

Amenity Evaluation Checklist

Completed by:

Date form completed:



Form status: ▾

Reference

Attachments

[Click here to attach a file](#)

[AEC - LANDSCAPE APPRAISAL-Ingersley Vale.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?

The site faces White Nancy a local beacon site set in Green Belt and an Area of Special County Value

Relevant site planning history (incl. current applications)

15/0669M - outline application for 19 x two bed apartments and 1 two bed bungalow - refused 8/4/2015

15/2354M - outline application 11 x 2.5 storey dwellings and 2 x 2 storey dwellings - granted 2/12/2016

Reserved matters applications ; 16/6172M, 17/0706D, 17/1522M, 17/3500M

17/1531M variation of condition 3 (approved plans 15/2354M) - refused 13/6/2017

Appeal - APP/R0660/W/17/3179760 - awaiting decision

STATUTORY CONSULTEES

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

No

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

No

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

No

Grant scheme

☐

Forestry Dedication Covenant

☐

Extant Felling Licence

☐

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

☒

• Application Ref

15/2354M

• Committee deadline



• Development Control Office comments


Outline permission granted - appeal in progress relating to variation of condition 3

Conservation Area Notification


☐

Application ref

Date of registration



Expiry date





Emergency action (immediate threat to the trees)

☐

Strategic inspection

☐

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	Public ▼
4. LANDSCAPE APPRAISAL	
Site visit date	11/10/2017 
Inspecting Officer	Emma Hood
Site description	<p>The site comprises of the former Bowling Green and Pavillion which is located on Ingersley Vale. The redundant bowling green is presently bordered by trees along much of the north eastern and north western boundary. The south western boundary abutts Ingersley Vale and the Bollington Conservation Area boundary. Rainow Mill Cottages are located to the south east and are also sited within the Bollington Conservation Area boundary. The Bowling Green is bordered by sloping sides upon which are established green cover</p>
Description of surrounding landscape character	<p>A semi-rural setting located to the east side of Bollington which is bound by an unmaintained area of land to the north east with a track/pathway a continuation of Mill Lane (with no recorded status) running north, past the eastern corner of the site and elevated above the existing levels of the bowling green. Rainow Mill Cottages are located to the south east with Ingersley Vale (the access road) and Rainow footpath 39 located along the south west side of the site, with the Mill Pond to the west and new development abutting the site boundary to the north west.</p>
Statement of where the trees are visible from	<p>The tree is visible from Ingersley Vale, Rainow FP38 & FP39 with a link path with no recorded status running directly past the tree which joins Bollington FP33 to Rainow FP38.</p> <p>annotate map</p>
Photograph the trees, the site and surroundings	<div>  Click here to insert a picture </div> <p>annotate map</p>
Landscape function	

	<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 checked="" type="checkbox"/> Screening/buffering
Visual prominence	<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
Species suitability for the site	Particularly suitable ▼
Condition	Good ▼
Past work consistent with prudent arboricultural management?	No ▼
Are past works likely to have compromised long term retention?	No ▼
Will past work necessitate any particular future management requirements?	<p>Past pruning of lower branches to the south side of the tree has taken place and pruning cuts do not accord with BS 3998 Tree Work Recommendations, however the tree overall represents good vitality for a tree of its age with signs of adaptive growth. While the tree is located atop a displaced retaining wall, the rooting zone will be concentrated to the east side of the tree and any re construction of the retaining wall to the west side of the tree is something that can be resolved at such time that landscaping of the plots takes place.</p>
Tree size (at maturity)	Large (more than 15m) ▼
Presence of other trees	Medium percentage tree cover ▼
Define visual area/reference points	
BENEFITS	
Are the benefits current?	Yes ▼
Assessment of future benefits (future growth potential; continuity/sustainability of tree cover; development)	<p>The tree represents both current and future growth potential and is a historic landscape feature that complements the setting of the adjacent Conservation Area</p>
Assessment of importance as a wildlife habitat	

	The tree represents a possible nesting site for birds
Additional factors	<input type="checkbox"/> Exceptional landscape value <input checked="" 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 checked="" type="checkbox"/> Screening/buffering (visual/noise) <input type="checkbox"/> Botanical interest/rarity <input checked="" type="checkbox"/> Historical associations
5. EXEMPTIONS (TCPA 1990)	
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 ▼
6. EXEMPTIONS (MODEL ORDER):	
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 ▼
7. COMPENSATION:	
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, is the risk of future damage reasonably foreseeable?	<input type="checkbox"/>

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	
8. HEDGEROW TREES:	
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	
9. MANAGEMENT:	
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 the tree in accordance with current best practice recommendations
10. DESIGNATIONS:	
a. Individual	
Do the trees merit protection as individual specimens in their own right?	Yes ▼
b. Group	
Does the overall impact and quality of the trees merit a group designation?	No ▼
Would the trees reasonably be managed in the future as a group?	No ▼
c. Area	
Area	<input type="checkbox"/> Does the 'area' comprise scattered individual trees? <input type="checkbox"/> Is the area classification warranted as an emergency meas <input type="checkbox"/> Is the area designation intended as a temporary measure, <input type="checkbox"/> 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 be expected to be applied?
- ☐ Does the 'woodland' currently contain regeneration and a diverse range of tree species?
- ☐ 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 persons served with Order

Land Registry search required?

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13. SUPPLEMENTARY INFORMATION:

Has a detailed on-site inspection been carried out?

Yes



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

No



Provide details of trees to be excluded

Trees to be excluded include those already determined to be an acceptable loss in relation to the approved planning permission and also one ash tree which has been assessed as inappropriate for long term retention due to signs of reduced vigour and vitality

Additional publicity required?

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Relevant Local Plan policies

Cheshire East Local Plan:

SE5 Trees, hedgerows and woodlands

Statement of reasons for promoting this Order

In the interests of maintaining the area in which the tree stands, in that it is considered to be a long term amenity feature

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

The tree has 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

To enable the Local Planning Authority to fulfill its statutory duty under Section 197 of the Town and Country Planning Act

The tree is of historic interest in that it can be identified as occurring on the boundary with Mill Lane on the 1873 - 1883 Ordnance Survey Map of Bollington

14. SUMMARY:

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 ▼