

6.0 HOLISTIC DESIGN STRATEGY

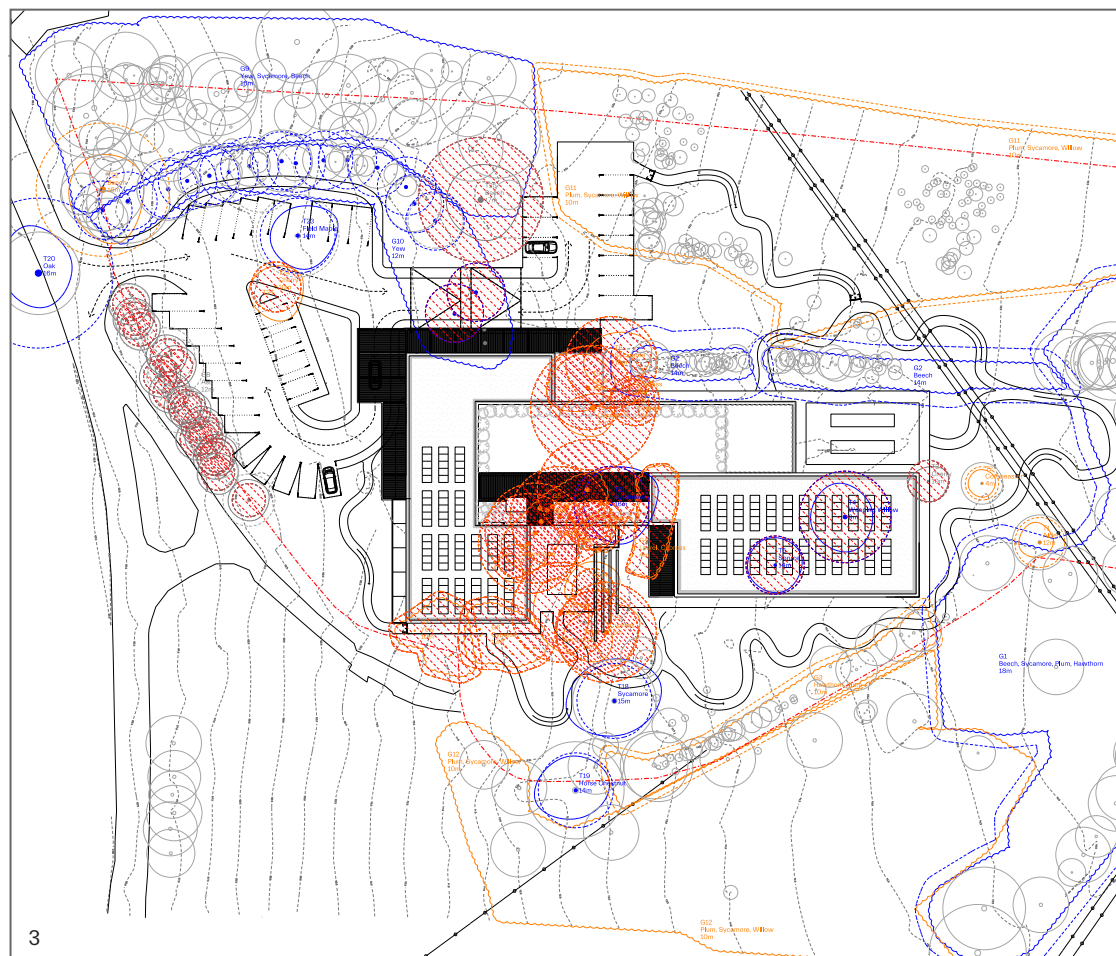
