

King George 5th Playing Field – Planning Ref 25/0197/FUL

Devon Tree Services, as consultee for Exeter City Council

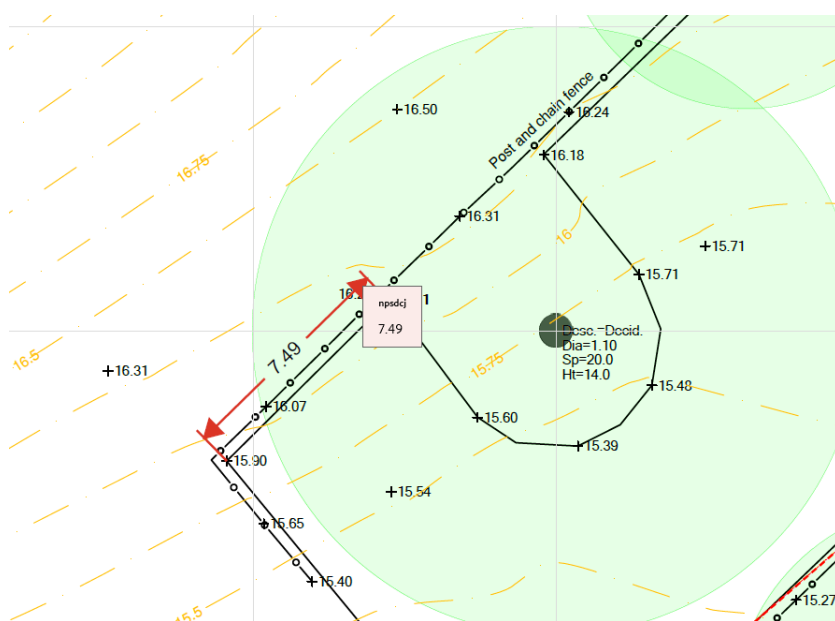
The revised AIA report (Rev B) with updated TPP is **attached** responding to points raised by Devon Tree Services as consultee.

In addition, responses to specific comments raised by Devon Tree Services are as below

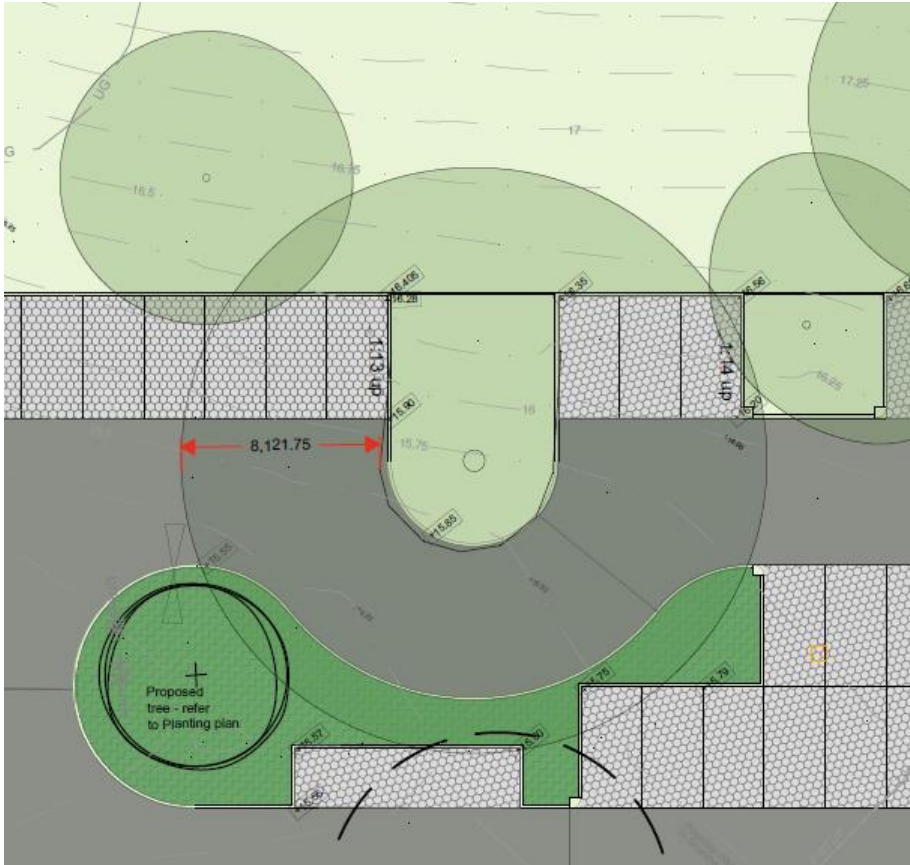
1. **Consultee comment** - T16, a mature Beech tree, which are particularly sensitive to development-related disturbance, especially root disruption and changes in soil conditions. No detailed specifications or construction methodologies have been provided to support its protection and as such, the works are likely to result in short-term decline and potential long-term death of the tree”

Doug Pratt Tree Consultancy response - The level of extension into the RPA of beech tree 16 is marginal in nature and is fully compliant with BS 5837:2012: Trees in Relation to Design, Demolition and Construction – Recommendations – 7.4.2.3 New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. As discussed, there is capacity to modify the parking surfacing in this area utilising geogrid products and finishing with porous surfacing, which can be combined with specific methodology and arboricultural monitoring, which can be a condition of planning consent. Additionally, on the existing plan, you can see the existing impervious tarmac extends about 7.5m, to the west of the soft landscaping around the tree. On the proposed plan the extra tarmac affecting the tree is only a further 0.74m beyond this to the west and this is easily offset but the geo grid (drained) parking bays either side of the tree. The area of the geo grid is around 70 sq metres under the tree canopy. Given this I would say that the proposed arrangement is a significant improvement over the existing arrangement and can benefit the beech tree in the long term.

Existing Car Park Plan (extract from topographic survey)



Proposed Car Park Plan (extract from landscape plan)



- 2. Consultee comment** - “The most significant concern, however, lies with the group of trees numbered T45 to T61, where there is major encroachment into their Root Protection Areas (RPAs). Although the Arboricultural Impact Assessment (AIA) states that the proposed development does not result in significant encroachment, the Tree Protection Plan (TPP) shows otherwise, with embankments extending close to or even up to the base of the trees”.

Doug Pratt Tree Consultancy response - The TPP Rev. B shows the pitch set back according to the latest layout – the previous pitch detail on TPP Rev. A was incorrect and has been revised and reissued.

- 3. Consultee comment** - “This level of incursion will almost certainly lead to long-term decline in this cohesive and high-value arboricultural feature”

Doug Pratt Tree Consultancy response - Trees 45 to 54 are all relatively young trees (circa 50 years old) with high vitality. The level of incursion does not entail excavation, but fill deposited over existing levels within the RPA varying between 8.9% to 22.6% of overall

RPA for each tree (see Table 2 of the AIA report) over one side of the peripheral RPAs only. I am optimistic that with targeted methodology and arboricultural monitoring the feature can be protected adequately and remain an asset to benefit the landscape. Again, this can be a condition of planning consent.

Doug Pratt Tree Consultancy 24/04/2025.