

Arboricultural Impact Assessment (AIAv2)

Halsnead Farm

Report prepared for Starship Hub

NAME OF SITE:	Halsnead Farm, Fox's Bank Lane, Whiston, Widnes, Prescot L35 3SU
PROJECT No:	12449
CLIENT NAME:	Starship Hub
SPECIALIST:	Amenity Tree Care Ltd
DATE PREPARED:	19.06.2026
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DATE REVIEWED:	19.06.2026
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1.0 Introduction

1.1 Instruction, Scope, Methodology, Mitigation & Limitations

- 1.2 This updated report (V2) is provided in response to Local Planning Authority (LPA) consultee comments provided by Merseyside Environmental Advisory Service (MEAS) requesting further information and clarification on several points regarding woodland plots located directly adjacent to the site boundaries.

My name is Paul Springett with 17 years' experience holding the LANTRA Professional Tree Inspection certificate. I have been instructed by the client to prepare the following Arboricultural Impact Assessment for land at Halsnead Farm, Fox's Bank Lane, Whiston, Widnes, Prescot L35 3SU.

- 1.3 This Arboricultural Impact Assessment (AIAv2) is based on the updated proposed developments as shown on the 1367-1003F-Proposed Site Plan - Ground Floor Plan as drawn by DK Architects and incorporated into the Tree Protection Plans (TPP) in Appendix 1 of this report.
- 1.4 The assessment will be carried out in line with the recommendations in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* and will evaluate the direct and indirect impacts of the proposed design and where necessary recommend mitigation.
- 1.5 The AIA considers constraints posed above and below ground and where appropriate makes recommendations to mitigate impacts associated with development sites and retained trees.
- 1.6 Where specialist design, construction techniques or in areas where supervision of the works is required a Special Measure Area (SMA) has been shown on the TPP for the study areas.
- 1.7 Below ground constraints are influenced by the root protection area and are determined in line with the recommendations set out in BS 5837:2012. These recommendations quantify the root protection area based on a measured stem diameter in accordance with Annex C, and the root protection area determined from Annex D.
- 1.8 It is important to understand that when considering the Root Protection Area (RPA) with regards to the circular plot as delineated on the TPP that a number of site factors can influence root morphology and disposition of tree roots.

- 1.9 Above ground constraints are considered above and below ground and in line with the recommendations in BS 5837:2012 to include; shade, dominance, current and future crown spread as well as the ultimate height of those retained trees.
- 1.10 Impacts associated with development sites and retained trees can be associated with single or multiple site operations that can subject trees to multiple impacts (*root severance, compaction, loss of photosynthetic material*), where this is applicable it will be highlighted in the AIA.
- 1.11 The mitigation measures proposed in this report are essential to ensure that trees marked for retention are adequately protected during the period of post/preconstruction.

2.0 Arboricultural Impact Assessment

2.1 Area for proposed development

2.2 The proposed development has been embedded within the Tree Constraints Plan which indicates the following developments associated with this site to have an arboricultural impact:

- New surfacing (including existing surface removal) in the vicinity of retained trees.
- Installation of proposed development infrastructure requiring tree removal.

2.3 The arboricultural impacts of these items have been identified below.

2.3.1 New surfacing (including existing surface removal) in the vicinity of retained trees.

Trees T25–T29, Woodland Groups W1 and W2, and Group G2 are located adjacent to the proposed development and have been designated an SMA no-dig construction, as identified on the Tree Protection Plan (TPP). Existing built form for the farmhouse, associated hard standing areas of the access road, outbuildings and boundary treatments are located within the RPA of W1, along with adjacent properties west. The proposals in this area should be considered when review of this report is being undertaken as recreational pressure, RPA incursion, and minor RPA loss have already taken place in what should be a 15m buffer for the designated woodland and the proposals do not significantly encroach into these areas more than what has already been installed. Prior to the commencement of construction within the SMA, air-spade investigations shall be undertaken under the supervision of an Arboricultural Clerk of Works (AcOW) to establish the extent and distribution of any significant roots within the proposed construction footprint.

