work Recommended	10+	C3	4.8
T74	Sycamore (Acer pseudoplatanus)	19	# 500	3	3	3	3	10	Early Mature	Fair	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C2	6
T75	Sycamore (Acer pseudoplatanus)	19	# 500	2	2	2	2	12	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	6
T76	Sycamore (Acer pseudoplatanus)	19	# 700	3	4	5	3	3	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark	No Work Recommended	10+	C2	8.4
T77	Sycamore (Acer pseudoplatanus)	19	# 500	2	6	3	2	10	Mature	Fair	Fair	Ivy or climbing plant Crown biased to east	No Work Recommended	10+	C2	6
T78	Sycamore (Acer pseudoplatanus)	19	# 700	3	4	3	3	10	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	8.4

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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									
T79	Sycamore (Acer pseudoplatanus)	19	# 700	2	2	2	2	14	Early Mature	Fair	Poor	Ivy or climbing plant Two trees fused together but surveyed as one. structurally they are poor	No Work Recommended	<10	U	8.4
T80	Sycamore (Acer pseudoplatanus)	19	# 200	2	2	2	2	15	Young	Fair	Fair	Ivy or climbing plant Slender and supressed	No Work Recommended	10+	C3	2.4
T81	Sycamore (Acer pseudoplatanus)	19	# 500	2	2	2	2	15	Young	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C3	6
T82	Sycamore (Acer pseudoplatanus)	19	# 450	2	4	2	2	7	Young	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C3	5.4
T83	Sycamore (Acer pseudoplatanus)	19	# 650	4	2	4	6	7	Mature	Good	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C1	7.8
T84	Sycamore (Acer pseudoplatanus)	19	# 650	4	2	4	6	7	Mature	Good	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C1	7.8
T85	Sycamore (Acer pseudoplatanus)	19	# 650	2	2	2	2	12	Early Mature	Good	Fair	Ivy or climbing plant Slender	No Work Recommended	10+	C3	7.8
T86	Sycamore (Acer pseudoplatanus)	16	# 300	2	2	2	2	10	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C3	3.6
T87	Sycamore (Acer pseudoplatanus)	19	# 600	4	1	4	6	8	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	7.2
T88	Sycamore (Acer pseudoplatanus)	19	# 600	4	1	4	6	8	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	7.2
T89	Crack willow (Salix fragilis)	19	# 650	3	3	3	3	10	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	7.8
T90	Sycamore (Acer pseudoplatanus)	19	# 300	2	1	2	6	10	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1;2	3.6
T91	Sycamore (Acer pseudoplatanus)	19	# 600	2	1	2	6	9	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1;2	7.2
T92	Sycamore (Acer pseudoplatanus)	19	# 600	2	5	2	3	9	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	7.2
T93	Sycamore (Acer pseudoplatanus)	14	# 400	2	4	2	3	7	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	4.8
T94	Sycamore (Acer pseudoplatanus)	19	# 500 500	2	1	2	6	10	Mature	Fair	Poor	Ivy or climbing plant Weak fork / branch union with included bark Multiple stems from base	No Work Recommended	10+	C2	8.49
T95	Sycamore (Acer pseudoplatanus)	19	# 500	2	1	2	6	10	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	6
T96	Sycamore (Acer pseudoplatanus)	19	# 600 200	2	1	2	6	10	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark Multiple stems from base	No Work Recommended	10+	C2	7.59
T97	Sycamore (Acer pseudoplatanus)	19	# 450	3	3	3	3	10	Over Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant	No Work Recommended	10+	C2	5.4
T98	Sycamore (Acer pseudoplatanus)	19	# 500	2	1	2	6	7	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	6
T99	Sycamore (Acer pseudoplatanus)	19	# 500	2	2	2	4	7	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	6
T100	Sycamore (Acer pseudoplatanus)	19	# 500	2	1	2	6	7	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	6
T101	Sycamore (Acer pseudoplatanus)	16	# 450	2	2	2	2	10	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	5.4
T102	Sycamore (Acer pseudoplatanus)	18	# 650	2	2	2	6	7	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark	No Work Recommended	10+	C2	7.8
T103	Sycamore (Acer pseudoplatanus)	19	# 550	3	3	3	3	7	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark	No Work Recommended	10+	C2	6.6
T104	Sycamore (Acer pseudoplatanus)	19	# 350 350 350 350	3	3	3	3	3	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark Multiple stems from base	No Work Recommended	10+	C2	8.4
T105	Sycamore (Acer pseudoplatanus)	19	# 500	3	5	3	3	3	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark Multiple stems from base Form - Asymetric crown	No Work Recommended	10+	C2	6
T106	Sycamore (Acer pseudoplatanus)	19	# 400 400	3	2	3	5	3	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark Multiple stems from base Form - Asymetric crown	No Work Recommended	10+	C2	6.79
T107	Sycamore (Acer pseudoplatanus)	19	# 500	2	5	2	2	2	Mature	Fair	Fair	Ivy or climbing plant Weak fork / branch union with included bark Multiple stems from base Form - Asymetric crown	No Work Recommended	10+	C2	6
T108	Common ash (Fraxinus excelsior)	16	# 500	5	5	5	5	4	Dead	Dead	Dead	Fallen tree	No Work Recommended	<10	U	6
T109	Common hawthorn (Crataegus monogyna)	7	# 200	2	2	2	2	2	Over Mature	Poor	Poor	No Significant Faults Observed	No Work Recommended	10+	C3	2.4
T110	Horse chestnut (Aesculus hippocastanum)	14	# 600	6	6	6	6	2	Mature	Fair	Good	Leaf minor	No Work Recommended	20+	B1	7.2
T111	Bird cherry (Prunus padus)	8	# 250	2	2	4	2	2	Early Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C2	3

