Tree Survey and Impact Assessment

for land at

Bramdean School Playing Field,
Homefield Road,
Exeter

Client

McCarthy Stone

July 2025

2385-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev0

The Studio, Timbers, Gables Road, Church Crookham, Fleet, Hampshire, GU52 6QY
Telephone +44(0)1252 850096 | Email: admin@keenconsultants.co.uk

KEEN CONSULTANTS

CAVEATS

This report has been prepared for planning purposes only. It is not intended for the detailed design of foundations that requires a much finer level of detail to ensure a cost-effective scheme of foundations.

This report considers the health and safety of the trees in their context at the time of survey. Trees are natural organisms subject to change and a range of weather conditions. This report can only be relied on for a period of twelve months or immediately prior to detailed designing of site layout (if phased) to ensure hazards posed by trees can be identified and resolved.

We rely on Council and Government websites for factual information in respect of sites. Experience reveals these are not always reliable. Further checks should be made in advance of undertaking any work to trees.

Keen Consultants accept no responsibility or liability for any use that is made of this document other than by the client for the purpose for which it was commissioned and prepared.

Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Combined Tree Survey and Impact Assessment	JK / 16 July 2025

Contents

List of Tables

Appendices

1.0 Introduction

1.1 This report sets out the information about trees to inform the planning process about the quality of trees on site. Following the tree survey the information is extended to consider the impact to them from the proposed development and how construction may proceed whilst ensuring trees are successfully retained.

1.2 In this report we consider the proposals for development of the site. We consider those proposals in relation to the survey of trees we conducted as part of the site analysis.

1.3 The area subject to this survey consists of a former playing field situated between Homefield Road, Park Place and Goldsmith Street, Heavitree, Exeter.

1.4 The site is laid to grass, as is typical to a playing field, with trees around the boundaries.

1.5 On the Homefield Place boundary is a distinct row of taller trees consisting primarily of lime, with some sycamore. Beneath the trees are the remnants of a hedgerow that appears to have been predominantly holly.

1.6 On the northern boundary, with residential properties is a row of predominantly sycamore with one lime.

1.7 On the Goldsmith Street boundary is a short row of sycamore towards the northeastern corner of the playing field. These trees are lacking vitality and those at the southern end of the row are predominantly dead.

1.8 It appears that more trees were located along the Goldsmith Street boundary, but these have been reduced to stumps in the distant past. Occasional sycamores remain.

1.9 On the boundary of Park Place is a row of predominantly lime. Some of these, in the central section, have been pollarded in recent times. The others have not been pollarded for some considerable time.

1.6 At the time of the tree survey we checked the online portals, including Exeter City Council for statutory protection of trees applicable to the site. Online portals are not always reliable so before works are undertaken to trees a direct enquiry with the Council should be made.

- TREE PRESERVATION ORDERS - Tree Preservation Order 692 protects virtually all trees on the site. A copy of the Tree Preservation Order is included at Appendix 4.
- CONSERVATION AREAS - details were available online and confirmed that the site IS within a Conservation Area.
- As such we advise that a direct enquiry to the Council is made to ascertain if trees are protected.
- The MAGIC information portal revealed that Ancient and Semi-Natural Woodland IS NOT located within/adjacent to the site. Land upon the site IS NOT listed on the Priority Habitat Inventory - Deciduous Woodland (England)
- The online portal of the Woodland Trust, Ancient Tree Inventory, revealed that there are NO veteran trees recorded on site.

1.7 Nationally adopted guidance has been followed in the preparation of this report. *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* sets out a structure approach to considering trees during the development process. Guidance is given on the surveying of trees, the protected space that should be allocated to trees, what elements may give rise to harm to trees and what techniques can be deployed to minimise harm.

1.8 Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection. We recognise the need to integrate with other disciplines to achieve a balanced approach to development proposals.

1.9 We set out how our key elements interact with others at Appendix1 of this report. The appendix provides comprehensive information about the stages of providing tree information within the planning process.

