



ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Land to the West of Faraday Road and East of Alchemy Way,
Knowsley Industrial Park,
Kirkby,
Knowsley

ISSUE DATE

23rd March 2026

SEED REF

2136-AIA-V1-B

CLIENT

IM NW1 IOS 3 Unit Trust

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
05.03.2026	Wilson Scott, <i>BSc (Hons), MArborA</i>	SH	Rev A
23.03.2026	Wilson Scott, <i>BSc (Hons), MArborA</i>	SH	Rev B

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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.



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Tree Constraints Plan

Ref: 2136-TCP-001-A

Revision A

Arboricultural Impact Plan

Ref: 2136-AIP-002-B

Revision: B

Tree Protection Plan

Ref: 2136-TPP-003-B

Revision: B

1. Introduction

Background & Instruction

- 1.1.1. This report has been prepared by Wilson Scott *BSc (Hons). MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd. Wilson is a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Codes of Conduct. Wilson holds the LANTRA award in Professional Tree Inspection.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of NW1 IOS 3 Unit Trust in support of an planning application for “*Proposed use of the site for open storage (Class B8), provision of new hardstanding, and all other associated works*” at Land to the West of Faraday Road and East of Alchemy Way, Knowsley Industrial Park, Kirkby, Knowsley (hereafter referred to as the ‘Proposed Development’).
- 1.1.3. The planning application is to be submitted to Knowsley Metropolitan Borough Council (KMBC).

Purpose

- 1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.
- 1.1.5. This AIA report:
 - Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
 - Where necessary, provides details of mitigation and tree protection, including a Tree Protection Plan (TPP)

Site Description

- 1.1.6. The Site is centred at UK National Grid Reference (SJ 42717 97202), and comprises an undeveloped parcel of land comprising grassland, scrub and areas of disturbed land. The Site is located centrally within Knowsley Business Park. Further west of the Site, the business park is adjacent to an area of residential housing running along Moorgate Road (approx. 530 metres to the west).
- 1.1.7. Tree stock at the Site is situated almost exclusively at the site boundaries, and comprises sporadic individual trees aligning the southern boundary, with clusters of shrubby groups of trees framing the western boundary. A small group of willow specimens are located towards the northeastern extents of the Site.

Reference Documents

1.1.8. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	26A302/001	Survey Operations	February 2026
Proposed Layout	MAR2 - ASA - 00- EX.SI - D - A - 0003_ (S0 - P05)	Ashton Smith Architects	March 2026

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 136**

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. **Paragraph 187 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. **Paragraph 193**

When determining planning applications, Local Planning Authoritys (LPA) should apply the following principles: If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

- 2.1.5. The Knowsley Local Plan: Core Strategy January 2016 is the adopted local plan for KMBC and is the basis for determining planning applications. This Core Strategy document sets out the overall vision and planning strategy for development in the borough. Policy CS21: Greenspaces and Trees relates specifically to trees as detailed below.

Policy CS21 Greenspaces and Trees

10) Enhancement of Natural and Semi-Natural Greenspace and Tree Protection

The Council will encourage proposals for new development to incorporate:

a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;

b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and

c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

of species to safeguard and enhance the biodiversity and landscape value of woodland.

Statutory Tree Protection & Designations

- 2.1.6. A search using the online mapping services available from KMBC (Dated 4th March 2026) confirmed that no trees on site are subject to a Tree Preservation Order (TPO), nor is the site located within a local Conservation Area.

Felling Licence

- 2.1.7. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.1.8. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.
- 2.1.9. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

3. Baseline Tree Survey

- 3.1.1. The tree survey was undertaken in on 25th February 2026, by Wilson Scott *BSc (Hons), MArborA*, Senior Arboricultural Consultant at Seed Arboriculture Ltd.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) together with details of the constraints to new development in accordance with BS5837, including:
- Tree Retention Category (A, B, C and U)
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.5. It should be noted that Table 1 of BS5837:2012 only gives recommendations in relation to remaining years. A tree may be considered to have a longer remaining life, however, may still be considered to be of a lower category given its maturity, condition or overall impact to the application Site.
- 3.1.6. The location of the trees and their associated constraints including canopy spreads and root protection areas are illustrated on the Tree Constraints Plan at **Appendix 2**. The Arboricultural Impact Plan at **Appendix 2** illustrates the impact of the Proposed Development.