Where retained roots are identified during the investigation works, the proposed building foundations shall be adapted to a specialist foundation design to ensure the retention and long-term viability of the adjacent trees.

The initial CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site.

All works within and adjacent to the Root Protection Areas (RPAs), including air-spade investigations, foundation installation, and any associated construction activities, shall be undertaken in accordance with the Arboricultural Method Statement (AMS) and under the direct supervision of the AcOW. Limited facilitation pruning may also be required to provide appropriate construction clearance and shall be undertaken in accordance with BS 3998:2010 Tree Work – Recommendations.

Construction in the designated SMA areas can only be proposed as a 'no dig' method if the following can be achieved:

- A cross section of the existing and proposed ground levels is submitted for arboriculture review.
- A detailed engineer-based drawing specification of the no dig driveway is produced for arboriculture review
- The California Bearing Ratio and soil structure are acquired and have undergone arboriculture review.
- Future maintenance, water interception, pollution potential and deformation potential of the new surface is assessed.
- No walls of any kind will be acceptable in the RPA.
- A full AMS is needed when these matters have been managed to support a planning application which will detail sequencing, methods, materials, tree protections, personnel and a detailed supervisory timetable with the provision of compliance reporting at regular intervals.

These items are required as the retained trees are protected by Tree Preservation Order, and the information is needed to demonstrate the acceptability of the proposal.

Typical no dig construction can consist of:

- Establishment of the California Bearing Ratio of the land in question order to inform engineers of type and capacity of load bearing cellular confinement system to be used.
- Appoint and confirm engineer for design and supply of a suitable load bearing geo cellular confinement system requiring no more than 25cm of excavation for topsoil preparation only.
- New surfacing is constructed and finished to the agreed specifications before any other general building activity commences on site.

- The cellular confinement system shall be guaranteed by the supplier so as not to cause subsequent compaction for a period of ten years.
- Typically, a 'no dig' approach (based on APN12 Driveways close to trees) will be taken with the confinement system being laid directly onto the existing ground level; where local cuts and fills are required this shall be no more than 75-100mm in depth.
- Typically, a confinement system of 150mm in depth is used.
- Edge restraints shall be required, and they shall be secured by means of small metal ties approximately 50cm+ long at appropriate intervals.
- The cellular confinement system shall be laid by pedestrian means under the consultant's on-site supervision. Small excavators can be used on the surface when it is newly laid and when ground boarding is provided.
- The system shall be filled with granular material that retains porosity and maintain a porous finished wearing surface such as pea gravel or resin bonded gravel. Proprietary surface coverings that may be suitable for some surfaces include Flexipave and Permadrive.
- All surface construction when complete shall be covered in on ground boarding throughout the SMA for the remainder of the build period.
- All surface construction if acceptable will be located with Special Measure Areas (SMA) which is designated on the Tree Protections Plan (TPP). All construction shall be supervised on site by a qualified arboricultural consultant who shall record all progress and oversee all new surface installations in the RPA's affected and document the installation in the event of any future third party claims.

NOTE: The chronological order of events shall be as follows.

Following installation of the CEZ access is installed under supervision to no dig specification provided and all new surfacing's are protected by on ground boarding such as scaffold boards prior to any other construction activity commencing in the vicinity. It is however critical that ground boarding is proportionate to the load anticipated to be exerted on the surface. Therefore, in areas of proposed driveway where vehicular (car) and pedestrian traffic is anticipated during / post construction scaffold boarding is enough above the newly laid surface. However, heavier construction related deliveries may be required and ground boarding shall be upgraded

to bog mat or similar which must bear the anticipated load. Both types of on ground boarding are required for the construction duration.

