



Amenity Evaluation Checklist

Completed by:

Date form completed:

Form status:

Reference

Attachments [AEC - LANDSCAPE APPRAISAL - The Elms.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

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"/>
• Application Ref	<input type="text" value="17/4264M"/>
• Committee deadline	<input type="text" value="08/11/2017"/>
• Development Control Office comments	<p>It should be noted that an Oak tree, located adjacent to the south east boundary of the site and located on land owned by The Oaks and two Oaks within the site were removed in late June/early July of this year, prior to the submission of the planning application.</p> <p>It is noted that the Arboricultural Assessment at para 1.3 states that the Tree Survey was carried out on 27th March 2017, prior to the removal of the Oak trees stated above but are not shown on the submitted AIS plan. This is misleading and therefore not a factual assessment of the site constraints at that time.</p> <p>The Sycamore tree is a prominent specimen, contributing to the sylvan character and visual amenity of the locale and with reference to the arboriculturist's assessment of tree quality, it is considered that the design and layout of the proposed development will be detrimental to the trees long term retention. (Chris Hudson Principal Forestry and Arboricultural Officer 30.10.17)</p>
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	Tree officer
4. LANDSCAPE APPRAISAL	
Site visit date	01/11/2017
Inspecting Officer	Emma Hood
Site description	The site comprises of a former public house; 'The Elms', with a large hard surfaced parking area that extends to the road frontage. One early mature Sycamore and a linear group of 3 semi mature sycamore define the eastern boundary of the site and a footpath runs along the western boundary providing a link between Park Lane and Thistle Close.
Description of surrounding landscape character	The site is situated within a semi rural area with Park Lane to the north with views across open fields. Residential properties are located to the west of the site with a wide verge and access road to the east providing access to several residential properties. A fairly recent development of residential dwellings on Thistle Close abutts the rear southern boundary of the site.
Statement of where the trees are visible from	The trees can be viewed from various vantage points along Park Lane, Wayfarers Court and Thistle Close annotate map
Photograph the trees, the site and surroundings	 No picture inserted annotate map
Landscape function	<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
Visual prominence	<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 tree represents current and future growth potential in an area which has recently lost significant mature trees

Assessment of importance as a wildlife habitat

Potential for 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)

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?	<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	
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 that a tree of amenity value is retained further to the recent removals of mature trees of significant arboricultural value located on and within influencing distance of the proposed development site
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

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 list of persons served with the Order for details

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

Three semi-mature sycamores located along the eastern boundary - The trees have been graded as C category trees in

the supporting arboricultural assessment but are considered to be low B category trees as they are of good to moderate vitality with collective value as a group and can be viewed from several vantage points. The trees do contain some co dominant branch attachments and have been pruned to clear the parking area and BT cable to the east but all pruning wounds show signs of good adaptive growth. The trees have current and future growth potential and while not of significant quality to merit formal protection, their retention is important to maintaining the landscape character of the site in any development proposal.

Additional publicity required?

Relevant Local Plan policies

Cheshire East Council

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 tree is located on a former tree lined field boundary recorded on the 1877 Ordnance Survey Map of the Parish of Pickmere. The protection of a tree of amenity value further to the recent removal of a mature oak in the same area will ensure that the remaining landscape character and sylvan setting is maintained

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