

Amenity Evaluation Checklist

Completed by:

Date form completed:  Form status:

Reference

Attachments

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)

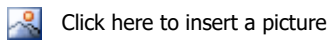
STATUTORY CONSULTEES

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 type="checkbox"/>
<ul style="list-style-type: none"> Application Ref 	<input type="text"/>
<ul style="list-style-type: none"> Committee deadline 	<input type="text"/> 
<ul style="list-style-type: none"> Development Control Office comments 	<input type="text"/>
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 checked="" 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	Public 
4. LANDSCAPE APPRAISAL	
Site visit date	29/11/2021 
Inspecting Officer	E HOOD
Site description	The site is located at the junction of Pheasant Walk with North Drive on an area of land which appears to be maintained as close mown amenity space containing 1 high amenity, early mature Willow. A footpath runs to the south side of the tree.

Description of surrounding landscape character	The land is located within the main residential housing estate at High Legh which already benefits from a number of Tree Preservation Orders.
Statement of where the trees are visible from	The tree is clearly visible from North Drive, Pheasant Walk, and Robert Moffat annotate map
Photograph the trees, the site and surroundings	 annotate map
Landscape function	<input type="checkbox"/> Landmark trees <input type="checkbox"/> Skyline <input type="checkbox"/> Road frontage (trunk) <input type="checkbox"/> Road frontage (principal) <input checked="" type="checkbox"/> Road frontage (classified) <input type="checkbox"/> Road frontage (unclassified) <input type="checkbox"/> Backdrop <input checked="" type="checkbox"/> Glimpses between properties or through gateways <input type="checkbox"/> Filtered views <input type="checkbox"/> Screening/buffering
Visual prominence	<input 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?	Yes ▼
Are past works likely to have compromised long term retention?	No ▼
Will past work necessitate any particular future management requirements?	The tree expresses good vigour and vitality and presents and notwithstanding species characteristics of Willow it is considered it can be managed appropriately in this location
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)	The tree presents both current and future growth potential and can be managed appropriately in its present condition

Assessment of importance as a wildlife habitat	May present features suitable for nesting and roosting 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 checked="" type="checkbox"/> Part of deliberate composition (avenue/focal point) <input type="checkbox"/> Screening/buffering (visual/noise) <input type="checkbox"/> Botanical interest/rarity <input 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)	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 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,	<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

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)

The land on which the tree stands has been advertised for sale by public auction on the 7th/8th December as land which may be suitable for a range of future purposes subject to necessary consents with a development viability study produced within the legal pack.

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?

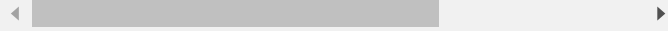
No



c. Area

Area

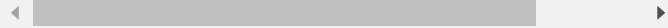
- Does the 'area' comprise scattered individual trees?
- Is the area classification warranted as an emergency meas
- Is the area designation intended as a temporary measure,
- Do all trees/species merit inclusion?



d. Woodland

Woodland

- Does the 'woodland' form an area greater than 0.1 hectare
- Would normal silvicultural management principles reasona
- Does the 'woodland' currently contain regeneration and a
- 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)

See list of persons served

Land Registry search required?

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

Additional publicity required?

Relevant Local Plan policies

CHESHIRE EAST LOCAL PLAN
POLICY SE5 TREES, HEDGEROWS & WOODLANDS
POLICY SE3 BIODIVERSITY & GEODIVERSITY

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

Such amenities are enjoyed by the public at large and without the protection an 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 protection

In the interests of securing the retention and enhancement of established tree cover in accordance with the strategic goals and priorities of the Cheshire East Council Environmental Strategy and Green Infrastructure Plan

14. SUMMARY:

Would loss of the trees have a significant impact on the local environment?	Yes	▼
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Will a reasonable degree of public benefit accrue?	Yes	▼
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Is an Order in the interests of amenity?	Yes	▼
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Is an Order expedient in the circumstances?	Yes	▼
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