

<b>Initial assessment checklist</b>	
<b>If the answer to any of these questions is yes it is unlikely that the tree/trees are suitable for inclusion in a Tree Preservation Order.</b>	
Is land in the ownership of High Peak Borough Council ? (18 and 19)	No
Is land in the ownership of Derbyshire County Council or The Peak District National Park Authority? (20 and 19)	No
Is land in the ownership of National Trust? (19)	No
Is land in the ownership of The Crown? (21)	No
Is land in the ownership of National Health Service? (22)	No
Are any trees in question dead, dying or dangerous? (23)	Yes
Do any statutory obligations apply to the trees which would undermine the validity of the TPO eg Highways Act, Electricity Act etc? (24).	No
Is there any evidence that the trees are causing an actionable nuisance or is such damage reasonably foreseeable? (25)	No
Is the council likely to be liable to pay compensation in the event that an order is made and an application to fell is refused? (26 and 27)	No
Is there any interest in the land by the Forestry Commission; Woodland Grant Scheme, Felling Licence or Forestry Dedication Covenant? (28 and 29).	No
Are there any existing planning approvals on site which might compromise the retention of the trees? (30)	No
Are the trees obviously cultivated for fruit production? (31)	No
Are the trees on or adjacent to a statutory undertakers operational lane? (32)	Yes

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Are the trees under good Arboricultural or silvicultural management ? (33)	No
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<b>If yes to any of the above please provide more details</b>
<p>Dead/dangerous trees – there is woodland on site and dead trees can form part of a healthy woodland setting, however the removal of such trees would not affect the amenity of the remaining trees.</p> <p>Statutory undertakers – The land abuts an area of land with a rail line. The actual rail line stands well back from the site though and it is not anticipated that the trees will affect the use of the rail line.</p>

<b>Are trees suitable for detailed assessment?</b>	
<b>YES</b>	<b>No</b>

Date of Site Visit	N/A - Desktop survey based on applicant's tree report
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Assessed by	Craig McCrindle
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Address	Land at Dinting Vale, Glossop, SK13 6NY
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	Yes	No
Plan	Yes	
Photos	Yes	

Reason for Assessment	CA Notice	
	Development App	
	Strategic Inspection	
	Emergency Action	
	TPO Review	
	Sale of Council land	
	Clr Request	
	Public Request	
	Other	

Site Description	
Former pasture land with boundary features including woodland, hedges and individual and groups of trees.	

Existing Designations	<b>On site</b>	<b>Adjacent to site</b>
Tree Preservation Order (12)	No	No
Conservation Area (13 and 14)	No	No
Local Plan designation (15)	Yes	No
Landscape Character	Settled	Settled
Listed building	No	No

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Archaeological Site /scheduled monument (16)	No	No
Site of Importance for Nature Conservation (17)	No	No

		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
<b>Species</b>		A1 - All species									
<b>A</b>	<b>Visual amenity (34 and 35)</b>										
<b>10</b>	<b>High visual Amenity</b> - Very large trees, or large trees that are prominent landscape features										
<b>7</b>	<b>Relatively high visual amenity</b> - Large trees, or medium trees clearly visible to the public										
<b>4</b>	<b>Some visual amenity</b> - Medium trees, or larger trees with limited view only – important in locality	4									
<b>1</b>	<b>Limited visual amenity</b> - Small trees, or larger trees visible only with difficulty – important to low number of people										
<b>0</b>	<b>Low visual amenity</b> - Young, v. small, or trees not visible to the public, regardless of size										
<b>Sub-total Score – visual amenity</b>		4	0	0	0	0	0	0	0	0	0

<b>B</b>	<b>Other/Exceptional circumstances (36 &amp; 37) Note: More than 1 can apply</b>	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
<b>2</b>	Exceptional landscape value										
<b>2</b>	Historical associations										
<b>2</b>	Botanical interest or rarity										
<b>2</b>	Screening/buffering	2									
<b>2</b>	Part of a deliberate composition										
<b>2</b>	Conservation Area (in or next to)										
<b>2</b>	Contribution to setting of a listed building										
<b>2</b>	Veteran or ancient tree										
<b>2</b>	Trees of particularly good form	2									
<b>2</b>	Assessment of the importance of Wildlife (17 & 45)	2									
<b>2</b>	Other – describe										
<b>Sub total Other factors</b>		6	0	0	0	0	0	0	0	0	0

<b>C</b>	<b>Suitability of species for the location</b>
Would future replacement of trees reasonably be the same species in the same location (38)	
Landscape context - how do the trees relate to their surroundings (39)	
Relative to house and garden, to the street, to the locality	
Canopy cover for ward	
Are the majority of the benefits of the tree(s) in the future? If so describe (42)	

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<b>10</b>	Very suitable and in context	10										
<b>8</b>	Suitable											
<b>5</b>	Fairly suitable – some issues											
<b>3</b>	Not really suitable to landscape context but make a contribution to the landscape as a whole											
<b>0</b>	Unsuitable or detrimental to landscape											
	<b>Sub – total suitability</b>	10	0	0	0	0	0	0	0	0	0	0

<b>D</b>	<b>Condition of the tree(s) (43 and 44)</b>											
	Comments including brief notes on condition, past and future management (43)											
<b>5</b>	Good - Sound, healthy tree needing little, if any attention											
<b>3</b>	Fair - Tree with minor, rectifiable defects, or in the early stages of decline.	3										
<b>1</b>	Poor - A tree with significant, non-rectifiable structural or physiological flaws.											
<b>0</b>	Dead or dangerous											
	<b>Remaining longevity (in years)</b>											
<b>5</b>	100+											
<b>4</b>	40-100	4										
<b>3</b>	20-40											
<b>2</b>	10-20											
<b>0</b>	<10											
	<b>Sub-total - condition</b>	7	0	0	0	0	0	0	0	0	0	0

A. Visual amenity	10	4	0	0	0	0	0	0	0	0	0	0
B. Other factors	20	6	0	0	0	0	0	0	0	0	0	0
C. Suitability	10	10	0	0	0	0	0	0	0	0	0	0
D. Condition	10	7	0	0	0	0	0	0	0	0	0	0
<b>Total Score</b>		<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<20 – Not suitable for TPO
20-25 – Consider making an order
25+ – Apply TPO

<b>Comments</b>