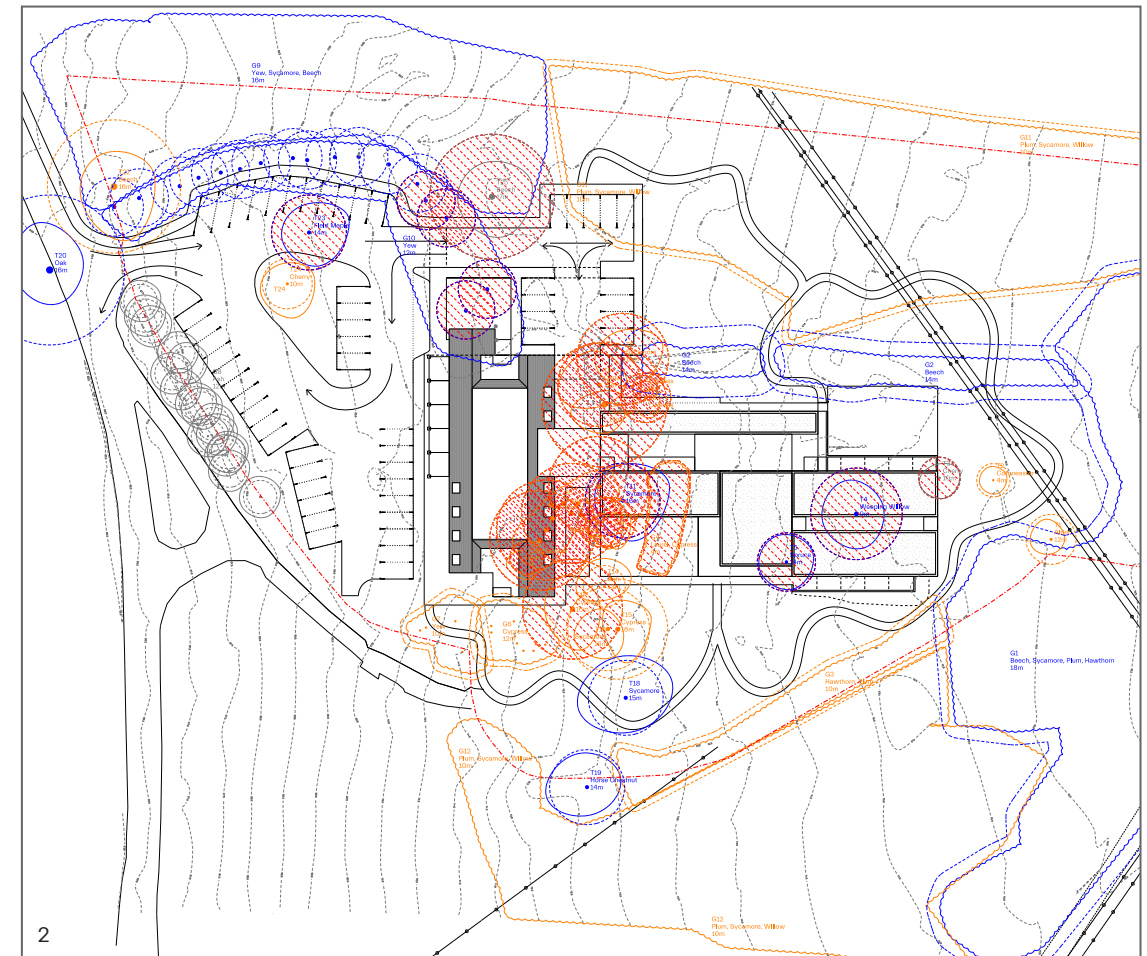
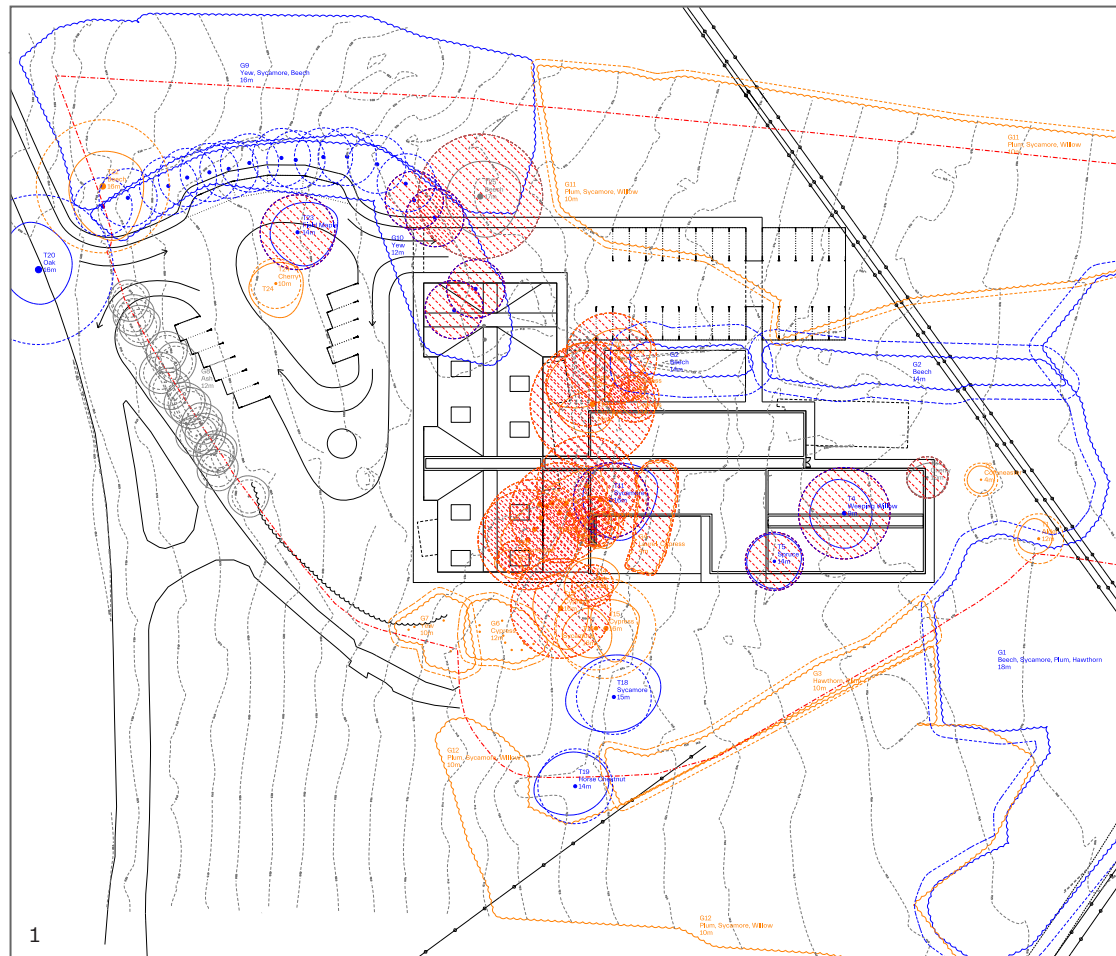
ARBORICULTURE






