1290 – Broughton Shopping Park North

BS 5837:2012 Arboricultural Report and Impact Assessment

CPC Project Services Ltd

January 2026

TREEFELLAS
Arboriculture Limited

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Treefellas Arboriculture

Site: Broughton Shopping Park, Broughton, Chester, CH4 0DH

Report: BS 5837:2012 Arboricultural Report and Impact Assessment

Reference: 1290

Client: CPC Project Services Ltd

Issue Date: 22/01/2026

Produced By:

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Document Revision Record:

Revision No.	Author	Details	Date
A	Dave Farmer	Additional retention of trees within G020	22/01/2026

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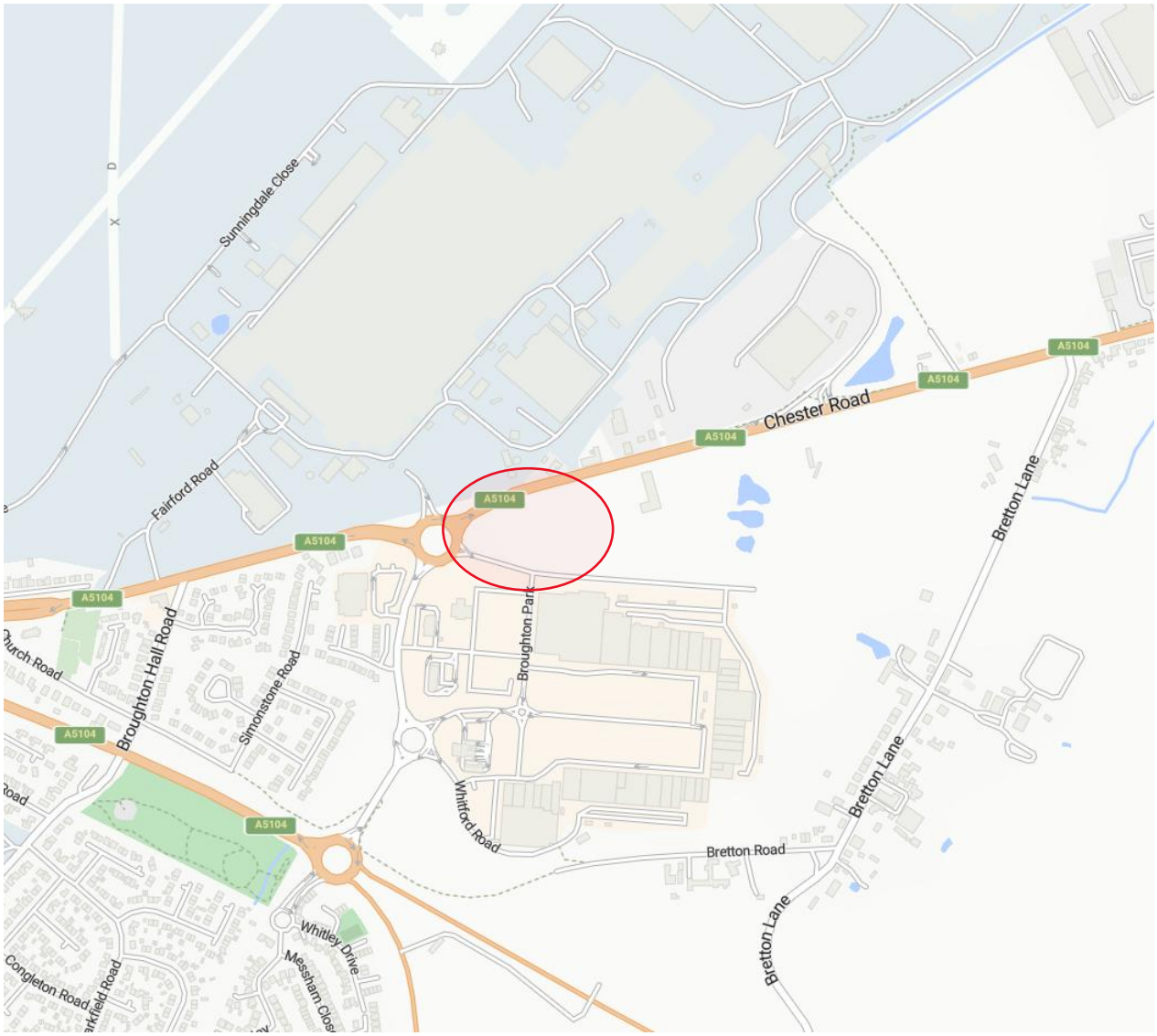
The Site survey and report have been carried out by Treefellas Arboriculture on behalf of the Client in accordance with the agreed terms.
This report is based on the information provided by the Client and on the observations made during any Site visits. Observations were limited based on the specific Site conditions, the weather and the time of year when any visits were made.
Treefellas Arboriculture makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to within this report.
Treefellas Arboriculture does not authorise, consent to or condone any party other than the Client relying upon the information provided. Any reliance by any party other than the client is made wholly at that party's own and sole risk and Treefellas Arboriculture disclaims any liability to such parties.
Treefellas Arboriculture accepts no responsibility for the accuracy of any third party data used within this report.