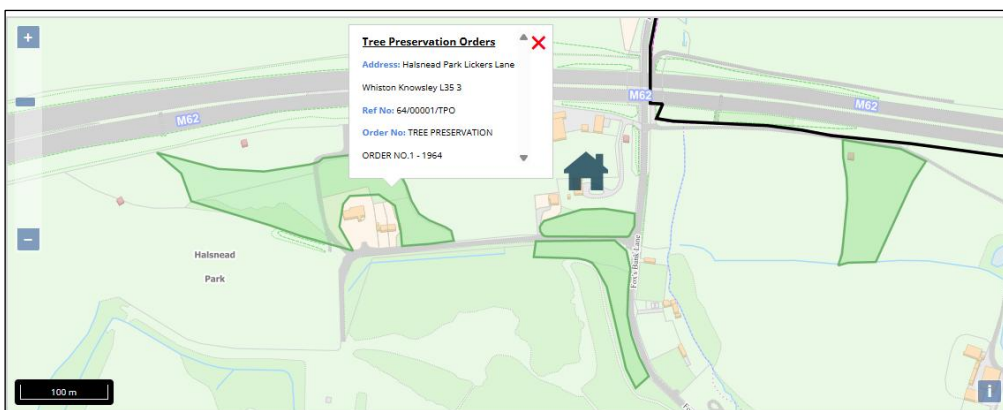
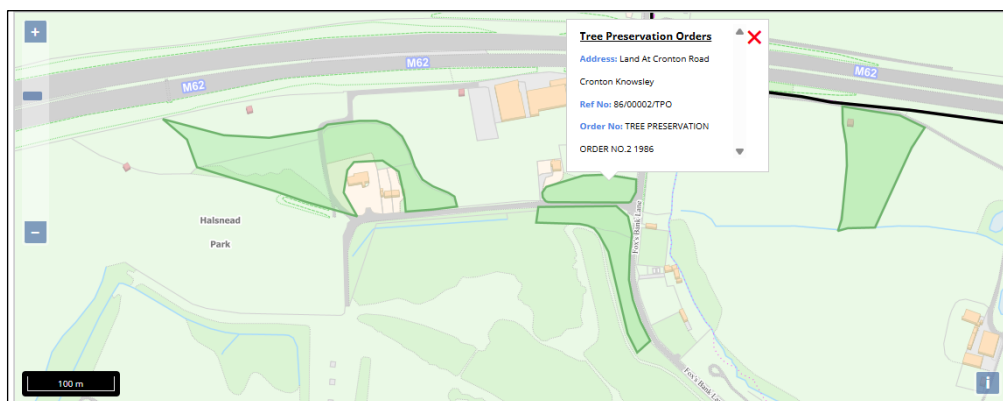
2.3.2 Installation of proposed development access requires the removal of the following tree references:

- T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T17, T18, T19, T20, T21, T23, T24, H1

3.0 Tree Preservation Orders

3.1 A desktop search of the Knowsley Council Interactive Map for Tree Preservation Orders has confirmed that there are two parcels of ancient woodland located to the southeast and western boundaries which are subject to TPO's as shown in Fig.1 and Fig.2 below. The site does not fall within a Conservation Area.

<https://secured.knowsley.gov.uk/myneighbourhood>



4.0 Trees to be removed and retained

- 4.1 The following trees have been identified for removal due to their condition (Category U): T16 and T22
- 4.2 A total of 24 Category B trees and 1 Category C hedge are identified to be removed for the direct impact of development as listed in section 2.3.2.
- 4.3 The remaining trees are due to be retained and protected as outlined on the TPP by methodology needed in an AMS.

5.0 Root Protection Areas (RPA)-modifications

- 5.1 Root Protection Areas have been plotted in line with the guidance given in BS 5837: 2012 where ground constraints have had or are likely to affect the root morphology of trees e.g. where underground utilities or building foundations have obstructed root growth this shall require formal confirmation by excavation to establish presence or absence of significant rooting material. RPA modifications have been shown for this scheme as detailed in the tree survey schedule.

6.0 Post construction considerations

- 6.1 Future maintenance pruning maybe required to G2 for access roads.

7.0 Tree pruning to facilitate development and future pruning

- 7.1 Minor pruning will be undertaken to facilitate development, as specified in the tree survey schedule.