An arboricultural survey was carried out in 2022. The findings were mostly the same as those from a survey in 2019, although the Cherry tree in the existing car park was downgraded to Category U.

In response to feedback received in the pre-application consultations, design development has also responded to the loss / retention of trees on site, with guidance from the arboriculturalist.

Previously, several trees from the band of Yew at the front of the site were proposed to be removed. The current proposal is more sensitive to this band of trees and the car park has been reconfigured to maintain as much as possible.

The arboriculturalist advised that the row of Ash trees at the front of the site along the roadside are now in greater decline, with less than 5 years life expectancy. The advice therefore is to remove and replant, whereas previously it was to retain and plant new alongside.



- Key
-  Category U tree
RPA shown dashed
 -  Category C tree
RPA shown dashed
 -  Category B tree
RPA shown dashed
 - T1** Tree reference ID
Alder Tree species
12m Height
 -  Tree to be removed
 -  Application Boundary

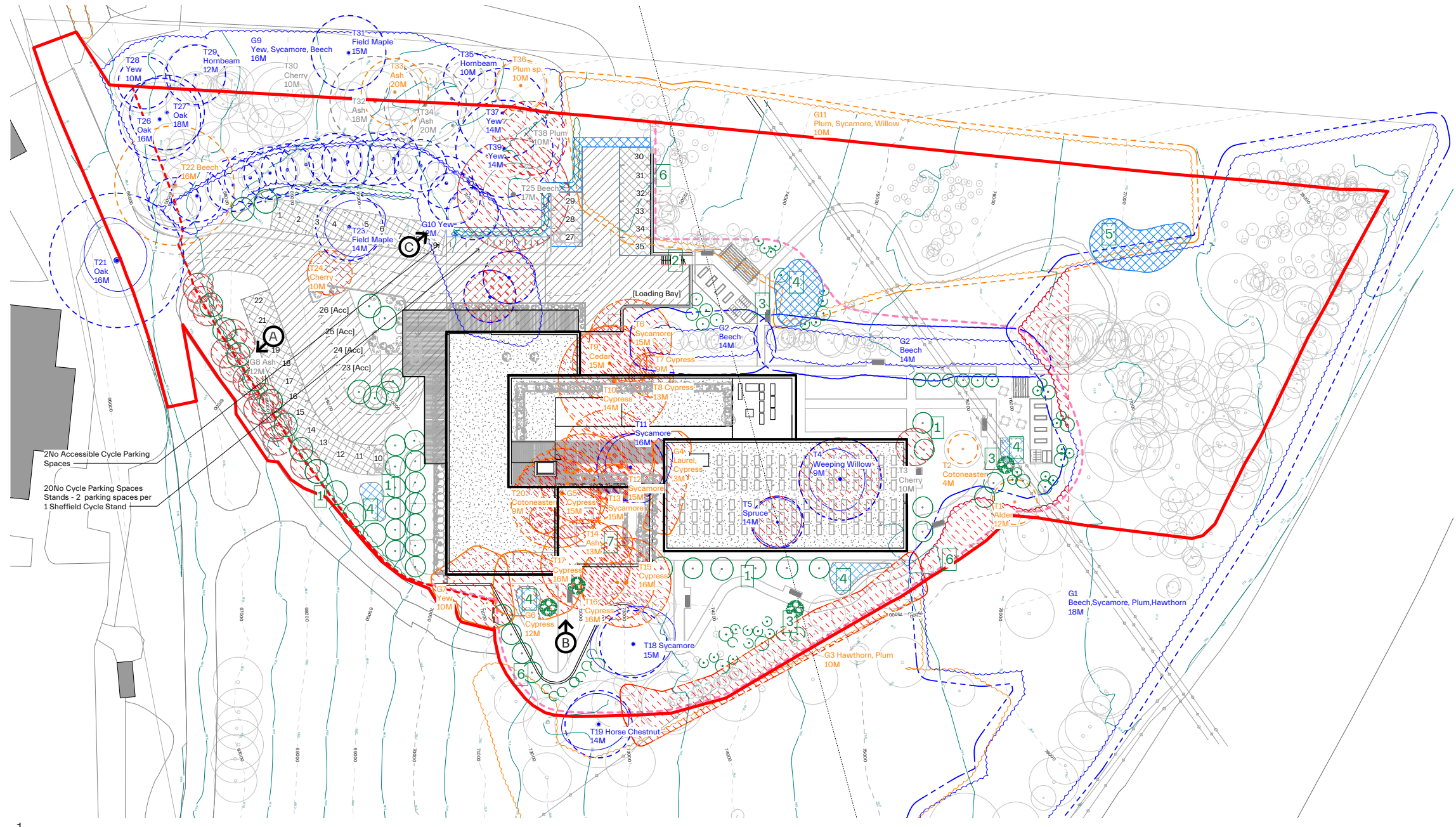
Site plan with tree survey
 1 2019 Pre-app
 2 2020 Pre-app
 3 2022 Pre-app
 4 Photograph, aerial view

