

Amenity Evaluation Checklist

Completed by:

Date form completed:

Form status:

Reference

Attachments [AEC - LANDSCAPE APPRAISAL_ Pool lane_ Winterley.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
Crewe & Nantwich Borough Council Local Plan - Open Countryside Outside Settlement Boundaries - NE2, Agricultural Land Quality NE12

Are there currently and designated nature conservation interests on or adjacent to the site?
Winterley Pool Grade C SBI to the south of the site

Relevant site planning history (incl. current applications)
13/4632N - Outline approved for 45 dwellings - 16/1487N reserved matters approved July 2016 for 45 dwellings - under construction
16/3387N - Outline application for 29 dwellings (land to south of Hassall Rd) refused at committee and allowed at appeal 20/03/2017
16/1728N - Refused at committee, allowed at appeal - 1
6/5101C - Current application

STATUTORY CONSULTEES

Are there any Scheduled Ancient Monuments on or adjacent to the site?	<input type="text" value="No"/>
Is the land currently safeguarded under the Town & Country Planning (Aerodromes & Technical Sites) Direction 1992?	<input type="text" value="No"/>
Does the Forestry Commission currently have an interest in the land?	<input type="text" value="No"/>
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="16/5101C"/>
<ul style="list-style-type: none"> Committee deadline 	<input type="text" value="31/05/2017"/>
<ul style="list-style-type: none"> Development Control Office comments 	
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 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	<input type="text" value="Tree officer"/>
4. LANDSCAPE APPRAISAL	
Site visit date	<input type="text" value="02/05/2017"/>
Inspecting Officer	<input type="text" value="Emma Hood"/>

<p>Site description</p>	<p>The area assessed comprises of mixed use agricultural land (arable/grazing) on three separate but adjoining sites, with one adjoining field not identified for development also considered in the assessment. The western most corner of the site is already under construction. The site is predominantly level with the south eastern most field sloping slightly north to south towards Pool Lane. The site is bordered by mature established hedgerows with several landmark mature oak trees located within them, with one oak central to the northern most field. The eastern area of the site is bordered by residential properties to the south, the rear boundaries of these containing trees which are remnants of the former field boundaries.</p>
<p>Description of surrounding landscape character</p>	<p>The site is located in open countryside in an area of land between Wheelock Heath and Winterley. The site is bounded by Crewe Road to the west, with Pool Lane to the south from which residential properties overlook the assessment area to the western end of the lane, with properties to the east of Pool Lane backing directly on to the assessed area. Residential properties and Wheelock Heath Baptist Church overlook the site from the north east. Equestrian grazing abutts the site to the north with further residential properties backing on to the site to the north west on Crewe Road</p>
<p>Statement of where the trees are visible from</p>	<p>The trees are visible from Pool Lane, Crewe Road, Hassall Road, with filtered views between properties in many locations and clear views from the grave yard and the car park to the Baptist Church. The trees will be visible from houses and roads within the development under construction.</p> <p>annotate map</p>
<p>Photograph the trees, the site and surroundings</p>	<div data-bbox="719 1382 758 1417"></div> No picture inserted <p>annotate map</p>
<p>Landscape function</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Landmark trees <input checked="" type="checkbox"/> Skyline <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
<p>Visual prominence</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conurbation <input checked="" type="checkbox"/> Neighbourhood, estate, locale <input checked="" type="checkbox"/> Site and immediate surroundings

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?	
Tree size (at maturity)	Large (more than 15m)
Presence of other trees	Low 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 appropriately in their present condition
Assessment of importance as a wildlife habitat	Several trees on the site have been identified in associated arboricultural surveys as having the potential to support roosting bats and all trees provide possible nesting sites for birds
Additional factors	<input checked="" type="checkbox"/> Screening/buffering (visual/noise) <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	No

reasonably foreseeable?	
Is there any Forestry Commission interest in the land?	<input type="text" value="No"/>
6. EXEMPTIONS (MODEL ORDER):	
Are there any extant planning approvals on the site which might compromise retention of the trees?	<input type="text" value="No"/>
Are there any lapsed planning approvals which might have compromised the trees?	<input type="text" value="No"/>
Are any of the trees obviously cultivated for commercial fruit production?	<input type="text" value="No"/>
Are any of the trees situated on or adjacent to a statutory undertaker's operational land?	<input type="text" value="No"/>
Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest?	<input type="text" value="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?	<input type="text" value="N/A"/>
If yes provide details	
8. HEDGEROW TREES:	
Individual standard trees within a hedge	<input type="text" value="Yes"/>
An old hedge which has become a line of trees of reasonable height	<input type="text" value="No"/>
Are the "trees" subject to hedgerow management?	<input type="text" value="No"/>
Assessment of past hedgerow management	Mechanical flail to hedgerows bordering agricultural fields
Assessment of future management requirements	
9. MANAGEMENT:	

Are the trees currently under good arboricultural or silvicultural management	<input type="text" value="Yes"/>
Is an order justified?	<input type="text" value="Yes"/>
Justification (if required)	To ensure the long term retention and management of trees in accordance with best practice recommendations, some of which have been identified as remnants of a tree lined field boundary on the 1875 Ordnance Survey maps for the area
10. DESIGNATIONS:	
a. Individual	
Do the trees merit protection as individual specimens in their own right?	<input type="text" value="Yes"/>
b. Group	
Does the overall impact and quality of the trees merit a group designation?	<input type="text" value="Yes"/>
Would the trees reasonably be managed in the future as a group?	<input type="text" value="Yes"/>
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)	<input type="checkbox"/>
Identify all parcels of land which have a common boundary with the parcel concerned (Outline in green on the attached plan)	<input type="checkbox"/>
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)	<input type="checkbox"/>
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?

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 exhibiting signs of die back, structural defects or in an obvious state of decline were excluded from the Order. Ornamental boundary trees of lower amenity value or those that were categorised as Grade C or below in the associated arboricultural assessments were also excluded in particular where access was restricted to undertake a closer inspection of trees

Additional publicity required?



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 trees stand, in that they are 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 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 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 trees are of historic interest in that they are remnants of a former tree lined field boundary recorded on the 1875 Ordnance Survey Map for Haslington

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