Tree Survey Summary

Trees

- 3.1.7. The survey recorded 9no. individual trees, comprising of 1no. category B and 8no. category C retention value.

Groups

- 3.1.8. The survey recorded 4no. groups of trees, comprising of 4no. category C retention value.

4. Impact Assessment

- 4.1.1. The impact of the Proposed Development upon existing trees is illustrated on the Arboricultural Impact Plan (**Appendix 2**).
- 4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the building and engineering requirements, there is conflict with trees which is considered unavoidable.
- 4.1.3. The Proposed Development will necessitate the removal of 2no. groups of trees, and part of a further 1no. group of trees. All trees identified for removal are of low arboricultural value with the development context (category C retention value).
- 4.1.4. **Table 2** details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

Tree Removal for Proposed Development			
Reference Number	BS5837:2012 Category	Reason	Notes
G1 (Silver Birch)	C	Conflict with proposed access point	Low quality self-seeded group. Retention impractical within revised context
G3 (Goat Willow)	C	Conflict with proposed access point	Low quality self-seeded group. Retention impractical within revised context
Part-removal for Proposed Development (see Arboricultural Impact Plan at Appendix 2 for extent of part-removals)			
G2 (Alder species, Silver birch, Goat willow)	C	Conflict with internal layout	Small number of peripheral trees to be removed.

- 4.1.5. All trees / groups identified for removal are low quality specimens situated internal to site with limited remaining future contribution to the wider site context. Their loss is not considered to present a detrimental impact to the wider character and appearance of the area.
- 4.1.6. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

Mitigation

- 4.1.7. Detailed proposals will include a comprehensive landscaping scheme which should include sufficient new tree planting across the Proposed Development to include a variety of native and ornamental trees which are suited to the site context.

Root Protection Areas (RPAs)

- 4.1.8. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.1.9. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s) and this is to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.
- 4.1.10. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown as circles or polygons on the Tree Constraints Plan at **Appendix 2**. These plans illustrate the relationship between the RPAs associated with the trees and the Proposed Development.
- 4.1.11. In addition to the illustration of RPAs on the plans at **Appendix 2**, the numerical RPA values are provided within the Tree Schedule at **Appendix 1**. Within the schedule both RPA radius in metres from the main stem and total area for the RPA as square metres.

New RPA Incursions

- 4.1.12. There are no new RPA incursions anticipated as a result of the Proposed Development. The layout has been appropriately positioned to maintain sufficient distance from retained trees, ensuring that construction activities will not result in any adverse impact on their long-term health and structural integrity.

Tree Canopies & Shade

- 4.1.13. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 2**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 4.1.14. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.
- 4.1.15. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.
- 4.1.16. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Facilitation Tree Pruning

- 4.1.17. In order to provide sufficient clearance for construction and future use of the Proposed Development, several trees will require minor pruning work to be carried out.
- 4.1.18. Required tree pruning is likely to include the following:
- T1 (goat willow) – minor reduction of eastern canopy to attain adequate clearance for construction
 - T2 (goat willow) – minor reduction of eastern canopy to attain adequate clearance for construction

Future growth

- 4.1.19. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.1.20. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A Tree Protection Plan (TPP) is provided at **Appendix 3**.

Tree Protection Fencing

- 5.1.2. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the trees other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.3. The indicative location of TPF is illustrated on the Tree Protection Plan at **Appendix 2**.
- 5.1.4. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the Arboricultural Clerk of Works (ACoW) and, where necessary, approval from the Local Planning Authority.
- 5.1.5. Where applicable, temporary locations for TPF to allow sufficient working space to undertake construction works has been illustrated on the Tree Protection Plan at **Appendix 2**.
- 5.1.6. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.7. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 3**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.