8.0 New surfacing and ground level modifications

- 8.1 New surfacing is required in RPA of TPO trees. Refer to section 2.3.1 and appendix 3 for details of construction.

9.0 Construction Exclusion Zones and Special Measure Areas

- 9.1 The Construction Exclusion Zone has been shown as a black fenced polyline on the TPP in Appendix 1 and shall be constructed using heras panels and rubber feet securely staked to the ground, with weatherproof signage reading *Tree Protection Area – Keep Out.*

- 9.2 The CEZ is purposefully located within proposed new surfacing near TPO trees in order to prompt site supervision and wider protective measures when new surfacing is installed.
- 9.3 The CEZ must be installed as signed off as fit for purpose before any other works commence on site.
- 9.4 SMA applies to new surfacing in RPA to ensure arboricultural supervision.

10.0 Site supervision and monitoring

- 10.1 Where a tree has been delineated on the TPP as requiring retention there will be a requirement to oversee construction operations in these areas to ensure that no damage occurs to the retained tree.
- 10.2 To ensure that there is an auditable system of site monitoring, reports will be compiled by an appointed arborist, and following site visits they issued to the site manager and design team, copies of which will be available on site at all times for inspection by a Council planning/Tree officer. Supervision to occur at key stages – pre-commencement, installation of CEZ, SMA works, and post-construction

11.0 Installation of below ground infrastructure

- 11.1 No detailed plans have been provided specifying the location of site utilities
- 11.2 Specialist advice with regards to the position of utilities will need to be sought from engineers and must be reviewed by the consulting arboriculturist prior to commencement on site.
- 11.3 The usual construction techniques for installing site utilities within an RPA will be unacceptable due to the level of root severance that would occur. The impact of root severance will have a detrimental effect on tree health as trees require a healthy root system in order to maintain water and mineral uptake from the soil. Trees need to maintain a balance between shoot and root growth to ensure that the resources supplied by each can meet the demand of the other. Severance of tree roots caused by trenching can lead to reduced water uptake which in turn impacts on the trees ability to supply water to the canopy, resulting in desiccation. A further complication associated with root severance can be problems associated with tree stability. The tree relies on an intact root system in order to maintain stability; this stability will be compromised by root severance.

- 11.4 The use of trenchless techniques can be acceptable provided the depth of service run that is excavated is below the anticipated root depth.

12.0 Design change requirements

- 12.1 Design change requirements have not been necessary.

13.0 Amenity Value

The retention of significant arboricultural assets will be needed as offsite trees within influence of the development are covered by a TPO and ancient woodland designations.

14.0 Concluding statement

- 14.1 The proposed scheme was assessed in line with guidance provided in BS 5837:2012 *Trees in relation to design demolition and construction – Recommendations* with the aim to achieve a harmonious relationship between trees and structures that can be sustained in the long term.
- 14.2 It is my professional opinion as an arboriculturist that to achieve a harmonious balance of retained and removed trees that would be considered acceptable by the LPA. Air spade investigation is required for the hard standing proposal to demonstrate its acceptability.

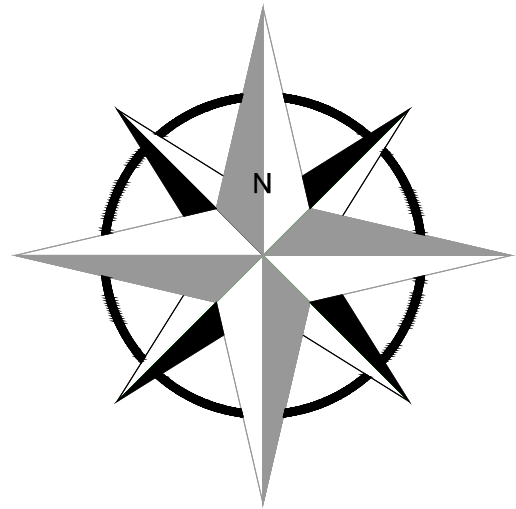
Appendix 1 Survey sheets (updated as a result of AIA)