1.10 Further explanatory notes about tree survey information are given in Appendix2.

2.0 Tree survey

2.1 The objective of this tree survey is to assess the significant trees and woody vegetation on the site to obtain dimensions, assess their quality and evaluate their condition to provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2.2 The tree survey:

2.2.1 was conducted on the 06 November 2024 by Jago Keen, MSc, Dip.Arb., MArborA, MICFor from ground level, in accordance with the guidance in British Standard *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*;

2.2.2 is intended for planning purposes only;

2.2.3 is not intended for the detailed design of foundations (further information upon vegetation can be provided upon request);

2.2.4 is not a detailed health and safety condition survey of trees;

2.2.5 recommends only preliminary works. Tree works required to achieve the scheme of development will be considered as part of the Impact Assessment and detailed on the Tree Protection Plan;

2.2.6 places reliance on the topographical survey.

2.3 Details of each tree are recorded in the Schedule of Trees at Appendix3.

2.4 Site soil investigations have not been conducted. The (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2018] reveals the following soil information:

2.4.1 Bedrock geology: Whipton Formation - Sandstone.

2.4.2 Superficial deposits: River Terrace Deposits, 6 - Sand and gravel.

2.5 Survey information is used to prepare the constraints posed by trees on development. These constraints are shown on the Tree Constraints Plan. The Plan shows root protection areas prescribed by the guidance within BS5837 paragraph 4.6.2 and adjusted where appropriate as recommended in subsequent paragraph 4.6.3. The root protection area (RPA) is the minimum extent of rooting required to sustain the tree.

2.6 Trees change over time hence the contents of this survey can only be relied upon for a period of up to two years. The survey should be refreshed after two years or immediately prior to the design of detailed site layouts where they are phased.

3.0 Application of survey information

3.1 Trees place constraints on sites but they also provide opportunities in order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of site layout design should be to avoid the RPA. Ideally, structures should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

a) Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.

b) Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods.

c) Service runs that cannot be routed outside the root protection area(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable. Offsite provision may be considered in some circumstances but this will require negotiation with the local planning authority.

4.0 Assessment of impact upon trees

4.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below:

Table 1 - List of drawings referred to in the impact assessment

Originator	Drg No	Title
??	??	??
Jubb	SO-2044-03-C-0500 Rev P6	Drainage Layout
Keen Consultants	2385-KC-XX-YTREE-TCP01RevA	Tree Constraints Plan
Keen Consultants	2385-KC-XX-YTREE-TPP01Rev0	Tree Protection Plan

4.2 Site proposals considered in this application include:

4.2.1 Retirement-living apartments

4.2.2 Access, parking and other hard surfaces

4.2.3 Utilities and services

4.2.4 New and replacement tree planting

4.3 The proposals are considered with reference to the following guidance documents referred to in this report:

Table 2 - List of documents used to inform the impact assessment

Originator	Title/Reference
British Standards Institute	*BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*
Trees and Design Action Group	*Trees in the townscape: A guide for decision makers*
Ministry of Housing, Communities and Local Government	*National Planning Policy Framework (NPPF)*

4.4 National planning policy (paragraph 136 of the NPPF refers) makes clear the important contribution made by trees to the character and quality of built environments. Trees help to mitigate and adapt to climate change. The application proposals are respectful of the benefits trees provide and have been developed to ensure the retention of trees and the incorporation of new trees within the layout.

4.5 In summary, the proposals seek to retain the majority of the trees around the site in order to conserve the tree'd character of the site, and retain that contribution to the local townscape. Replacement trees planting is proposed to complement the retained trees and so ensure tree cover for future generations to enjoy.

Impact of application proposals

4.6 The proposed apartment building has been located outside the root protection area of retained trees hence no special measures are required for its construction.

4.7 The apartment building is sufficiently remote from trees that the relationship with them will be harmonious and requests for pruning or removal of trees, once the apartments are occupied, are unlikely to occur. If they do occur the works to trees can be controlled through the tree preservation order mechanism, ensuring only reasonable works that conserve the amenity of the trees, are permitted.

4.8 Access to the site is proposed from Homefield Road; access from other boundaries is challenging due to topography, ownership or space constraints. The access has been located north west of the existing vehicular access, via the gate, to the field.

4.9 The access requires the loss of a small group of sycamore and lime (number 6 of the tree schedule) that are protected as G3 and G4 of the tree preservation order. Additionally, two stems from group number 8, a collection of sycamore protected as G1 of the tree preservation order need to be removed. These trees contribute to the line of trees along Homefield Road but they are not exceptional specimens. They are of such quality that the benefits of the scheme would typically outweigh their loss.