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T112	Sycamore (Acer pseudoplatanus)	12	# 400	6	6	6	6	2	Mature	Fair	Poor	Exposed crown - Recent Shedding limb / limbs - Major Shedding limb / limbs - Minor Storm damage	No Work Recommended	10+	C2	4.8
T113	Horse chestnut (Aesculus hippocastanum)	17	# 500	5	5	5	5	2	Mature	Fair	Fair	Storm damage	No Work Recommended	10+	C1	6
T114	English oak (Quercus robur)	6	# 100	1	1	1	4	2	Young	Good	Fair	No Significant Faults Observed	No Work Recommended	10+	C1;2	1.2
T115	Sycamore (Acer pseudoplatanus)	13	# 350	5	5	5	5	2	Early Mature	Good	Fair	Storm damage	No Work Recommended	10+	C2	4.2
T116	Sycamore (Acer pseudoplatanus)	14	# 400	4	4	4	4	2	Early Mature	Good	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	4.8
T117	Common ash (Fraxinus excelsior)	12	# 350	4	4	4	4	2	Early Mature	Poor	Poor	Ivy or climbing plant adb present	No Work Recommended	<10	U	4.2
T118	Common ash (Fraxinus excelsior)	12	# 500	4	3	1	4	2	Mature	Fair	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C2	6
T119	Sycamore (Acer pseudoplatanus)	16	# 600	4	4	4	6	2	Mature	Good	Fair	Ivy or climbing plant Form - Asymetric crown	No Work Recommended	10+	C1	7.2
T120	Sycamore (Acer pseudoplatanus)	16	# 600	6	6	6	6	2	Mature	Good	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	7.2
T121	Common ash (Fraxinus excelsior)	18	# 500	6	6	6	6	5	Mature	Poor	Poor	Ivy or climbing plant adb present	No Work Recommended	<10	U	6
T122	Common ash (Fraxinus excelsior)	10	# 200	3	3	3	3	1	Mature	Poor	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	2.4
T123	Sycamore (Acer pseudoplatanus)	13	# 250	3	3	3	3	6	Young	Good	Fair	Ivy or climbing plant Slender and supressed	No Work Recommended	10+	C1	3
T124	Unknown Deciduous	10	# 250 250	4	4	4	4	1	Over Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2;3	4.24
T125	English oak (Quercus robur)	10	# 250	2	2	2	2	1	Young	Fair	Poor	Ivy or climbing plant	No Work Recommended	10+	C2	3
T126	Common ash (Fraxinus excelsior)	12	# 300	4	4	4	4	1	Mature	Poor	Poor	Ivy or climbing plant adb present	No Work Recommended	<10	U	3.6
T127	Sycamore (Acer pseudoplatanus)	12	# 300	3	3	3	3	1	Early Mature	Poor	Fair	Ivy or climbing plant	No Work Recommended	10+	C2;3	3.6
T128	English oak (Quercus robur)	13	# 350	2	5	2	1	1	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	4.2
T129	Sycamore (Acer pseudoplatanus)	13	# 350	2	5	2	1	1	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C2	4.2
T130	Sycamore (Acer pseudoplatanus)	14	# 420	4	4	4	4	1	Early Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	5.04
T131	Bird cherry (Prunus padus)	14	# 400	2	2	2	2	1	Mature	Poor	Poor	Ivy or climbing plant Sparse Crown	No Work Recommended	10+	C3	4.8
G132	Mixed Broadleaf Unknown Deciduous Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	8	# 300	3	3	3	3	N/A	Mature	Fair	Fair	Ivy or climbing plant Scrubby highway planting of low value	No Work Recommended	10+	C1	3.6
T133	Field maple (Acer campestre)	10	# 350	4	4	4	4	1	Mature	Fair	Fair	Ivy or climbing plant	No Work Recommended	10+	C1	4.2
G134	Common ash (Fraxinus excelsior)	10	# 300	3	3	3	3	N/A	Mature	Poor	Poor	Group of ash with adb present. Trees of varying sizes.	No Work Recommended	<10	U	3.6

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Annex EDP 3
Illustrative Summary of Survey Data

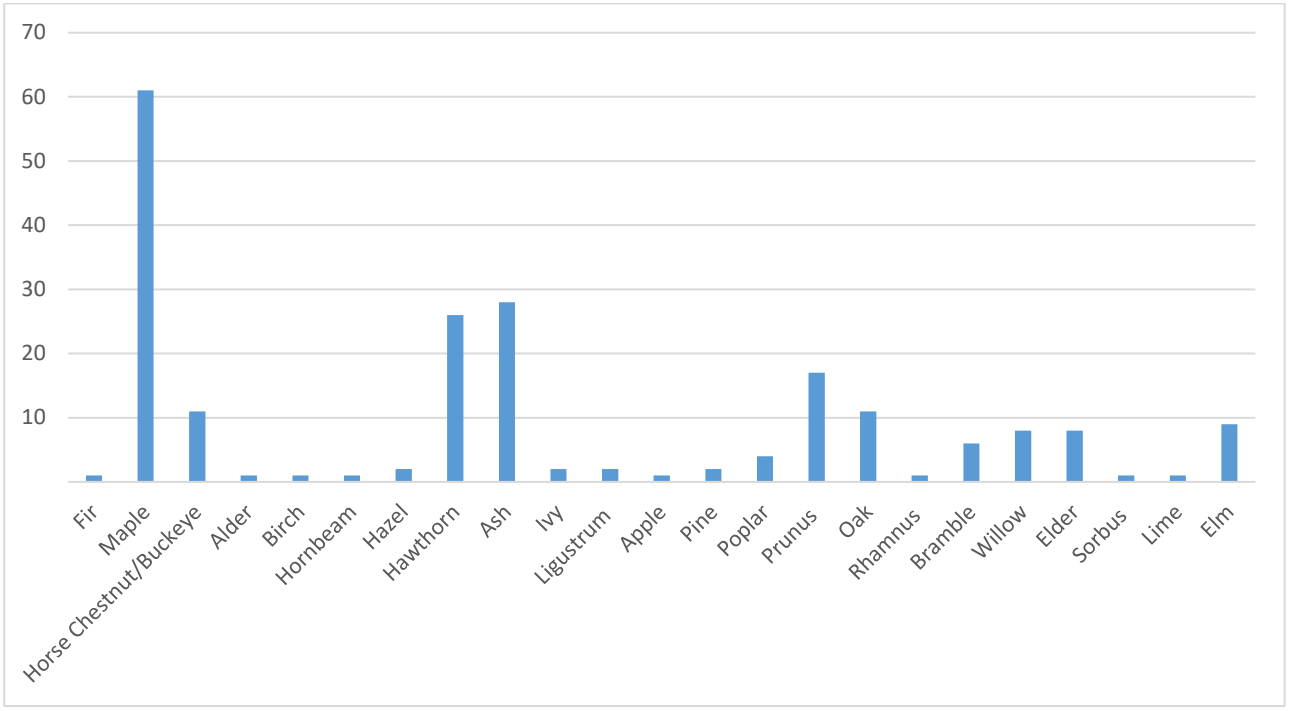


Figure EDP A3.1: Species diversity.

