

Veteran Tree Management Plan

Project No 12041	Parcels A9, A14, A15, B2 & E2, Haverhill, Suffolk, CB9 7UN		
Client:		Bloor Homes Eastern	
Prepared by:		Stephen Hayden & Lewis Alexander	
Date of Report:	17/10/2025	Revision:	Original

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1.0 Introduction

1.1 Introduction

Hayden's Arboricultural Consultants Limited has been commissioned by Bloor Homes Eastern to prepare a Veteran Tree Management Plan for three trees at Great Wilsey Park, Haverhill. This report makes reference to, and builds upon 'Tree Survey, Arboricultural Implication Assessment and Arboricultural Method Statement in Accordance with BS 5837:2012 Project No 11497.

1.2 Definitions

Veteran tree - 'a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition' (Read, 2000).

1.3 Principles, Aims and Objectives

1.3.1 Veteran trees are considered 'irreplaceable habitat' and are of exceptionally high value biologically and from a heritage perspective. This management plans seeks to ensure that the arborescent specimens and dependant wildlife discussed are:

- Protected from foreseeable and avoidable harm
- Preserved and prolonged as a living trees for as long as possible
- Retained in a safe state as an enduring monument and source of biodiversity
- Retained with as much of the visual amenity the provide as possible, secondary to perpetuating longevity and habitat.
- To identify causes of any deterioration in a veteran tree and manage accordingly
- To identify opportunities to improve the health or condition
- To create a detailed record of the condition and management of the tree
- To create a naturally developing veteran tree stock into the future

1.3.2 The following have been key considerations in the preparation of this plan:

- A detailed written assessment of the tree
- Public accessibility and frequency of the use of land around the tree
- Major structural defects
- Habitat value
- Previous management
- Objects around the tree
- Topography of the surrounding land
- A threat and opportunity assessment (biotic and abiotic)
- Planned change of use of land within influencing distance of tree.

1.4 Revision process

This document should be reviewed following any significant changes to the trees, the site, or legal status; or 10 years after production, whichever sooner.



2.0 Tree Details

2.1 The three trees were subject to a BS5837 development survey (BSI 2012) on 01/04/2025. The schedule of collected data for these specimens is appended at A - Schedule of Trees. The numbers from the previous report are utilised here.

2.2 Location and Setting

2.2.1 The trees are located in a riparian zone, originating from the north bank of a stream/drainage ditch. Arable fields surround, with narrow margins. A footpath runs east to west adjacent to the south bank.

Tree Number	Grid Reference
T022	TL688458
T026	TL689457
T028	TL689457

Table 1 – Tree location

2.2.2 The soils type commonly associated with this site are lime rich loams and clays with impeded drainage. They are of high fertility and support base-rich pastures, and classic 'chalky boulder clay' ancient woodland type habitats. This soil type constitutes approximately 5.3% the total English land mass.

Adjacent arable soils will have been subject to regular ploughing. This agricultural activity will have served to limit the proliferation of roots into the disturbed soil horizons. For this reason, it is anticipated that the vast majority of the tree root systems will be within alluvial soils associated with the riverbanks.



2.3 Qualifying Attributes

The attributes which have been used to identify the trees as veteran are summarised in table 2 below.

Tree Number	Species	Stem Diameter (mm – estimated)	Features
T022	<i>Fraxinus excelsior</i>	1000	<ul style="list-style-type: none">- Fracture of stem, with associated decay- Adventitious growth reestablishing secondary crown- Deadwood on ground
T026	<i>Populus nigra</i> subsp. <i>betulifolia</i>	2300	<ul style="list-style-type: none">- Mycelium and saprophytic brackets- Fragmented collapsed stem- Incomplete residual wall- Heartwood decay
T028	<i>Populus nigra</i> subsp. <i>betulifolia</i>	1800	<ul style="list-style-type: none">- Recent tear out of primary branches, much of crown lost- Deadwood on ground- Exposed, degrading inner stem wood

Table 2 – Summary of identified veteran features

2.4 Current Action

No active management has been identified. Hedgerow and brookside vegetation is reduced back from arable fields. Reactive removal of deadwood impeding use of permissive footpath and cultivated ground, with material seemingly stacked in the vicinity having received minimal processing.



