OAKFIELD
ARBORICULTURAL SERVICES

Arboricultural Impact Assessment

Former Woodlands Hotel, Coupals Road, Haverhill

OAS 22-187-AR01
Rev C

September 2024

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DISCLAIMER

While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism, accidents or changes to the site that may affect trees that have taken place since the date of the survey. Oakfield Arboricultural Ltd does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

1.0 Introduction

1.1 Instruction

1.1.1 Oakfield Arboricultural Services were instructed to undertake a tree survey and provide arboricultural advice on the site known as The Former Woodlands Hotel Coupals Road, Haverhill to accompany a planning application.

1.1.2 A detailed survey was undertaken in August 2022 and was carried out in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

1.2 Scope of Works

1.2.1 The scope of 'Trees in relation to construction' is to provide recommendations and guidance on how trees and other vegetation may be satisfactorily integrated into construction and development projects. The overall aim of this is to ensure the continued longevity and quality of amenity contribution that trees appropriate for retention and protection provide. This report and its appendices follow precisely the strategy for arboricultural appraisal and input intended to provide councils with evidence that trees have been carefully considered throughout the development process.

1.2.2 This is a preliminary assessment from ground level and observations have been made solely from a visual perspective for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.

1.2.3 Any conclusions relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

1.2.4 This is an arboricultural report and no such reliance must be given to comments relating to buildings, engineering, soil or ecological issues.

1.3 Documentation

1.3.1 The following documentation has been made available

- Topographical survey
- Proposed layouts
- Landscape plans

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site is the former Woodlands Hotel and associated grounds located on Coupals Road, Haverhill. The site comprises the main hotel building, various other separate buildings, extensive car park area and associated grounds. Unoccupied for some time the site is heavily overgrown with vegetation clearly unmanaged for some time.

2.2 Tree Discussion

2.2.1 A total of 39 individual trees and 14 groups of trees have been assessed in detail from ground level by visual means only. The Tree Survey Schedule, at Appendix 2, details the trees in respect of dimension and quality in accordance with the methodology set out in the British Standard 5837:2012.

2.2.2 The trees are mixed in species and condition but overall offers a mature setting albeit extensive tree works would be required. Full survey details can be found in Appendix 2.

3.0 Development Implication Assessment

3.1 The proposal

3.1.1 The proposal is to redevelop the site and construct a care home facility with all associated infrastructure, parking, services and open space provision. This will include the demolition of all existing buildings with the existing access and car park area being retained.

3.1.2 The proposal will see the removal of the following trees, see tree layout plans OAS 22-187-TS02/ TS03 for tree removals details.

Category	Individual trees	Groups of trees	Parts of groups
A	0	0	0
B	3	0	2
C	12	5	1
U	3	1	0
Total	18	6	3

The total number of tree stems being removed is 49 which includes individual stems within groups. Of the removals 18 stems are Category U and would be recommended for removal on arboricultural grounds regardless of any proposal.

3.1.3 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.

3.2 Access

3.2.1 Access for construction purposes will be via the existing access point and have no effect on retained trees.

3.3 Demolition works

3.3.1 Reasonable notice will be given to the LPA as to the date of commencement of any demolition adjacent to retained trees. This will provide the LPA with the opportunity to visit the site and ensure that all tree protection methods are in place.

3.3.2 Buildings close to retained trees will be demolished from the inside using a top down pull back method ensuring material is pulled away from trees The removal of light structures, low walls, kerb stones and tarmac surfaces for example will be carried out by hand within the CEZ.

3.3.3 Areas of hard standing to be removed within the root areas of trees can be broken up using a vehicle mounted pneumatic drill starting from the end point of excavation working on the hard standing moving backwards as the surface is broken up. At no point will the vehicle enter soft ground within the RPA. Material can then be removed by hand without monitoring, but if a vehicle is to be used monitoring by an arboriculturist will be required. Any vehicle used in this way must work from the existing hard standing and not enter soft ground at any time.

3.4 Construction

3.4.1 Foundations for the new main buildings are not located in the root areas of retained trees therefore no specialist considerations are required.