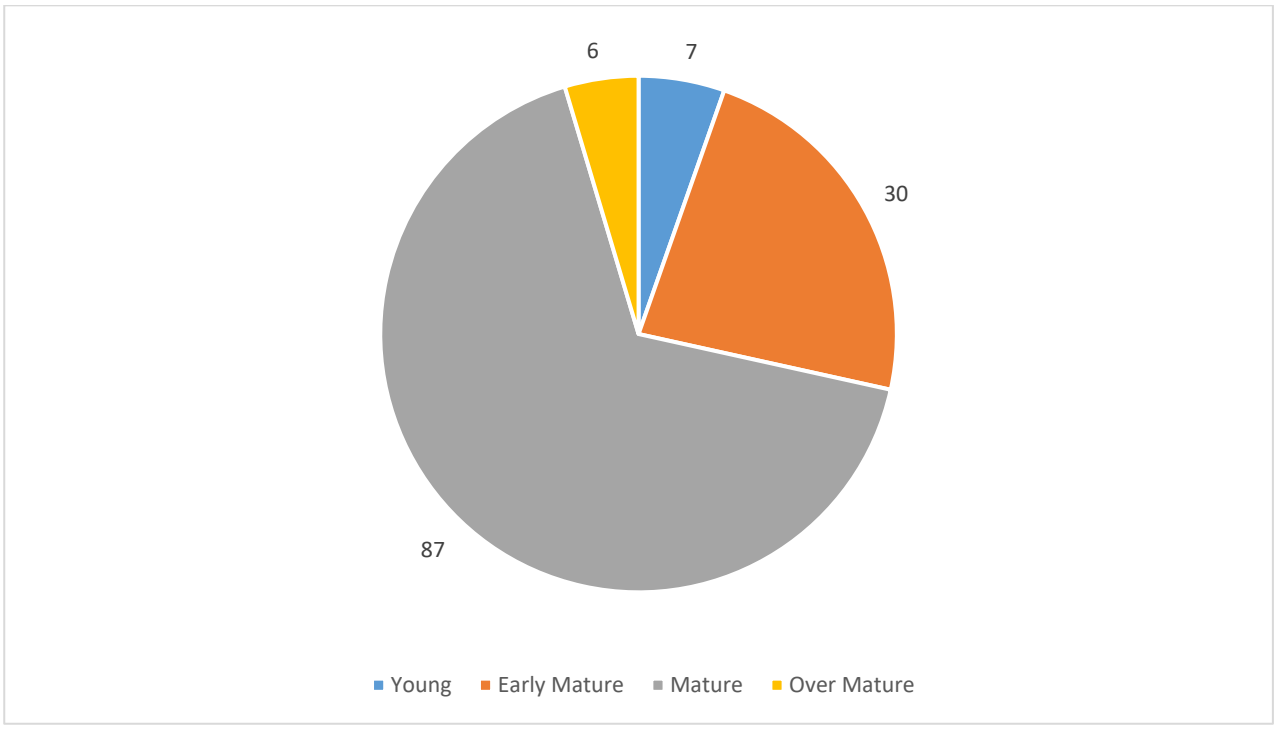


Figure EDP A3.2: Age distribution.

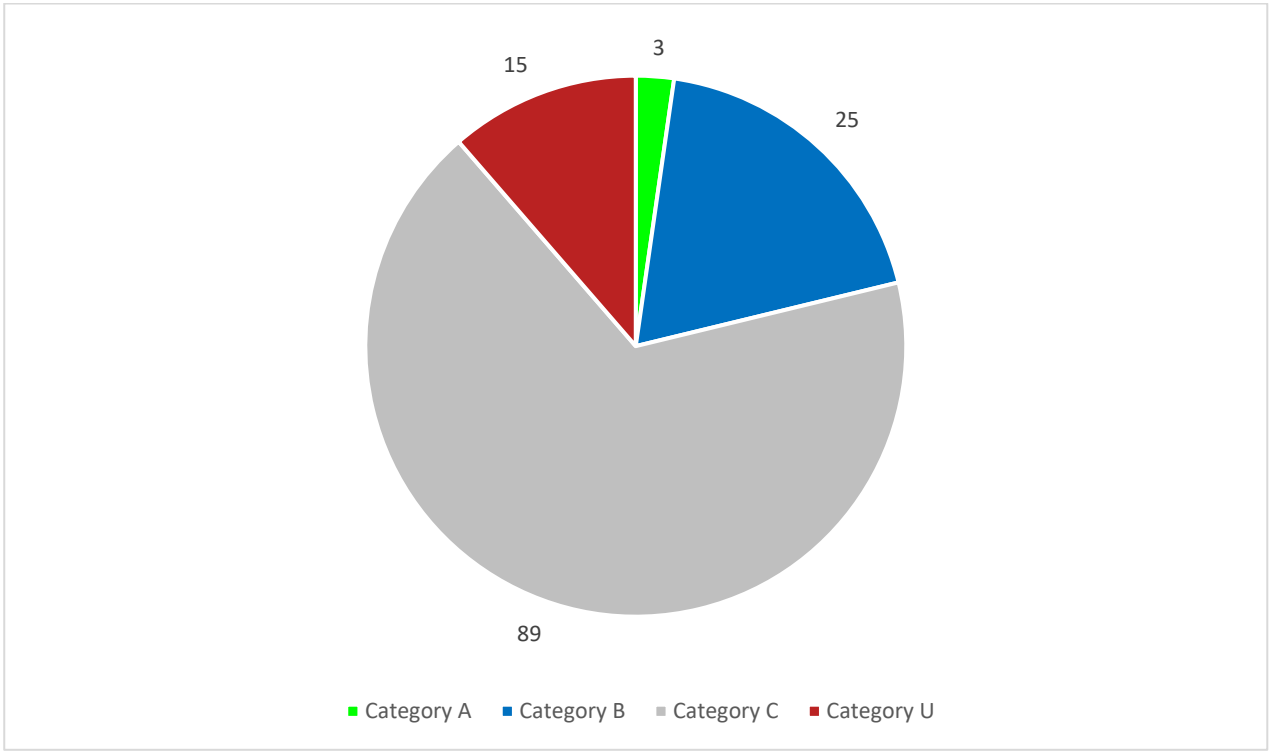


Figure EDP A3.3: Category grading.