3.0 Protection Status & Legislative Framework

- 3.1 It is the responsibility of those who own, manage or are seeking permission to perform work on (or affecting) an ancient or veteran tree to make appropriate enquiries to the relevant bodies prior to any work taking place that would have a material impact upon protected trees. This responsibility includes ensuring that responses to the enquiries come through the official channels and to follow necessary processes.

3.2 Owner/Occupier Liability Act, and various Health and Safety Acts

These place duties of care upon the landowner and/or occupants to take reasonable steps to prevent foreseeable harm. Adherence and execution of this plan will comply with these duties.

3.3 Planning Consent under the Town and Country Planning Act 1990.

Adherence to this plan will ensure that construction activity will accord with NPPF guidance, by protecting and promoting the sustainable management of the trees, which will form an integral part of any planning consent, which advises:

The National Planning Policy Framework (NPPF) requires the refusal of development that would harm veteran trees, which are considered irreplaceable habitats, unless the need for the development clearly outweighs the loss. Local authorities must aim to conserve and enhance biodiversity by protecting veteran trees, which may also be considered heritage assets due to their historical significance. Planning applications impacting these trees must be assessed, and developers are required to record and publicly share the significance of any heritage assets that are lost.

Buffer zones:

Buffer zones are necessary to protect veteran trees from development. A buffer zone around an ancient or veteran tree should be at least 15 times the diameter of the tree, and if the canopy is larger than this, a 5-meter buffer from the edge of the canopy is recommended.

In this case, given the trees (T022, T026 & T028) are all immediately adjacent to ploughed fields and within a deep ditch, the proposed Buffer Zone is set at 5m beyond the canopy spread has been secured and agreed on site with the LPA planning team, as detailed on drawing no.11497-D-AIA Rev B

3.4 Wildlife Acts

The trees may be used by a scheduled protected species under various acts, including: the Wildlife and Countryside Act 1981; Conservation of Habitats and Species Regulations 2010; and Countryside and Rights of Way Act 2000.

Veteran trees are valuable as hosts to other organisms. Prestart surveys must be undertaken prior to commencement of any works to identify the presence (or absence) of protected species. The licensing authority is Natural England (www.naturalengland.org.uk).



3.5 Tree Preservation Orders

No Tree Preservation Orders are known to apply these trees. West Suffolk Councils Online Mapping System was checked on 13/10/2025 (West Suffolk Council 2025). We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

3.6 Forestry Acts

Felling is explicitly excluded as a management option, however it should be noted that unless specified exemptions are met, a licence for tree felling must be obtained from the Forestry Commission.

4.0 Threats and Opportunities

4.1 Both are presented by planned development.

4.2 Threats

Construction – accidental damage to rhizosphere and above ground tree structure. Addressed by Protective barrier fencing and arboricultural monitoring detailed later.

Increased footfall – access limited to rooting environment by topography and fencing.

Vandalism & Pollution

(Climate change – may accelerate decline. No direct intervention practicable)

4.3 Opportunities

Opportunity for initiation of systematic, sympathetic management and protection as presented here. Which can achieve the stated aims.

More likely an enduring long-term feature than if left unmanaged.

Those responsible for land stewardship encouraged to take particular note and fully implement these recommendations



5.0 Planned Management

5.1 Immediate Action

5.1.1 The following work should be undertaken at the earliest opportunity.

Tree number	Description of Works Required
T028	1. Sever ivy at 3m height 1-2m overall reduction to promote adventitious growth lower in crown. 2. Installation of Construction Exclusion Zone
T022 & T026	1. Installation of Construction Exclusion Zone 2. None – (Protect & Monitor)

Table 3 – Work to be performed as soon as is reasonably possible

5.2 Development Phase

5.2.1 Tree protection measures

After the completion of the necessary tree surgery, barrier fencing will be installed on site. This must be fit for purpose and in full accordance with the requirements of BS 5837:2012 and positioned as shown on drawing no.1497-D-AIA Rev B.