Contents

1. Introduction

1.1 On behalf of CPC Project Services Ltd (the Client), Treefellas Arboriculture Ltd has carried out a tree survey in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* at Broughton Shopping Park, Broughton, Chester, CH4 0DH (the Site). The Site location is shown in Figure 1.

Figure 1: Location Plan



1.2 The survey was a ground based visual inspection carried out by Dave Farmer FdSc MArborA, Principal Arboricultural Consultant at Treefellas Arboriculture on the 17th of July 2025.

1.3 During the survey the weather was clear and bright, which allowed for a thorough inspection of all trees. The deciduous trees at the Site were generally in full leaf.

1.4 The survey recorded all significant trees within the Site, and any beyond the Site boundary which may be affected by development proposed within it, recording a number of parameters including species, crown spread and Root Protection Area (RPA).

1.5 The information available on the Flintshire County Council website (www.flintshire.gov.uk) indicates that the Site is not located in a Conservation Area and no trees included in the survey are protected by a Tree Preservation Order (TPO).

1.6 Reference to the Multi Agency Geographical Information for the Countryside (MAGIC) website indicates that no ancient woodland is present at the Site or within 15.0m of its boundaries.

1.7 The Client proposes the construction of a new food store with associated facilities, vehicle parking and landscaping.

1.8 The proposed development will require the removal of six individual trees and sections of three tree groups, and will potentially have an impact on the roots, stems and canopies of retained trees unless suitable protection measures are put in place.

1.9 This report aims to provide detailed and independent arboricultural advice in the context of future Site development. The report discusses the potential arboricultural impacts that the proposed development may have on the surveyed trees. Once design proposals have been finalised an Arboricultural Method Statement may be required, to demonstrate how the retained trees will be adequately protected throughout the development.

2. Tree Survey Methodology

2.1 The survey recorded all individual trees or tree groups with one or more stem diameters of 75mm or more at a height of 1.5m above ground level, and any significant hedgerows, within the Site boundary. Any significant trees outside the boundary which could be significantly affected by the future development of the Site were also recorded.

2.2 For the purposes of this report a hedgerow is described as a line of trees or shrubs with canopies less than 5m wide which has been regularly managed through pruning. Where trees are present within a hedgerow that are significantly different in character from the remainder, these have been identified and recorded separately.

2.3 The following characteristics were recorded:

- Reference number
- Species
- Height
- Crown spreads in four cardinal directions (north, east, south and west)
- Minimum crown clearance
- Number of stems
- Stem diameter, generally measured at 1.5m above ground level or in accordance with BS 5827:2012
- Estimate of the number of years that the tree is likely to remain suitable for retention
- Age class
- Overall condition
- Categorisation in accordance with BS 5837:2012:
    - Category U: Those 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
    - Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years
    - Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
    - 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
- Sub-categorisation where appropriate in accordance with BS 5837:2012:
    - 1: Mainly arboricultural qualities
    - 2: Mainly landscape qualities
    - 3: Mainly cultural values, including conservation
- General notes about physiological and structural condition and any management recommendations

2.4 All tree survey data has been based on a topographical survey, provided by the client. Where the location of trees and hedgerows have not been identified, locations have been estimated using GPS technology and aerial imagery. Due the inaccuracies this can cause, further confirmation of these estimated locations through a further topographical survey may be required to ensure future design accuracy.

2.5 Where tree and hedgerow locations have been estimated, or where measurements have been estimated for trees with limited accessibility, this is highlighted with a hash (#) symbol on tree plans and in the Tree Survey Schedule.

2.6 Trees are living organisms that change over time. A re-inspection of all trees and hedgerows should be carried out if there have been any significant storm events, if significant Site works have taken place or if more than 12 months have passed since the survey was carried out.

2.7 The Root Protection Area (RPA) is calculated according to the formulae set out in BS 5837:2012. This is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority.

2.8 Due to the specific topography of the Site and the presence of surrounding structures the RPA is likely to be a simplified representation of the actual morphology and disposition of roots. Any deviation in the shape of the RPA from the calculated circular shape will largely be based on conjecture and so should generally be avoided. However, where significant Site features are present that could clearly influence the disposition of tree root growth (e.g. water courses, building foundations and retaining walls), the RPA may be amended to take these features into account.

3. Protected Species

Bats

3.1 Mature trees can often contain cavities or hollows which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) are protected under *The Conservation of Habitats and Species Regulations* 2017 (Habitats Regulations 2017). They also receive legal protection under the *Wildlife and Countryside Act* (WCA) 1981. Consequently, causing damage to a bat roost constitutes an offence.

3.2 Generally, should the presence of a bat roost be suspected whilst completing works on any trees on Site then an appropriately licensed bat worker should be consulted for advice.