4.10 The access will require excavation for its formation. That excavation will coincide marginally with the root protection area of tree 5, and to a greater degree with tree 7, both prominent lime trees of high quality and value that are protected by tree preservation order.

4.11 In respect of tree 5, the intrusion occurs distal to the existing access that lies between the tree and proposed access. The hard standing at the access is likely to have had a n influence on the rooting pattern of tree 5 such that roots of the tree are likely to be lower within the soil horizons so permitting some excavation without leading to material root loss. Specialist geotextiles can be utilised to reduce the depth of excavation required and so further limit root loss to an acceptable, and tolerable, level. Combined with arboricultural monitoring and supervision of this element of the proposals the impact on the tree can be reduced to an acceptable level.

4.12 In respect of tree 7, the intrusion is significant and there are no existing site features that mitigate the potential root loss. It is therefore necessary to remove the tree to facilitate the access. The tree is protected by tree preservation order and is one of several such trees along the boundary of the field with Homefield Road. There is no apparent, material defect with the tree and so the benefits of the proposals will need to be considered sufficient to outweigh the loss of the tree. The loss of trees protected by tree preservation order is commonplace in such situations.

4.13 Proposed parking bays, toward the western boundary of the site, lie within the root protection areas of trees 9, 10 and 11. These three trees contribute to the tree line along Homefield Road. To avoid harm to the trees the levels have been considered and set to permit the use of specialist measures for their construction.

4.14 Pathways north and south of the proposed building also lie within root protection areas. They too will require specialist measures for their construction to avoid harm to the retained trees.

4.15 BS5837 provides guidance within section 7.4 on what are acceptable specialist measures to achieve hard surfacing within a root protection area. The conditions and ground levels on this site are favourable to achieving these levels.

4.16 In this instance there is scope to achieve the hard surfaces by building them above existing levels. The depth of sub-base and surfacing can be minimised by using cellular confinement systems. This follows the principles of 'no-dig' construction to achieve hard surfaces that do not require excavation, do not result in the loss of roots, and do not result in harm to the rooting environment once the surfaces are in use.

4.17 Site specific drawings have been produced to show the areas where the principles of no-dig construction are required. Typical construction details of these surfaces are shown on the Keen Consultants' Tree Protection Plan.

4.18 Allied to the 'no-dig' construction of the footways north and south of the proposed building is the need to grade levels to marry existing with the proposed. This results in a marginal increase in levels within the outer fringes of the root protection areas allocated to trees on the northern boundary. The intrusion is so minor that I consider it will not result in material harm to the trees. To the south the increase in levels projects closer to the retained trees alongside Park Place. These trees are mostly pollarded lime that are maintained on a regular cycle. Given that these trees are pollarded on a regular cycle I consider they can tolerate the increase in levels without detriment to their wellbeing.

4.19 A further area of banking lies within the outer fringes of the root protection area of tree 24, a sycamore on the Goldsmith Street frontage. Again, as the levels are proposed to be increased, rather than decreased, I consider the intrusion can be tolerated by the tree.

4.20 A substation is proposed toward the south western corner of the site. It lies within the outer fringes of the root protection area of trees 2 and 3, both limes that are protected by the tree preservation order. The substation will require excavation within the ground that has potential to result in root loss at the outer fringes of the root protection area. I consider the trees can tolerate this intrusion. The level of the substation has been set to ensure its enclosure can be formed above existing levels, so reducing the impact upon the trees.

4.21 EV charger points are shown on the western edge of the parking bays closest Homefield Road. Where they are within root protection areas they will require excavation using hand held tools to install the bases and the cable runs to feed the chargers. This can be achieved without material harm to the trees.

Impact of drainage and services

4.22 The proposed drainage and services are shown on the Drainage Layout drawing. Generally, they are remote from trees and can be installed without harm. At the north western corner of the building, drain runs between chambers S7 and S8, and F2 and F3, lie within the outer fringes of the root protection area of retained trees. To avoid harm to the trees the trenches required can be excavated using hand held tools, retaining all roots in excess of 25mm diameter. This ensures viable rooting is retained to sustain the trees.

4.23 A scheme of arboricultural monitoring and supervision can be deployed to provide advice and ensure compliance with the requirements of this installation.

5.0 New and replacement tree planting

5.1 The development proposals bring forward opportunity to plant a selection of trees throughout the development.

5.2 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group and the requirement of paragraph 136 of the National Planning Policy Framework.