Annex EDP 4
Protected Species

Bats

A4.1 All species of British bat are listed as European Protected Species (EPS) on Schedule 2 of the *Conservation Regulations* (Annex IV (a) to the *Habitats Directive*). This affords bats protection under the *Conservation of Habitats and Species Regulations* 2017 (as amended), 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 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
Illustrative Masterplan
(Drawing Number 42, Revision T, Date: 17/01/2024)

1. Oxford Parkway Station and Park and Ride
2. Pipal Cottage (outside of application boundary)
3. Local centre and public square/ Community Hub, including mobility hub
4. Primary school
5. Underground remains of historic barrows
6. Listed St. Frideswide's farm and orchard (to north)
7. Main vehicular entrance
8. Existing public right of way/ bridleway
9. New development by Croudace
10. Multi-use games area and neighbourhood equipped play
11. Extension to Cutteslowe Park
12. PR6b development site

- Buildings
- Public open spaces and gardens
- Existing and proposed trees
- Drainage ponds (some will be permanently wet, some dry except in storm events)
- Allotments
- Community gardens/ orchards
- Destination play area
- Play areas
- Indicative locations for pedestrian/ cycle off-site connection
- Shared streets, cycleways, footpaths and leisure route through GI corridor
- Vehicular entrance to the site
- Carriageway

N

PR6a, North Oxford

on behalf of Bellway Homes Limited and Christ Church, Oxford

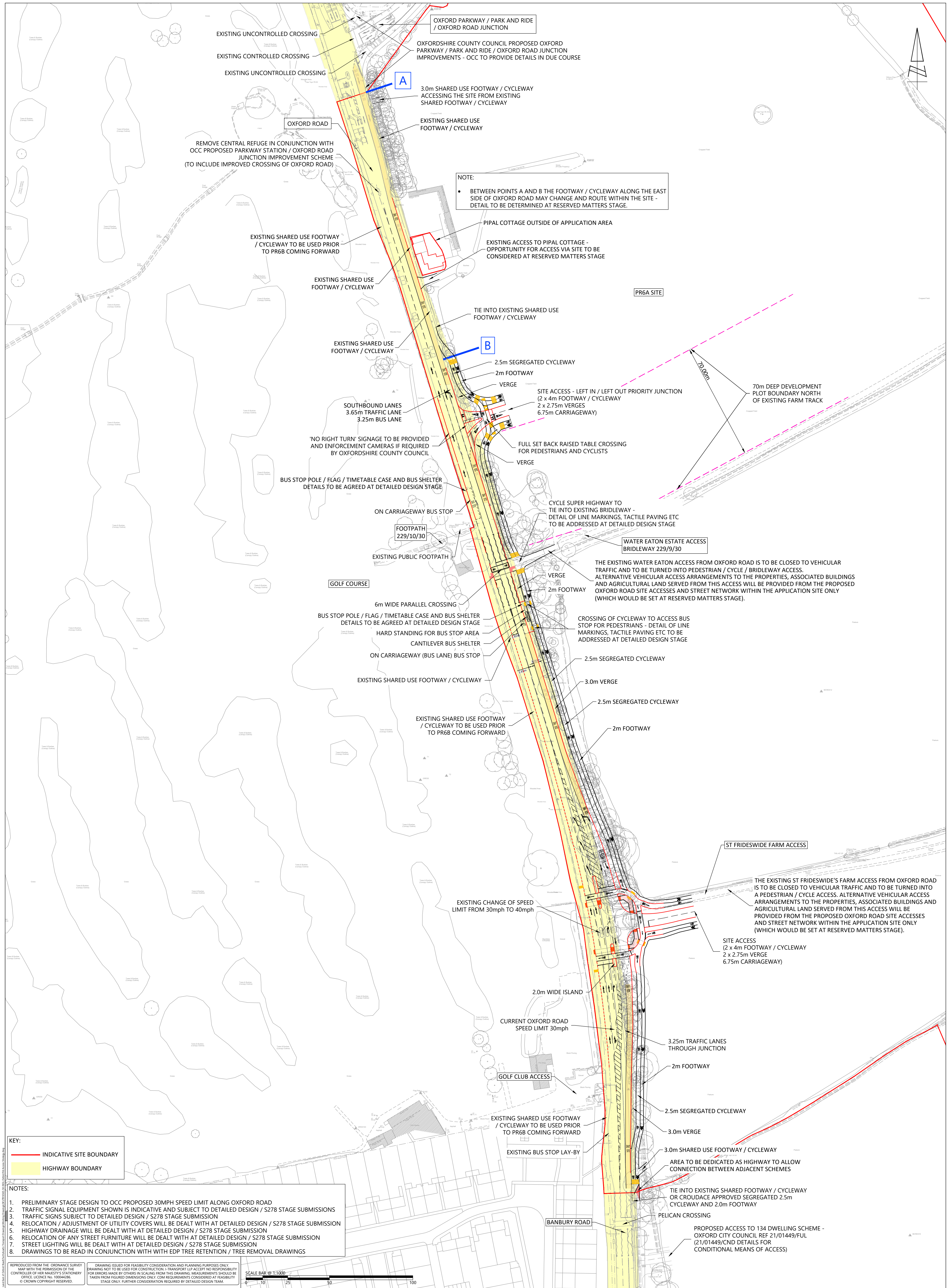
drawing no.	42	drawing	Illustrative Masterplan		
revision	T	scale	1:5,000 @A3	job no.	477898
drawn by	AR	checked by	RL	date	17/01/2024

0 50 100 150 200

SCALE (m)
[1:5000]

Urban Design Studio | savills

Appendix EDP 3
Proposed PR6a Access Strategy and Cycle Super Highway - Including Left In Left Out Priority and Partial Cyclops Signal Junction (Drawing Number: ITB16565-SK-065, Rev: L, Date: 05.01.23)