Birds

3.3 Trees and hedgerows can provide habitat for nesting birds which are protected under the *Wildlife and Countryside Act* (WCA) 1981. Some species are further protected by special penalties. This legislation makes it an offence to intentionally or recklessly damage or destroy an active bird nest or part thereof.

3.4 As the vegetation at the Site provides potential habitat for nesting birds all tree work should ideally be completed outside the peak nesting bird season (generally March to August inclusive).

3.5 If this is not possible then the vegetation should be subject to a nesting bird inspection by a suitably experienced ecologist prior to commencement of works. If active nests are identified then the vegetation, and a defined buffer zone, will need to remain in place until the young have fully fledged.

4. Tree Survey Results

4.1 The Site was a disused and overgrown parcel of land located directly to the north of the car parks and commercial units of Broughton Shopping Park, in the village of Broughton in Flintshire.

4.2 The majority of the Site consisted of dense grasses and shrubs, with more significant vegetation close to the boundaries and in the western half.

4.3 The Tree Survey Schedule at Appendix 1 details the results of the tree survey and includes any management recommendations. The Schedule should be read in conjunction with the tree plans at Appendix 3 which show the location of each tree and hedgerow surveyed and the extent of their canopies and RPA.

4.4 The survey recorded nineteen individual trees and four tree groups. A summary of the tree survey findings is shown in Table 1.

Table 1: Summary of Tree Survey Findings

Category A	**Category B**	**Category C**	**Category U**
Individual Trees: 0 Tree Groups: 0	Individual Trees: 12 Tree Groups: 0	Individual Trees: 7 Tree Groups: 4	Individual Trees: 0 Tree Groups: 0
Total: 0	**Total: 12**	**Total: 13**	**Total: 0**

4.5 The more significant individual trees included in the survey were all located close to the southern boundary (T001 to T008, T011, T012, T015 and T016). These trees were predominantly lime with the occasional Alder, and provided a good level of amenity value to the site and shopping park area to the south.

4.6 The remaining trees were generally of lower quality and limited significance, and should not pose a significant constraint on the development potential of the Site. Whilst the dense groups G020 and G023 provide some reasonable collective value, any losses here could be readily mitigated through more suitable and distinctive replacement planting.

5. Arboricultural Impact Assessment

5.1 An Arboricultural Impact Assessment (AIA) has been carried out in accordance with BS 5837:2012, to evaluate the potential impacts the design proposals could have on the trees and hedgerows included in the survey. Where significant impacts have been identified, mitigation measures have been recommended.

5.2 BS 5837:2012 paragraph 5.4.2 states:

> *"The assessment should take account of the effects of any tree loss required to implement the design, and any potentially damaging activities proposed in the vicinity of retained trees. Such activities might include the removal of existing structures and hard surfacing, the installation of new hard surfacing, the installation of services, and the location and dimensions of all proposed excavations or changes in ground level, including any that might arise from the implementation of the recommended mitigation measures. In addition to the impact of the permanent works, account should be taken of the buildability of the scheme in terms of access, adequate working space and provision for the storage of materials, including topsoil."*

5.3 The Client proposes the construction of a new food store with associated facilities, vehicle parking and landscaping. This AIA is based on the latest design proposals provided by the client.

Tree Retention and Removal

5.4 The design proposals indicate that six individual trees (T006 and T008 to T012) and sections of three tree groups (G020, G021 and G023) will need to be removed to facilitate the development, as they are situated in the footprint of, or in close proximity to, proposed structures and their retention and protection is not suitable.

5.5 The trees that need to be removed are detailed in the Tree Survey Schedule at Appendix 1 and located on the Tree Impacts Plan at Appendix 3. A summary of removal and retention is shown in Table 2.

Table 2: Summary of Removal and Retention

To Be Removed			**To Be Retained**		
Category A	**Category B**	**Category C**	**Category A**	**Category B**	**Category C**
Individual Trees: 0 Tree Groups: 0	Individual Trees: 4 Tree Groups: 0	Individual Trees: 2 Tree Groups: 3 (Partial)	Individual Trees: 0 Tree Groups: 0	Individual Trees: 8 Tree Groups: 0	Individual Trees: 5 Tree Groups: 4
Total: 0	**Total: 4**	**Total: 5**	**Total: 0**	**Total: 8**	**Total: 9**

5.6 While there will be some loss of amenity from the removals, it will not significantly detract from the landscape value of the wider Site. The retention of the majority of trees in close proximity to the Site boundaries, in particular the higher quality alder and lime trees along the southern boundary, will to some extent screen the loss from busier public vantage points.

5.7 The design proposals have allowed space for the planting of trees and hedgerows once construction is complete. The planting of diverse species that are in keeping with the surrounding landscape character and tolerant of climate change can mitigate for the required removals and, in the longer term, increase the amenity value and ecosystem service benefits that the Site's trees provide.

