



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 ☐

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="Yes"/>
Is the land owned by another Local Authority	<input type="text" value="No"/>
2. MOTIVATION	
Development Control	<input type="checkbox"/>
• Application Ref	<input type="text"/>
• Committee deadline	<input type="text"/>
• 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 checked="" type="checkbox"/>
Strategic inspection	<input checked="" 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="08/03/2022"/>
Inspecting Officer	<input type="text" value="G Newsome - E Hood"/>
Site description	<p>The site is located within an area partially owned and maintained by Cheshire East Council. It comprises of maintained verge with several trees planted as screening and noise reduction to the adjacent properties. There is evidence that one of the trees has been subject to significant pruning recently with no obvious reasons presented.</p>

Description of surrounding landscape character	<p>The site is located on the fringe of Pownall Park, a mainly residential area 1.4 kilometres north west of Wilmslow town centre. It is adjacent to Altrincham Road, an arterial route linking Wilmslow and surrounding large towns to Manchester Airport. Opposite is Lindow Common, a local nature reserve signified by population of Silver Birch and low shrub layers.</p>
Statement of where the trees are visible from	<p>Altrincham Road - Greaves Road - Racecourse Road - Kings Road.</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"/> Road frontage (classified)</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	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?	<p>With the exception of one Oak tree, trees appear to be of good vitality and present no evidence of features likely to affect the long term physiology or stability of the trees.</p> <p>The relationship of trees and proximity to the A538 will arise in the need to maintain appropriate clearance over the public highway.</p>
Tree size (at maturity)	Large (more than 15m)
Presence of other trees	High 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

May present features suitable for nesting and roosting birds.

Additional factors

- ☒ Part of deliberate composition (avenue/focal point)
- ☒ Screening/buffering (visual/noise)

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)

Yes

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?

Yes

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?	<input type="checkbox"/>
If Yes provide details	N/A
Based on the trees in their current locations, is the risk of future damage reasonably foreseeable?	<input type="checkbox"/>
If yes provide details	N/A
Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent?	N/A
If yes provide details	
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	N/A
9. MANAGEMENT:	
Are the trees currently under good arboricultural or silvicultural management	Yes
Is an order justified?	Yes
Justification (if required)	To ensure the long term retention of amenity trees which are at risk of unrestricted works.
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?	Yes
Would the trees reasonably be managed in the future as a group?	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)

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)

Partially owned by Cheshire East Council.

See list of persons served with TPO

Land Registry search required? ☒

13. SUPPLEMENTARY INFORMATION:

Has a detailed on-site inspection been carried out?

Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection

Provide details of trees to be excluded

Additional publicity required? ☐

Relevant Local Plan policies

Cheshire East Local Plan

Policy SE5 Trees, hedgerows & Woodlands

Policy SE 3 Biodiversity and Geodiversity

Statement of reasons for promoting this Order

In the interests of maintaining the area in which the trees stand, in that they are considered 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 trees have been assessed in accordance with the Council's Amenity Evaluation Checklist and it is considered expedient in the interests of amenity to make provision for the trees long term protection.

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

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