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)	
T1	Aesculus hippocastanum (Horse Chestnut)	EM	490	1	15(0)	7	3	5	6	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, Ivy clad main stem, canopy weighted to the north due to group pressure, wooden fence brace affixed to the main stem on the western aspect of the main stem.	Remove for development	5.88	108.63	
T2	Fraxinus excelsior (Ash)	M	630	1	18(0.5)	6	8	7	9	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem. Included main union present at 1.8m above ground level, longitudinal cavity located on the northern stem approximately 2m long, 5cm deep,10cm wide,8m above ground level, historic pruning evident on the southern aspect of the canopy caused from utility clearance works.	Remove for development	7.56	179.58	
T3	Aesculus hippocastanum (Horse Chestnut)	M	570	1	16(1)	9	4	7	5	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, the main stem trifurcates at 2m above ground level, partially occluded pruning wounds located on the western aspect.	Remove for development	6.84	147	
T4	Tilia X europaea (Common Lime)	EM	490	1	16(0)	3	5	5	5	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, included main union at 2m above ground level, historic pruning evident on the upper canopy caused from utility clearance works.	Remove for development	5.88	108.63	
T5	Aesculus hippocastanum (Horse Chestnut)	EM	520	1	16(0.5)	7	5	7	8	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem, partially occluded pruning wounds located on the eastern aspect.	Remove for development	6.24	122.34	
T6	Sorbus aucuparia (Rowan)	SM	170	1	2(9)	1	2	2	2	C1	20+		Suppressed tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem.	Remove for development	2.04	13.08	
T7	Fraxinus excelsior (Ash)	EM	490	1	16(1.5)	6	5	5	8	B1	20+		Tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem, moderate deadwood present throughout the canopy, early Ash die back present.	Remove for development	5.88	108.63	
T8	Acer pseudoplatanus (Sycamore)	M	440	1	16(1.5)	4	5	3	6	B1	40+		Partially Ivy clad tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, large historic pruning wound with epicormic growth is located on the north eastern aspect of the main stem at 2m above ground level.	Remove for development	5.28	87.59	
T9	Acer pseudoplatanus (Sycamore)	EM	490	1	16(5)	6	6	6	6	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, compression fork at 2.5m above ground level in the main union, historical pruning works evident on the northern aspect caused from utility clearance works.	Remove for development	5.88	108.63	
T10	Acer platanoides (Norway Maple)	EM	360	1	15(5)	4	5	6	6	B1	40+		Tree located adjacent to a hardcore access track located on the western aspect at 2m from the base, partially occluded longitudinal scar 1.5m long present on the north eastern aspect of the main stem.	Remove for development	4.32	58.64	
T11	Aesculus hippocastanum (Horse Chestnut)	EM	430	1	13(1)	4	5	5	4	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, previous limb failure evident in the eastern aspect of the canopy, epicormic growth present on the main stem.	Remove for development	5.16	83.66	
T12	Fraxinus excelsior (Ash)	EM	480	1	14(2)	5	6	4	7	B1	40+		Ivy clad tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem, moderate deadwood present throughout the canopy, early Ash die back present.	Remove for development	5.76	104.24	
T13	Aesculus hippocastanum (Horse Chestnut)	EM	610	1	16(1.5)	7	5	5	7	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem, partially occluded pruning wounds located on the eastern aspect.	Remove for development	7.32	168.36	
T14	Quercus rubra (Red Oak)	EM	620	1	16(1)	6	5	5	8	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 1m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem, partially occluded large pruning wound located on the eastern aspect of the main stem at 2.5m above ground level.	Remove for development	7.44	173.92	
T15	Acer platanoides (Norway Maple)	EM	500	1	16(2)	5	6	6	5	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, main stem bifurcates at 2m above ground level, minor deadwood present throughout the canopy.	Remove for development	6	113.11	
T16	Aesculus hippocastanum (Horse Chestnut)	EM	450	1	13(4)	2	4	6	3	U	<10		Standing dead tree.	Remove for condition	5.4	91.62	
T17	Aesculus hippocastanum (Horse Chestnut)	EM	380	1	15(1)	4	4	5	6	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 2m from the base, wooden fence brace affixed to the main stem on the western aspect of the main stem. Compression fork present at main union, poor partially occluded pruning wound on the eastern aspect at 2m above ground level.	Remove for development	4.56	65.33	
T18	Tilia X europaea (Common Lime)	EM	460	1	13(1)	4	5	1	5	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 0.5m from the base, partially occluded pruning wounds located on the eastern aspect of the main stem with epicormic growth present.	Remove for development	5.52	95.74	