OXFORD PARKWAY / PARK AND RIDE / OXFORD ROAD JUNCTION
EXISTING UNCONTROLLED CROSSING
OXFORDSHIRE COUNTY COUNCIL PROPOSED OXFORD PARKWAY / PARK AND RIDE / OXFORD ROAD JUNCTION IMPROVEMENTS - OCC TO PROVIDE DETAILS IN DUE COURSE
EXISTING CONTROLLED CROSSING
EXISTING UNCONTROLLED CROSSING
A
3.0m SHARED USE FOOTWAY / CYCLEWAY ACCESSING THE SITE FROM EXISTING SHARED FOOTWAY / CYCLEWAY
OXFORD ROAD
EXISTING SHARED USE FOOTWAY / CYCLEWAY
REMOVE CENTRAL REFUGE IN CONJUNCTION WITH OCC PROPOSED PARKWAY STATION / OXFORD ROAD JUNCTION IMPROVEMENT SCHEME (TO INCLUDE IMPROVED CROSSING OF OXFORD ROAD)
NOTE:
• BETWEEN POINTS A AND B THE FOOTWAY / CYCLEWAY ALONG THE EAST SIDE OF OXFORD ROAD MAY CHANGE AND ROUTE WITHIN THE SITE - DETAIL TO BE DETERMINED AT RESERVED MATTERS STAGE.
PIPAL COTTAGE OUTSIDE OF APPLICATION AREA
EXISTING SHARED USE FOOTWAY / CYCLEWAY TO BE USED PRIOR TO PR6B COMING FORWARD
EXISTING ACCESS TO PIPAL COTTAGE - OPPORTUNITY FOR ACCESS VIA SITE TO BE CONSIDERED AT RESERVED MATTERS STAGE
EXISTING SHARED USE FOOTWAY / CYCLEWAY
PR6A SITE
TIE INTO EXISTING SHARED USE FOOTWAY / CYCLEWAY
EXISTING SHARED USE FOOTWAY / CYCLEWAY
B
2.5m SEGREGATED CYCLEWAY
2m FOOTWAY
VERGE
70.00m
70m DEEP DEVELOPMENT PLOT BOUNDARY NORTH OF EXISTING FARM TRACK
SITE ACCESS - LEFT IN / LEFT OUT PRIORITY JUNCTION (2 x 4m FOOTWAY / CYCLEWAY 2 x 2.75m VERGES 6.75m CARRIAGEWAY)
SOUTHBOUND LANES 3.65m TRAFFIC LANE 3.25m BUS LANE
'NO RIGHT TURN' SIGNAGE TO BE PROVIDED AND ENFORCEMENT CAMERAS IF REQUIRED BY OXFORDSHIRE COUNTY COUNCIL
FULL SET BACK RAISED TABLE CROSSING FOR PEDESTRIANS AND CYCLISTS
VERGE
BUS STOP POLE / FLAG / TIMETABLE CASE AND BUS SHELTER DETAILS TO BE AGREED AT DETAILED DESIGN STAGE
CYCLE SUPER HIGHWAY TO TIE INTO EXISTING BRIDLEWAY - DETAIL OF LINE MARKINGS, TACTILE PAVING ETC TO BE ADDRESSED AT DETAILED DESIGN STAGE
ON CARRIAGEWAY BUS STOP
FOOTPATH 229/10/30
WATER EATON ESTATE ACCESS BRIDLEWAY 229/9/30
EXISTING PUBLIC FOOTPATH
THE EXISTING WATER EATON ACCESS FROM OXFORD ROAD IS TO BE CLOSED TO VEHICULAR TRAFFIC AND TO BE TURNED INTO PEDESTRIAN / CYCLE / BRIDLEWAY ACCESS. ALTERNATIVE VEHICULAR ACCESS ARRANGEMENTS TO THE PROPERTIES, ASSOCIATED BUILDINGS AND AGRICULTURAL LAND SERVED FROM THIS ACCESS WILL BE PROVIDED FROM THE PROPOSED OXFORD ROAD SITE ACCESSES AND STREET NETWORK WITHIN THE APPLICATION SITE ONLY (WHICH WOULD BE SET AT RESERVED MATTERS STAGE).
VERGE
GOLF COURSE
2m FOOTWAY
6m WIDE PARALLEL CROSSING
BUS STOP POLE / FLAG / TIMETABLE CASE AND BUS SHELTER DETAILS TO BE AGREED AT DETAILED DESIGN STAGE
CROSSING OF CYCLEWAY TO ACCESS BUS STOP FOR PEDESTRIANS - DETAIL OF LINE MARKINGS, TACTILE PAVING ETC TO BE ADDRESSED AT DETAILED DESIGN STAGE
HARD STANDING FOR BUS STOP AREA
CANTILEVER BUS SHELTER
ON CARRIAGEWAY (BUS LANE) BUS STOP
2.5m SEGREGATED CYCLEWAY
EXISTING SHARED USE FOOTWAY / CYCLEWAY
3.0m VERGE
2.5m SEGREGATED CYCLEWAY
EXISTING SHARED USE FOOTWAY / CYCLEWAY TO BE USED PRIOR TO PR6B COMING FORWARD
2m FOOTWAY
ST FRIDESWIDE FARM ACCESS
THE EXISTING ST FRIDESWIDE'S FARM ACCESS FROM OXFORD ROAD IS TO BE CLOSED TO VEHICULAR TRAFFIC AND TO BE TURNED INTO A PEDESTRIAN / CYCLE ACCESS. ALTERNATIVE VEHICULAR ACCESS ARRANGEMENTS TO THE PROPERTIES, ASSOCIATED BUILDINGS AND AGRICULTURAL LAND SERVED FROM THIS ACCESS WILL BE PROVIDED FROM THE PROPOSED OXFORD ROAD SITE ACCESSES AND STREET NETWORK WITHIN THE APPLICATION SITE ONLY (WHICH WOULD BE SET AT RESERVED MATTERS STAGE).
EXISTING CHANGE OF SPEED LIMIT FROM 30mph TO 40mph
SITE ACCESS (2 x 4m FOOTWAY / CYCLEWAY 2 x 2.75m VERGE 6.75m CARRIAGEWAY)
2.0m WIDE ISLAND
CURRENT OXFORD ROAD SPEED LIMIT 30mph
3.25m TRAFFIC LANES THROUGH JUNCTION
2m FOOTWAY
GOLF CLUB ACCESS
2.5m SEGREGATED CYCLEWAY
EXISTING SHARED USE FOOTWAY / CYCLEWAY TO BE USED PRIOR TO PR6B COMING FORWARD
3.0m VERGE
EXISTING BUS STOP LAY-BY
3.0m SHARED USE FOOTWAY / CYCLEWAY
AREA TO BE DEDICATED AS HIGHWAY TO ALLOW CONNECTION BETWEEN ADJACENT SCHEMES
TIE INTO EXISTING SHARED FOOTWAY / CYCLEWAY OR CROUDACE APPROVED SEGREGATED 2.5m CYCLEWAY AND 2.0m FOOTWAY
PELICAN CROSSING
BANBURY ROAD
PROPOSED ACCESS TO 134 DWELLING SCHEME - OXFORD CITY COUNCIL REF 21/01449/FUL (21/01449/CND DETAILS FOR CONDITIONAL MEANS OF ACCESS)
SCALE BAR @ 1:1000
0 10 25 50 100

KEY:

- INDICATIVE SITE BOUNDARY
- HIGHWAY BOUNDARY

NOTES:

1. PRELIMINARY STAGE DESIGN TO OCC PROPOSED 30MPH SPEED LIMIT ALONG OXFORD ROAD
2. TRAFFIC SIGNAL EQUIPMENT SHOWN IS INDICATIVE AND SUBJECT TO DETAILED DESIGN / S278 STAGE SUBMISSIONS
3. TRAFFIC SIGNS SUBJECT TO DETAILED DESIGN / S278 STAGE SUBMISSION
4. RELOCATION / ADJUSTMENT OF UTILITY COVERS WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
5. HIGHWAY DRAINAGE WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
6. RELOCATION OF ANY STREET FURNITURE WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
7. STREET LIGHTING WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
8. DRAWINGS TO BE READ IN CONJUNCTION WITH WITH EDP TREE RETENTION / TREE REMOVAL DRAWINGS

