

# Amenity Evaluation Checklist

Completed by:	<input type="text" value="E HOOD"/>		
Date form completed:	<input type="text" value="22/03/2022"/>	Form status:	<input type="text" value="Completed"/>
Reference	<input type="text" value="09-010"/>		
Attachments			
Address	<input type="text" value="ASHCROFT DRIVE"/>		
Town	<input type="text" value="CHELFORD"/>		
Postcode	<input type="text" value="SK11 9GF"/>		
Ward:	<input type="text" value="Chelford"/>		

## 1. BACKGROUND FILE CHECK:

Any existing TPOs on or adjacent to the site/land?	<input type="text" value="Yes"/>
Is the site within a conservation area?	<input type="text" value="No"/>
Is the conservation area designated partly because of the importance of trees?	<input type="text" value="N/A"/>
Is the site adjacent to a Conservation Area?	<input type="text" value="No"/>
Are there any Listed Buildings on or adjacent to the site?	<input type="text" value="No"/>

Local Plan land-use designation


Are there currently and designated nature conservation interests on or adjacent to the site?	<input type="text" value="No"/>
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Relevant site planning history (incl. current applications)	18/0171M - Demolition of all existing structures and buildings, remediation of the site and the erection of a residential led mixed use development comprising 89 no residential dwellings (use class C3) and 140 sq m (1,500 sq ft) of business floorspace (use class B1) together with landscaping, access points from Dixon Drive, car parking, an acoustic fence and associated infrastructure. APPROVED - 5/6/2018
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## STATUTORY CONSLTEES

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 &	<input type="text" value="No"/>

Technical Sites) Direction 1992?	
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"/>
<b>2. MOTIVATION</b>	
Development Control	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Application Ref</li> </ul>	<input type="text"/>
<ul style="list-style-type: none"> <li>Committee deadline</li> </ul>	<input type="text"/>
<ul style="list-style-type: none"> <li>Development Control Office comments</li> </ul>	
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 checked="" 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"/>
<b>3. SOURCE</b>	
Source	<input type="text" value="Public"/>
<b>4. LANDSCAPE APPRAISAL</b>	
Site visit date	<input type="text" value="08/03/2022"/>
Inspecting Officer	<input type="text" value="G NEWSOME &amp; E HOOD"/>
Site description	

	<p>The area under consideration is located to the south eastern edge of Chelford Village to the west of the railway line, and comprises of a linear group of early mature trees which border the south east side of the former Agricultural Market site on Dixon Drive, and a connecting footpath from Dixon Drive to PROW Chelford FP1. The linear group of trees which line the footpath now sit within a lapsed Beech hedgerow to the rear of residential garden boundaries of a new development, and make a contribution to the landscape character of the area and provide screening between properties and the footpath.</p>
Description of surrounding landscape character	<p>The trees are located to the east of Dixon Drive and to the north east boundary of the new development, to the south west of a footpath and residential properties on Chapel Croft to the north east. The railway line is located to south east beyond which is agricultural land.</p>
Statement of where the trees are visible from	<p>Dixon Drive, PROW Chelford FP1, Chapel Croft, Ashcroft Drive</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"/> Backdrop</p> <p><input checked="" type="checkbox"/> Glimpses between properties or through gateways</p> <p><input checked="" type="checkbox"/> Filtered views</p> <p><input checked="" type="checkbox"/> Screening/buffering</p>
Visual prominence	<p><input checked="" type="checkbox"/> Neighbourhood, estate, locale</p> <p><input checked="" type="checkbox"/> Site and immediate surroundings</p>
Species suitability for the site	<p>Fairly suitable</p>
Condition	<p>Fair</p>
Past work consistent with prudent arboricultural management?	<p>Yes</p>
Are past works likely to have compromised long term retention?	<p>No</p>
Will past work necessitate any particular future management requirements?	<p>The relationship of trees with new residential dwellings to the south east of the group will arise in the need to maintain appropriate ground clearance and overhang of garden spaces</p>
Tree size (at maturity)	

	Medium ( between 8m and 15m)
Presence of other trees	Low percentage tree cover
Define visual area/reference points	
<b>BENEFITS</b>	
Are the benefits current?	Yes
Assessment of future benefits (future growth potential; continuity/sustainability of tree cover; development)	The trees present both future and current growth potential
Assessment of importance as a wildlife habitat	The trees present likely nesting habitat for birds
Additional factors	<input checked="" type="checkbox"/> Screening/buffering (visual/noise)
<b>5. EXEMPTIONS (TCPA 1990)</b>	
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
<b>6. EXEMPTIONS (MODEL ORDER):</b>	
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	No

a statutory undertaker's operational land?	
Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest?	<input type="text" value="No"/>
<b>7. COMPENSATION:</b>	
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	
<b>8. HEDGEROW TREES:</b>	
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	Beech hedge within same boundary has been un maintained
Assessment of future management requirements	Reduction of the Beech stems (not proposed for protection) to a maintainable height would reduce collective dominance of the trees proposed for protection. The hedge stems presently express an etiolated form would benefit from phased reduction to be maintained at a lower level boundary screen.
<b>9. MANAGEMENT:</b>	
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 secure the long term retention and management in accordance with best practice of trees of amenity value
<b>10. DESIGNATIONS:</b>	
<b>a. Individual</b>	

Do the trees merit protection as individual specimens in their own right?	<input type="text" value="No"/>
<b>b. Group</b>	
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"/>
<b>c. Area</b>	
Area	
<b>d. Woodland</b>	
Woodland	
<b>11. MAP INFORMATION:</b>	
Identify the parcel of land on which the trees are situated. (Outline in <b>red</b> on the attached location plan)	<input type="checkbox"/>
Identify all parcels of land which have a common boundary with the parcel concerned (Outline in <b>green</b> 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"/>
<b>12. LAND OWNERSHIP:</b>	
Land ownership details (if known)	As stated on list of persons served with Order
Land Registry search required?	<input checked="" type="checkbox"/>
<b>13. SUPPLEMENTARY INFORMATION:</b>	
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	Those trees which express declining vitality or have incurred root damage or contain defects which will limit their long term future growth potential. The lapsed Beech hedgerow has also

	been omitted as individual stems are not of sufficient amenity to warrant protection.
Additional publicity required?	<input type="checkbox"/>
Relevant Local Plan policies	Cheshire East Local Plan - Policy SE5 Trees, Hedgewrows and Woodlands
Statement of reasons for promoting this Order	<p>In the interests of maintaining the amenity of the linear group of trees in that they are considered to be a long term amenity feature</p> <p>Since amenities are enjoyed by the public at large and without the protection an Order affords there is a risk of the amenity being destroyed</p> <p>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</p> <p>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</p>
<b>14. SUMMARY:</b>	
Would loss of the trees have a significant impact on the local environment?	<input type="text" value="Yes"/>
Will a reasonable degree of public benefit accrue?	<input type="text" value="Yes"/>
Is an Order in the interests of amenity?	<input type="text" value="Yes"/>
Is an Order expedient in the circumstances?	<input type="text" value="Yes"/>