Tree Pruning

5.8 The pruning of trees should only be undertaken where essential, to avoid unnecessary wounds that can lead to bacterial or fungal infection. Pruning works should generally be undertaken during the winter months when the tree is dormant or during the summer months when the tree is fully active.

5.9 The westernmost retained trees within G023 will need to be pruned back from several if the new design elements, to allow for their construction.

5.10 Recommended pruning works are detailed in the Tree Survey Schedule at Appendix 1.

5.11 Tree pruning should be carried out by a suitably qualified and insured arboricultural contractor and in accordance with the recommendations of BS 3998:2010 *Tree work – Recommendations*.

Potential Impacts from Demolition and Construction Operations

5.12 Where proposed operations encroach beneath the canopy or into the RPA of retained trees there is the potential for damage to occur if measures are not implemented to provide adequate protection.

5.13 In this instance no element of the design proposals encroaches into the RPA or beneath the canopy spread of the retained trees. As such no significant impacts are anticipated, provided that adequate protection is implemented.

Mitigation and Protection

5.14 The retained trees will need protecting from development operations to ensure that they are not negatively impacted during the works. This should be detailed as part of an Arboricultural Method Statement (AMS). The primary method to achieve this is through the use of temporary protection fencing which encloses the RPA, creating a sacrosanct Construction Exclusion Zone (CEZ) where no works can take place.

5.15 Where existing hard surfaces are present within the RPA of retained trees they should be kept in place where possible, even if they are not part of the design proposals. These hard surfaces will provide ground protection for any roots present beneath them during development works.

5.16 Any works that are proposed beneath the canopy or within the RPA of retained trees and hedgerows must be carried out as specified in an approved AMS. It is likely that these works will need to be supervised by the Project Arboriculturist so that any tree related issues that may occur can be suitably dealt with.

5.17 The planting of suitable trees and hedgerows, as part of a wider landscaping scheme, can provide mitigation for any removals. It is recommended that tree planting follows a 5 – 10 – 20 – 30 formula (i.e. No more than 5% of any one cultivar, no more than 10% of any one species, no more than 20% of any one genus, and no more than 30% of any one family.) This gives any new tree population maximum resilience against pests and diseases.

5.18 Tree planting and establishment should be carried out in accordance with BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*.

6. References

- BS 3998:2010 *Tree work – Recommendations*. ISBN 978 0 580 53777 6
- BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. ISBN 978 0 580 69917 7
- BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*. ISBN 978 0 580 713170
- Volume 4 National Joint Utilities Group (NJUG) *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*. Issue 2: 2007. www.njug.org.uk.

Appendix 1: Tree Survey Schedule

Table 3: Tree Survey Schedule

Key:	Symbols Used	Age Class	SLE	Comments	Management	Category
	< = less than ~ = approximately > = greater than # = estimated	Young, Semi mature, Early mature, Mature, Veteran or Ancient	Estimate of Safe Life Expectancy (<10 Years, 10+ Years, 20+ Years or 40+ Years)	N = North E = East S = South W = West AGL = Above Ground Level ADB = Ash Die Back AHC (1, 2, 3 or 4) = Ash Health Class Minor Deadwood = <25mm diameter Moderate Deadwood = 25mm-75mm diameter Major Deadwood = >75mm diameter	*Tree works that are recommended regardless of future development are in Italics* **Tree works that are required to facilitate the proposed development are in Bold**	**BS 5837:2012 Retention Categories:** U - Unsuitable for retention A - High B - Moderate C - Low **Sub-categories:** 1 - Mainly arboricultural qualities 2 - Mainly landscape qualities 3 - mainly cultural values

Tree No.	Species	Height (m)	No. of Stems	Stem Dia. @ 1.5m (mm)	Crown Spreads (m)				Height of Crown Clearance (m)	Age Class	SLE	Overall Condition	Comments	Management	Cate-gory	RPA Radius (m)	RPA Area (m^2)
					N	E	S	W									
T001	Lime *(Tilia x europaea)*	7.0	1	220	2.5	2.5	2.5	2.5	0.5	Semi Mature	40+ Years	Fair	Epicormic growth at base. Minor deadwood at crown extents.		B1	2.6	21
T002	Lime *(Tilia x europaea)*	7.0	1	230	3.0	3.0	3.0	3.0	0.5	Semi Mature	40+ Years	Good	Epicormic growth at base.		B1	2.8	25
T003	Lime *(Tilia x europaea)*	6.5	1	170	2.5	2.5	2.5	3.5	0.5	Semi Mature	40+ Years	Fair	Dense epicormic growth at base & low on stem.		B1	2.0	13
T004	Lime *(Tilia x europaea)*	7.5	1	250	2.5	3.0	3.0	3.5	0.5	Semi Mature	40+ Years	Good	Epicormic growth at base & low on stem.		B1	3.0	28
T005	Lime *(Tilia x europaea)*	8.0	1	280	4.0	4.0	4.0	4.0	0.5	Semi Mature	40+ Years	Good	Dense epicormic growth at base.		B1	3.4	36
T006	Lime *(Tilia x europaea)*	7.5	1	270	3.0	3.5	4.0	3.5	0.5	Semi Mature	40+ Years	Good	Epicormic growth at base.	**Removal required for new footpath**	B1	3.2	32

