

AMENITY EVALUATION CHECKLIST

COMPLETED BY E HOOD

DATE FORM COMPLETED 1/12/2023

Reference

CE-001

Address

51 LAWTON ROAD

Town

ALSAGER

Postcode

ST7 2DA

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

Policy PG 9: Settlement boundaries

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

The tree preliminary Ecological Appraisal suggests the hedges and tree will be used by birds for nesting, foraging and shelter, along with many invertebrates and small mammals, The mature White poplar was not considered to contain bat features although the Beech is described as having bat roost potential due to the presence of ivy covering the stem. The site is described as likely to be used by bats for foraging and commuting, especially along tree lines.

Relevant site planning history (incl. current applications)

23/0380C - (FULL PLANNING) New two-storey three-bedroom detached dwelling on a garden plot to the side of 51 Lawton Road, Alsager, Stoke-on-Trent, ST7 2DA

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

23/0380C

2a(2). Committee deadline

N/A

Development Control Office comments

Request received 28th November 2023 to consider agent response as the requested shading and sunlight assessment was considered unlikely to demonstrate accordance with BRE 209 guidance, that the removal of the tree was being proposed to overcome this constraint.

Conservation Area Notification

Application ref – N/A

Date of registration – N/A

Expiry date – N/A

Emergency action (Immediate threat to trees)

Yes

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**

Public

4. Landscape Appraisal**Site visit date**

20/04/2023

Inspecting Officer

E HOOD

Site description

The tree is located within the domestic garden area of a residential property located to the north side of Lawton Road on the main approach into Alsager Town Centre. The Copper Beech is a prominent feature of the locale and makes an important contribution to the landscape character of the area.

Description of surrounding landscape character

The tree is located in the rear garden of a domestic garden adjacent to the boundary with an adjacent residential property

Statement of where the trees are visible from

Lawton Road (B5077), Shady Grove and Back Lane

Photograph the trees, the site and surroundings

As within supporting Amenity Evaluation Assessment

Landscape function

- Backdrop
- Glimpses between properties or through gateways
- Filtered views

Visual prominence

Neighbourhood, estate, locale, Site and immediate surroundings

Species suitability for the site

Fairly 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

Pruning may be required to maintain appropriate ground clearance and separation from existing structures

Tree size (at maturity)

Medium (between 8m and 15m)

Presence of other trees

Low percentage tree cover

Define visual area/reference points

Nearby roads and footpaths

BENEFITS

Are the benefits current?

Yes

Assessment of future benefits

The tree presents both current and future growth potential and can be managed in its present condition.

Assessment of importance as a wildlife habitat

The tree has the potential to support nesting birds. A bat survey on this tree has not been undertaken although the stem is colonised in ivy which is a recognised feature that could support bat roosts.

Additional factors

N/A

5. EXEMPTIONS (TCPA 1990)

Are any of the trees obviously dead, dying or dangerous

No

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

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?

If Yes provide details

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

If yes provide details (future damage)

Possible - unknown

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

Pruning to maintain suitable relationship with property

If yes provide details (reasonable steps)

As above

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

Anticipated pruning to maintain ground clearance and separation from property

9. MANAGEMENT

Are the trees currently under good arboricultural or silvicultural management

Yes

Is an order justified?

Yes

Justification (if required)

To provide formal protection to ensure the long term retention and management of a high amenity tree in accordance with best practice recommendations

10. DESIGNATIONS

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

Yes

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

Area

N/A

Woodland

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

N/A

Identify the parcel of land on which the trees are situated

N/A

11. MAP INFORMATION

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

N/A

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

N/A

12. LAND OWNERSHIP

Land ownership details (if known)

see persons served with Order

Land Registry search required?

Yes

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

The White Poplar is excluded as a tree species with an expected life expectancy of approximately 70 years and which is notoriously fast growing. The species is suited to large open spaces due to its growth habit and is not a species recommended for small residential gardens due to its invasive tendencies and potential to shed branches. Tree T1 stands less than 4 metres from the closest elevation of the applicant's property and is approximately 50 years old now, standing at more than 20 metres in height, comprising of twin stems extending from the base which extend north over the garden and south over the road. While the tree provides significant amenity to Lawton Road, it is not considered worthy of formal protection as having considered the trees age, size, structural integrity, and species characteristics it is accepted to be an unsuitable species for this location with a reasonably foreseeable limited safe and useful life expectancy, there can therefore be no objection to its removal.

Additional publicity required?

N/A

Relevant Local Plan policies

Cheshire East Local Plan Policy SE5 - Trees, hedgerows and woodlands

Statement of reasons for promoting this Order (free text)

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 to make provision for its long term retention

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

Date form completed

01/12/2023

Form status

Completed

Completed by

E Hood

Parish

Alsager Town Council

Ward

Alsager

Statement of reasons for promoting this Order

IN THE INTERESTS OF MAINTAINING THE AMENITY OF THE AREA IN WHICH THE TREES STAND IN THAT THEY ARE CONSIDERED TO BE A FEATURE

SUCH AMENITIES ARE ENJOYED BY THE PUBLIC AT LARGE AND WITHOUT THIS PROTECTION THE ORDER AFFORDS THERE IS A RISK OF THE AMENITY BEING DESTROYED

THE TREES HAVE BEEN ASSESSED IN ACCORDANCE WITH THE LOCAL AUTHORITY AMENITY EVALUATION CHECKLIST AND IT IS CONSIDERED EXPEDIENT IN THE INTERESTS OF AMENITY TO MAKE PROVISION FOR THEIR LONG-TERM RETENTION