Details of the required fencing are supplied in the attached Appendix B.

Affixed to the fencing at 20m intervals will be all weather notices **stating “Construction Exclusion Zone – No Access”** and will be regarded as sacrosanct.

Once erected, tree barrier fencing will not be removed or altered without the prior consent of the Local Planning Authority.

All detailed tree protection measures will be installed by the relevant site contractor and then inspected by the monitoring arboricultural consultant. The tree protection measures will be evidenced by photograph and recorded in an accompanying Arboricultural Monitoring Report.

5.2.2 Construction exclusion zone

All materials, equipment and waste will be stored outside the Root Protection Area (RPA) of the retained trees. The precise location for storage will be confirmed and approved in writing by the main contractor and the Local Planning Authority.

No construction access routes for pedestrian or vehicular traffic will be sited within the construction exclusion zone.



5.2.3 Monitoring

In accordance with item 6.3 of BS 5837:2012, the site and associated development must be monitored regularly by a competent project arboriculturalist to ensure compliance with the arboricultural aspects of the planning permission.

This is commensurate with the Statement of Supervision (Arboriculture) in Appendix E of report 11497 namely, site visits are to take place every 3 months, with ad hoc visits coinciding with works near to the trees.

5.3 **Post Development**

5.3.1 Ongoing restrictions/Prohibitions

Do not apply fertilisers containing phosphate within the Veteran Tree Buffer Zone (VTB).

Fires are not permitted within the VTB

No congregating points should be established within range of possible crown failures. This includes the installation of benches etc.

5.3.2 Inspections

Routine tree inspections should be undertaken on a 5 yearly basis.

The survey methodology should comply with industry best practice and include: a detailed condition assessment recording changes to vitality, pests and disease presence and structural condition. The findings should be reported to the tree owners and those responsible for their care, and include any necessary works specifications.

Surveyors are to be suitably qualified, holding at minimum Professional Tree Inspection (awarding body: LANTRA) and an professional accreditation in arboriculture to level 3 or above.

5.3.3 Requirements of resulting Works specifications-

Work specifications should be made with reference to BS3998:2010 but be modified by more recent scientific research and be in harmony with the stated aims and objectives in line with *Veteran Trees: A guide to good management*. Read, H. (2000).

Work should be prioritised, and address firstly – any immediate health and safety obligations. Secondly, to enhance the longevity of the specimens.



5.4 Tree Works

Relevant pre-commencement checks will be undertaken (for bats etc).

Standards of work – should adhere to best practice and industry standards.

Where possible arisings are to be retained on site.

Responsibilities of tendering contractors- Contractors are to be certified, insured, and provide a method statement to ensure satisfactory compliance with regulatory requirements.



6.0 References

British Standards Institute. (2010). Recommendations for Tree Work BS 3998:2010 BSI, London.

British Standards Institute. (2012). Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012 BSI, London.

Lonsdale, D. (ed.) (2013). Ancient and other veteran trees: further guidance on management. The Tree Council, London 212pp.

Mattheck, C. (2007). Updated field guide for visual tree assessment. Karlsruhe: s.n.

Ministry of Housing, Communities and Local Government (2018). National Planning Policy Framework. [Online]

Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 30 1 2019].

The Town and Country Planning (Development Plan) (England) Regulations 1999. Available at: <https://www.legislation.gov.uk/uksi/1999/3280/made> [Accessed 13 10 2025].

National Tree Safety Group (2024). Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers. 2nd edn. Edinburgh: Forest Research.

Read, H. (2000). Veteran Trees: A guide to good management. Peterborough: English Nature.

West Suffolk Council (2025) My Maps Available at: <https://maps.westsuffolk.gov.uk/MyWestSuffolk.aspx> [Accessed 13 10 2025].