Tree No.	Species	Height (m)	No. of Stems	Stem Dia. @ 1.5m (mm)	Crown Spreads (m)				Height of Crown Clearance (m)	Age Class	SLE	Overall Condition	Comments	Management	Cate-gory	RPA Radius (m)	RPA Area (m^2)
					N	E	S	W									
T007	Lime *(Tilia x europaea)*	7.5	2	250, 110	3.5	3.5	3.5	3.5	0.5	Semi Mature	40+ Years	Good	Epicormic growth at base, 1 piece significant enough to be recorded as a second stem.		B1	3.3	34
T008	Lime *(Tilia x europaea)*	8.5	1	280	3.5	4.5	4.0	3.5	0.5	Semi Mature	40+ Years	Good	Several exposed roots at base. Epicormic growth at base & low on stem. Small cherry saplings growing through S crown.	**Removal required for new vehicle access and footpath**	B1	3.4	36
T009	Hawthorn *(Crataegus monogyna)*	5.0	>10	60 avg	2.5	2.5	2.5	2.5	0.5	Young	40+ Years	Good	Multi-stemmed at base. Brambles growing into lower crown. Dense crown. Cherry sapling growing through N crown.	**Removal required for new vehicle parking**	C2	2.5	20
T010 #	Maple *(Acer campestre)*	5.0	1	80	2.0	2.0	2.0	2.0	0.5	Young	40+ Years	Good		**Removal required for new vehicle access and parking**	C2	1.0	3
T011	Alder *(Alnus glutinosa)*	6.0	1	190	2.5	2.5	2.5	2.5	1.0	Semi Mature	40+ Years	Good	Epicormic growth at base. Small cherry sapling growing against stem to W.	**Removal required for new vehicle access**	B1	2.3	17
T012	Alder *(Alnus glutinosa)*	7.5	2	240, 120	4.0	4.0	4.0	4.0	1.0	Semi Mature	40+ Years	Fair	Dense epicormic growth at base, 1 piece significant to be recorded as a second stem. Occasional minor deadwood low in crown.	**Removal required for new vehicle access and footpath**	B1	3.2	32
T013	Alder *(Alnus glutinosa)*	4.0	1	40	1.0	1.0	1.0	1.0	1.0	Young	<10 Years	Poor	Long thin bark wound from base up to 2m on SW side of stem. Small & sparse crown. Very limited future prospects.		C2	0.5	1
T014	Cherry *(Prunus avium)*	5.0	1	100	2.0	1.5	1.0	1.5	1.0	Young	20+ Years	Fair	Growing against fence. Several old pruning wounds low on stem. Sparse crown.		C2	1.2	5
T015	Alder *(Alnus glutinosa)*	7.0	1	290	3.5	5.0	4.5	4.0	0.5	Semi Mature	40+ Years	Good	Large & dense epicormic growth at base. Occasional minor deadwood low in crown.		B1	3.5	38

Tree No.	Species	Height (m)	No. of Stems	Stem Dia. @ 1.5m (mm)	Crown Spreads (m)				Height of Crown Clearance (m)	Age Class	SLE	Overall Condition	Comments	Management	Cate-gory	RPA Radius (m)	RPA Area (m^2)
					N	E	S	W									
T016	Alder *(Alnus glutinosa)*	8.0	1	260 #	3.0	3.0	4.0	3.0	1.0	Semi Mature	40+ Years	Good	Dense epicormic growth at base. Occasional minor deadwood low in crown. Dense brambles limited access to stem.		B1	3.1	30
T017 #	Apple *(Malus domestica)*	6.0	3	90, 80, 60	2.0	2.5	3.5	3.0	0.5	Young	40+ Years	Fair	Multi-stemmed at base. Suppressed form due to larger adjacent hawthorn.		C2	1.6	8
G018	Hawthorn *(Crataegus monogyna)*	6.5	>10	110 avg	See Plan				0.5	Semi Mature	40+ Years	Good	3 multi-stemmed trees forming a single canopy. High proportion of minor deadwood in more shaded canopy areas. Dense canopy restricted access to stems.		C2	-	-
T019 #	Cherry *(Prunus avium)*	5.0	1	100	2.0	2.0	2.0	2.0	1.0	Semi Mature	40+ Years	Good	Growing against fence. Smaller hawthorn directly to SW.		C1	1.2	5
G020	Blackthorn *(Prunus spinosa)* Hawthorn *(Crataegus monogyna)* Alder *(Alnus glutinosa)* Cherry *(Prunus avium)*	6.0	>10	50 avg	See Plan				0.0	Semi Mature	40+ Years	Good	Dense group of trees & shrubs. Largely inaccessible. Predominantly hawthorn with occasional other species throughout. Several alder in SW area. Surrounded by dense brambles & undergrowth.	**Removal of much of group required for new attenuation basin and vehicle parking**	C2	-	-