6.0 HOLISTIC DESIGN STRATEGY

ARBORICULTURE

Mitigation for the removal of trees will come in the form of an extensive landscape plan that will also include general works to existing vegetation and trees so as to bring the site back into a reasonable state of management. Such works will include crown lifting, crowns reductions, creation of new areas within inaccessible areas of trees/ scrub and any general health and safety works required. It is recommended on any approval a full work specification be undertaken once initial scrub clearance and tree removals have taken place.

Overall the landscape scheme will replace tree numbers and improve the overall species numbers whilst allowing better quality specimens to be managed for the long term future.



- Key**
- Category U tree
RPA shown dashed
 - Category C tree
RPA shown dashed
 - Category B tree
RPA shown dashed
 - T1** Tree reference ID
Alder Tree species
12m Height
 - Tree to be removed
 - Application Boundary

- Site plan with tree survey
- 1 2023 Planning application
 - 2 View A, row of Ash trees at front of site
 - 3 View B, group of Cypress trees
 - 4 View C, band of Yew trees



6.0 HOLISTIC DESIGN STRATEGY

ECOLOGICAL SURVEYS

The following provides a summary of the ecology surveys carried out by FPCR in 2022. A Phase 1 Habitat Survey was undertaken on 24th August 2022 by an experienced ecologist with a FISC Level 4. Situated to the east of Haverhill, the dominant habitats comprise neutral semi-improved grassland and semi-natural broadleaved woodland. Other habitats present include coniferous woodland plantation, poor semi-improved grassland, a hedgerow, a treeline and areas of dense / continuous scrub, scattered scrub, and hardstanding / buildings.

The proposals comprise the demolition of all buildings within the site, followed by the construction of a new Care Home facility. The new facility will be constructed within approximately the current development footprint and will not encroach into the adjacent woodland to the north and west. Areas of semi-improved grassland will also be predominantly retained, however some small areas may be lost.

FIELD SURVEY

Neutral Semi-improved Grassland

Two areas of neutral semi-improved grassland was present in the eastern and central section of the site, divided by hardstanding and buildings and bordered by broadleaved woodland. The grassland was unmanaged with uniform sward (1-1.5m), dominated by false oat-grass *Arrhenatherum elatius* with occasional common knapweed *Centaurea nigra* and cock's-foot *Dactylis glomerata*. Other locally occasional or rarely occurring species within the sward included Yorkshire-fog *Holcus lanatus*, common bent *Agrostis capillaris*, agrimony *Agrimonia eupatoria*, bristly oxtongue *Picris echioides* and yarrow *Achillea millefolium*. The central section of grassland also included rhododendron *Rhododendron ponticum* along its northern boundary.

Poor Semi-improved Grassland

Several small areas of poor semi-improved grassland were present in the southern section of the site. The grassland was unmanaged (<1m) with a thick thatch layer and tussocks, dominated by false oat-grass and red fescue *Festuca rubra*

agg. Species rarely occurring within the sward included spear thistle *Cirsium vulgare*, meadow foxtail *Alopecurus pratensis*, Yorkshire-fog, common bent, perennial rye-grass *Lolium perenne*, creeping cinquefoil *Potentilla reptans* and common mouse-ear *Cerastium fontanum*.