7.0 Appendices

Appendix	A	Schedule of Trees
Appendix	B	BS 5837:2012 Figure 2 - Default specification for protective barrier
Appendix	C	Images
Appendix	D	Drawing 11497-D-AIA Rev B



Appendix A

Schedule of Trees

SCHEDULE OF TREES

Veteran Tree Management Plan, Great Wisley Park, Haverhill, Suffolk

Surveyed By: Lewis Alexander Date: 01/04/2025

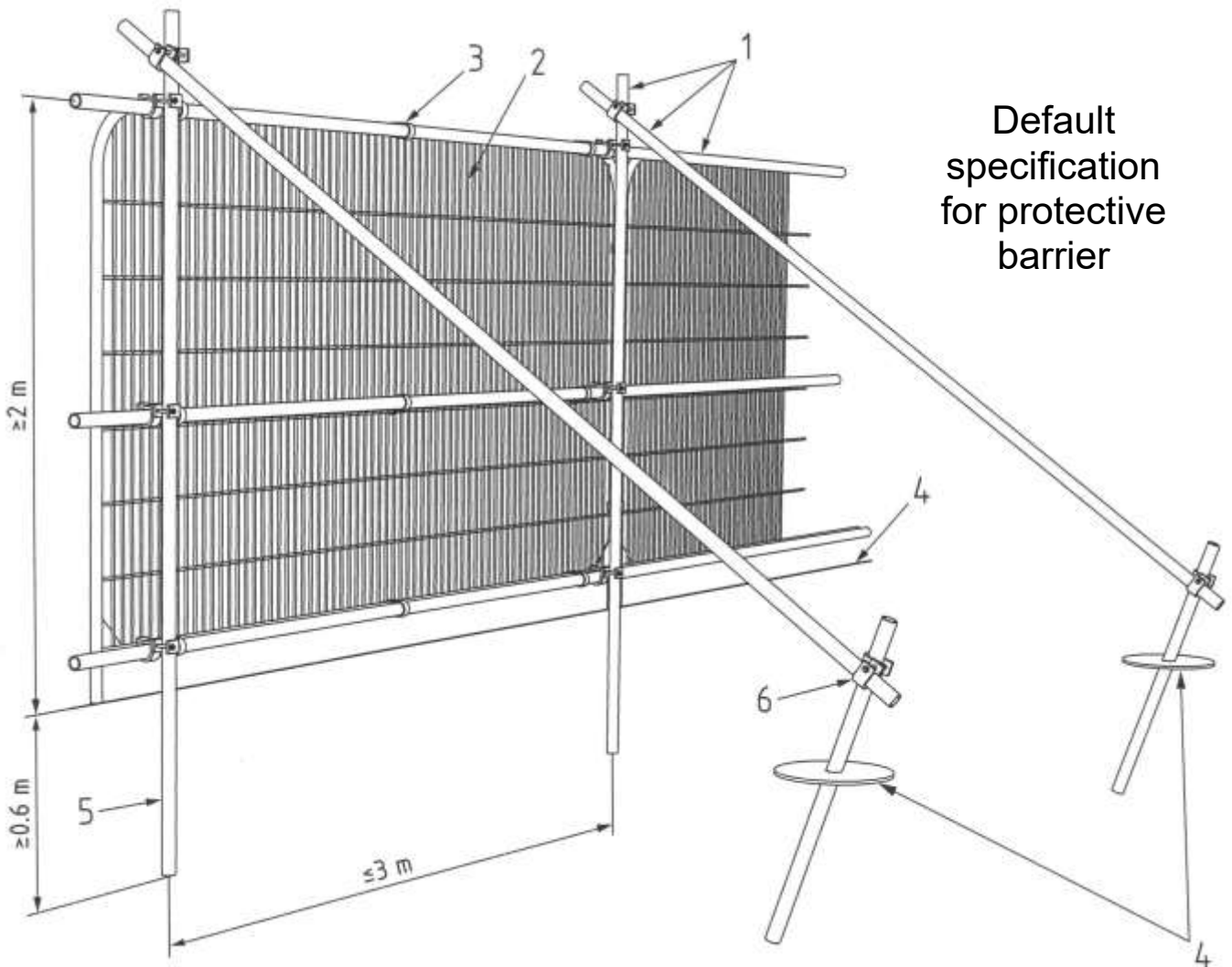
Managed By: Lewis Alexander

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T022	Ash	1000	11		Moderate	N5, E5, S6.5, W7.5	An off-site veteran Ash located by the sites north boundary. Emerging from the north bank of a watercourse. Inspection limited by lack of access, surveyed from south only. Stem has broken at approx. 8 metres. Dead and degrading stem from 6-8 metres, appears sound below. Degrading fallen wood east of stem. Adventitious shoots reestablishing a crown which is dense and budding well throughout.	A1	1.Installation of Construction Exclusion Zone 2.None – (Protect & Monitor). See report ref. 12041, Section 5.0.	3
		12	4		V	Moderate				
No		452.4			40+ years	Water, Dense undergrowth				
T026	Black Poplar	2300	15		High	N13, E10, S16, W6.5	Located at sites north boundary in a watercourse. An ancient phoenix collapsed very large Poplar, possibly native black. DBH incalculable. Comprised of a fragmented collapsed trunk with dead heartwood, fungal mycelium and saprophytic brackets. A portion of stem has fallen north east supports two adventitious stems which were once branches. Three stems/branches project east, two south. Broad open crown with no defined crown with no leader. Budding well throughout, good vigour and physiological condition.	A3	1.Installation of Construction Exclusion Zone 2.None – (Protect & Monitor). See report ref. 12041, Section 5.0.	3
		15	0.5		A	High				
Yes		706.9			40+ years	Water, Light undergrowth, Bare earth				