Tree No.	Species	Height (m)	No. of Stems	Stem Dia. @ 1.5m (mm)	Crown Spreads (m)				Height of Crown Clearance (m)	Age Class	SLE	Overall Condition	Comments	Management	Cate-gory	RPA Radius (m)	RPA Area (m^2)
					N	E	S	W									
G021	Hawthorn *(Crataegus monogyna)*	6.0	>10	140 avg	See Plan				0.5	Semi Mature	40+ Years	Fair	Linear group of approx 10 multi-stemmed trees forming a single canopy. Dense ivy on majority of stems & into lower canopy. High proportion of minor deadwood low in canopy. Sparse canopy where ivy has become more established.	**Removal of western section required for new attenuation basin**	C2	-	-
T022 #	Hawthorn *(Crataegus monogyna)*	4.5	6	90 avg	3.5	3.0	3.0	2.5	0.5	Semi Mature	40+ Years	Fair	Multi-stemmed at base. All stems growing against & through fence. Occasional minor deadwood throughout, particularly low in crown. Smaller hawthorn W.		C2	2.6	21
G023	Blackthorn *(Prunus spinosa)* Hawthorn *(Crataegus monogyna)*	5.0	>10	50 avg	See Plan				0.0	Semi Mature	40+ Years	Good	Dense mass of young to semi mature trees & shrubs. Wholly inaccessible due to dense surrounding brambles, nettles & various creepers.	**Pruning back of W canopy and removal of several western trees for various new design elements**	C2	-	-

Appendix 2: Site Photographs

Photo 1: T001, T002 and T003 from the north west

Photo 4: T017, G018 and western extent of G020 from the south

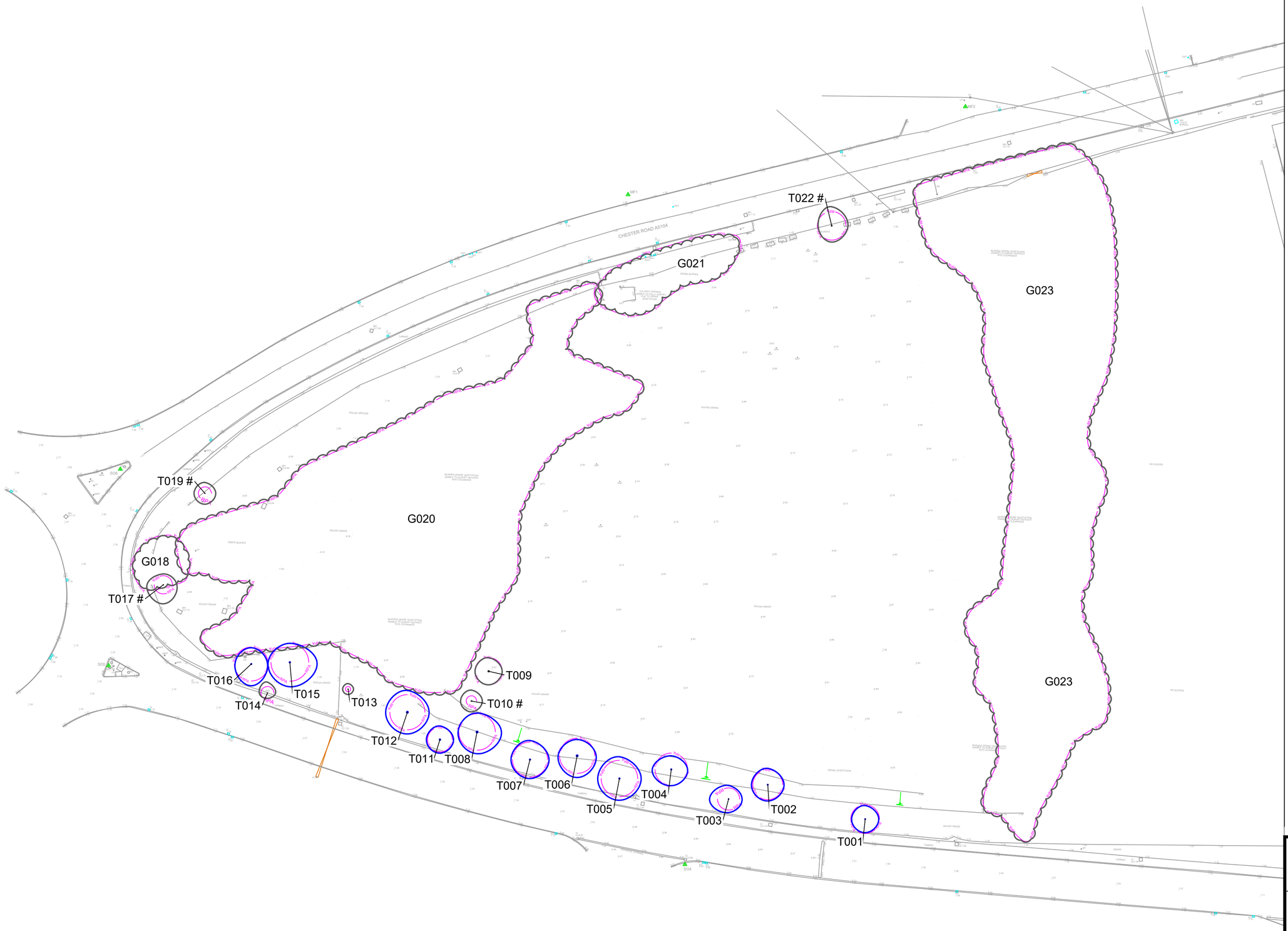
Photo 2: T004 to T007 from the north west

