

## AMENITY EVALUATION CHECKLIST

COMPLETED BY: Emma Hood

DATE FORM COMPLETED 17/07/2025

### Reference

TPO/002/25

### Address

Land off Pepper Street, Snelson

### Town

Chelford

### Postcode

SK11 9BG

## 1. BACKGROUND FILE CHECK

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

No

**Is the site within a conservation area?**

No

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

N/A

**Is the site adjacent to a Conservation Area?**

No

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

No

**Local Plan land-use designation**

N/A

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

No

**Relevant site planning history (incl. current applications)**

25/0364/PIP – Permission in Principle for the erection of a single dwelling. Approved 09-05-25

**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**

N/A

**Forestry Dedication Covenant**

N/A

**Extant Felling Licence**

N/A

**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**

Yes

**2a(1) Application Ref**

25/0364/PIP

**2a(2) Committee deadline**

N/A

**Development Control Office comments (for approved planning application)**

The Forestry Officer was consulted on the application and advised that a mature Copper Beech is located close to the boundary with Pepper Street and stands as a visually prominent feature making a significant contribution to the amenity provided by the extensive tree cover along Pepper Street, and so it would be a material consideration. However, this tree has since been felled and so the particular tree is no longer a material consideration. However, there are still a number of off-site trees within influencing distance of the application site. Any subsequent technical details consent

application must include for the retention of existing trees in accordance with the relevant policies of the development plan. Any future dwelling shall be so designed to avoid the Root Protection Area (RPA) of retained trees and provide adequate separation that considers the relationship and social proximity of the tree allowing for private amenity space and daylight/sunlight to rooms.

**Conservation Area Notification**

No

**Application ref**

N/A

**Date of registration**

N/A

**Expiry date**

N/A

**Emergency action**

N/A

**Strategic inspection**

N/A

**Change to Local Plan land-use**

N/A

**Change in TPO legislation**

N/A

**Sale of Council owned land**

N/A

**Reviewing existing TPO**

N/A

**Hedgerow Regulations 1997**

N/A

**3. SOURCE**

**Source**

Tree officer

**Site visit date**

15/07/2025

**Inspecting/Assessing Officer**

E Hood

### **Site description**

The site comprises of semi-rural land located off Pepper Street in Snelson, forming part of the wider landscape setting to the rear and side of the property known as *Woodend*. The land is generally flat and bounded by mature hedgerows and trees, including mature field boundary Oak along the eastern and southern boundary. These trees are visible from the public highway and neighbouring properties, contributing significantly to the local landscape character and visual amenity of the area. The setting is predominantly residential-rural in character, with open fields and tree-lined boundaries typical of the surrounding Cheshire countryside.

### **Description of surrounding landscape character**

The surrounding landscape character of the site is defined by its traditional rural Cheshire setting, characterised by farmland, field boundaries lined with mature hedgerows and trees, and dispersed residential properties set within large garden plots. The area retains a distinct sylvan quality, with tree-lined lanes. The presence of mature broadleaf trees, including Oak, Beech, and Sycamore, adds to the visual continuity of the treescape, which forms an integral part of the local identity and character.

Historic mapping, including the 1875 Ordnance Survey plans, clearly illustrates that the treescape in this area has been a long-standing and consistent feature of the landscape, with mature tree cover evident along historic field boundaries and lanes. The longevity of this tree presence contributes to the historic landscape character, making it an important environmental asset.

### **Statement of where the trees are visible from**

The mature Oak trees located along the eastern shared boundary of Woodend, are clearly visible from multiple public and private vantage points.

When viewed from Pepper Street, the trees are prominently from certain aspects, visible from both directions along Pepper Street, particularly when approaching from the south and east, where they form a distinctive feature along the field edge, contributing to the rural lane's enclosed, wooded character.

Although no formal public footpaths cross the site, the trees can be readily viewed across open fields from adjacent farmland and residential access points, due to the relatively flat and open nature of the surrounding landscape.

The tree group provides a significant visual backdrop to neighbouring dwellings, including Woodend itself and other properties in the immediate vicinity, offering both amenity value and screening benefits.