3.4.2 Hard surfaces such as paths and or parking areas where located in the root areas of trees will be constructed to a no dig standard, where existing hard standing already within the root areas then any sub foundation layer should be the starting level. If constructed as part of any first phase these areas can be utilised as ground protection with any final layer as part of the residential needs added post construction.

3.4.3 Main service ducts area assumed to be in situ however new services routes will be required. It is anticipated that these can be located out of the root areas of retained trees and therefore no specialist installation methods will be required. All service routes must be confirmed prior to installation.

3.5 Cultural implications for retained trees

3.5.1 Tree works due to proximity and shade is of low overall concern although general management works will be required to ensure adequate height clearance over pathways, access roads and adequate distance given to any trees in proximity to dwellings; overall works are considered limited and be considered as general maintenance.

3.6 Tree protection

3.6.1 Tree protection fencing will be required and must be installed post any tree works and prior to any demolition or construction works commence on site including the delivery of any vehicles and or materials.

3.6.2 Areas of ground protection can be used where access for construction purposes is required. Fencing will be set back and suitable ground protection installed that will be of a standard required for its need i.e. pedestrian or vehicular access.

3.7 Site storage, routes and compound areas

3.7.1 Adequate room is available for the locating of compounds and material storage within the site boundaries and outside of any measured RPA.

4.0 Conclusions

4.1.1 The proposal will see the removal of 18 individual trees, six groups of trees and parts of three groups of trees with a total of 49 stems removed. Of the removals only three individual trees and parts of two groups are of good quality with the remainder of removal of low or poor quality. An extensive landscape scheme will mitigate tree loss through additional planting throughout the scheme.

4.1.2 No specialist construction methods are required with all proposed foundations for the building located out side the root areas of retained trees.

4.1.3 No dig construction will be required where paths and or parking areas are shown to be located in the roots areas of retained trees.

4.1.3 On any approval a method statement is recommended to be conditioned that will outline and detail all tree protection methods including any fencing, ground protection and specialist construction methods that are to be implemented so as to aid the healthy preservation of those trees shown to be retained. This will be in conjunction with a tree protection plan showing the above in visible format to which both will form a working document to be adhered to for the main contractors on site

Appendix Tree Survey Schedule

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T1	Alder	12	2	2	3	3	1	300	360	40.69	MA	F	Utility line in close proximity	10+	C	1	
T2	Cotoneaster	4	2	2	2	2	1	200	240	18.09	MA	F	No overall significance	10+	C	1	
T3	Cherry	10	3	3	3	2	1	250	300	28.26	MA	F	In decline	<10	U	1	
T4	Willow (Weeping)	9	4	5	5	5	0	550	660	136.78	MA	F	Pollarded in the past. Prolific new growth	20+	B	1	
T5	Spruce	14	4	4	4	4	1	350	420	55.39	MA	F	Normal form and condition	20+	B	1	
T6	Sycamore	15	6	4	4	4	3	550	660	136.78	MA	F	Poor form, ivy dominated stem	20+	C	1	
T7	Cypress	9	1	0	1	1	1	150	180	10.17	MA	F	No overall significance	10+	C	1	
T8	Cypress	13	2	3	2	1	2	300	360	40.69	MA	F	Poor form of little value	20+	C	1	

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T9	Cedar	15	4	3	6	5	4	500	600	113.04	MA	F	Located to small bank leading down to building. Poor form due to proximity of other trees	20+	C	1	
T10	Cypress	14	3	4	5	2	3	750	900	254.34	MA	F	Multi-stemmed @2m poor form no overall value	10+	C	1	
T11	Sycamore	16	7	6	4	5	3	450	540	91.56	MA	F	Normal form and condition	20+	B	1	
T12	Sycamore	15	3	4	2	1	3	300	360	40.69	MA	F	Poor form no overall value	20+	C	1	
T13	Sycamore	15	3	4	2	1	3	300	360	40.69	MA	F	Poor form no overall value	20+	C	2	
T14	Ash	13	4	2	4	4	3	250	300	28.26	MA	F	Semi mature. Minor signs of Ash dieback	10+	C	1	
T15	Cypress	16	5	5	2	4	2	600	720	162.78	MA	F	No overall significance	10+	C	1	
T16	Cypress	16	2	4	5	3	2	500	600	113.04	MA	F	No overall significance	10+	C	1	
T17	Cypress	16	4	6	4	5	2	600	720	162.78	MA	F	No overall significance	10+	C	1	

