

# Amenity Evaluation Checklist


Completed by:

Date form completed:  

Form status:  ▾

Reference

Attachments

 [Click here to attach a file](#)

 [AEC - LANDSCAPE APPRAISAL 54-263.pdf](#)

Address

Town

Postcode

Ward:  ▾

## 1. BACKGROUND FILE CHECK:

Any existing TPOs on or adjacent to the site/land?  ▾

Is the site within a conservation area?  ▾

Is the conservation area designated partly because of the importance of trees?  ▾

Is the site adjacent to a Conservation Area?  ▾

Are there any Listed Buildings on or adjacent to the site?  ▾

Local Plan land-use designation

Are there currently and designated nature conservation interests on or adjacent to the site?

Relevant site planning history (incl. current applications)

## STATUTORY CONSULTEES


Are there any Scheduled Ancient Monuments on or adjacent to the site?  ▾



Is the land currently safeguarded under the Town & Country Planning (Aerodromes & Technical Sites) Direction 1992?  ▾

Does the Forestry Commission currently have an interest in the land?  ▾

Grant scheme	<input type="checkbox"/>
Forestry Dedication Covenant	<input type="checkbox"/>
Extant Felling Licence	<input type="checkbox"/>
Are any of the trees situated on Crown Land?	No ▼
Are any of the trees situated on NHS land?	No ▼
Is the land owned by this Local Authority	No ▼
Is the land owned by another Local Authority	No ▼

## 2. MOTIVATION


Development Control	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Application Ref</li> </ul>	16/6168C
<ul style="list-style-type: none"> <li>Committee deadline</li> </ul>	<input type="text"/> 
<ul style="list-style-type: none"> <li>Development Control Office comments</li> </ul>	Nick Hulland - application Withdrawn 16/2/17

Conservation Area Notification	<input type="checkbox"/>
Application ref	<input type="text"/>
Date of registration	<input type="text"/> 
Expiry date	<input type="text"/> 
Emergency action (immediate threat to the trees)	<input type="checkbox"/>
Strategic inspection	<input type="checkbox"/>
Change to Local Plan land-use	<input checked="" type="checkbox"/>
Change in TPO legislation	<input type="checkbox"/>
Sale of Council owned land	<input type="checkbox"/>
Reviewing existing TPO	<input type="checkbox"/>
Hedgerow Regulations 1997	<input type="checkbox"/>

## 3. SOURCE

Source	Tree officer ▼
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## 4. LANDSCAPE APPRAISAL

Site visit date	01/03/2017 
Inspecting Officer	Emma Hood
Site description	The site comprises of a rectangular shaped field likely used for equestrian grazing located to the south west side of Newcastle Road (A50). A pond is located to the north west corner of the site and the site boundaries to the west and south are defined by established trees

Description of surrounding landscape character	A rural setting located to the south west side of Newcastle Road (A50). Willow Cottage is located to the north with agricultural land and grazing abutting the southern and western boundaries with the A50 running along the north eastern hedge lined field boundary of the site.
Statement of where the trees are visible from	The trees are visible from the A50 Newcastle Road, Brereton footpaths 19 and 16 and close by residential properties <div> <div> <div></div> <div>annotate map</div> </div> </div>
Photograph the trees, the site and surroundings	<div> <div> <div></div> <div>Click here to insert a picture</div> </div> </div> <div> <div> <div></div> <div>annotate map</div> </div> </div>
Landscape function	<div> <input type="checkbox"/> Landmark trees  <input checked="" type="checkbox"/> Skyline  <input type="checkbox"/> Road frontage (trunk)  <input type="checkbox"/> Road frontage (principal)  <input type="checkbox"/> Road frontage (classified)  <input type="checkbox"/> Road frontage (unclassified)  <input checked="" type="checkbox"/> Backdrop  <input checked="" type="checkbox"/> Glimpses between properties or through gateways  <input checked="" type="checkbox"/> Filtered views  <input type="checkbox"/> Screening/buffering </div>
Visual prominence	<div> <input checked="" type="checkbox"/> Conurbation  <input checked="" type="checkbox"/> Neighbourhood, estate, locale  <input checked="" type="checkbox"/> Site and immediate surroundings  <input type="checkbox"/> Value restricted site </div>
Species suitability for the site	<div> <div>Particularly suitable</div> <div>▼</div> </div>
Condition	<div> <div>Good</div> <div>▼</div> </div>
Past work consistent with prudent arboricultural management?	<div> <div>Yes</div> <div>▼</div> </div>
Are past works likely to have compromised long term retention?	<div> <div>No</div> <div>▼</div> </div>
Will past work necessitate any particular future management requirements?	<div> <div>NA</div> </div>
Tree size (at maturity)	<div> <div>Large (more than 15m)</div> <div>▼</div> </div>
Presence of other trees	<div> <div>Medium percentage tree cover</div> <div>▼</div> </div>
Define visual area/reference points	<div> <div></div> </div>
<b>BENEFITS</b>	
Are the benefits current?	<div> <div>Yes</div> <div>▼</div> </div>
Assessment of future benefits (future growth potential; continuity/sustainability of tree cover;	The trees represent both current and future growth potential and can be managed appropriately in their present condition