Semi-Natural Broadleaved Woodland

The western (W1 & W2) and northern (W4) sections of the site consisted of three areas of seminatural broadleaved woodland. The woodlands were dense with generally semi-mature trees and varied ground flora. Bramble *Rubus fruticosus* agg. was mostly dominant throughout the understorey which was generally sparse, consisting of hawthorn *Crataegus monogyna*, elm sp *Ulmus sp.*, or blackthorn *Prunus spinosa*. A target noted (TN1) coppiced beech was noted within W1 during the survey due to the presence of a bird box upon its trunk.

Woodland W1 was mixed, with frequent elder *Sambucas nigra*, locally abundant yew *Taxus baccata*, and locally frequent hawthorn, with other species rarely occurring including wild cherry *Prunus avium*, ash *Fraxinus excelsior*, dogwood *Cornus sanguinea*, sycamore *Acer pseudoplatanus*, hornbeam *Carpinus betulus*, garden privet *Ligustrum ovalifolium*, wych elm *Ulmus glabra*, beech *Fagus sylvatica*, hazel *Corylus avellana*, field maple *Acer campestre* and blackthorn.

Woodland W2 possessed less diversity, and consisted of frequent hawthorn and blackthorn, occasional dogwood, with rarely occurring species including field maple, sycamore, and garden privet.

The northern woodland (W4) consisted of frequent elm sp and ash, with rarely occurring species including blackthorn, beech, wych elm, garden privet *Ligustrum ovalifolium*, sycamore, hazel, field maple, holly *Ilex aquifolium*, and hawthorn.

Coniferous Plantation Woodland

A central section of the site, neighbouring the building/hardstanding structures, consisted of a coniferous plantation woodland. The woodland was not dominated by a ny single species due to its ornamental nature, with the species present consisting of elder, dogwood, bramble, field maple, sycamore, blackthorn, damson *Prunus domestica*

spp. insititia, cherry laurel *Prunus laurocerasus*, and Leyland cypress *x Cupressocyparis leylandii*.

Scrub - Dense / Continuous

On the eastern boundary a small section of dense/continuous scrub established itself upon the border between hardstanding and the neutral semi-improved grassland, dominated by bramble and common nettle *Urtica dioica*.

Scrub - Scattered

A small section of scattered scrub was present between buildings B2 and B3, consisting of both bramble, and butterfly-bush *Buddleja davidii*.

Broadleaved Treeline

Two treelines were present on site, TL1 & TL2, consisting of a range of species of young to mature age.

TL1: On the southern boundary, a broadleaved treeline of young trees consisting of wild cherry, ash, elder, hawthorn, holly, dogwood, and yew lay on the boundary between poor semi-improved grassland and the road verge.

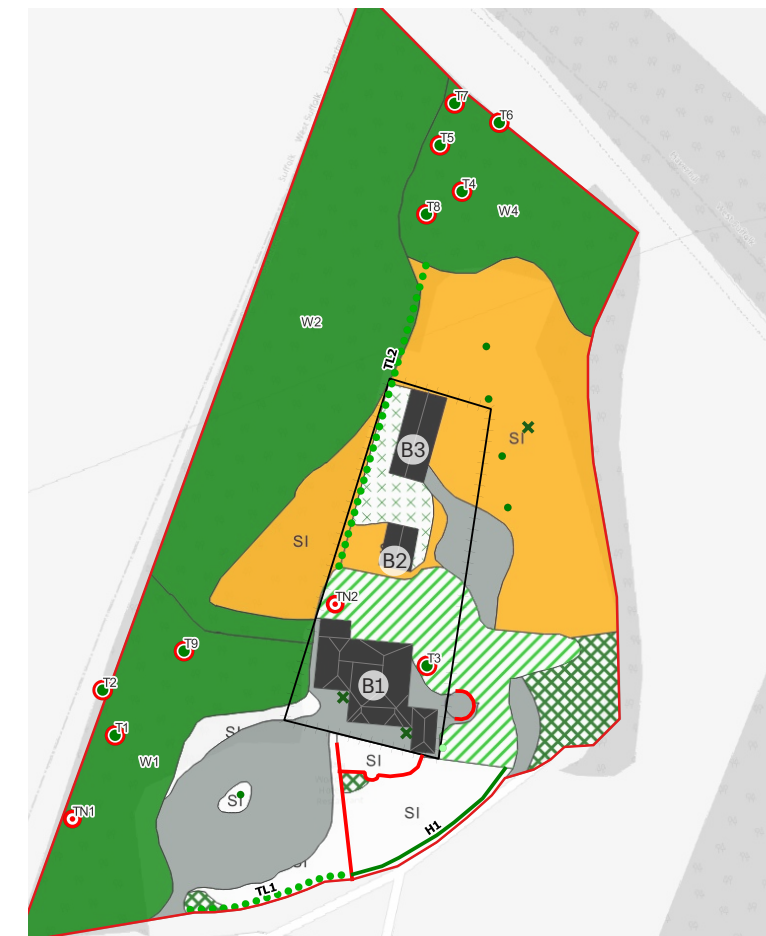
TL2: A broadleaved treeline was present running north-to-south through the centre of the site towards the northern boundary, consisting of mature European beech trees which border W2 and, buildings B2 and B3.

