

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JULY 2025

Chapel Lane Access Road
Chapel Lane
Widnes
WA8 4NX

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Taylor Wimpey UK Ltd. to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Chapel Lane, Widnes, WA8 4NX and produce our findings in a report.
- 1.1.2. It is proposed to apply for an: Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction and emergency access on Chapel Lane (to be determined by Knowsley Borough Council only) and a secondary emergency access via Sandy Lane (to be determined by Halton Borough Council).
- 1.1.3. This report has been prepared to assess the Arboricultural impacts of the site access arrangements only. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.4. Access to Halton Borough Council's online interactive mapping software on 25/07/2025 indicated that one Tree Preservation Orders (TPO) is currently in effect the site (TPO Reference 119 – T1). This TPOs afford statutory protection to surveyed tree T9. The site does not lie within a Conservation Area.
- 1.1.5. The proposed development necessitates the removal of four individual trees, one tree group and a section of one hedgerow within the site boundary. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.6. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.7. Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.8. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the Root Protection Area(s) (RPAs) of retained trees, as indicated on the Tree Protection Plan.
- 1.1.9. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 1.1.10. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Taylor Wimpey UK Ltd. to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at Chapel Lane, Widnes, WA8 4NX and produce our findings in a report to be submitted with an outline planning application (with all matters other than access reserved).
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SJ 49583 87732.



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Legend:		1 Kilometers		N		
Red Line Boundary						
Client:	Taylor Wimpey UK Ltd	Issue:	01		Figure:	01
Project:	Land at Chapel Lane	Scale @ A4			1:12,000	
Title:	Site Context	Approved by:	CL		Checked by:	AH
Drawing Ref:	UG_1554_SITE_CONTEXT	Author:	CL		Date:	25/07/2025
URBANGREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk						

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (Survey Eng Ltd. Drawing Number TWNW.TS.26). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is the westernmost portion of the wider Chapel Lane site, which is a working farm with associated buildings, agricultural fields and a portion of highway (Chapel Lane). The site is bounded by agricultural land and occasional residential properties to all four orientations.

2.6. Soil Profile

- 2.6.1. Reference to the Cranfield University Soil and Agrifood Institute's Soilscales Viewer suggests the underlying soil profile at the site is characterised as a seasonally wet, slowly permeable, base-rich, slightly acidic loamy and clayey soil, with moderate fertility and impeded drainage. This soil type is typical of seasonally wet pasture and woodland environments.

3. Legislation

3.1. National Planning Policy Framework (2024)

- 3.1.1. The *National Planning Policy Framework* (NPPF) 2024 acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

3.2. Tree Preservation Orders

- 3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning (Tree Preservation) (England) Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.2.2. Access to Halton Borough Council's online interactive mapping software on 25/07/2025 indicated that one TPO is currently in effect the site (TPO Reference 119 – T1). This TPOs afford statutory protection to surveyed tree T9. The site does not lie within a Conservation Area.
- 3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

- 3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.3. Ecological Considerations

- 3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.

3.4. The Management of Hedgerows (England) Regulations 2024

- 3.4.1. The Management of Hedgerows (England) Regulations 2024 were introduced under section 97 of the Environment Act 1995 (as amended) to outline the statutory management of hedgerows on agricultural land. These regulations apply to hedgerows on or adjacent to agricultural land which exceed twenty metres in length, or are less than twenty metres in length, but are adjoined by another hedgerow at each end.
- 3.4.2. Under these regulations it is prohibited to cut or trim such hedgerows within the bird nesting season (March to September, inclusive), unless the cutting or trimming qualifies as an exception stated in the legislation.

4. Preliminary Arboricultural Assessment (PAA)

- 4.1.1. Urban Green have also carried out a Preliminary Arboricultural Assessment (PAA) (UG_1554_ARB_PAA_01_REV_04_FINAL), which assessed the quality and value of the existing tree stock across the wider Chapel Lane site to support the outline planning application.
- 4.1.2. This report has been prepared to support the detailed aspect of the planning application only. Therefore, only trees within the distance of influence of the proposed access road and the associated impacts have been assessed.

5. Arboricultural Impact Assessment (AIA)

5.1. Summary of the Development

- 5.1.1. It is proposed to apply for an: Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction and emergency access on Chapel Lane (to be determined by Knowsley Borough Council only) and a secondary emergency access via Sandy Lane (to be determined by Halton Borough Council). Full details of the proposed site layout can be seen on the plans included in Appendix 4.