- 5.1.8. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 3**).
- 5.1.9. At the end of the project the fence will be removed only after confirmation by the ACoW and the Council that this is appropriate.

6. References

- 6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4. National Planning Policy Framework (NPPF) 2025
- 6.1.5. The Forestry Act 1967
- 6.1.6. The Town and Country Planning Act 1990
- 6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Tree Schedule

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 25th February 2026

CLIENT: NW1 IOS 3 Unit Trust

SITE: Land to the West of Faraday Road and East of Alchemy Way

REFERENCE: 2136-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T1#	Goat willow	<i>Salix caprea</i>	6	237	4	4	4	4	0	S/Mat	Fair	Fair	Multi stemmed specimen growing in contact with palisade fencing. Not plotted on topographical survey therefore location estimated. Limited future potential.	No works required.	20 to 40 years	C2	23	2.70
T2#	Goat willow	<i>Salix caprea</i>	8	300	6	6	5	4	5	S/Mat	Good	Fair	Located at site boundary within a dense area of vegetation and subsequently not accessed to inspect in detail. Ownership unclear. Not plotted on topographical survey therefore location estimated. Limited future potential.	No works required.	20 to 40 years	C2	41	3.60
T3#	Pedunculate oak	<i>Quercus robur</i>	13	577	7	7	7	7	6	E/Mat	Good	Good	Located behind boundary fence and subsequently not accessed to inspect in detail. Ownership unclear. Measurements estimated. Good future potential.	No works required.	40+ years	B2	150	6.90
T4#	Pedunculate oak	<i>Quercus robur</i>	11	260	5	3	5	3	6	E/Mat	Fair	Fair	Located behind boundary fence and subsequently not accessed to inspect in detail. Ownership unclear. Distorted canopy due to suppression from neighbouring trees. Measurements estimated. Good future potential	No works required.	40+ years	C2	28	3.00
T5#	Pedunculate oak	<i>Quercus robur</i>	11	419	5	3	6	7	4	E/Mat	Good	Fair	Located behind boundary fence and subsequently not accessed to inspect in detail. Ownership unclear. Distorted canopy due to suppression from neighbouring trees. Measurements estimated. Good future potential	No works required.	40+ years	C2	82	5.10
T6#	Common hawthorn	<i>Crataegus monogyna</i>	4	245	3	3	3	3	1	S/Mat	Fair	Fair	Multi stemmed specimen located behind boundary fence and subsequently not accessed to inspect in detail. Limited future potential.	No works required.	20 to 40 years	C2	28	3.00
T7#	Wild cherry	<i>Prunus avium</i>	8	200	4	5	4	4	4	S/Mat	Fair	Fair	Located behind boundary fence and subsequently not accessed to inspect in detail. Limited future potential.	No works required.	20 to 40 years	C2	18	2.40