5.3 Those multiple benefits of this new tree planting, as part of the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity. In addition, as those new trees develop, so they will further contribute to local climatic regulation and, where they stand within the sun path of proposed buildings or surfaces within the development, they will minimise solar gain during summer months, and provide an accessible choice of shade and shelter.

6.0 Protection of trees during construction

6.1 To ensure the retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. These measures need to be implemented in advance of construction and maintained until such time as soft landscape proposals require their removal.

6.2 In some instances specialist construction techniques or approaches are indicated on the protection plan. These shall be implemented in accordance with site progress.

6.3 In order to ensure the protective and specialist measures are understood, implemented and maintained a scheme of monitoring and supervision shall be put in place.

6.4 A scheme of supervision/monitoring shall typically include:

- a pre-commencement meeting;
- a site visit by an arboriculturist at no more than one month intervals;
- a report to be prepared after each site visit and presented to the Council within 7 days of the visit.

7.0 Summary of impact assessment

7.1 The proposed development results in the loss of trees to create the access. One of these trees is of high quality and value, recognised through its protection by tree preservation order. Loss of moderate quality trees is also required to achieve the site access. Their loss needs to be outweighed by the benefits the scheme brings.

7.2 In places, sections of hard surfaces coincide with root protection areas but specialist measures can be deployed to minimise harm to trees

7.3 Services and utility installation can be sited remote from trees but if they do need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees.

7.4 New and replacement tree planting can be provided as part of these development proposals. This new cohort of trees can provide a diverse portfolio of tree cover to ensure sustainability of green infrastructure in the future.

7.5 The application proposals recognise the important contribution trees make to the character and quality of built environments, and the role they play to help mitigate and adapt to climate change. The proposals seek to retain existing trees and integrate new trees in accordance with the requirement of local and national planning policy.

Appendix 1

Introduction to key elements of tree information

Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection.

Keen Consultants break the process down to coordinate with the key elements within both the RIBA Plan of Work (2020) and '*British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*', this is set out in the table and explained below.

Figure 1 - Keen Consultants co-ordinated approach with cross references to key guidance.

Keen Consultants Tree Information	RIBA Stage	BS5837
Tree Survey	Stage 1: Preparation and Briefing	Feasibility
Impact Assessment	Stage 3: Spatial Coordination	Proposals
Method Statement	Stage 4: Technical design	Technical Design
Site Monitoring	Stage 5: Manufacturing and Construction	Demolition and construction

This cross referenced approach ensures trees are a material consideration and those to be retained will be safeguarded.

Tree Survey and Tree Constraints Plan

To inform the design and layout of the proposed development a tree survey has been undertaken to identify the size and quality of trees both within the site and immediately offsite. We have then used this information to prepare the Tree Constraints Plan drawing that shows the location of each tree, its size and the area around each tree that needs to be considered during the design process. Once prepared this information has been provided to the design team so that they know what constraints the trees pose.

Impact Assessment and Tree Protection Plan

During the design process the design team has consulted with the arboriculturist to ascertain if constraints may be breached, consider options emerging from the design and what spaces for new trees are needed.

Once the design was finalised an impact assessment has been prepared to accompany the planning application. The impact assessment demonstrates the proposals meet national and local planning policy and guidance. It demonstrates the benefits of the retained trees and incorporates new tree planting.

Another essential element of any application is the Tree Protection Plan.

Method Statement

This statement sets out in words how each element of work is undertaken in relation to the trees. It dictates when activities occur and the method that will be used to achieve them. It will also set out a scheme of monitoring and supervision.

Site Monitoring

Following the receipt of planning consent, it is a requirement that the installation of the protective barriers and ground protection are supervised, together with operations such as excavations or surfacing close to trees.

This varies according to the intensity of development near trees, the process is set out to ensure what is planned for in the Tree Protection Plan and method statement is delivered.

Appendix 2

Tree Survey Explanatory Notes

The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of *British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations* (BS5837). The survey has been undertaken by the qualified and experienced arboriculturist detailed at Table 1 of this report and they recorded information relating to all those trees within the site and those immediately adjacent to the site which may be of influence to layout design.

The results are recorded in the Schedule of Trees at Appendix 3.

Schedule of trees

Appendix 3 presents details of the individual trees, groups and hedgerows including heights, diameters at breast height, crown spread (given as a radial measurement of cardinal points from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention, and the root protection area information.