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Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T18	Sycamore	15	7	5	7	6	2	450	540	91.56	MA	F	Normal form and condition	20+	B	1	
T19	Horse Chestnut	14	5	4	6	5	3	450	540	91.56	MA	F	Normal form and condition	20+	B	1	
T20	Cotoneaster	9	0	3	3	1	1	200	240	18.09	MA	F	No overall significance	10+	C	1	
T21	Oak	16	5	5	5	7	3	900	1080	366.25	MA	F	Opposite side of road to site entrance	40+	B	1	
T22	Beech	16	6	8	5	5	2	800	960	289.38	MA	F	Some poor past pruning. Crown appears thin no visible signs of fungi and or infection.	10+	C	1	
T23	Field Maple	14	6	5	4	4	2	450	540	91.56	MA	F	Heavy ivy to stem. Appears in good health	20+	B	2	
T24	Cherry	10	4	5	4	3	2	300	360	40.69	MA	F	Semi collapsed	<10	U	1	
T25	Beech	17	6	6	5	5	3	750	900	254.34	MA	F	Co dominant stemmed tree. Large cavities to both main leaders. High risk of imminent collapse	<10	U	1	Tree should be considered dangerous and removed

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T26	Oak	16	0	4	9	8	2	550	660	136.78	MA	F	Part of larger group located to highway frontage asymmetrical crown	40+	B	2	
T27	Oak	18	7	4	3	7	2	500	600	113.04	MA	F	Part of larger group located to highway frontage asymmetrical crown	40+	B	2	
T28	Yew	10	3	3	4	5	1	350	420	55.39	MA	F	Poor form	40+	B	1	
T29	Hornbeam	12	3	0	3	5	1	400	480	72.35	MA	F	Poor form	40+	B	1	
T30	Cherry	10	3	0	2	6	1	300	360	40.69	MA	F	Poor condition with cracked stem	<10	U	1	Remove
T31	Field Maple	15	5	3	5	6	3	500	600	113.04	MA	F	Heavy ivy to stem appears in good health	40+	B	1	
T32	Ash	18	10	0	0	4	2	600	720	162.78	MA	F	Leans into T33 historic windthrow	<10	U	1	

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T33	Ash	20	7	5	7	6	4	450	540	91.56	MA	F	Heavy ivy to stem. Potential damage by T32	10+	C	1	
T34	Ash	20	7	6	6	6	5	575	690	149.50	MA	F	In significant decline	<10	U	1	
T35	Hornbeam	10	2	0	0	5	2	350	420	55.39	MA	F	Poor form	20+	B	2	
T36	Plum sp.	10	5	2	1	2	1	350	420	55.39	MA	F	Poor form and condition	10+	C	1	
T37	Yew	14	4	3	4	4	2	600	720	162.78	MA	F	Normal form and condition	40+	B	1	
T38	Plum	10	7	4	0	2	0	400	480	72.35	MA	F	Cavity to main stem leans to north historic windthrow	<10	U	1	
T39	Yew	14	5	3	4	4	1	650	780	191.04	MA	F	Normal form and condition	40+	B	2	