development)	
Assessment of importance as a wildlife habitat	Possible nesting sites for bats and birds
Additional factors	<input type="checkbox"/> Exceptional landscape value <input type="checkbox"/> Conservation area (within or adjacent) <input type="checkbox"/> Contribution to the setting of a Listed Building <input type="checkbox"/> Part of deliberate composition (avenue/focal point) <input type="checkbox"/> Screening/buffering (visual/noise) <input type="checkbox"/> Botanical interest/rarity <input checked="" type="checkbox"/> Historical associations
<b>5. EXEMPTIONS (TCPA 1990)</b>	
Are any of the trees obviously dead, dying or dangerous	No ▼
Are there any statutory obligations which might apply? (consider: Highways Act 1980, Electricity Act 1989, Civil Aviation Act 1982)	No ▼
Is there any obvious evidence that the trees are currently causing any actionable nuisance?	No ▼
Based on the trees in their current locations, is the likelihood of future actionable nuisance reasonably foreseeable?	No ▼
Is there any Forestry Commission interest in the land?	No ▼
<b>6. EXEMPTIONS (MODEL ORDER):</b>	
Are there any extant planning approvals on the site which might compromise retention of the trees?	No ▼
Are there any lapsed planning approvals which might have compromised the trees?	No ▼
Are any of the trees obviously cultivated for commercial fruit production?	No ▼
Are any of the trees situated on or adjacent to a statutory undertaker's operational land?	No ▼
Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest?	No ▼
<b>7. COMPENSATION:</b>	
Do any of trees currently show any obvious signs of causing damage?	<input type="checkbox"/>
If Yes provide details	
Based on the trees in their current locations,	<input type="checkbox"/>

is the risk of future damage reasonably foreseeable?	
If yes provide details	
Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent?	N/A ▼
If yes provide details	
<b>8. HEDGEROW TREES:</b>	
Individual standard trees within a hedge	No ▼
An old hedge which has become a line of trees of reasonable height	No ▼
Are the "trees" subject to hedgerow management?	No ▼
Assessment of past hedgerow management	
Assessment of future management requirements	
<b>9. MANAGEMENT:</b>	
Are the trees currently under good arboricultural or silvicultural management	Yes ▼
Is an order justified?	Yes ▼
Justification (if required)	To ensure the long term retention and management of trees in accordance with best practice that are likely remnants of a tree line field boundary as identified on 1875 Tithe map for the area
<b>10. DESIGNATIONS:</b>	
<b>a. Individual</b>	
Do the trees merit protection as individual specimens in their own right?	Yes ▼
<b>b. Group</b>	
Does the overall impact and quality of the trees merit a group designation?	Yes ▼
Would the trees reasonably be managed in the future as a group?	Yes ▼
<b>c. Area</b>	
Area	

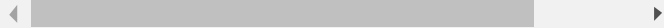
- ☐ Does the 'area' comprise scattered individual trees?
- ☐ Is the area classification warranted as an emergency measure?
- ☐ Is the area designation intended as a temporary measure?
- ☐ Do all trees/species merit inclusion?



#### d. Woodland

Woodland

- ☐ Does the 'woodland' form an area greater than 0.1 hectare?
- ☐ Would normal silvicultural management principles reasonably apply?
- ☐ Does the 'woodland' currently contain regeneration and a significant number of trees?
- ☐ Does the 'woodland' form part of a garden?



### 11. MAP INFORMATION:

Identify the parcel of land on which the trees are situated.  
(Outline in **red** on the attached location plan)

☐

Identify all parcels of land which have a common boundary with the parcel concerned  
(Outline in **green** on the attached plan)

☐

Identify all parcels of land over which the physical presence of the trees is situated, or that they could reasonably be expected to cover during their lifetime  
(Cross hatch on the plan)

☐

### 12. LAND OWNERSHIP:

Land ownership details (if known)

Please see list of person served with Order

Land Registry search required?

☒

### 13. SUPPLEMENTARY INFORMATION:

Has a detailed on-site inspection been carried out?

No ▼

Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection?

Yes ▼

Provide details of trees to be excluded

Two ash trees located on the southern boundary of the site identified in the arboricultural survey supporting the application as Cat U trees with a remaining life expectancy of less than 10 years

Additional publicity required?

☐

Relevant Local Plan policies

	<p>Brereton Neighbourhood Plan - Policy 6.4 Protect the Rural Environment. ENV02 Open landscape Views and ENV04 Biodiversity and Geodiversity</p> <p>Congleton Borough Adopted Local Plan - PS8 and PG5 Open Countryside</p> <p>Cheshire East Local Plan - SD1 Sustainable development in Cheshire East and SD2 Sustainable development principles and SE5 Trees, hedgerows and woodland</p>
Statement of reasons for promoting this Order	<p>In the interests of maintaining the area in which the trees stand, in that they are considered to be a long term amenity feature</p> <p>Since amenities are enjoyed by the public at large and without the protection the Order affords, there is a risk of the amenity being destroyed</p> <p>The trees have been assessed in accordance with the Councils Amenity Evaluation Checklist and it is considered expedient in the interests of amenity to make provision for the trees long term retention</p> <p>To enable the Local Planning Authority to fulfill its statutory duty under Section 197 of the Town and Country Planning Act</p> <p>The trees are of historic interest in that they are likely remnants of a former tree lined field boundary recorded on the Tithe Map for the Parish of Brereton</p>
<b>14. SUMMARY:</b>	
Would loss of the trees have a significant impact on the local environment?	Yes ▼
Will a reasonable degree of public benefit accrue?	Yes ▼
Is an Order in the interests of amenity?	Yes ▼
Is an Order expedient in the circumstances?	Yes ▼