DRAWING ISSUED FOR FEASIBILITY CONSIDERATION AND PLANNING PURPOSES ONLY. DRAWING NOT TO BE USED FOR CONSTRUCTION. I-TRANSPORT LLP ACCEPT NO RESPONSIBILITY FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. MEASUREMENTS SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY. CDM REQUIREMENTS CONSIDERED AT FEASIBILITY STAGE ONLY. FURTHER CONSIDERATION REQUIRED BY DETAILED DESIGN TEAM.

i-Transport
The Square, Basing View, Basingstoke, Hampshire, RG21 4EB
Tel: 01256 637940
www.i-transport.co.uk

REV	DATE	BY	DESCRIPTION	CHK	APD
L	24.10.23	PH	FOOTWAY / CYCLEWAY UPDATED	MG	MG
K	20.09.23	SH	FOOTWAY / CYCLEWAY UPDATED	MG	MG
J	04.08.23	SH	RSA COMMENTS INCORPORATED	MG	MG
I	17.05.23	SH	INTERNAL AUDIT	MG	MG

STATUS: FOR INFORMATION

TITLE: PROPOSED PR6A ACCESS STRATEGY AND CYCLE SUPER HIGHWAY - INCLUDING LEFT IN LEFT OUT PRIORITY AND PARTIAL CYCLOPS SIGNAL JUNCTION

PROJECT: WATER EATON (PR6A)

CLIENT: BELLWAY HOMES

DRAWN:	CHECKED:	APPROVED:
PH	JDW	JDW
PROJECT No: ITB16565	SCALE @ A1: 1:1000	DATE: 05.01.23
DRAWING No: ITB16565 - SK - 065		REV: L

T:\Projects\16000 Series\16565ITB - North Oxford - Policy PR6a - Land East of Oxford Road\Tech\Acad\i-Transport Drawings\Working Drawings\SK\ITB16565-SK-065L Oxford Rd Access Strategy.dwg

Appendix EDP 4
Items Impacted by Development Proposals

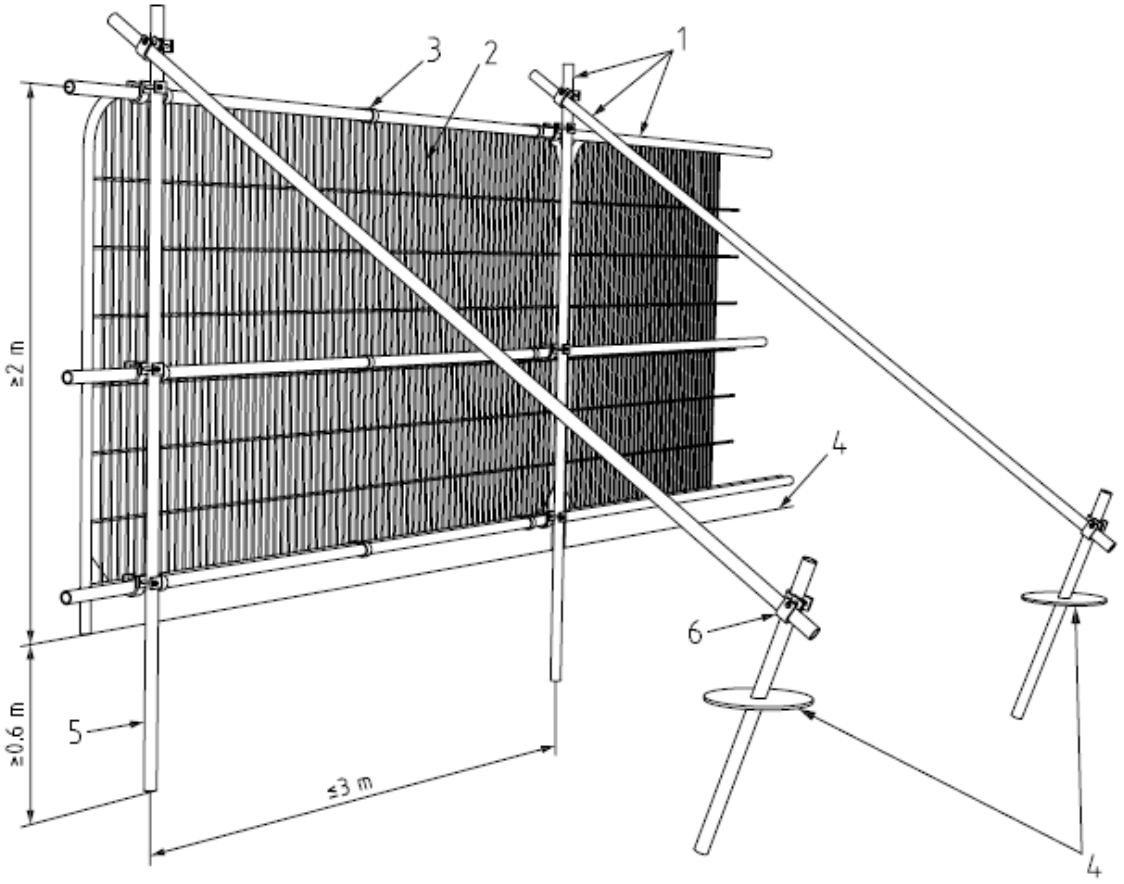
Ref. Number	Species	Impact	Category Grading
G1	Common ash (*Fraxinus excelsior*) Common hawthorn (*Crataegus monogyna*) Sycamore (*Acer pseudoplatanus*) Horse chestnut (*Aesculus hippocastanum*) Whitebeam (*Sorbus aria*) Oak sp. (*Quercus sp.*) Bramble sp. (*Rubus sp.*) Willow sp. (*Salix sp.*)	Complete Removal	C
G3	Sycamore (*Acer pseudoplatanus*) Crack willow (*Salix fragilis*)	Complete Removal	C
T5	Crack willow (*Salix fragilis*)	Complete Removal	C
T8	Ash sp. (*Fraxinus sp.*)	Complete Removal	B
T9	Field maple (*Acer campestre*)	Complete Removal	B
G10	Ash sp. (*Fraxinus sp.*)	Complete Removal	C
G11	Ash sp. (*Fraxinus sp.*)	Complete Removal	B
H15	Hawthorn sp. (*Crataegus sp.*) Blackthorn (*Prunus spinosa*)	Partial Removal	C
H29	Field maple (*Acer campestre*) Hawthorn sp. (*Crataegus sp.*) Elder sp. (*Sambucus sp.*)	Partial Removal	C
H36	Hawthorn sp. (*Crataegus sp.*) Elder sp. (*Sambucus sp.*)	Partial Removal	C
H42	Field maple (*Acer campestre*) Hawthorn sp. (*Crataegus sp.*) Blackthorn (*Prunus spinosa*) Bramble sp. (*Rubus sp.*)	Partial Removal	C
H48	Hawthorn sp. (*Crataegus sp.*) Blackthorn (*Prunus spinosa*) Bramble sp. (*Rubus sp.*)	Partial Removal	C
H49	Field maple (*Acer campestre*) Common hawthorn (*Crataegus monogyna*) Blackthorn (*Prunus spinosa*) English elm (*Ulmus procera*)	Partial Removal	C
G51	Fir (*Abies sp.*) Sycamore (*Acer pseudoplatanus*) Downy birch (*Betula pubescens*) Common hawthorn (*Crataegus monogyna*) Common ash (*Fraxinus excelsior*) Crack willow (*Salix fragilis*)	Partial Removal	B