Trees



















A number of early, semi-mature and mature coniferous & deciduous trees, largely recorded to be in good health, were present throughout the site. The species varied across the site and consisted of wild cherry, English apple *Malus x domestica*, spindle *Euonymus europaeus*, weeping willow *Salix alba x babylonica* (S. x sepulcralis), and a spruce *Picea sp.*

Badgers

No evidence of badgers such as the presence of setts, hairs, latrines or snuffle holes were observed during the Phase 1 Habitat Survey.



Key

	Site boundary
	Broadleaved woodland - semi-natural
	Buildings
	Built Environment: Buildings / Hardstanding
	Coniferous woodland - plantation
	Neutral grassland - semi-improved
	Poor semi-improved grassland
	Scrub - dense / continuous
	Scrub - scattered
	Broadleaved trees
	Wall
	Intact hedge - species-poor
	Fence
	Scrub - scattered
	Tree with bat potential
	Target note
	Coniferous trees
	Broadleaved tree

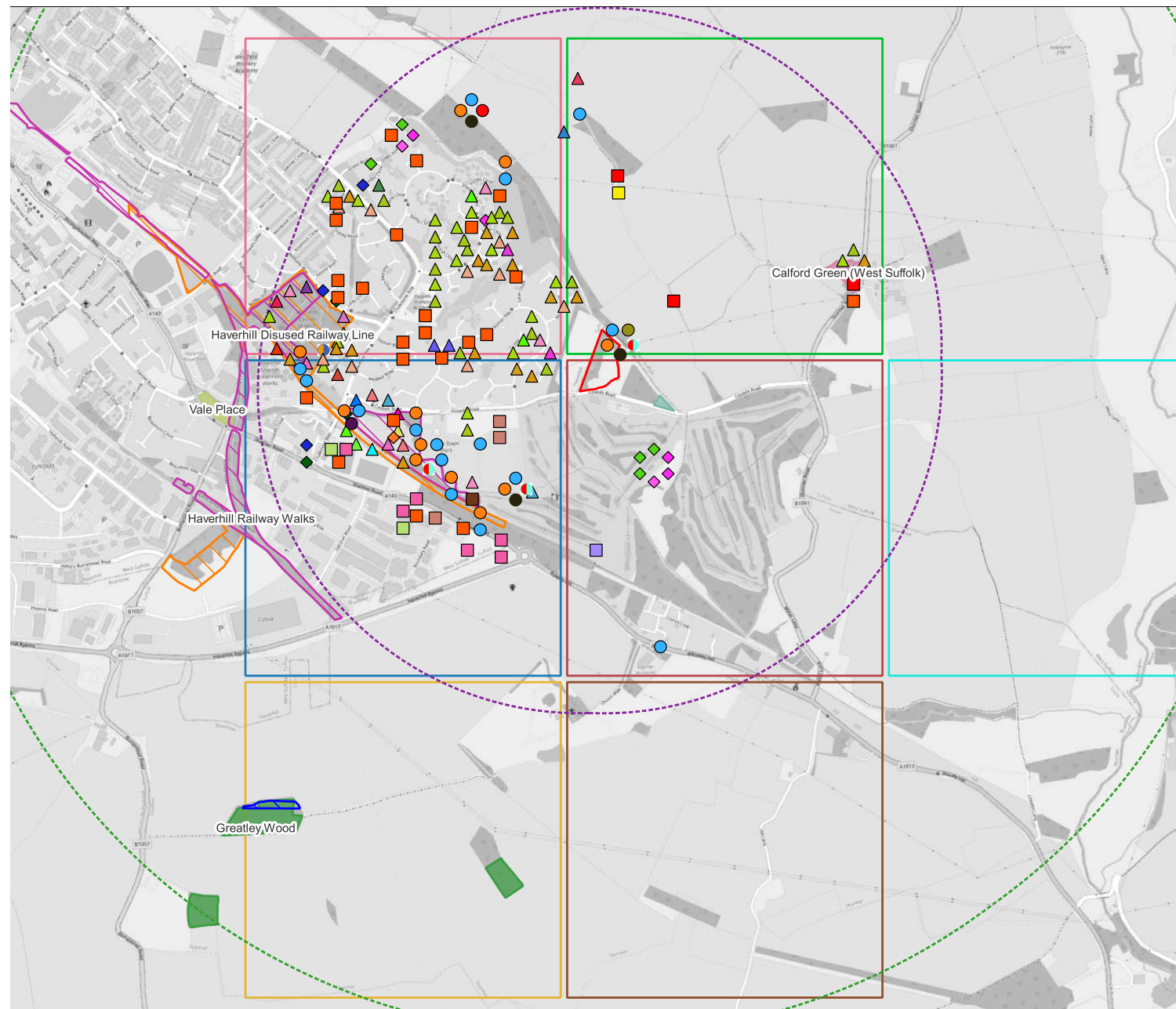
6.0 HOLISTIC DESIGN STRATEGY

ROOST ASSESSMENT

A preliminary bat roost assessment was undertaken on Wednesday 10th August 2022 on buildings B1 (former Woodlands Hotel), B2 and B3, to identify any potential constraints in relation to roosting bats to the proposed development. The exterior of buildings B1, B2 and B3 were visually assessed for potential access points and evidence of bat activity by licenced bat workers (Natural England 2021-51397-CLS-CLS). Features such as small gaps under barge/soffit/fascia boards, raised or missing roof tiles and gaps at gable ends (i.e., edge mortar), which have potential to act as access points/roost sites for bats, were sought and their abundance recorded. Any evidence that bats actively use potential access points/roost sites such as staining, and bat droppings were noted wherever present. No external evidence of a roost was identified during