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 25th February 2026

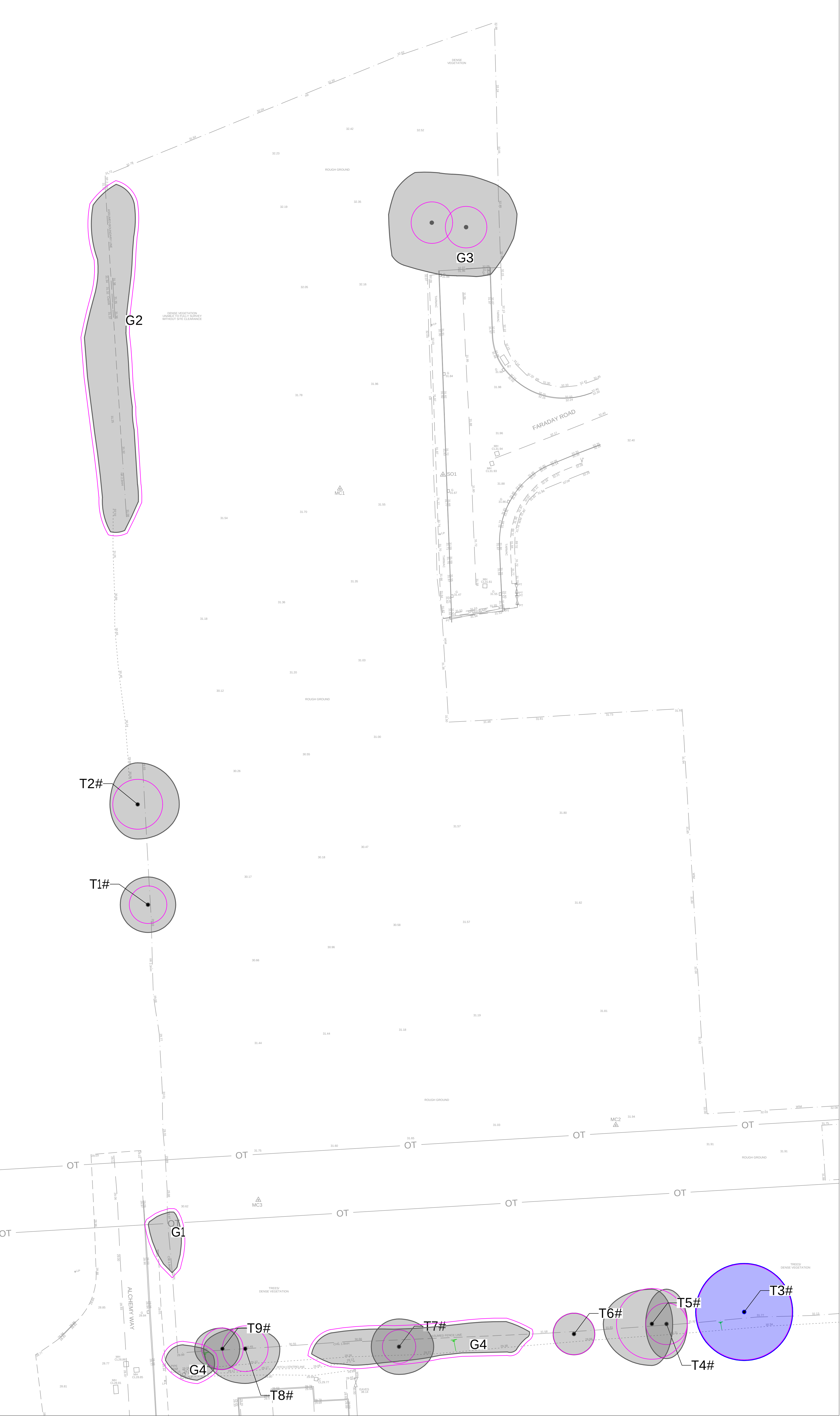
CLIENT: NW1 IOS 3 Unit Trust

SITE: Land to the West of Faraday Road and East of Alchemy Way

REFERENCE: 2136-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T8#	Pedunculate oak	<i>Quercus robur</i>	9	285	3	5	5	6	4	S/Mat	Fair	Fair	Located in northern banking of stream. Access restricted. Scattered deadwood characteristic for species. Moderate future potential	No works required.	40+ years	C2	34	3.30
T9#	Common hawthorn	<i>Crataegus monogyna</i>	6	248	3	3	3	4	4	S/Mat	Fair	Fair	Located in northern banking of stream. Access restricted. Mult stemmed at ground level. Limited future potential.	No works required.	10 to 20 years	C2	28	3.00
G1	Silver birch		Min 5 - Max 6.5	Min 75 - Max 100	See Associated Plans				0	Young	Fair	Fair	Cluster of self seeded birch and willow specimens located in grassed verge adjacent to highway. Majority of stems <75mm. Limited remaining future potential.	Fell for development	10 to 20 years	C2	See Associated Plans	
G2	Alder species, Silver birch, Goat willow		Min 5 - Max 7	Min 80 - Max 110	See Associated Plans				0	S/Mat	Fair	Fair	Linear group framing the western site boundary. Predominantly willow and birch. Likely self seeded. Not access to inspect in detail due to dense vegetation. Limited future contribution.	Partial removal for development	10 to 20 years	C2	See Associated Plans	
G3	Goat willow		Min 5 - Max 7	Ave 200	See Associated Plans				1	S/Mat	Fair	Fair	Closely spaced pair of multi stemmed willow specimens. Arising and litter piled at stem bases, obscuring view of lower stem. Limited remaining contribution.	Fell for development	10 to 20 years	C2	See Associated Plans	
G4	Goat willow		Min 5 - Max 8	Min 100 - Max 200	See Associated Plans				0	S/Mat	Fair	Fair	Linear group of willow specimens framing the southern boundary. Majority of trees are Mult stemmed at ground level. Shallow stream located on southern edge of group. Limited future contribution.	No works required.	20 to 40 years	C2	See Associated Plans	

Appendix 2 – Plans



KEY.

Trees / Groups

Canopy Spread

Tree Stem

Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

NOTES:
Denotes tree locations which are estimated from measurements on-site. No topographical survey available at the time of tree survey.

Rev A	Issue to client	05.06.2026
Rev	Description	Date

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PROJECT
Land to the West of Faraday Road and East of Alchemy Way