Given the height and maturity of the trees, they are also discernible in longer views across the local countryside, particularly from higher ground to the west and south-west.

Collectively, the visibility of these trees reinforces their public amenity value, making them a beneficial landscape feature within the local setting.

### **Photograph the trees, the site and surroundings**

See Landscape Appraisal

**Landscape function**

Skyline, backdrop, glimpses between properties or through gateways, screening/buffering, biodiversity.

**Visual prominence**

Neighbourhood, locale, site, and immediate surroundings.

**Species suitability for the site**

Suitable

**Condition**

Good

**Past work consistent with prudent arboricultural management?**

No

**Are past works likely to have compromised long term retention?**

Yes

**Will past work necessitate any particular future management requirements**

N/A

**Tree size (at maturity)**

Medium (between 10-15), Large (more than 15m)

**Presence of other trees**

Medium percentage tree cover

**Define visual area/reference points**

Nearby road and adjacent properties.

**Are the benefits current?**

Yes

**4. BENEFITS****Assessment of future benefits**

The trees exhibit strong potential for future growth, and their protection will help secure the preservation of key specimens that significantly enhance the local amenity and hold considerable landscape value.

**Assessment of importance as a wildlife habitat**

Given the variety of habitats both on-site and adjacent to site, the area is likely home to a robust ecosystem. This environment provides an ideal setting for a wide range of wildlife species, contributing significantly to local biodiversity.

## **Additional factors**

Screening/buffering (visual/noise)

### **5. EXCEPTIONS (TCPA 1990)**

**Are any of the trees obviously dead, dying or dangerous**

Yes - one dead cherry tree is located within the Area Order; however the removal of this tree would be exempt from the requirement to obtain formal consent from the LPA

**Are there any statutory obligations which might apply?**

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

**Are there any extant planning approvals on the site which might compromise retention of the trees?**

No

### **6. EXCEPTIONS (MODEL ORDER)**

**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?**

### **7. COMPENSATION**

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

No

**Based on the trees in their current locations, is the risk of future damage reasonably foreseeable?**

Yes

**If yes provide details (future damage)**

Removal/pruning of select trees to facilitate future development.

**Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent?**

Yes

**If yes provide details (reasonable steps)**

Formally protect trees under threat of removal or highly impacted.

## **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**

N/A

**Assessment of future management requirements**

N/A

## **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 protection and sustainable management of the trees, and ensure best practice is followed.

## **DESIGNATIONS**

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

No

**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

**Area**

Yes

**Woodland**

N/A

**Does the 'woodland' form an area greater than 0.1 hectare?**

N/A

**Identify the parcel of land on which the trees are situated**

As indicated on TPO Plan

**10. MAP INFORMATION**

**Identify all parcels of land which have a common boundary with the parcel concerned**

Confirmed on map.

**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**

Confirmed

**11. LAND OWNERSHIP**

**Land ownership details (if known)**

Please see list of persons to be notified of service of TPO

**Land Registry search required?**

Yes

**12. 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**

No

**Provide details of trees to be excluded**

Other trees of lesser importance which are considered not to be impacted from the proposed development.

**Additional publicity required?**

No

**Relevant Local Plan policies**

Policy ENV 1: Ecological network

Policy SE 3: Biodiversity and geodiversity

Policy SE 5: Trees, Hedgerows and Woodland

Policy SE 6: Green Infrastructure

**Statement of reasons for promoting this Order (free text)**

- a) In the interests of maintaining the area in which the trees stand, in that they are considered to be a long-term amenity feature.
- b) 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.
- c) The trees have been assessed in accordance with the Councils Amenity Evaluation Checklist and it is considered expedient to make provision for its long-term retention.
- d) 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.
- e) The Oak trees on the boundary are of historic interest in that they can be identified on the 1875 Ordnance Survey Map of the area

**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

**Date form completed**

16/05/2025

**Form status**

Completed

**Completed by**

E Hood

**Parish**

Peover Superior and Snelson

**Ward**

Chelford