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)	
T19	Acer platanoides (Norway Maple)	EM	550	1	15(2)	6	4	7	6	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, minor deadwood present throughout the canopy, main stem trifurcates at 1.8m above ground level, partially occluded poor pruning wounds present on the western aspect.	Remove for development	6.6	136.87	
T20	Aesculus hippocastanum (Horse Chestnut)	EM	380	1	14(1)	4	5	6	4	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 2m from the base, partially occluded pruning wound located on the western aspect of the main stem at 1.5m above ground level, epicormic growth present.	Remove for development	4.56	65.33	
T21	Platanus X hispanica (London Plane)	EM	560	1	16(1.5)	5	7	6	6	B1	40+		Tree adjacent to a hardcore access track located on the eastern aspect at 3m from the base, basal cavity 1.5m long 25cm deep,30cm wide located on the southern aspect of the main stem, partially occluded poor pruning wound located on the northern aspect of the main stem at 3m above ground level, cavity located on the western aspect of the main stem approximately 30cm long, depth undetermined, occluded wood present.	Remove for development	6.72	141.89	
T22	Aesculus hippocastanum (Horse Chestnut)	EM	460	1	13(1)	3	4	6	4	U	<10		Standing dead tree.	Remove for condition	5.52	95.74	
T23	Quercus rubra (Red Oak)	EM	370	1	15(0)	6	7	6	7	B1	40+		Tree adjacent to a hardcore access track located on the western aspect at 3m from the base, minor deadwood present throughout the canopy, minor snapped hanging branch located at 9m above ground level on the western aspect, partially occluded pruning wounds located on the western aspect of the main stem.	Remove for development	4.44	61.94	
T24	Aesculus hippocastanum (Horse Chestnut)	EM	490	1	14(1)	6	6	6	6	B1	20+		Tree in a grassed area, white rot decay present on the southern aspect of the main stem from ground level up to 1.5m.	Remove for development	5.88	108.63	
H1	Fagus sylvatica (Beech)	SM	70	1	3(0)	1	1	1	1	C2	40+		Unmaintained hedge line.	Remove for development	0.84	2.22	
T25	Fagus sylvatica (Beech)	M	1430	1	18(1)	9	10	10	8	A1	40+		Mature tree on woodland edge, ivy clad main stem.	RPA modified for existing hard standing vehicle track. SMA no dig. Air spade investigations are required to determine the presence of roots within the SMA, works to be supervised by an AcOW on site. Should roots be found during the air spade investigations, specialist foundations will be required for the property build (as shown on TPP) in order to accommodate retained roots. CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site. Minor facilitation pruning required.	15	706.95	
T26	Aesculus hippocastanum (Horse Chestnut)	M	740	1	14(1.5)	7	3	5	4	B1	20+		Mature tree on woodland edge, ivy clad main stem, historical limb failure evident in the upper canopy.	RPA modified for existing hard standing vehicle track.SMA no dig. Air spade investigations are required to determine the presence of roots within the SMA, works to be supervised by an AcOW on site. Should roots be found during the air spade investigations, specialist foundations will be required for the property build (as shown on TPP) in order to accommodate retained roots. CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site.	8.88	247.76	
T27	Fagus sylvatica (Beech)	M	1470	1	19(3)	8	8	9	9	A1	40+		Mature tree on woodland edge, partially ivy clad main stem, multiple previous limb failures evident.	RPA modified for existing hard standing vehicle track. SMA no dig. Air spade investigations are required to determine the presence of roots within the SMA, works to be supervised by an AcOW on site. Should roots be found during the air spade investigations, specialist foundations will be required for the property build (as shown on TPP) in order to accommodate retained roots. CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site. Minor facilitation pruning required.	15	706.95	
T28	Acer pseudoplatanus (Sycamore)	M	640	1	16(1)	8	6	6	8	A1	40+		Mature tree on woodland edge, partially ivy clad main stem with basal growth present.	SMA no dig for proposed landscape works. SMA no dig. Air spade investigations are required to determine the presence of roots within the SMA, works to be supervised by an AcOW on site. Should roots be found during the air spade investigations, specialist foundations will be required for the property build (as shown on TPP) in order to accommodate retained roots. CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site. Minor facilitation pruning required.	7.68	185.32	
G1	Acer pseudoplatanus (Sycamore)	EM	360	1	15(1)	4	4	4	4	B2	40+		Group on woodland edge, Dbh range 310mm-360mm.	Not affected by the development. Install CEZas per TPP	4.32	58.64	
T29	Fagus sylvatica (Beech)	M	1450	1	17(4)	10	10	10	10	A1	40+		Mature tree on woodland edge, historical limb failure evident on the southern aspect of the lower canopy, measurements estimated due to no access.	SMA no dig for proposed landscape. Install CEZ as per TPP	15	706.95	
W1	Acer pseudoplatanus (Sycamore),Quercus robur (Common Oak),Fagus sylvatica (Beech)	EM	550	1	17(3)	5	5	5	5	A2	40+		Mixed species woodland Dbh range 300mm-800mm.	SMA no dig for proposed landscape. Install CEZ as per TPP	6.6	136.87	