Photo 5: G021 from the north

Photo 3: T012 to T016 and southern extent of G020 from the south east

Photo 6: G023 from the south west

Appendix 3: Tree Plans



GENERAL NOTES

- Refer to associated arboricultural report produced by Treefellas Arboriculture.
- Based on topographic survey provided by the client.
- Do not scale from this drawing, check all dimensions on site.
- Please report any discrepancies or omissions to Treefellas Arboriculture.
- Where information has been provided by a third party, Treefellas Arboriculture cannot accept any liability for its content or accuracy.
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KEY

○ Stem Location

Location Estimated

Tree Categories (BS 5837:2012)

Category A Trees

Category B Trees

Category C Trees

Category U Trees

RPA Root Protection Area (RPA)

The original version of the drawing was produced in colour. Monochrome copies should not be relied upon.

N

0m 10m 20m 50m

SCALE BAR 1:500

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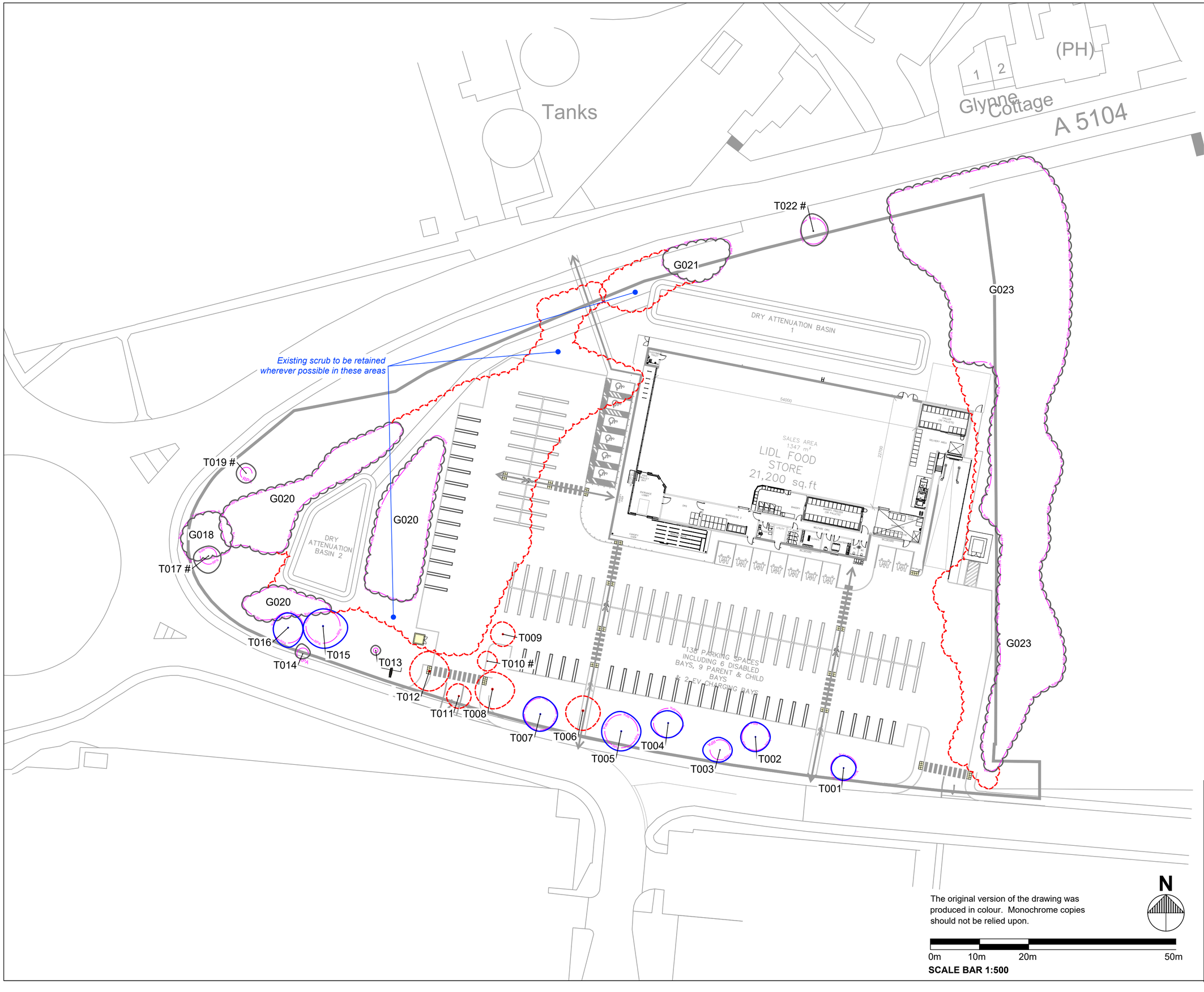
Project Details