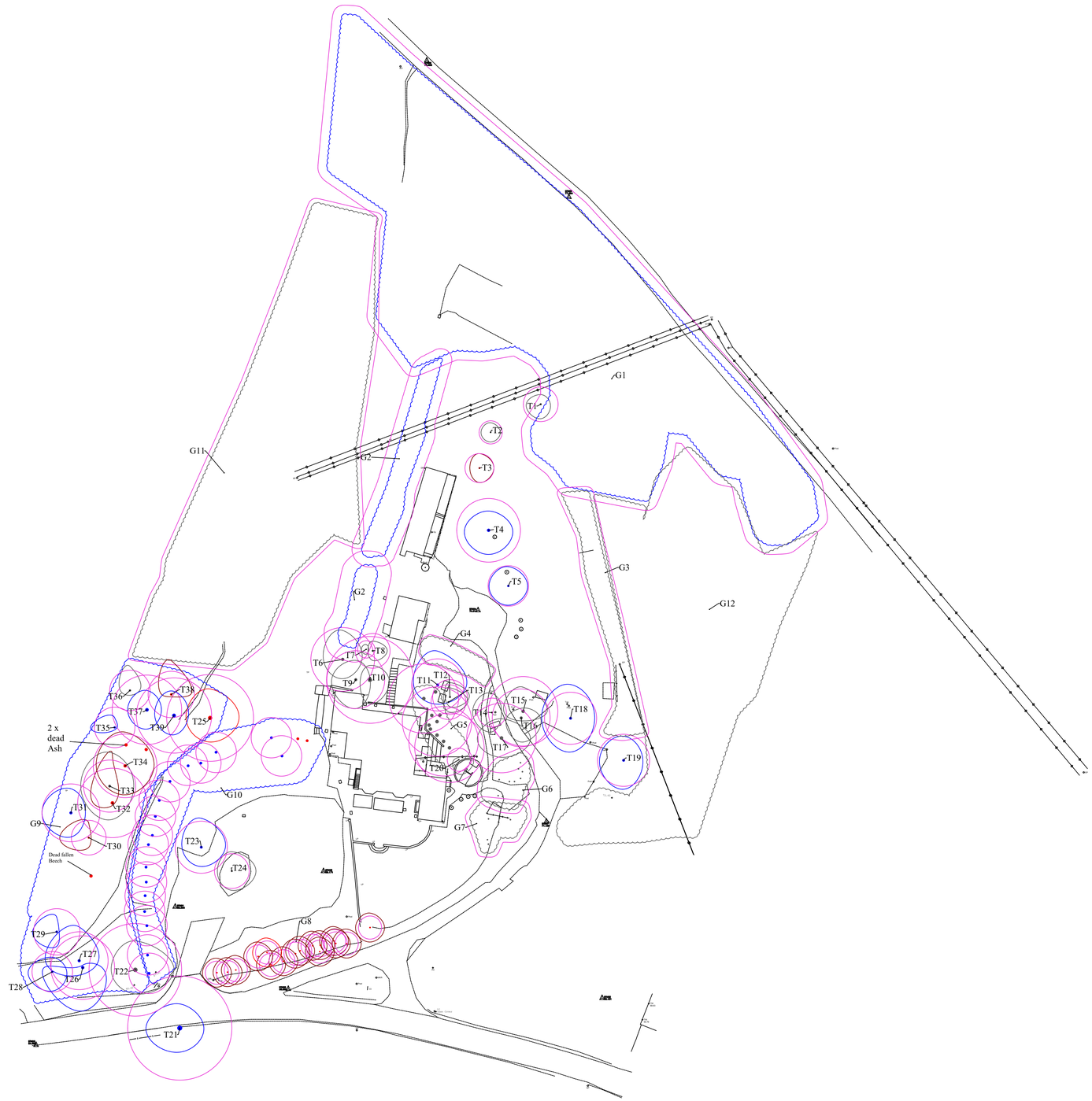
			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
G1	Beech, Sycamore, Plum, Hawthorn	18	As on plan				0	500	600	113.04	MA	F	Large unmanaged wooded area to the rear of the site. Mainly inaccessible clearly unmanaged	40+	B	2	
G2	Beech	14	2	4	2	4	0	450	540	91.56	MA	F	Lapsed hedge now grown tall	40+	B	2	
G3	Hawthorn, Plum	10	As on plan				0	250	300	28.26	MA	F	Linear group to wooded area. Ivy dominated poor	10+	C	1	
G4	Laurel, Cypress	3	As on plan				0	100	120	4.52	MA	F	Small ornamental group	10+	C	1	
G5	Cypress	15	4	4	4	4	2	600	720	162.78	MA	F	Linear group in close proximity to building	10+	C	1	
G6	Cypress	12	3	3	3	3	1	250	300	28.26	MA	F	Planted group no overall value	10+	C	1	
G7	Yew	10	3	3	3	3	0	300	360	40.69	MA	F	Dominated by ivy to stem and crown	20+	C	1	
G8	Ash	12	3	3	3	3	1	200	240	18.09	MA	F	Linear group of Ash. Poor form thin crown likely onset of Ash dieback	<10	U	1	