5.2. Benefits Trees Provide to New Developments

- 5.2.1. Trees provide a variety of visual, health, social, financial, ecological and environmental benefits. Retention of existing trees, particularly mature, well-established trees, alongside new developments can provide immediate visual amenity and landscape value.

5.3. Tree Constraints

- 5.3.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 5.3.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.
- 5.3.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

5.4. Root Protection Areas (RPAs) Explained

- 5.4.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 5.4.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 5.4.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

5.5. Surveyed Trees

- 5.5.1. The survey assessed eighteen individual trees, six tree groups and two hedgerows, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups and hedgerows can be viewed in the Tree Data Schedule in Appendix 1.
- 5.5.2. Four individual trees and one tree group were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; six individual trees, four tree groups and two hedgerows were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; four individual trees and one tree group were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and four individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 5.5.3. Trees and tree groups G1, G2, T3, T15, T16, T17, T20, most of G21 and T22 are outside the provided site redline boundary. The remaining trees, tree groups and hedgerows are within the site or on the boundaries.
- 5.5.4. The tree cover comprises predominantly low-to-moderate-quality ornamental and screening planting.
- 5.5.5. Most of the surveyed trees and tree groups are visually important in terms of their contribution to the character and appearance of the area.

5.6. Impacts of Development

- 5.6.1. The proposed development would necessitate the removal of one individual tree (T13) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; one individual tree (t12) and a section of one hedgerow (H4) approximately 67 metres in length assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and two individual trees (T11 and T26) and one tree group (G14) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 5.6.2. Tree T2 has also been recommended due to its poor condition and location, irrespective of the proposed development. However, as this tree is offsite and under third-party ownership, the landowner will need to be made aware of its condition and need for removal.
- 5.6.3. The proposed development will also require access facilitation pruning works (crown lifting) to retained tree and tree groups G6, T9 and G10. These works are relatively minor in nature and, provided they are carried out in accordance with BS 3998: 2010 '*Tree work – Recommendations*', should not materially harm the long-term health, appearance or retention value of the trees.
- 5.6.4. The removal of these trees, tree groups and section of hedgerow would have a moderate, localised, albeit long-term impact on the wider character and appearance of the site.
- 5.6.5. It is recommended the removal of these trees, tree groups and section of hedgerow be mitigated against through onsite replacement tree, hedgerow and shrub planting alongside the production of a robust soft landscaping scheme.

- 5.6.6. The remaining trees, tree groups and hedgerows are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 5.6.7. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 5.8. of this report.
- 5.6.8. No protective measures have been recommended for retained trees and tree group T15, T16, T17, T20, G21 and T22, which are outside the provided redline boundary. However, these trees will lie within a 'Construction Exclusion Zone', as indicated on the Tree Protection Plan, within which no activity associated with the proposed development is to be undertaken.
- 5.6.9. The existing paved surfaces within the RPAs of retained trees and tree group G2, T23 and T24 are to be retained and will serve as sufficient ground protection to the retained trees throughout the proposed development.
- 5.6.10. Existing paved surfaces within the RPAs of retained trees and tree groups G1, G2, T5 and G6 are proposed for removal and/or replacement as part of the proposed development. These works will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).
- 5.6.11. Arboricultural supervised excavation with possible root pruning will be required within the RPA of retained tree T9, as indicated on the Tree Protection Plan, to facilitate construction of the new access road. These works will also need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an AMS.
- 5.6.12. Existing structures within the RPAs of retained trees T7, T8 and T9 will require demolition to facilitate the proposed development, as indicated on the Tree Protection Plan. The demolition of these structures will need to be carried out carefully, under Arboricultural supervision, in accordance with an AMS.

5.7. Tree Surgery Works

- 5.7.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 5.7.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 5.7.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 5.7.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

5.8. Protective Fencing

- 5.8.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.
- 5.8.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.
- 5.8.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 5.8.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 5.8.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 5.8.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

5.9. Temporary Site Cabins

- 5.9.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 5.9.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

