



Tree Officer Report

Officer: David Rees

Date: [27/5/2026]

Application Number: [P2026/0255]

Location: Land North Of Giants Grave

Case Officer: Chantalle Lamnea

### Tree officer comments

A site inspection was undertaken of the south-eastern boundary of the application site, supplemented by a review of aerial imagery.

The application site comprises a restored landfill plateau and is largely devoid of established tree cover, consisting predominantly of open grassland.

A review of aerial imagery confirms that meaningful tree cover is largely confined to areas outside the application boundary and below the landfill cap, including sporadic tree and scrub growth along the western to northern margins and discontinuous willow-dominated vegetation along the north-eastern boundary, with more established riparian tree cover associated with the canal/river corridor along the south-eastern boundary. These vegetated areas are physically separated from the developable plateau by changes in level associated with the landfill cap and, in places, by linear infrastructure such as the railway and canal corridor, and are not considered to interact with the proposed development.

Within the red line boundary, aerial imagery indicates only a small, isolated band of scattered trees toward the centre of the site, comprising fewer than 10 individuals. Based on their scale and appearance in the imagery, these trees are likely to be of limited height (appearing below approximately 10 m), early successional in nature, and of low arboricultural value. On this basis, they would be reasonably categorised as immature Category C trees (BS5837).

No impacts to higher-quality trees, woodland, hedgerows, or linear tree belts are anticipated. Given the limited extent, low value, and isolated nature of the trees present within the site, and the clear physical separation from adjacent vegetated areas, there is no realistic pathway for indirect impacts (e.g. root disturbance, hydrological change, or construction activity) to affect off-site trees. The proposed development is also constrained by existing landfill infrastructure and is expected to utilise low-impact installation methods appropriate to landfill conditions, further limiting potential interaction with retained vegetation.

In EIA Screening terms, the site is considered to have low arboricultural sensitivity, and the magnitude of impact is negligible to low. The proposal would not result in any meaningful loss of tree cover, nor contribute to cumulative effects on landscape structure or green infrastructure.



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### **Tree officer recommendations**

The proposed development is not likely to give rise to significant environmental effects in respect of trees, woodland, or landscape structure, and arboricultural considerations do not trigger the requirement for Environmental Impact Assessment.

No objection is raised on arboricultural grounds at screening stage.