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)	
W2	Acer pseudoplatanus (Sycamore),Fagus sylvatica (Beech),Tilia X europaea (Common Lime)	M	1350	1	17(1)	8	8	8	8	A2	40+		Mixed species woodland Dbh range 250mm-1350mm	SMA no dig. Air spade investigations are required to determine the presence of roots within the SMA, works to be supervised by an AcOW on site. Should roots be found during the air spade investigations, specialist foundations will be required for the property build (as shown on TPP) in order to accommodate retained roots. CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site. Minor facilitation pruning 2-3m	15	706.95	
G2	Acer pseudoplatanus (Sycamore),Quercus robur (Common Oak),Tilia X europaea (Common Lime)	EM	450	1	15(1)	4	4	4	4	B2	40+		Mixed species group adjacent to over head high voltage power cables, Dbh range 150mm-450mm.	SMA no dig. SMA no dig. Air spade investigations are required to determine the presence of roots within the SMA, works to be supervised by an AcOW on site. Should roots be found during the air spade investigations, specialist foundations will be required for the property build (as shown on TPP) in order to accommodate retained roots. CEZ to be installed as indicated on the TPP by the magenta polyline. Upon completion of the SMA works, the CEZ may be repositioned to its secondary location, as shown on the TPP by the black polyline. All works will be supervised by an AcOW on site.	5.4	91.62	
G3	Acer pseudoplatanus (Sycamore),Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Betula pendula (Silver Birch),Fagus sylvatica (Beech)	SM	400	1	14(0)	4	4	4	4	B2	40+		Mixed species group adjacent to the motorway to the north and a hardcore track to the south, Dbh range 100mm-400mm.	Unaffected, existing hard standing vehicle track protecting the RPA.	4.8	72.39	

Appendix 2 Tree Protection Plan



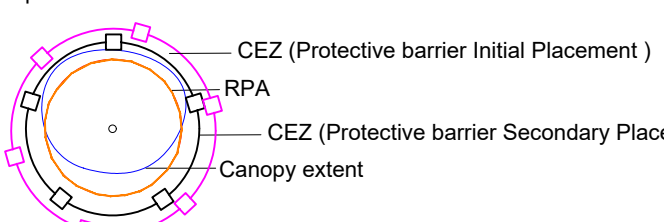
TREE PROTECTION PLAN

Retention value key



Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.