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
G9	Yew, Sycamore, Beech	16	As on plan				2	450	540	91.56	MA	F	Small woodland group to west of existing car park	40+	B	2	
G10	Yew	12	4	4	4	4	0	350	420	55.39	MA	F	Edge trees of woodland group west of car park. One or two individuals in poor condition	40+	B	2	
G11	Plum, Sycamore, Willow	10	As on plan				0	250	300	28.26	MA	F	Area of dense self set scrub and small trees	20+	C	1	
G12	Plum, Sycamore, Willow	11	As on plan				0	250	300	28.26	MA	F	Area of dense self set scrub and small trees	20+	C	2	
G13	Hawthorn, Cherry	7	As on plan				0	150	180	10.17	MA	F	Hedgerow to highway in front of golf range. Footpath inside of hedge	20+	C	2	
G14	Sycamore, Cherry	16	As on plan				0	350	420	55.39	MA	F	Group of unmanaged trees	20+	B	1	

Tree Schedule Explanatory Notes

Ref.no	Identifies trees, groups and hedges on the accompanying plan.
Species	Common names are provided to aid wider comprehension.
Height	Describes the approximate height of the tree measured in metres from ground level
Canopy Spread	Indicates the crown radius from the base of the tree in four compass directions, recorded to the nearest metre.
Ground Clearance	Height of crown clearance above adjacent ground in metres.
DBH (mm)	DBH is the diameter of the stem measured in cm at 1.5m from ground level for single stemmed trees or just above root flare for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
RPR (cm)	Root Protection Radius (RPR) is area required to be protected measured radially from the trunk centre.
RPA (m^2)	Root Protection Area (RPA) is the minimum rooting area in m^2 which should remain undisturbed around each tree.
Age Class	Age of the tree expressed as Y- Young, MA- Middle-Aged, EM- Early Mature, M- Mature or OM- Over-Mature
General Condition	Overall condition of tree expressed as :Good, Fair, Poor, Dead
Structural defects/Comments	May include general comments about growth characteristics, how it is affected by other trees and any previous surgery works. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc
Estimated Remaining Years	Categorised in year bands of less than 10, 10+, 20+, 40+
BS Category	B.S. Cat refers to (BS 5837:2005 Table 1) and refers to tree/overall group quality and value; 'A' - High; 'B' - Moderate; 'C' - Low; 'U' - Remove.
Sub Category	Sub Cat refers to the retention criteria values where 1 is arboricultural, 2 is landscape and 3 is cultural including conservational, historic and commemorative