5.10. Utilities

- 5.10.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

6. Recommendations

- 6.1.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 6.1.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 6.1.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G1	Mature Hybrid Black Poplar <i>Populus x canadensis</i>	av 18	av 4	0.5	SE	av 600	av 6 6 6 each	1: Offsite group prevents a detailed inspection. 2: Growing northern side of stream. 3: Deadwood noted. 4: Stubs present due to past branch failure.	No action required.		Good	40+	7.20
									n/a	3	Good	A1.2	
G2	Mature Lombardy Poplar <i>Populus nigra 'Italica'</i>	av 15	av 2	1.5	M	av 750	av 3.5 3.5 3.5 each	1: Offsite group with limited access prevented detailed inspection, DBH estimated. 2: Linear screening group of three ornamentals underplanted with shrubs growing in soil behind small retaining wall. 3: Multiple stems arising from 2m above ground level, ivy clad in places. 4: Minimal visible evidence of previous management. Small diameter shade deadwood to inner canopies poses no significant risk. Dieback and deadwood to lower canopy of westernmost tree, some overhanging footpath up to approximately 80mm diameter. 5: Minor displacement of hardstanding to west of westernmost tree.	No action required.		Good	20-40	9.00
									n/a	3	Fair	B1.2	
T3	Dead Tree	6	0	1	W	130	1 1 1	1: Offsite dead tree at edge of G2 in residential garden. 2: Within falling distance of road and footpath to south. 3: Sheltered by adjacent trees.	Inform landowner of condition.		Dead	<10	n/a
									Moderate	1	Dead	U	
H4	Mature Mixed Species	av 2	4	0	M	150	1 1 1	1: Regularly maintained field boundary hedgerow growing adjacent footpath to south. 2: Predominantly hawthorn with ash, oak, blackthorn and hazel, densely ivy clad throughout. 3: Slightly overgrown in places, adequate clearance from footpath currently.	Remove western section for development - see Tree Removal Plan.		Good	40+	1.80
									n/a	3	Good	B1.2	
T5	Early-Mature Norway maple 'Crimson King' <i>Acer platanoides</i> 'Crimson King'	10	2.5	3	M	400	5.5 5.5 5.5	1: Growing within H4 with densely ivy clad stem, prevented detailed inspection, DBH estimated. 2: Open grown tree with multiple stems arising from 3m above ground level. 3: Small diameter deadwood noted. 4: Adequate clearance above footpath and road.	Remove ivy and re-inspect for defects.		Good	40+	4.80
									Moderate	1	Good	B1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G6	Mature Leyland Cypress <i>x Cupressus leylandii</i>	av 11	av 2	o	M	av 350	av 6 6 6 each	1: Limited access and densely ivy clad stems prevented detailed inspection, DBH estimated. 2: Growing at top of embankment with understory of elder and elm. 3: Slightly shaded by adjacent trees. 4: Basal growth throughout, lower canopy maintained as hedgerow to 2m.	Prune for development - see Tree Removal Plan.		Good	40+ B1.2	4.20
									n/a	3	Good		
T7	Early-Mature Horse Chestnut <i>Aesculus hippocastanum</i>	9	3.5	0.5	S	490	7.5 6.5 7.5 7	1: Epicormic growth on stem. 2: Canopy to east overhanging shop. 3: Small decay pockets forming within old pruning wounds. 4: Ivy present on stem.	No action required.		Good	40+ B1	5.88
									n/a	3	Good		
T8	Young Horse Chestnut <i>Aesculus hippocastanum</i>	8	2	o	M	210	4 4 4 1.5	1: Self-set tree with bifurcated stem at ground level. 2: Biased canopy due to neighbouring trees, canopy to east overhanging shed. 3: Small diameter deadwood noted. 4: Basal epicormic growth.	No action required.		Fair	20-40 C1	2.52
									n/a	3	Good		
T9	Mature Pedunculate Oak <i>Quercus robur</i>	11	2	2	M	820	8.5 9 9 9	1: Densely ivy clad stem prevented detailed inspection. 2: Multiple stems arising from 2m above ground level with low hanging canopy to east. 3: Small diameter deadwood to lower canopy. 4: Stubs present due to past pruning to lower canopy. 5: Protected by Tree Preservation Order XXX.	Prune for development - see Tree Removal Plan.		Good	40+ A12	9.84
									n/a	3	Good		
G10	Semi-Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	av 7.5	o	o	M	av 330	av 3.5 3.5 each	1: Limited access and surrounding vegetation prevented detailed inspection, DBH estimated. 2: Closely spaced group of planted ornamentals with dense understory of holly and elder. 3: No major visible defects. 4: Tear wound noted on branch.	Prune for development - see Tree Removal Plan.		Good	40+ B1	3.96
									n/a	3	Good		
T11	Young Silver Birch <i>Betula pendula</i>	5	0.5	1	S	130	1.5 2 2 2	1: Young self-set tree growing close to and overhanging agricultural building to north. 2: Minimal evidence of previous management. 3: No major visible defects.	Remove for development - see Tree Removal Plan.		Good	40+ C1	1.56
									n/a	n/a	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T12	Semi-Mature Wild Cherry <i>Prunus avium</i>	6.5	3	2.5	M	300	5 5 5	1: Surrounding vegetation prevented a detailed inspection. 2: Open grown tree with understory of elder and hawthorn. 3: No major visible defects. 4: Canopy touching agricultural building to south.	Remove for development - see Tree Removal Plan.		Fair	40+ B1	3.60
									n/a	n/a	Good		