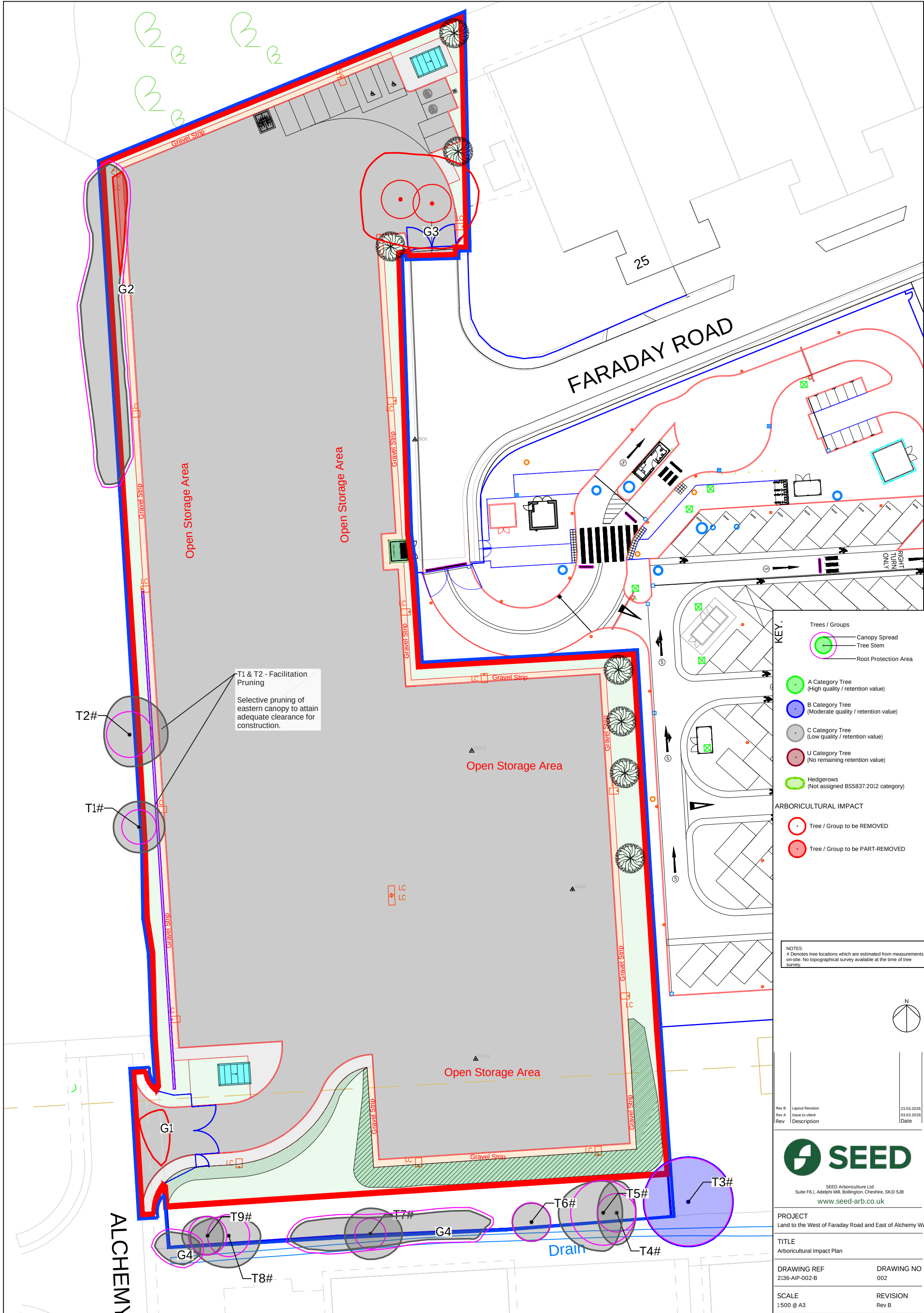
TITLE
Tree Constraints Plan

DRAWING REF
2136-TCP-001-A

SCALE
1:250 @ A1

DRAWING NO
001

REVISION
Rev A



T1 & T2 - Facilitation Pruning
Selective pruning of eastern canopy to attain adequate clearance for construction.

KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree (High quality / retention value)

B Category Tree (Moderate quality / retention value)

C Category Tree (Low quality / retention value)

U Category Tree (No remaining retention value)

Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Tree / Group to be REMOVED
- Tree / Group to be PART-REMOVED

NOTES:
Denotes tree locations which are estimated from measurements on-site. No topographical survey available at the time of tree survey.