the survey, however as a precautionary approach a single survey was carried out on buildings B1 and B3 which were classed as having low potential to support roosting bats. Building B2 which in 2019 had a confirmed Pipistrelle day roost was classed as having high potential to support roosting bats, as a result three surveys have been carried out on this building.

BAT SURVEY RESULTS

Following the preliminary bat roost assessment a total of five surveys have been carried out on 10th August, 24th August, 25th August, 8th September and 4th October 2022. During these surveys no emergence / re-entries (i.e. no roosting behaviour) were noted in any of the buildings. Overall, low numbers of common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, brown long-eared bat *Plecotus auritus* and at least one *Nyctalus* species were recorded commuting, passing and foraging during the nocturnal surveys.



Protected / Notable Species within 1km

- | | | | | | |
|--|-----------------------|--|-------------------------|--|------------------------|
| | Barn Owl | | Grey Wagtail | | Rook |
| | Black-headed Gull | | Harvest Mouse | | Serotine |
| | Bullfinch | | Hazel Dormouse | | Slow-worm |
| | Buzzard | | House Sparrow | | Smooth Newt |
| | Chinese Muntjac | | Kestrel | | Song Thrush |
| | Common Frog | | Kingfisher | | Soprano Pipistrelle |
| | Common Lizard | | Linnet | | Sparrowhawk |
| | Common Pipistrelle | | Little Egret | | Starling |
| | Common Toad | | Mistle Thrush | | Swift |
| | Dunnock | | Myotis sp. | | Tawny Owl |
| | Eastern Grey Squirrel | | Nathusius's Pipistrelle | | Water Rail |
| | Eurasian Badger | | Noctule | | West European Hedgehog |
| | Eurasian Otter | | Pipistrelle sp. | | Western Barbastelle |
| | European Water Vole | | Redwing | | Whitethroat |
| | Grass Snake | | Reed Bunting | | Willow Warbler |
| | Greenfinch | | Rock Dove | | Wren |