Ref. Number	Species	Impact	Category Grading
H54	Common hawthorn (*Crataegus monogyna*) Blackthorn (*Prunus spinosa*) English elm (*Ulmus procera*)	Partial Removal	C
G58	Field maple (*Acer campestre*) Common hawthorn (*Crataegus monogyna*) Common ash (*Fraxinus excelsior*) Privet sp. (*Ligustrum sp.*) Blackthorn (*Prunus spinosa*) English elm (*Ulmus procera*)	Complete Removal	C
H59	Common hawthorn (*Crataegus monogyna*) Blackthorn (*Prunus spinosa*)	Complete Removal	C
H61	Common hawthorn (*Crataegus monogyna*) Blackthorn (*Prunus spinosa*)	Complete Removal	C
H62	Field maple (*Acer campestre*) Common alder (*Alnus glutinosa*) Hornbeam (*Carpinus betulus*) Common ash (*Fraxinus excelsior*) Scots pine (*Pinus sylvestris*) Wild cherry (*Prunus avium*) Common Buckthorn (*Rhamnus catharctica*) Goat willow (*Salix caprea*)	Complete Removal	B
G63	Common hawthorn (*Crataegus monogyna*) Common ash (*Fraxinus excelsior*) Scots pine (*Pinus sylvestris*) English oak (*Quercus robur*)	Partial Removal	C
H66	Common hawthorn (*Crataegus monogyna*) Privet sp. (*Ligustrum sp.*) Blackthorn (*Prunus spinosa*) English oak (*Quercus robur*) Elder (*Sambucus nigra*) English elm (*Ulmus procera*)	Partial Removal	B
T67	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T68	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T69	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T70	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T71	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T72	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T73	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T74	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T75	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T76	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C
T77	Sycamore (*Acer pseudoplatanus)*	Complete Removal	C

Ref. Number	Species	Impact	Category Grading
T78	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T80	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T81	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T82	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T83	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T84	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T85	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T86	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T87	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T88	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T89	Crack willow (*Salix fragilis*)	Complete Removal	C
T90	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T91	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T92	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T93	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T94	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T95	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T96	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T97	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T98	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T99	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T100	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T101	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T102	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T103	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T104	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T105	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T106	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T107	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T109	Common hawthorn (*Crataegus monogyna*)	Complete Removal	C
T110	Horse chestnut (*Aesculus hippocastanum*)	Complete Removal	B
T111	Bird cherry (*Prunus padus*)	Complete Removal	C
T112	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T113	Horse chestnut (*Aesculus hippocastanum*)	Complete Removal	C
T114	English oak (*Quercus robur*)	Complete Removal	C
T115	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T116	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C

Ref. Number	Species	Impact	Category Grading
T118	Common ash (*Fraxinus excelsior*)	Complete Removal	C
T119	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T120	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T122	Common ash (*Fraxinus excelsior)*	Complete Removal	C
T123	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T124	Unknown Deciduous	Complete Removal	C
T125	English oak (*Quercus robur*)	Complete Removal	C
T127	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T128	English oak (*Quercus robur*)	Complete Removal	C
T129	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T130	Sycamore (*Acer pseudoplatanus*)	Complete Removal	C
T131	Bird cherry (*Prunus padus*)	Complete Removal	C
G132	Mixed Broadleaf Unknown Deciduous Blackthorn (*Prunus spinosa*) Common hawthorn (*Crataegus monogyna*)	Complete Removal	C
T133	Field maple (*Acer campestre*)	Complete Removal	C

Appendix EDP 5
Tree Protection Barrier on Scaffold 2.0m High
(Extract from BS 5837:2012, Figure 2 'Protective Barrier')



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Appendix EDP 6
Tree Condition Example

TREE CONDITION EXAMPLE

A6.1 Condition: Prior to the commencement of each phase of development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

A6.2 Specific issues to be dealt with in the TPP and AMS:

a. Location and installation of services/utilities/drainage;

b. Methods of demolition within the root protection area (RPA) as defined in BS 5837: 2012) of the retained trees;

c. Details of construction within the RPA or that may impact on the retained trees;

d. A full specification for the installation of boundary treatment works;

e. A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them;

f. Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within RPAs is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses;

g. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;

h. A specification for scaffolding and ground protection within tree protection zones;

i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;

j. Details of site access, temporary parking, on-site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;

k. Boundary treatments within the RPA;

l. Methodology and detailed assessment of root pruning;

m. Arboricultural supervision and inspection by a suitably qualified tree specialist;

n. Reporting of inspection and supervision;

o. Methods to improve the rooting environment for retained and proposed trees and landscaping; and

p. Veteran and ancient tree protection and management of trees in relation to development thereafter shall be implemented in strict accordance with the approved details.

A6.3 Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the Site and locality, in accordance with (Insert relevant policies here) and pursuant to section 197 of the Town and Country Planning Act 1990.