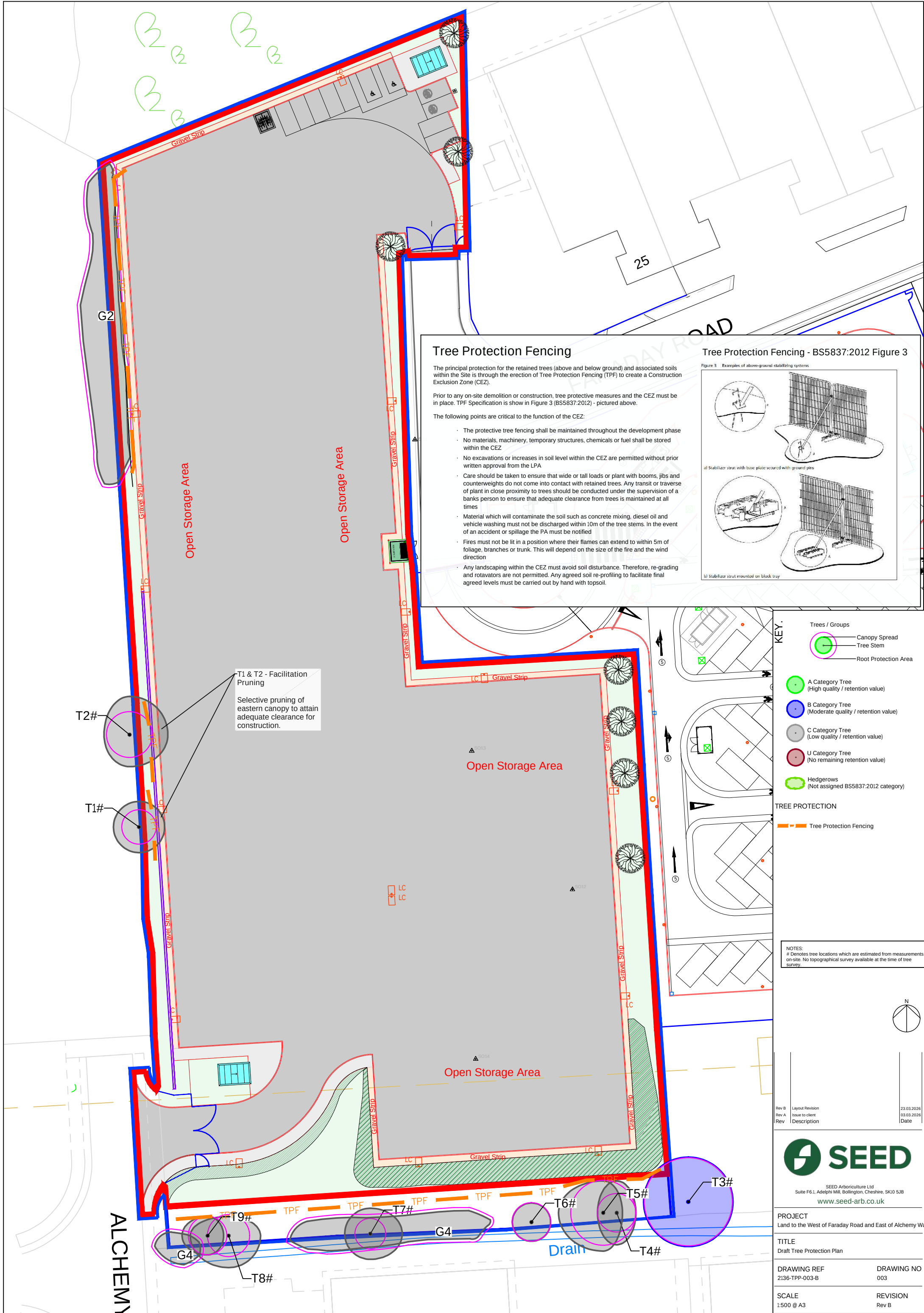


Rev B	Layout Revision	23.03.2026
Rev A	Issue to client	03.03.2026
Rev	Description	Date

SEED

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PROJECT Land to the West of Faraday Road and East of Alchemy Way	
TITLE Arboricultural Impact Plan	
DRAWING REF 2136-AIP-002-B	DRAWING NO 002
SCALE 1:500 @ A3	REVISION Rev B



Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

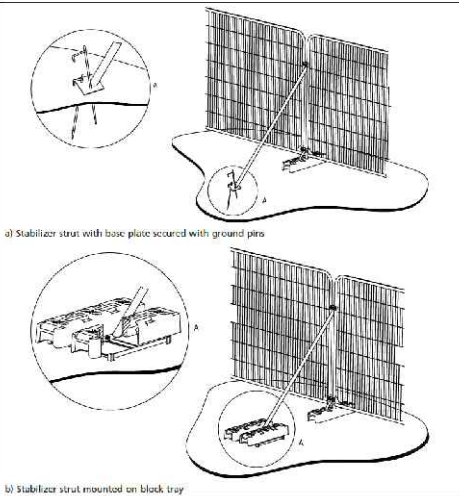
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3

Figure 3 Examples of above-ground stabilizing systems



T1 & T2 - Facilitation Pruning
Selective pruning of eastern canopy to attain adequate clearance for construction.

KEY.

- Trees / Groups
- Canopy Spread
 - Tree Stem
 - Root Protection Area
- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

TREE PROTECTION

- Tree Protection Fencing

NOTES:
Denotes tree locations which are estimated from measurements on-site. No topographical survey available at the time of tree survey.