1290 - Broughton Shopping Park North

Drawing Title	Drawing Number		
Figure 2 - Tree Constraints Plan	**1290-TAL-01**		
Drawn By	Date	Scale	Revision
D Farmer	**06/10/25**	**1:500 at A2**	**-**



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KEY

○ Stem Location

Location Estimated

Tree Categories (BS 5837:2012)

Category A Trees

Category B Trees

Category C Trees

Tree to be Removed

RPA Root Protection Area (RPA)

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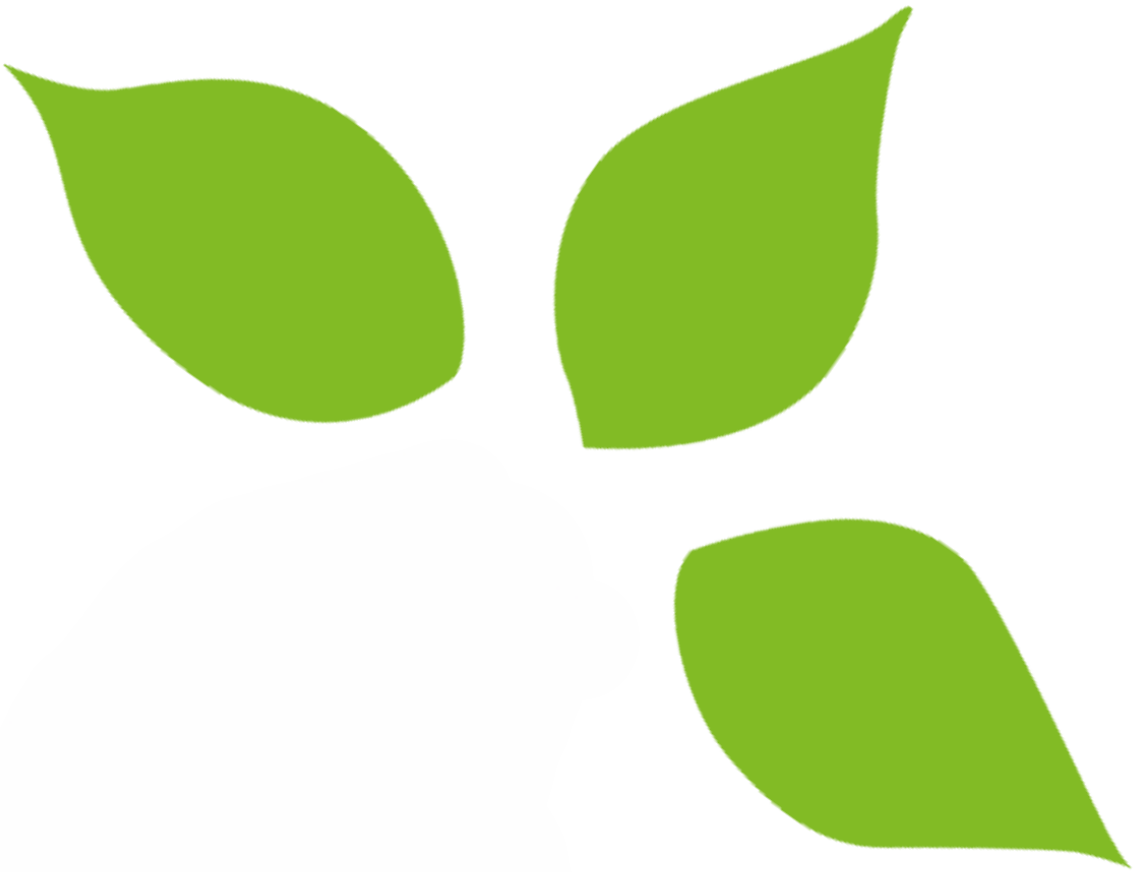
Project Details

1290 - Broughton Shopping Park North

Drawing Title	Drawing Number		
Figure 3 - Tree Impacts Plan	**1290-TAL-02**		
Drawn By	Date	Scale	Revision
D Farmer	**22/01/26**	**1:500 at A2**	**A**



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