INFORMATIVE:

A6.4 The following British Standards should be referred to:

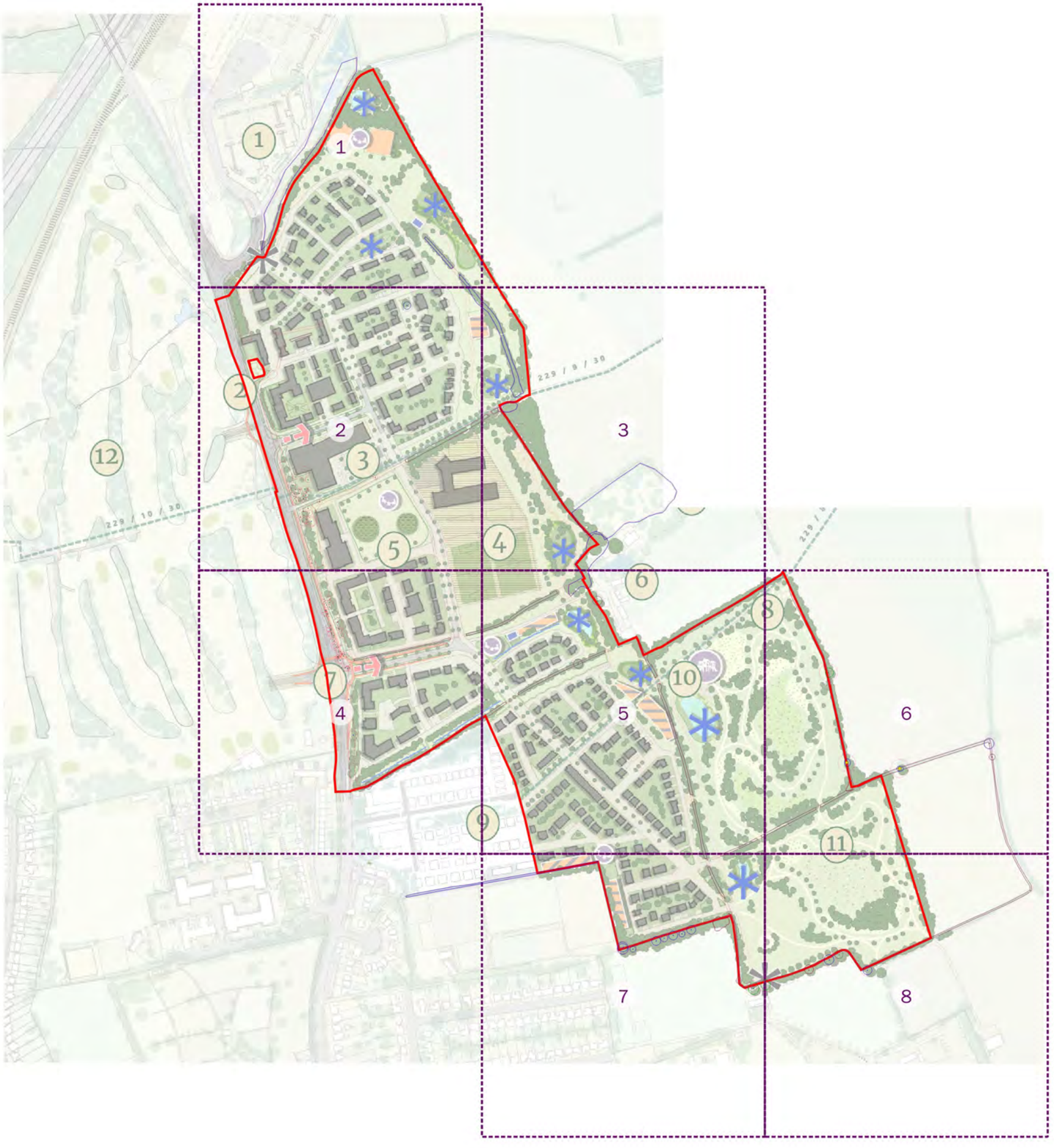
a) BS: 3998:2010 Tree work – Recommendations; and

b) BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations.

Plans

Plan EDP 1: Tree Retention Removal Plan (Overview)
(edp5650_d061h 26 February 2024 SWa/BWa/DJo)

Plan EDP 2: Tree Retention and Removal Plan Proposed Pr6a Access Strategy and Cycle Super Highway
(edp5650_d062d 22 November 2023 GYo/BWa/DJo)



N

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

Veteran Trees

Buffer for Veteran Trees

Trees to be Removed

0 50 100 150 200 250 m

client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Plan EDP 1: Tree Retention Removal Plan (Overview)

date	**26 FEBRUARY 204**	drawn by	**SWa**
drawing number	**edp5650_d061h**	checked	**BWa**
scale	**1:6,000 @ A3**	QA	**DJo**

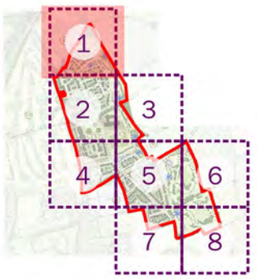
the environmental dimension partnership

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

N

- 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
- Veteran Trees
- Buffer for Veteran Trees
- Trees to be Removed

G64
G63
T65
1
2
0 10 20 30 40 50 m



client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Plan EDP 1: Tree Retention Removal Plan (Sheet 1 of 8)

date	26 FEBRUARY 204	drawn by	SWa
drawing number	edp5650_d061h	checked	BWa
scale	1:1,500 @ A3	QA	DJo

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Site Boundary

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

Category A: Trees of high quality and value

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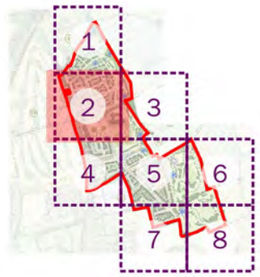
Veteran Trees

Buffer for Veteran Trees

Trees to be Removed



client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Plan EDP 1: Tree Retention Removal Plan (Sheet 2 of 8)

date	26 FEBRUARY 204	drawn by	SWa
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scale	1:1,500 @ A3	QA	DJo

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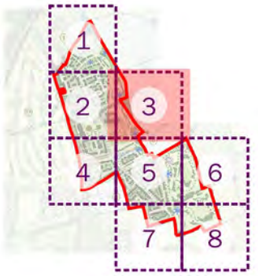

client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Plan EDP 1: Tree Retention Removal Plan (Sheet 3 of 8)

date	26 FEBRUARY 204	drawn by	SWa
drawing number	edp5650_d061h	checked	BWa
scale	1:1,500 @ A3	QA	DJo

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Site Boundary

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

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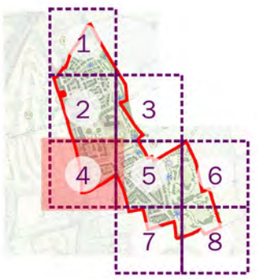
Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Veteran Trees

Buffer for Veteran Trees

Trees to be Removed



client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Plan EDP 1: Tree Retention Removal Plan (Sheet 4 of 8)

date	26 FEBRUARY 204	drawn by	SWa
drawing number	edp5650_d061h	checked	BWa
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