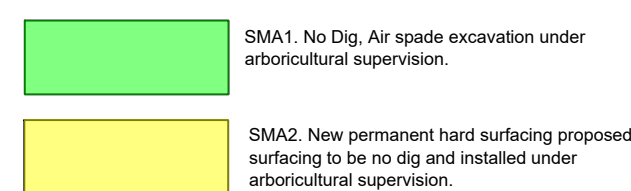


CEZ and re-positioning during build period

The CEZ's will require installation as shown on the TPP. The CEZ shall be repositioned only under ACOW

Special Measure Areas (SMA)

Special Measure Areas (SMA's) have been identified for construction in these areas and they have been shown as detailed below.



Refer to Arboricultural Implications Assessment (AIA) for details of recommended construction in SMA's.

NOTES
This drawing shall not be reproduced in black and white.
This drawing is prepared for Planning and Construction.

AMENITYTREE

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Client:

Halsnead Farm

Project:

Halsnead Farm, Fox's Bank Lane, Whiston, Widnes, Prescot L35 3SU
12449

Detail:

TREE PROTECTION PLAN - Overview

Drawn By:

PS

Date:

19.06.2026

Scale:

1:500 - AO

Drg No:

TR-01-Sheet 1

Revision:

V2



Drawing Title: Proposed Site Plan - Ground Floor Plan
Date: 26/09/2025
Drawing no: 136741003
Scale: 1:500 @A1
Drawn: HB

revision F
revision notes: D 11/11/202 Updated to reflect landscape architects information - Planning Submission
E 09/12/202 Title block updated
F 19/06/2026 Updated to move western properties out of Ancient Woodland buffer. Updates to highway to reflect highway officer comments.

For Landscaping Detail
Please refer to Layer Studio Drawing Submission

0m 5m 10m 20m



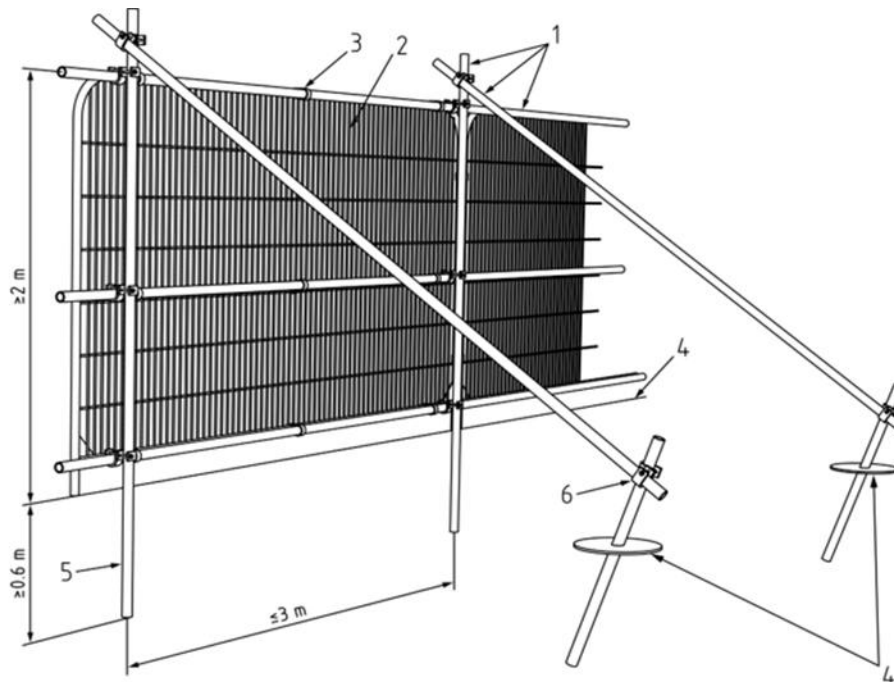
SMA No Dig, Air Spade investigation

Raft and Pile foundations depending on
results of Air Spade investigations

SMA for existing surface
removal

Appendix 3 Tree Protection Fencing Specification

Default specification for 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