Protected/Notable Species within Grid

- | | |
|--|--|
| | TL6843 - Common Tern, Coot, Grey Heron, Kestrel, Red Kite, Starling, Tufted Duck, Woodpigeon, Yellowhammer |
| | TL6844 - Arctic Skua, Black-headed Gull, Bullfinch, Common Frog, Common Gull, Common Toad, Dunnock, Eastern Grey Squirrel, Eurasian Badger, European Water Vole, Fieldfare, Gadwall, Goldcrest, Great Spotted Woodpecker, Greenfinch, Grey Heron, Grey Wagtail, Hobby, House Martin, House Sparrow, Kestrel, Lesser Black-backed Gull, Lesser Redpoll, Little Egret, Moorhen, Pied Wagtail, Redwing, Rook, Smooth Newt, Song Thrush, Sparrowhawk, Starling, Stock Dove, Swift, Waxwing, West European Hedgehog, Woodpigeon, Wren |
| | TL6845 - Hobby, Swift |
| | TL6943 - Barn Owl, Black-headed Gull, Buzzard, Common Gull, Cormorant, Dunnock, Fieldfare, Golden Plover, Great Spotted Woodpecker, Greenfinch, Grey Heron, Herring Gull, House Sparrow, Jackdaw, Jay, Kestrel, Lesser Whitethroat, Linnet, Moorhen, Nuthatch, Pied Wagtail, Red Kite, Redwing, Rook, Skylark, Song Thrush, Sparrowhawk, Starling, Stock Dove, Swallow, Swift, Treecreeper, Woodpigeon, Wren, Yellow Wagtail, Yellowhammer |
| | TL6944 - Grey Partridge, Moorhen, Red Kite, Reed Bunting, Spotted Flycatcher, Starling, Woodpigeon, Wren |
| | TL6945 - Swallow |
| | TL7044 - Barn Owl, Bittern, Black Swan, Black-tailed Godwit, Bullfinch, Buzzard, Canada Goose, Common Sandpiper, Common Tern, Coot, Cormorant, Corn Bunting, Egyptian Goose, Goldeneye, Goosander, Great Crested Grebe, Green Sandpiper, Greenshank, Grey Heron, Grey Wagtail, Greylag Goose, Hobby, Jack Snipe, Kingfisher, Lapwing, Little Egret, Little Grebe, Little Ringed Plover, Mandarin Duck, Mute Swan, Pintail, Pochard, Red Kite, Redshank, Ruddy Shelduck, Ruff, Shelduck, Shoveler, Snipe, Sparrowhawk, Spotted Flycatcher, Teal, Tufted Duck, Turtle Dove, Whinchat, White Stork, White-fronted Goose, Wigeon, Wood Sandpiper, Yellow Wagtail, Yell |

6.0 HOLISTIC DESIGN STRATEGY

FOOTPATHS

These are arranged simplistically, with looped routes to the north, east and west of the garden. The footpaths connect destination points such as allotments, sheds, seating, greenhouses and features for attracting wildlife.

GARDEN ACCESS

An avenue of trees at the front of the building leads to the eastern garden access. These trees will have a compact, upright form which responds to the external cladding of the building and maintains views of the façade. On the western side, there is a pathway from the car park into the garden. This visual connection is important as it is the only aspect where views from the garden are likely, given the amount of boundary tree planting.

WOODLAND AREA

This is an existing high-quality feature of the site - by limiting access to the woodland and enhancing the species variety and sizes, there will be positive benefits. Additionally, drainage in the northern area of the woods (dependent on levels and existing vegetation, will require careful consideration for the safety of residents using this area. The woodland area also offers many opportunities to include habitat piles, wildlife boxes and hibernacula for habitat and ecological enhancements.

DRAINAGE

The addition of an above ground drainage system will bring a more varied range of habitats through the inclusion of new, diverse grass and plant species. All drainage features will be designed to ensure they are safe and appropriate for inclusion within a dementia care facility. These above ground systems will create new habitats, provide a sustainable method of water management and add aesthetic and sensory value to the garden.

GRASSLAND

The grassland will be graded in its formality, having a wide range of species' diversity that is mown at different lengths and will be beneficial for biodiversity net gain. This design will create interest and form a unique edge when compared to the standard form of care home gardens.



LANDSCAPE DESIGN CONCEPT PLAN

Key

- 1 Proposed care home
- 2 Proposed car park
- 3 Existing tree planting - to be retained and enhanced
- 4 Destination spaces
- 5 Footpaths
- 6 Footpath in woodland
- 7 Above ground drainage features
- 8 Range of grass mixes
- 9 Secure garden boundary
- 10 Proposed tree planting
- 11 External living spaces
- 12 Main entrance

6.0 HOLISTIC DESIGN STRATEGY



Plan illustration (right) by FPCR

- Photographs
- 1 Newly planted tree avenues
 - 2 Outdoor activities - raised planters
 - 3 Habitat swales
 - 4 Formal footpaths
 - 5 Informal footpaths



LANDSCAPE DESIGN ILLUSTRATIVE PLAN

Key

- 1 Proposed care home
- 2 Proposed car park
- 3 Porous surface parking bays
- 4 Tree avenues
- 5 External pedestrian and maintenance access to garden
- 6 Single surface garden footpath
- 7 Informal footpath route through woodland
- 8 Existing trees / woodland (retained and enhanced)
- 9 Varied grass mixes and mowing regimes
- 10 Outdoor shelter and seating
- 11 Outdoor activity areas (greenhouse, seating, shelter, raised beds and sheds)
- 12 Seating alongside footpath
- 13 Habitat swales with underground connections
- 14 Wet habitat area (according to levels and vegetation)
- 15 Shrub, grasses and perennial planting
- 16 Secure garden boundary

