

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?	<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="20/2894M"/>
<ul style="list-style-type: none"> Committee deadline 	<input type="text"/>
<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 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="Public"/>
4. LANDSCAPE APPRAISAL	
Site visit date	<input type="text" value="20/11/2019"/>
Inspecting Officer	<input type="text" value="E HOOD"/>
Site description	

	<p>The tree is located within the domestic garden area of a residential property on a residential estate to the south of Knutsford. The mature Oak is sited within a corner plot on a junction and is a prominent feature of the locality and makes an important contribution to the landscape character of the area.</p>
Description of surrounding landscape character	<p>The tree is sited on the corner of Grassfield Way and Summers Way - 2 Grassfield Way to the north, the garden area of a residential property on Summers Way immediately to the east, Summers Way to the south and Grassfield Way to the west</p>
Statement of where the trees are visible from	<p>Summers Way, Grassfield Way. junction of Lowland Way with Grassfield Way, junction of Summers Close with Summers Way, with filtered views between properties</p> <p>annotate map</p>
Photograph the trees, the site and surroundings	<p> No picture inserted</p> <p>annotate map</p>
Landscape function	<p><input checked="" type="checkbox"/> Landmark trees</p> <p><input checked="" type="checkbox"/> Road frontage (classified)</p> <p><input checked="" type="checkbox"/> Backdrop</p> <p><input checked="" type="checkbox"/> Glimpses between properties or through gateways</p>
Visual prominence	<p><input checked="" type="checkbox"/> Conurbation</p> <p><input checked="" type="checkbox"/> Neighbourhood, estate, locale</p> <p><input checked="" type="checkbox"/> Site and immediate surroundings</p>
Species suitability for the site	<input type="text" value="Particularly suitable"/>
Condition	<input type="text" value="Good"/>
Past work consistent with prudent arboricultural management?	<input type="text" value="Yes"/>
Are past works likely to have compromised long term retention?	<input type="text" value="No"/>
Will past work necessitate any particular future management requirements?	<p>Evidence of past pruning is evident to maintain clearance of the canopy over the southern side garage extension of the property .</p>
Tree size (at maturity)	<input type="text" value="Medium (between 8m and 15m)"/>
Presence of other trees	<input type="text" value="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 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

Additional factors

☒ 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?

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

No

interest?

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

Approximately 6 meters from existing single storey garage structure

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

If yes provide details

Any proposed construction could be designed with the rooting area and future growth potential of the tree in mind. Occasional remedial pruning is likely to maintain acceptable clearance for structures.

8. HEDGEROW TREES:

Individual standard trees within a hedge

An old hedge which has become a line of trees of reasonable height

Are the "trees" subject to hedgerow management?

Assessment of past hedgerow management

Assessment of future management requirements

9. MANAGEMENT:

Are the trees currently under good arboricultural or silvicultural management?

Is an order justified?

Justification (if required)
To provide protection to ensure the long term retention and management of a high amenity tree in accordance with best practice recommendations

10. DESIGNATIONS:

a. Individual

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

b. Group

Does the overall impact and quality of the trees merit a group designation?	<input type="text" value="No"/>
Would the trees reasonably be managed in the future as a group?	<input type="text" value="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)	<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)	See persons served with Order
Land Registry search required?	<input checked="" type="checkbox"/>
13. SUPPLEMENTARY INFORMATION:	
Has a detailed on-site inspection been carried out?	<input type="text" value="Yes"/>
Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection	<input type="text" value="No"/>
Provide details of trees to be excluded	A semi-mature Lime is located to the rear eastern boundary of the site however the proximity and growth habit of the tree is considered unsustainable in the long term and it is not considered appropriate for formal protection.
Additional publicity required?	<input type="checkbox"/>
Relevant Local Plan policies	

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 to make provision for its long term retention

The tree is of historic importance in that it is located on the 1975 Ordnance Survey Map of the area

14. SUMMARY:

Would loss of the trees have a significant impact on the local environment?

Will a reasonable degree of public benefit accrue?

Is an Order in the interests of amenity?

Is an Order expedient in the circumstances?