T13	Mature Weeping Willow <i>Salix babylonica</i>	12.5	4.5	3	M	1200	8 7 7.5	1: Densely ivy clad stem prevented detailed inspection. 2: Open grown ornamental with wide spreading, low hanging form. 3: Large tear wounds noted from previous branch failure to lower canopy to south. 4: Small diameter deadwood to lower and inner canopy poses no significant risk. 5: Multiple stubs from previous branch removal to lower canopy.	Remove for development - see Tree Removal Plan.		Good	20-40 A1.2	14.40
									n/a	n/a	Fair		
G14	Semi-Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	av 8	av 3.5	2	M	av 200	av 2.5 2.5 each	1: Surrounding vegetation and densely ivy clad stems prevented detailed inspection. 2: Moderately spaced group of three with understory of bramble and elder, samll diameter laburnam adjacent. 3: Shaded by adjacent tree.	Remove for development - see Tree Removal Plan.		Fair	20-40 C1	2.40
									n/a	n/a	Good		
T15	Dead Wild Cherry <i>Prunus avium</i>	1	n/a	n/a	n/a	n/a	o o o	1: Dead specimen felled to 1m stump.	No action required.		Dead	<10 U	n/a
									n/a	n/a	Dead		
T16	Semi-Mature Apple <i>Malus domestica</i>	4.5	2	2	M	250	2.5 2.5 3.5	1: Planted ornamental with trifurcated stem at 1.5m above ground level. 2: Previously pollarded with multiple fresh pruning and tear wounds to north over path, yet to occlude. 3: Low hanging canopy to south.	No action required.		Good	20-40 B1	3.00
									n/a	3	Fair		
T17	Mature Apple <i>Malus domestica</i>	3	n/a	n/a	n/a	420	2.5 2.5 2.5	1: Recently topped, in process of being removed.	No action required.		Poor	<10 U	n/a
									n/a	n/a	Poor		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T18	Early-Mature Wild Cherry <i>Prunus avium</i>	9	5	5	M	37º	6 5 5 5	1: Single stemmed planted ornamental with high canopy due to crown lifting. 2: Multiple pruning wounds to lower stem. Older pruning wounds to lower stem completely occluded, more recent stubs and wounds at 3-4m yet to occlude. 3: No major visible defects.	No action required.		Good	40+ B1	4.44
									n/a	3	Good		
T19	Early-Mature Silver Birch <i>Betula pendula</i>	8	5	4	W	31º	5 2.5 3.5 4	1: Single stemmed planted ornamental with high canopy due to crown lifting, slightly shaded by neighbouring tree. 2: Multiple pruning wounds to lower stem. Older pruning wounds to lower stem completely occluded, more recent stubs and wounds at 3-4m yet to occlude. 3: Small cavity in old pruning wound to south at 2.5m. 4: No major visible defects.	No action required.		Good	20-40 B1	3.72
									n/a	3	Fair		
T20	Dead Italian Cypress <i>Cupressus sempervirens</i>	1	n/a	n/a	n/a	n/a	o o o o	1: Dead specimen, felled to 1m stump.	No action required.		Dead	<10 U	n/a
									n/a	n/a	Dead		
G21	Early-Mature Norway Spruce <i>Picea abies</i>	av 11	av 4	4	M	av 38º	av 4.5 4.5 4.5 each	1: Dense understory of holly and elder limited inspection. 2: Moderately spaced group of planted ornamentals, some stems densely ivy clad. 3: No major visible defects. 4: Canopy of westernmost tree touching utility line.	No action required.		Good	40+ B1.2	4.56
									n/a	3	Good		
T22	Semi-Mature Norway Spruce <i>Picea abies</i>	8.5	8	3	NE	120	1 1 1 1	1: Growing within G20, heavily suppressed by adjacent trees. 2: Little live growth and remaining life expectancy. 3: Sheltered by adjacent trees.	No action required.		Poor	<10 C1	1.44
									n/a	3	Fair		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T23	Early-Mature Purple Beech <i>Fagus sylvatica</i> 'purpurea'	9	2	2	M	500	6.5 6.5 6.5 6.5	1: Limited access, ivy on stem and surrounding vegetation prevented detailed inspection, DBH estimated. 2: Planted ornamental growing at edge of garden with bifurcated stem at 2m above ground level and crooked form. 3: Crown lifted over footpath to south with adequate clearance currently. Low hanging over garden to west down to ground level due to pendulous form. 4: Small diameter deadwood noted, poses no significant risk.	No action required.		Good	40+ A1.2	6.00
									n/a	3	Fair		
T24	Early-Mature Horse Chestnut <i>Aesculus hippocastanum</i>	10	2	2	N	550	5 6 5 5.5	1: Offsite tree growing in hedgerow with densely ivy clad stem prevented detailed inspection, DBH estimated. 2: Multiple stems arising from 3m above ground level. 3: Previously pruned away from footpath to south with adequate clearance currently. 4: Occasional stubs and tear wounds to lower branches to south with some occlusion. 5: Small diameter deadwood to lower canopy poses no significant risk.	No action required.		Good	40+ A1.2	6.60
									n/a	3	Fair		
H25	Mature Mixed Species	av 3	4	0	M	100	1 1 1 1	1: Possibly offsite field boundary hedgerow. 2: Predominantly hawthorn with occasional sycamore, hazel and holly and low hanging branches of T22 and T23 to west, densely ivy clad throughout. 3: Generally well maintained, beginning to encroach footpath in places.	Prune away from footpath to south.		Good	40+ B1.2	1.20
									Moderate	3	Fair		
T26	Semi-Mature Damson <i>Prunus domestica</i>	5	1.5	2	E	170	3.5 3.5 3.5 2	1: Growing in residential front garden with ivy clad stem, preventing detailed inspection. 2: Pronounced lean north to stem with biased canopy due to neighbouring shrub to south. 3: Minimal visible evidence of previous management. 4: Small diameter deadwood to lower canopy.	Remove for development - see Tree Removal Plan.		Good	10-20 C2	2.04
									n/a	n/a	Poor		