Appendix 3 Tree Constraints/ Layout Plans/ Preliminary Protection Plans

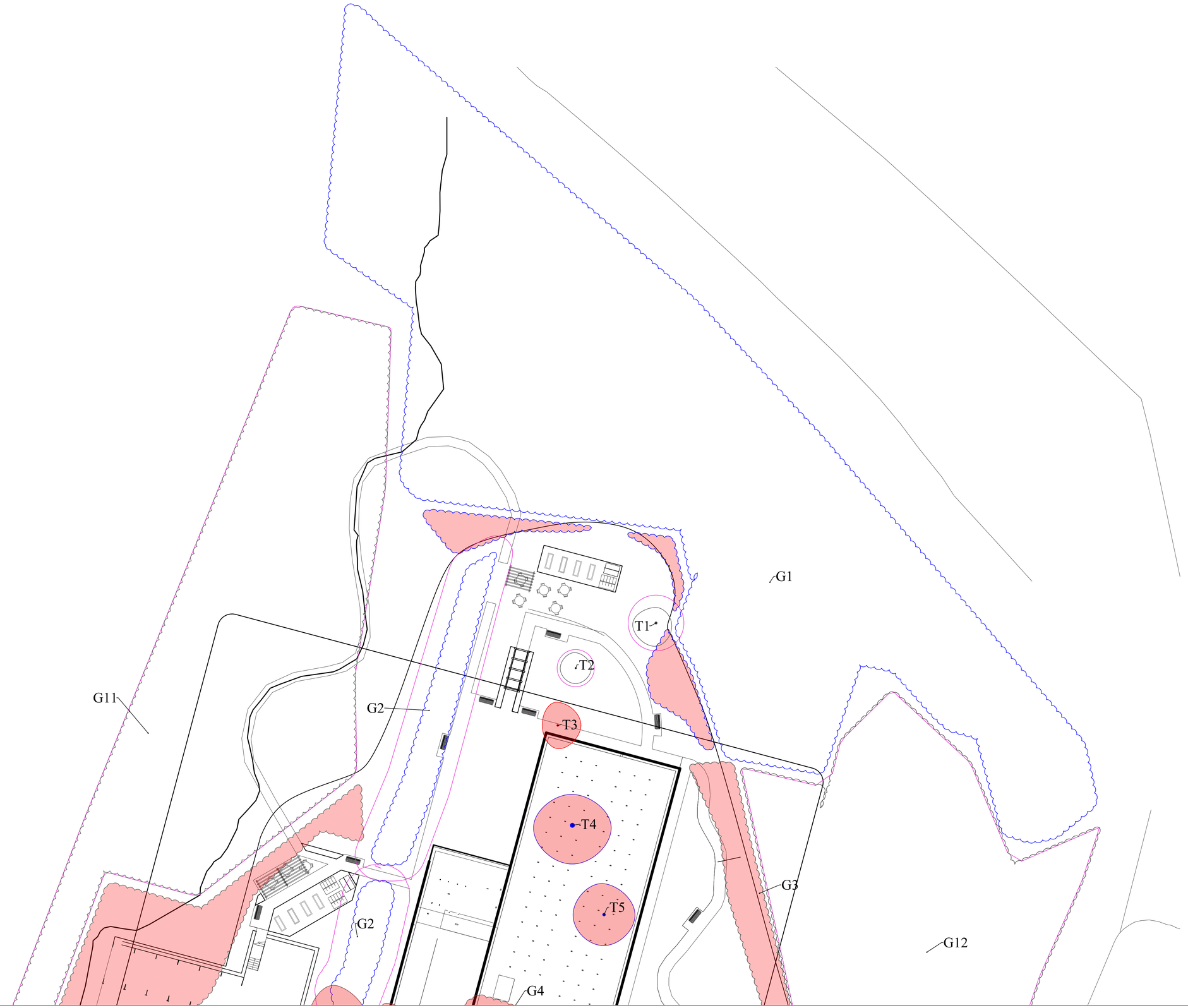


KEY

- T1 — Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group. colour coded as above in accordence with BS 5837.
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Shade pattern as to BS:5837.

N

CLIENT c/o Freeths			DWG. TITLE Tree Constraints Plan		
SITE: Former Woodlands Hotel, Coupals Rd, Haverhill					
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:250 @A1	DATE May 2023	DWG NO. OAS 22-187-TS01	REV.



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- T1 — Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group. colour coded as above in accordence with BS 5837.
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Trees/ groups (part or whole) to be removed

N

CLIENT c/o Freeths			DWG. TITLE Tree Layout Plan		
SITE: Former Woodlands Hotel, Coupals Rd, Haverhill					
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:250 @A1	DATE Sept 2024	DWG NO. OAS 22-187-TS02	REV A.

KEY

- T1 — Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group. colour coded as above in accordence with BS 5837.
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Trees/ groups (part or whole) to be removed

PARKING

COUPALS ROAD

WOODLAND

2 x dead Ash

Dead fallen Beech

CLIENT c/o Freeths			DWG. TITLE Tree Layout Plan		
SITE: Former Woodlands Hotel, Coupals Rd, Haverhill					
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:250 @A1	DATE Sept 2024	DWG NO. OAS 22-187-TS03	REV A.