T028	Poplar Sp	1800	20		Moderate	N1, E10, S11, W8	An off-site tree located at northeast boundary. Veteran Poplar. Very large inaccessible single stem. Once divided in two at 3 metres, the north half of crown has collapsed north east. Remaining tree has a very large wound exposing degraded heartwood and central hollowness. Stem cavity approx. 200mm wide from ground to 2 metres on east face. Ivy clad stem. Asymmetric live crown. Budding well, some dead secondary branches. Dense undergrowth prevents access to base.	B3	1.Sever ivy at 3m height1-2m overall reduction to promote adventitious growth lower in crown. 2.Installation of Construction Exclusion Zone. See report ref. 12041, Section 5.0.	3
		15	3		V	High				
Yes		706.9			20+ years	Dense undergrowth, Water				

Appendix B

Advisory Information & Sample Specifications

1. **BS 5837:2012 Figure 2: Default specification for a protective barrier**



Default
specification
for protective
barrier

Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

Appendix C

Images

Appendix C – Photographs of Trees, taken 10/04/2025



Image 1 – T022 viewed from the south



Image 2 – T026 viewed from the southeast



Image 3- Base of T026



Image 4 – T028 viewed from the northeast



Image 5 – T028 stem, recent stem failure shown

Appendix D

Haydens Drawing



CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years

Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 07/04/2025.

We were informed that:

- TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

North
(Indicative)

LEGEND

	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Hedge previously surveyed under project no.11497 included for reference
	Line of proposed temporary protective barrier
	Construction exclusion zone
	Minimum buffer zone for veteran & ancient trees

B	17/10/2025	CM	Based on EA232-PD-001D (Planning Layout).dwg
A	08/08/2025	CM	Based on EA232-PD-001D (Planning Layout).dwg
-	02/06/2025	CM	Based on topographical survey & EA232 Haverhill Fixed Proving Layout RML 30.05.25

Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 01/04/2025

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:500

0m 10m 20m 30m 40m 50m

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Client:	Drawing Title:
Bloor Homes Eastern	TS & AIA

Date:	Drawn By:	Cad File Ref:
17/10/25	CM	C:\Pro\11497-D-AIA.dwg

Scale:	Checked By:	Drawing No:	Rev:
1:500 (A1)	LA	11497-D-AIA	B

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
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