Rev B	Layout Revision	23.03.2026
Rev A	Issue to client	03.03.2026
Rev	Description	Date

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PROJECT
Land to the West of Faraday Road and East of Alchemy Way

TITLE
Draft Tree Protection Plan

DRAWING REF
2136-TPP-003-B

DRAWING NO
003

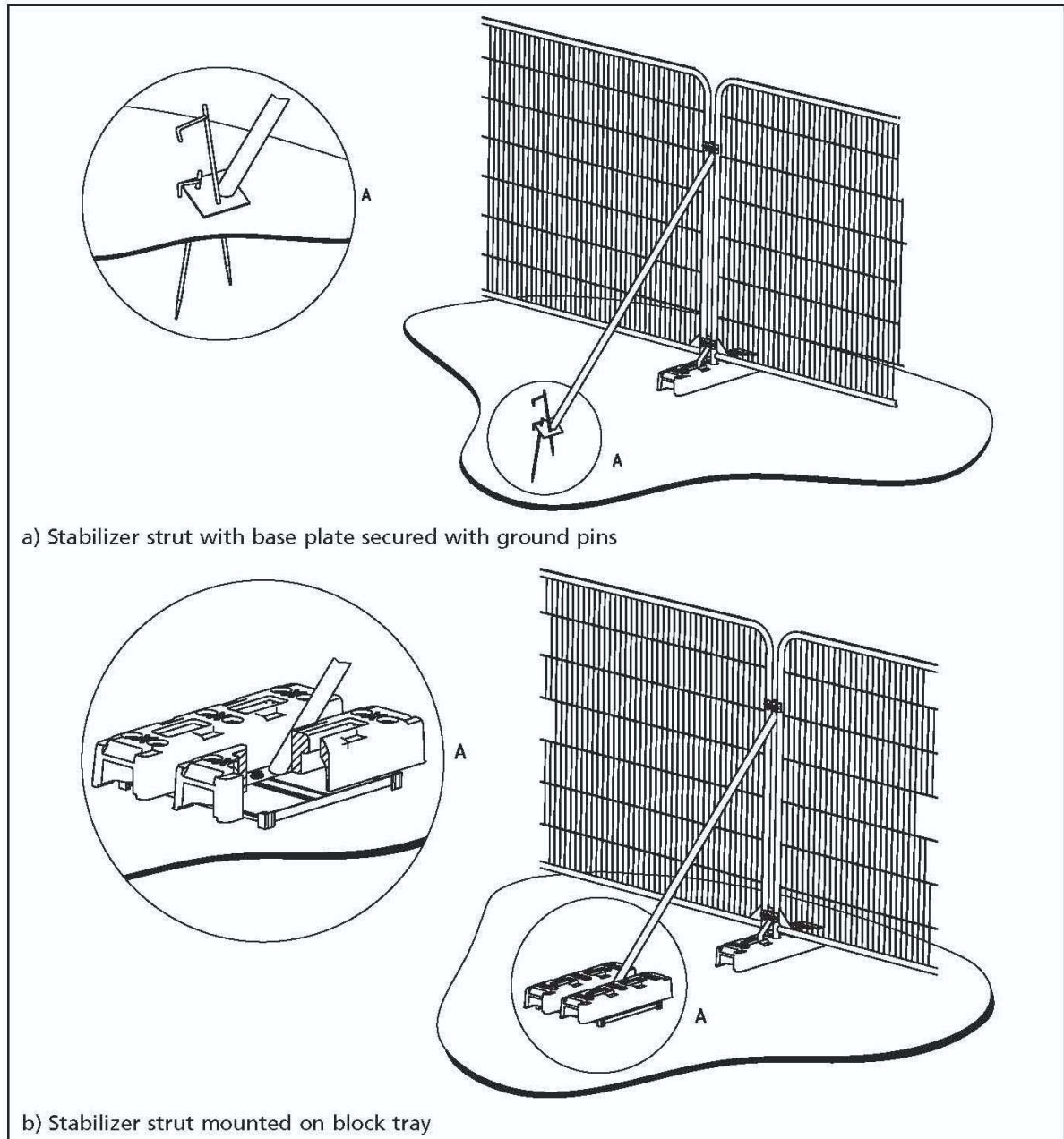
SCALE
1:500 @ A3

REVISION
Rev B

Appendix 3 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems



TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.



ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

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