TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

TOWN AND COUNTRY PLANNING ACT 1990

THE HALTON BOROUGH COUNCIL (LAND OFF OLD UPTON LANE, WIDNES)

(TPO 129) TREE PRESERVATION ORDER

The Council has made the order because it is expedient in the interests of amenity as detailed further below:

Future potential as an amenity

It is considered that the trees detailed in the schedule below and identified on the attached plan contribute positively to the value of the surrounding amenity and such worth will increase with any future development of Widnes.

The trees subject of this order are considered to have a remaining long life expectancy of over 40 years. Two of the individually identified trees have been assessed as grade A quality, and one of them is grade B.

The trees therefore will provide amenity value and character to the area for some time to come.

Contribution to, and relationship with, the landscape

The Trees subject of this Tree Preservation Order are located to the rear of a field that is located off Old Upton Lane in Widnes. The site comprises of a large amount of trees ranging from Category A to Category U. The trees in question are located on the border of the site and can be viewed from multiple view-points including the adjacent housing estate and a nearby public footpath.

Due to the amenity value that these particular trees hold, and the potential for future development on the site, it is considered expedient to ensure long term protection via this Order. These mature trees contribute significantly to the age and character of this part of Widnes, their long term retention will preserve the urban settlement characteristic and established feel of place.

Other Factors

Large mature specimen trees provide opportunities for a range of associated species (birds and insects), providing refuge/cover and could, as the tree matures further, offer opportunities for bats.

Large trees undoubtedly contribute to air quality and carbon sequestration. None of the species listed are set to suffer short term consequences in relation to climate change.

The order came into force provisionally on **15th October** and will remain in force for six months unless the Council confirms it or refuse to confirm it during that period. During this time, the Council will decide whether the order should be given permanent status.

People affected by the order have a right to object or make comments on any of the trees or woodlands covered before the Council decides whether the order should be made permanent. If you would like to make any objections or comments, please make sure we receive them in writing by **19th November.** Your comments must meet the requirements of regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided as a post-script to this letter.

Alternatively, objections/comments can also be sent via email to dev.control@halton.gov.uk marked for the attention of the Director – Planning and Transportation. All valid objections and comments will be carefully considered before the Council decides whether to make the order permanent.

In the meantime, if you would like any more information or have any questions about this letter, please contact Charlotte Sturdy on 0151 511 6237.

Dated: 15/10/26

Signed: 

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

Objections and representations

6-(1) Subject to paragraph (2), objections and representations -

(a) shall be made in writing and -

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.