



Arboricultural Report (Preliminary)

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1. INTRODUCTION

Background: LSDP were appointed to prepare an Arboricultural Survey & Report to satisfy Local Authority requirements in respect to a scheme of proposed residential development at West Thurrock Works. This report is based on survey information collected in January 2025 and April 2026.

The Site: The site comprises parcels of land to the south and north of Boyton Hall, Haverhill, both fronting Saxon Crescent.

2. TREE SURVEY

Generally: The trees were appraised in accordance with BS5837:2012 and survey details of 29 individual trees and 15 groups were recorded; these are mostly a mix of mature specimen trees, planted as part of the former landscape setting for the hall and naturally generated trees, particularly ash, sycamore and elm that have colonised naturally in unmanaged areas, forming thicket and woodland coverage over part of the site. The rationale for categorisation is outlined below, please see schedule and drawing opposite for other survey information.

In general terms the mature specimen trees are recorded as 'A2' or 'B2' category (high or medium landscape value) for their contribution to the environs of the Hall and local surroundings. The mature areas of naturally generated woodland are also recorded as 'B2' category for their contribution to the surroundings.

Mature trees in poor condition, together with areas of naturally generated trees that are at thicket rather than woodland stage are recorded as 'C2' category (Low landscape value).

Tree Preservation Orders: TPO ref 275 was applied in 1973 and includes most of the mature trees within the site. TPO ref 033 was applied in 2022, apparently following the initial construction of the Saxon Crescent roadway, it was informed by a Tree Evaluation Method for Preservation Orders (TEMPO) survey.

TEMPO is a process that values trees in relation to condition, life expectancy, prominence in the landscape, other factors and the magnitude of any threat, creating a threshold for when a tree preservation order is applied.

The 2022 order includes most of the remaining trees from the original 1973 order but records more trees as separate individuals. Both orders include the trees forming the wooded areas on the northern and eastern edges of the sites as a series of groups, though the exact extent and coverage of the groups varies between the two.

mapping, changes to the tree stock that have occurred, and substantial changes that have taken place with recent development and the formation of Saxon Way; the recent TEMPO mapping is more reflective of the current tree site conditions and important trees.

Tree Retention Strategy: Trees included within the updated TPO were prioritised for retention, however it is proposed to remove a clump of plum and elm thicket from the western end of G11. The thicket contains no substantial trees, and its removal would not have any significant adverse impact on the surroundings.

Trees recorded as 'A' or 'B' category in this survey were also prioritised for retention, though to form a viable development parcel on the northern area, it is proposed to remove one 'B' category tree (T1 Lime).

Mitigation: The parcel of land to the north comprises part of the former garden to Boyton Hall, whereas the parcel to the south comprises part of an adjoining piece of 'recently domesticated' agricultural pasture. G5 Plum hedge forms the boundary between the two. The two parcels accordingly have quite different tree constraints to address; this is reflected in the proposed layout solutions and mitigation.

For the northern parcel, two pairs of semi-detached dwellings are proposed in a semi-formal arrangement either side of an open green space focused around an 'A' category TPO lime tree. Two additional large growing specimen trees will be planted in the green space to augment the wooded character of the former garden area. The southern parcel will have four detached dwellings served by a shared access and will be contained by hedgerows, again reflecting the character of the former area and complementing and rationalising the approaches to the retained setting of the Hall.

4. TREE PROTECTION

TBA

KEY

- Existing trees to be retained (canopy outline, stem and label colours reference BS5837: 2012 categories)
- Existing trees to be removed (stem and label colours reference BS5837: 2012 categories)
- Existing hedges to be retained
- Existing hedges to be removed
- Shrubs / scrub to be retained
- Shrubs / scrub to be removed
- Root Protection Area (RPA)
- TPO/033 (2022) Individual Trees
- TPO/033 (2022) Tree Groups
- TPO Locations are based on overlay of map from LPA website (Extent and location of TPOs should be taken as approximate)
- Proposed trees
- Proposed hedges
- Frontage green space

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

Revisions :

Land & Sculpture Design Partnership
LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

SITE : Boyton Hall, Haverhill
DRG : Tree Constraints & Proposals
DRN BY : BLS
SCALE : 1:200 @ A1
DATE : April 2026
No : LSDP 2399.02

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