

Amenity Evaluation Checklist

Completed by:

Date form completed:

Form status:

Reference

Attachments [AEC - LANDSCAPE APPRAISAL - Birtles Road.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?	<input type="text" value="No"/>
Are any of the trees situated on NHS land?	<input type="text" value="No"/>
Is the land owned by this Local Authority	<input type="text" value="No"/>
Is the land owned by another Local Authority	<input type="text" value="No"/>
2. MOTIVATION	
Development Control	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Application Ref 	<input type="text" value="18/6230M"/>
<ul style="list-style-type: none"> Committee deadline 	<input type="text"/>
<ul style="list-style-type: none"> Development Control Office comments 	Forestry - In keeping with the previous submission (17/6346M) the application form section 15 has been incorrectly completed, there are a significant number of trees associated with this site, which are clearly a material consideration (to date no arboricultural information has been submitted)
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 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	<input type="text" value="Tree officer"/>
4. LANDSCAPE APPRAISAL	
Site visit date	<input type="text" value="23/01/2019"/>
Inspecting Officer	<input type="text" value="E Hood"/>
Site description	

	<p>The site is located to the eastern edge of Macclesfield and comprises of a rectangular shaped parcel of land located to the north side of Birtles Road. The site benefits from a linear group of mature trees to the western end of the southern road side boundary and which make an important contribution to the landscape character and sylvan setting of the area.</p>
Description of surrounding landscape character	<p>The site abutts Birtles Road along its southern boundary and faces existing residential development to the south of this. A residential property and associated gardens abut the western boundary with gricultural land/open countryside to the north and east</p>
Statement of where the trees are visible from	<p>The trees are visible from Birtles Road, the junction of St Austell Avenue with Birtles Road. Filtered views are possible from Treen Close, Lanreath Close and Fowey Close</p> <p>annotate map</p>
Photograph the trees, the site and surroundings	<div>  No picture inserted </div> <p>annotate map</p>
Landscape function	<div> <input checked="" type="checkbox"/> Skyline <input checked="" type="checkbox"/> Road frontage (classified) <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 </div>
Visual prominence	<div> <input checked="" type="checkbox"/> Conurbation <input checked="" type="checkbox"/> Neighbourhood, estate, locale <input checked="" type="checkbox"/> Site and immediate surroundings </div>
Species suitability for the site	<input type="text" value="Particularly suitable"/>
Condition	<input type="text" value="Fair"/>
Past work consistent with prudent arboricultural management?	<input type="text" value="Yes"/>
Are past works likely to have compromised long term retention?	<input type="text" value="No"/>
Will past work necessitate any particular future management requirements?	<p>Removal of dead wood, the closely spaced nature of the group has resulted in a supressed form in particular to the Sycamore, notwithstanding this the trees have collective value as a group</p>
Tree size (at maturity)	<input type="text" value="Large (more than 15m)"/>
Presence of other trees	<input type="text" value="High 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)

The trees represent both current and future growth potential
and can be managed in their present condition.

Assessment of importance as a wildlife habitat

The trees have the potential to support nesting birds

Additional factors

- ☒ Screening/buffering (visual/noise)
- ☒ 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)

Yes

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

No

interest?

7. COMPENSATION:

Do any of trees currently show any obvious signs of causing damage?

☐

If Yes provide details

Based on the trees in their current locations, 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

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 provide protection to ensure the long term retention and management of trees of high amenity value in accordance with best practice recommendations, and in the absence of any recognition of the importance of the trees in terms of amenity value and position within the context of the development proposal, formal protection is appropriate

10. DESIGNATIONS:

a. Individual

Do the trees merit protection as individual specimens in their own right?

No

b. Group

Does the overall impact and quality of the trees merit a group designation?

Would the trees reasonably be managed in the future as a group?

c. Area

Area

d. Woodland

Woodland

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

Land Registry search required?

☒**13. SUPPLEMENTARY INFORMATION:**

Has a detailed on-site inspection been carried out?

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

Provide details of trees to be excluded

Additional publicity required?

☐

Relevant Local Plan policies

Statement of reasons for promoting this Order

In the interests of maintaining the area in which the trees stand, in that they are considered to be a long term amenity feature

Such amenities are enjoyed by the public at large and without the protection that the Order affords there is a risk of the amenity being lost

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 their long term retention

The trees are of historic interest in that tree cover in their position can be identified on former tree lined boundaries as recorded on the 1875 Ordnance Survey Map of the area

14. SUMMARY:

Would loss of the trees have a significant impact on the local environment?

Will a reasonable degree of public benefit accrue?

Is an Order in the interests of amenity?

Is an Order expedient in the circumstances?