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-Mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-Mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height :	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.
RPA Radius:	Radial length in metres from the centre of the tree stem to the extent of the Root Protection Area (RPA), calculated in relation to the stem diameter.

Appendix 3 – Tree Retention Categories

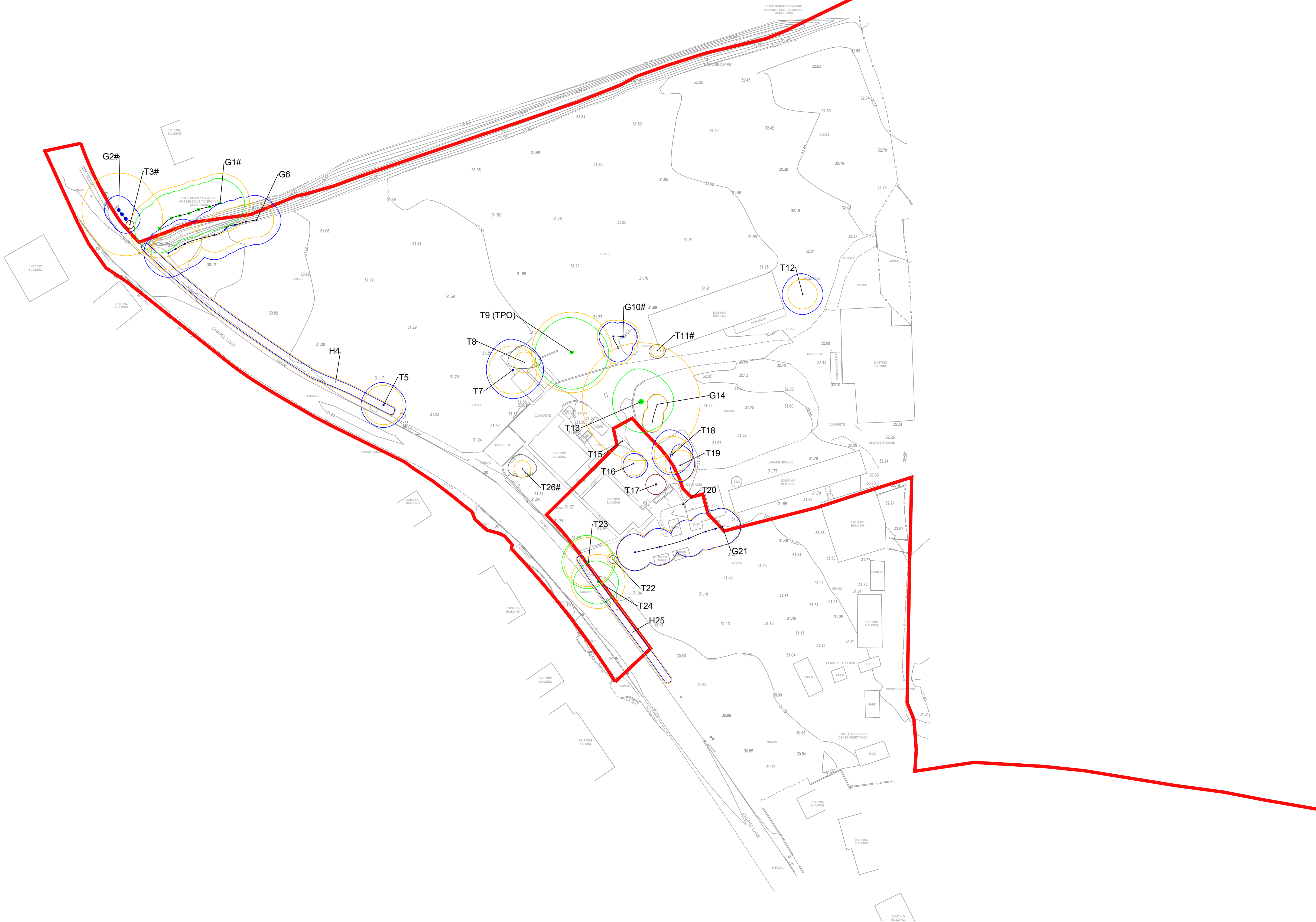
The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Root Protection Area (RPA)
- Position Estimated on Site
- Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client: **TAYLOR WIMPEY
UK LTD.**