General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

Details of the individual trees, groups and hedgerows

All trees were assessed for their quality and benefits within the context of proposed development in a transparent, understandable and systematic way.

Individuals

The default position is to record each tree as an individual for its unique contribution to the landscape

Groups and woodlands

Trees have been assessed as groups where it has been determined appropriate by the surveyor. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

Hedges and shrub masses

We consider a hedgerow to typically comprise a line of trees or shrubs that currently is subject to, or has undergone, a pruning regime to contain its dimensions.

For the tree survey hedgerows and substantial internal or boundary hedges (including evergreen screens) have either been recorded in the Tree Schedule, including lateral spread, height and stem diameter(s), or indicated on the Tree Constraints Plan.

A tree survey in accordance with BS5837 does not assess hedgerows against *The Hedgerow Regulations 1997* or specifically from an ecological perspective, as such would be outside the scope of the British Standard assessment.

Shrub masses are collectives of woody plants, rather than trees, and are recorded where they are a significant feature of the site. They have either been recorded in the Tree Schedule or indicated on the Tree Constraints Plan.

Individual trees within groups, woodlands and hedges

An assessment of individual trees within the groups has been made where there has been a clear need to differentiate between them for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categorisation

Trees have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B & C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

Please note that the estimated remaining life expectancy figures are taken for BS5837 and relate to their categorisation. The life expectancy figures are therefore arbitrary and may vary in reality.

Category (U)

Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.

Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.

Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

Category (A)

Shown green on Tree Constraints Plan: Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years and with potential to make a lasting contribution. Such trees may comprise:

Sub categories

1) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.

2) trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

3) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

Category (B)

Shown blue on Tree Constraints Plan: Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years and with potential to make a significant contribution. Such trees may comprise:

Sub categories

1) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
2) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
3) trees with material conservation or other cultural value.

Category (C)

Shown grey on Tree Constraints Plan: Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

Sub categories

1) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
2) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary/transient screening benefits.
3) trees with no material conservation or other cultural value.

Devising BS5837 root protection areas

Default situation

The root protection area is a function of the stem diameter, it is multiplied by 12 to give a radius. For multi-stemmed trees the stems are combined to provide an effective diameter figure which is then multiplied.

Initially the root protection area should be plotted as a circle, and in many situation it remains a circle.

Influenced situation

Adjustments to the root protection area are made where pre-existing site conditions that would influence root distribution are present. Typically this will be buildings and retaining walls, lighter structures such as hard surfacing, sheds and garages generally do not have the same influence.

Ponds, rivers and watercourses will also influence root distribution as waterlogged soils are not conducive to root growth. Rainwater attenuation and ditches are likely to have a lesser impact if they are dry for significant periods.

Veteran trees

Natural England have introduced Standing Guidance that requires the allocation of buffer zones to veteran (including ancient) trees. They have prescribed that a buffer zone of 15 times the stem diameter of the tree is allocated. This will result in a buffer zone of larger size (Natural England do not specify what shape it shall be) than the root protection area. Where veteran trees are identified during the tree survey they are allocated a Natural England buffer zone on the Tree Constraints Plan.

The Guidance says no development can take place within the buffer zone It is silent on what can and cannot be done when the land within the buffer zone is previously developed. The spirit of the guidance is to avoid harm to or improve the growing conditions of veteran trees.

With this added layer of protection it is important to establish if a tree is veteran or not. The Guidance was not intended to be applied to all mature trees but to the sub-set of trees that are of great age. This is analogous with the NPPF requirement to safeguard trees that have attained an age where they are worthy of veteran or ancient status.

It is therefore important to establish a basis for defining trees as veteran as opposed to those trees that may have veteran characteristics or those trees that are mature.