Management
works to trees with
informal paths to
be constructed

G1

Management
works

T1

T2

G11

G2

Management
works to trees with
informal paths to
be constructed

TPF

PARKING

G2

G3

G12

T18

T19

T36

T38

T37

T25

T35

T39

T34

T33

T31

T32

G10

T23

T30

fallen

72.62

KEY

- T1 — Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group. colour coded as above in accordence with BS 5837.
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- TPF — Approximate line of protective fencing to be erected in accordance with BS5837 and insert, to be maintained throughout construction works.

N

CLIENT c/o Freeths			DWG. TITLE Preliminary Tree Protection Plan		
SITE: Former Woodlands Hotel, Coupals Rd, Haverhill					
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:250 @A1	DATE Sept 2024	DWG NO. OAS 22-187-TS03	REV A.

KEY

- T1 — Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group. colour coded as above in accordence with BS 5837.
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- TPF — Approximate line of protective fencing to be erected in accordance with BS5837 and insert, to be maintained throughout construction works.

Management works to trees with informal paths to be constructed

2 x dead Ash

Dead fallen Beech

PARKING

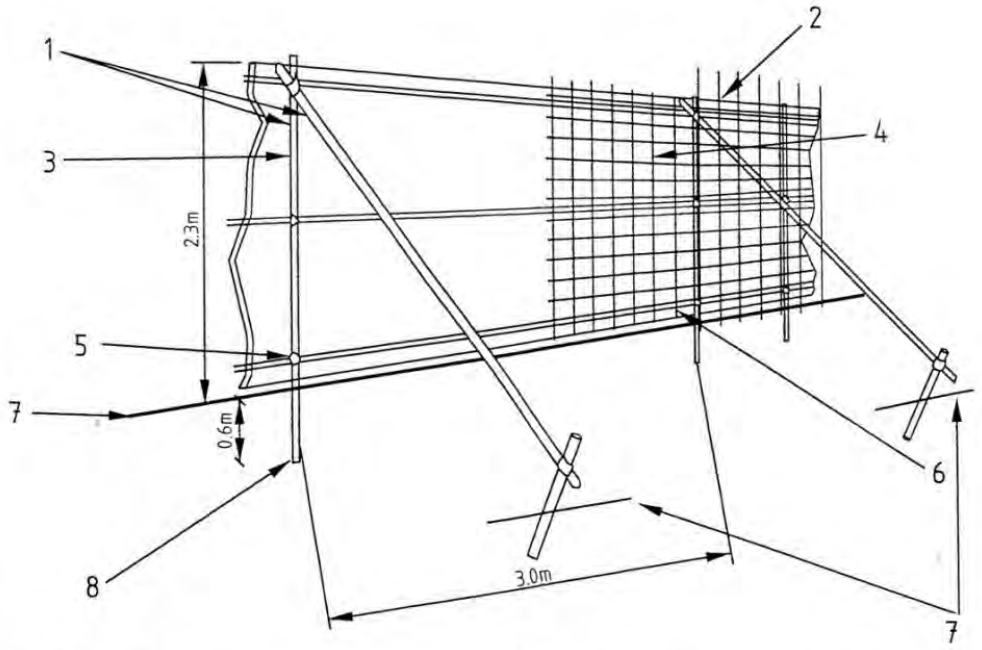
COUPALS ROAD

WOODLAND GR

COUPALS

CLIENT c/o Freeths			DWG. TITLE Preliminary Tree Protection Plan		
SITE: Former Woodlands Hotel, Coupals Rd, Haverhill					
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:250 @A1	DATE Sept 2024	DWG NO. OAS 22-187-TS04	REV A.

Tree Protection Fencing



1 Standard scaffold poles

2 Uprights to be driven into the ground

3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps

4 Weldmesh wired to the uprights and horizontals

5 Standard clamps

6 Wire twisted and secured on inside face of fencing to avoid easy dismantling

7 Ground level

8 Approx. 0.6 m driven into the ground

Figure 2 — Protective barrier