Project: **CHAPEL LANE ACCESS ROAD,
WIDNES**

Title: **TREE CONSTRAINTS PLAN**

Issue: PLANNING		
Drawn: AH	Checked: GM	Approved: AH
Project: UG1554	Scale @ A1: 1:500	Date: 25/07/25
Dwg No: UG_1554_ARB_TCP_01	Revision: 00	



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Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Retained Tree

Removed Tree

Extents of Pruning

Position Estimated on Site

Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D	
URBANGREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk					
Client: TAYLOR WIMPEY UK LTD.					
Project: CHAPEL LANE ACCESS ROAD, WIDNES					
Title: TREE REMOVAL PLAN					
Issue: PLANNING					
Drawn: AH		Checked: GM		Approved: AH	
Project: UG1554		Scale @ A1: 1:500		Date: 25/07/25	
Dwg No: UG_1554_ARB_TRP_01				Revision: 00	

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
H4	B	Mixed species	Remove western section approximately 67m in length	To facilitate the proposed development
G6		Leyland cypress	Crown lift canopy to south to 5.5m above ground level	
T9	A	Pedunculate oak	Crown lift canopy to east to 3.5m above ground level	
G10	B	Lawson cypress		
T11	C	Silver birch	Fell to ground level	
T12	B	Wild cherry		
T13	A	Weeping willow		
G14	C	Lawson cypress		
T26		Damson		
All specified tree works are to be carried out in accordance with BS 3998: 2010 ' <i>Tree work - Recommendations</i> '				

REV.	DATE	DESCRIPTION	DRAWN	CHKD
U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk				
Client: TAYLOR WIMPEY UK LTD.				
Project: CHAPEL LANE ACCESS ROAD, WIDNES				
Title: TREE WORKS SCHEDULE				
Issue: PLANNING				
Drawn: AH		Checked: GM	Approved: AH	
Project: UG1554		Scale @ A1: N/A	Date: 25/07/25	
Dwg No: UG_1554_ARB_TWS_01			Revision: 00	



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Notes:-



BS 5837: 2012
Retention Category A
Tree, Group or Hedge



BS 5837: 2012
Retention Category B
Tree, Group or Hedge



BS 5837: 2012
Retention Category C
Tree, Group or Hedge



BS 5837: 2012 Category U
Tree, Group or Hedge



Retained Tree



Root Protection Area (RPA)



Position Estimated on Site



Redline Site Boundary



Protective Fencing (See TPI Inserts 1 & 2)