Stem size is a useful guide and, in combination with size, so are characteristics of the tree. If we consider the guidance on stem size being a suitable guide to classifying trees as veteran we see:

a) The most up to date (2013) guidance is that in [1]*Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum. Lonsdale considers that many trees may have veteran characteristics at any age however proposes, at a species level, size thresholds when a tree may be considered a veteran. A chart (see Figure 1 below) lists, species by species, the size criteria for trees reaching veteran status and then moving on to the later, ancient stage of life. Of those species listed in the chart we only need consider oak. We see that until trees attain a stem girth of around 3.6m (equivalent stem diameter of 1.15m) then an oak is only considered to be 'Locally notable'

b) A somewhat older (1999) publication, [2]*Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al, is very similar in its definition by setting out three distinct bands for oak trees:

   i) those with a diameter of more than 1.0m are potentially interesting

   ii) those with a diameter of more than 1.5m are valuable in terms of conservation

   iii) those over 2.0m in diameter are truly ancient

c) English Nature's own [3]*Development of a veteran tree site assessment protocol (Report Number 628)* of 2005 sought to give more structure to grading sites where veteran trees were present. It considered that trees over 1.0m diameter could be classed as veteran.

---

[1] *Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum

[2] *Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature *et al*

[3] *Development of a veteran tree site assessment protocol* (Report Number 628) of 2005

In summary, a tree may enter its veteran stage at 1.0m diameter but a more reliable size threshold, as held out by the latest guidance on the matter, is 1.5m diameter.

The other factor, tree characteristics, is also worth considering as veteran tree characteristics can be found on even young trees. Of course, if we count every tree with veteran tree characteristics as veteran we do a disservice to those truly veteran trees that warrant protection.

Read (1999), as set out above, considers veteran tree characteristics as:

- large girth for species
- major trunk cavities or progressive hollowing
- naturally forming water pools
- decay hollows
- physical damage to trunk
- bark loss
- large quantities of deadwood within the crown
- sap runs
- crevices in the bark, under branches or on the root plate sheltered from direct rainfall
- fungal fruiting bodies
- high number of interdependent wildlife species
- epiphytic plants
- an 'old' look
- high aesthetic interest

Lonsdale (2013) adds to this list:

- progressive narrowing of successive annual increments in the stem
- changes in crown architecture
- progressive or episodic reduction in post-mature crown size, often known as retrenchment

Lonsdale also states that "In order to qualify as a veteran, the tree should show signs of crown retrenchment and signs of decay in the trunk, branches or roots, such as exposed deadwood or fungal fruit bodies".

The English Nature Report Number 628 refers to Read (1999) for a list of veteran features but does add that in addition a tree may also:

- have a pollard form or show indications of past management
- have a cultural/historic value
- be in a prominent position in the landscape

These three criteria, when examined, are not truly indicative of a veteran tree on their own as these criteria could be applied to street trees in peri-urban locations that date from the mid-20th century - many of those are of pollard form, have cultural and historic value and a prominent position in the landscape.

In summary, it is important to consider the size of the tree and its characteristics. Just because a tree is mature does not mean it is veteran neither does the presence of veteran characteristics alone.

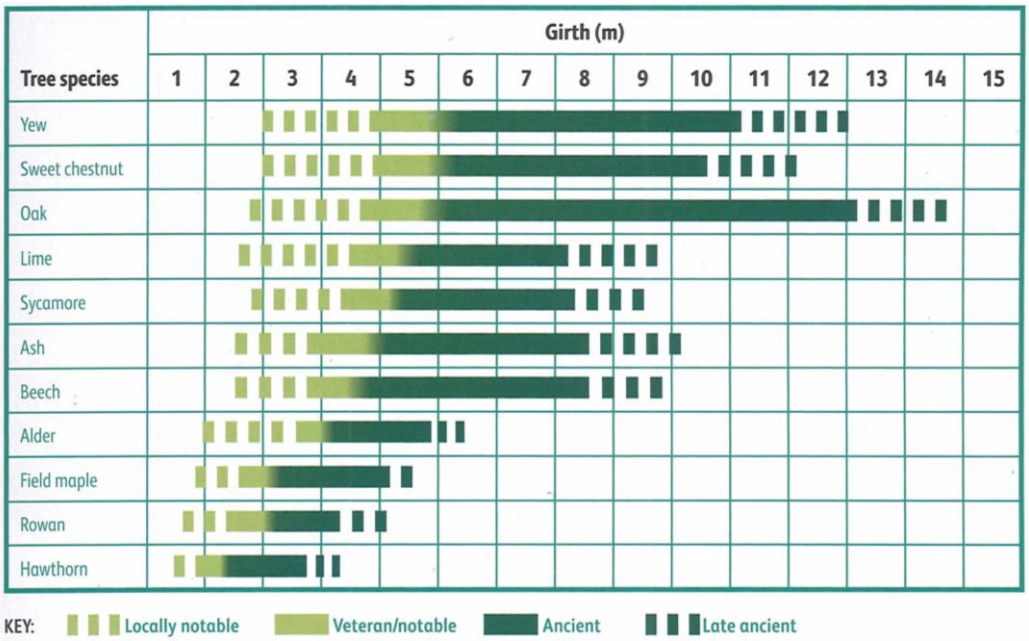


Figure 1- Chart of girth in relation to age and developmental classification of trees