Construction Exclusion Zone (CEZ)



Ground Protection
(Existing Hard Surface to be Retained)



Arboricultural Supervised Removal and
Replacement of Existing Hard Surface



Arboricultural Supervised Excavation

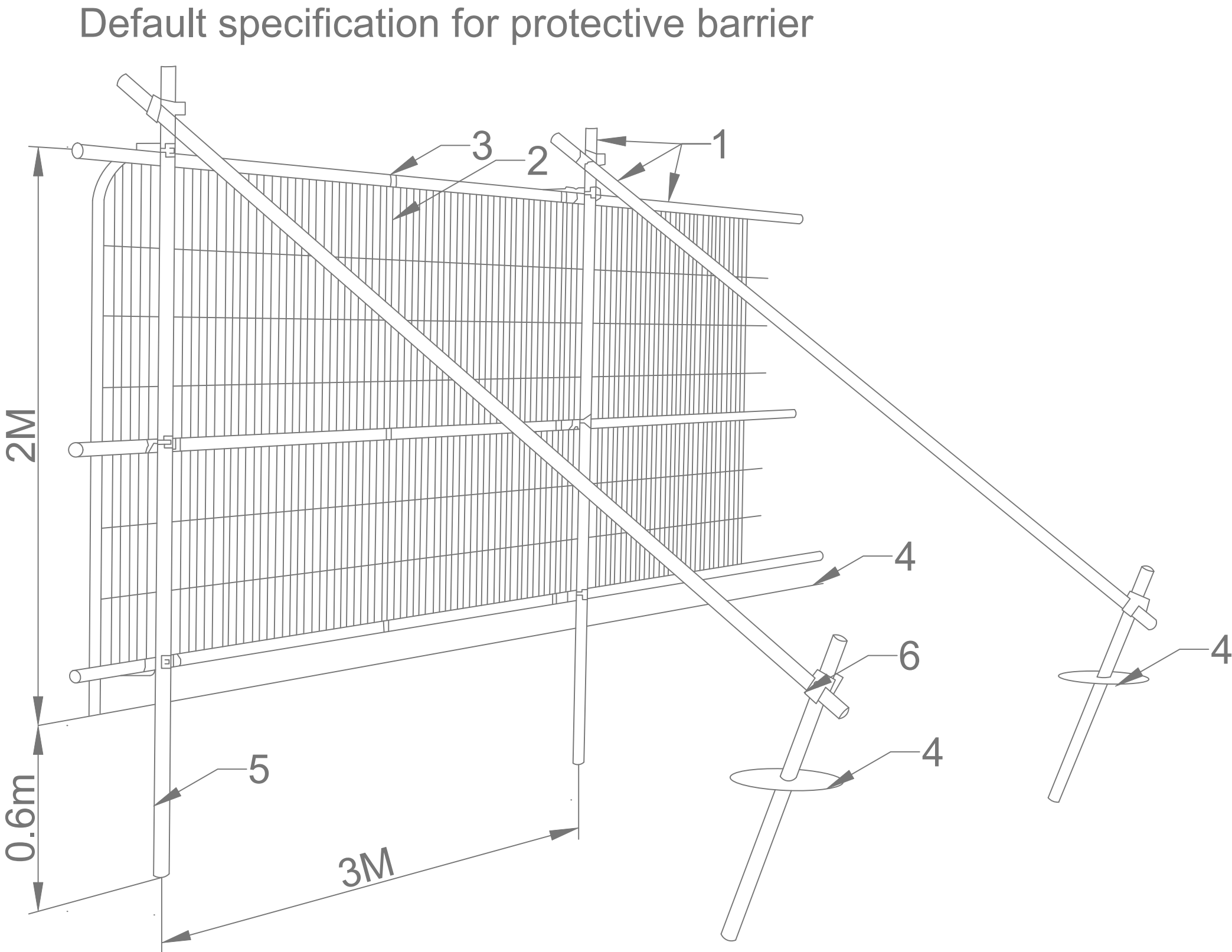


Demolition of Structures within RPA

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Client: TAYLOR WIMPEY UK TD.					
Project: CHAPEL LANE ACCESS ROAD, WIDNES					
Title: TREE PROTECTION PLAN					
Issue: PLANNING					
Drawn:	AH	Checked:	GM	Approved:	AH
Project:	UG1554	Scale @ A1:	1:500	Date:	25/07/25
Dwg No:	UG_1554_ARB_TPP_01			Revision:	00

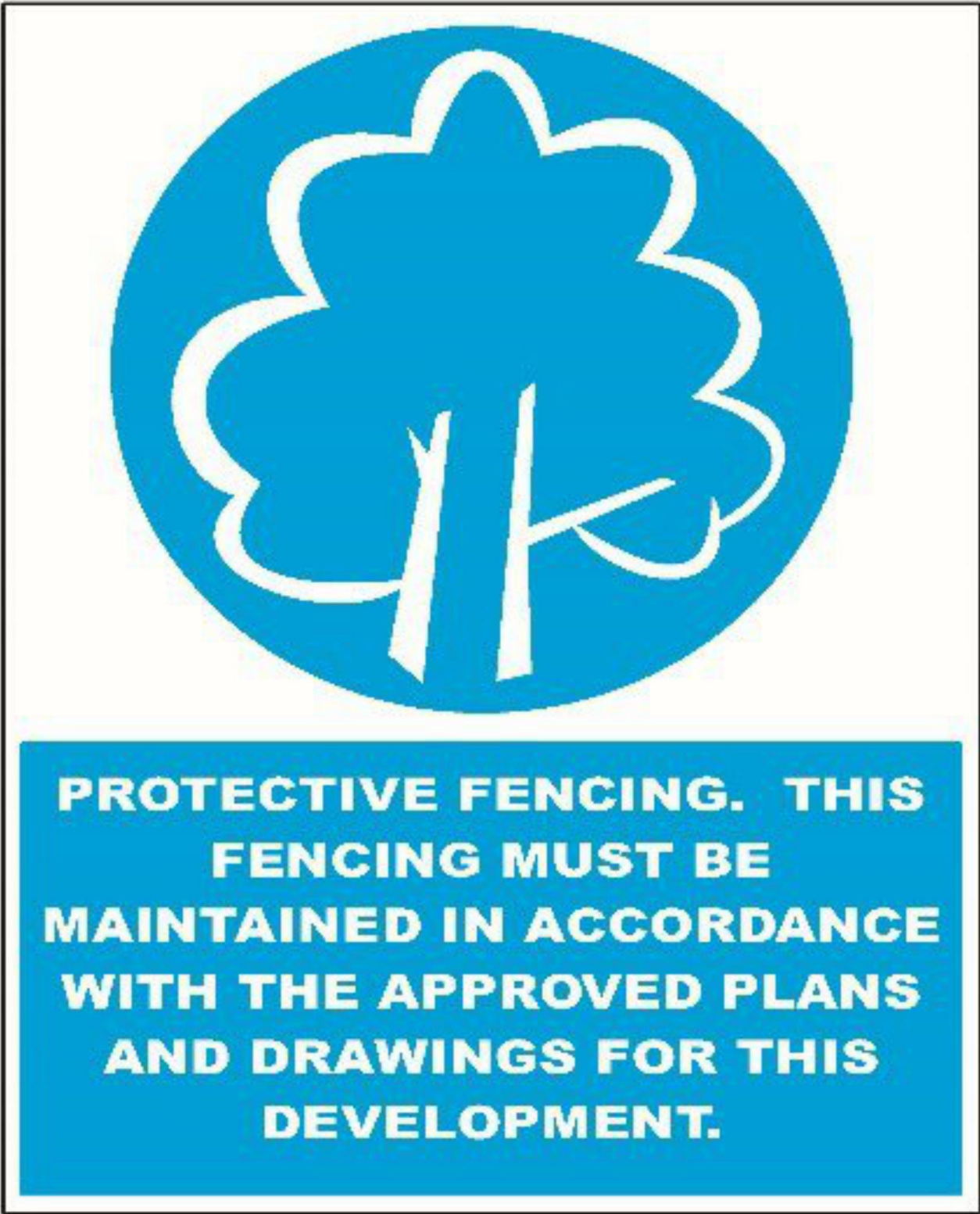
Insert 1: Tree Protective Fencing Specification

Insert 2: Tree Protection Notice



Key

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



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Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHKD
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A: Ground Floor, The Tower,
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Client: **TAYLOR WIMPEY
UK LTD.**

Project: **CHAPEL LANE ACCESS ROAD,
WIDNES**

Title: **TREE PROTECTION INDEX**

Issue: PLANNING		
Drawn: AH	Checked: GM	Approved: AH
Project: UG1554	Scale @ A1: N/A	Date: 25/07/25
Dwg No: UG_1554_ARB_TPI_01	Revision: 00	