Appendix 3

Schedule of Trees

for land at

Bramdean School Playing Field,
Homefield Road,
Exeter

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	*Suffix 'e' denotes an estimated dimension.* *Suffix 'av' denotes an average dimension*
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

Schedule of trees at Bramdean School Playing Field, Homefield Road, Exeter

TPO 692	Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
				N	E	S	W	Single Stem	2-5 stems					More than 5 stems										
									Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
G5	1	Row of lime and sycamore	9av	3av				40av								0	-	S	B2	>20	Row of lime that have been pollarded in the recent past. Includes some sycamore and other species such as holly and hawthorn.		4.80	72
T11	2	Lime	17	7	8	7	6	70e								2	2N	S	A2	>40	Part of a line of similar sized trees around the boundary of the playing field. Pollarded in the distant past at circa 6-7m above ground level. Some deadwood within crown. Dense basal shoots preventing thorough inspection.		8.40	222
T10	3	Lime	15	7.5	6	7	7	70e								3	6N	S	A2	>40	Of similar proportions to other trees around the boundary of the playing field. Previously pollarded at circa 5-6m above ground level and subsequently regrown. Lower stem partially smothered in dead ivy.		8.40	222
T9	4	Lime	15	5	5	6	5	55e								0	-	S	B2	>20	Contributes to row of trees round the perimeter of playing fields. Subservient to other better trees. Previously pollarded to circa 5m above ground level. Dense and advance basal shoots preventing thorough inspection.		6.60	137
T8	5	Lime	18	7	7	8	8	65e								5	5N	S	A2	>40	Prominent tree on boundary of playing field. Previously pollarded between 6 and 7m above ground level. Lower stem partially covered in ivy preventing thorough in inspection. Some advanced basal shoots.		7.80	191
G3 & G4	6	Group of sycamore & lime	14av	6av				40av								2	2E	S	B2	>20	Contributing to row of trees around edge of playing field. Multi stemmed from ground level. Growing amidst dense holly. (Stem size is aggregated).	Remove.	4.80	72

Schedule of trees at Bramdean School Playing Field, Homefield Road, Exeter

TPO 692	Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
				N	E	S	W	Single Stem	2-5 stems					More than 5 stems										
									Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
G2	7	Lime	18	7	8	7	8							25	11	2	2E	S	A2	>40	Dense cluster of stems appear to be of common roots. Most stems covered in ivy. Dense basal shoots preventing thorough inspection.	Remove.	9.95	311
G1	8	Group of sycamore	10av	3av				15av								2	2E	Y	B2	>20	Contributing to row of trees around playing field. Growing amidst dense vegetation.	Remove 2 stems as shown.	1.80	10
T7	9	Lime	18	7	8	5	7	55e								3	5N	S	A2	>40	Prominent tree at edge of playing field. Main stem smothered in ivy.		6.60	137
T6	10	Sycamore	16	3	3	2	6	50e								3	3N	S	B2	>20	Contributes to group of trees at edge of playing field. Main stem densely smothered in ivy.		6.00	113
T5	11	Lime	15	5	7	5	7							25e	6	2	2E	S	B2	>20	Multi stemmed form and appears to be from common root stock. All stems covered in ivy. Contributes to tree group at edge of playing field.		7.35	170
T4	12	Lime	17	6	7	6	8	65e								2	2E	S	A2	>40	Prominent broad spreading tree growing at edge of playing field. Lower stem smothered in ivy. Previously pollarded between 6 and 9m above ground level. Subsequently regrown.		7.80	191
T3	13	Lime	18	5	8	7	8	65e								3	3E	S	A2	>40	Prominent broad spreading tree growing at edge of playing field. Lower stem smothered in ivy. Previously pollarded between 6 and 9m above ground level. Subsequently regrown.		7.80	191
T2	14	Lime	19	7	9	7	9	81								2	7E	S	A2	>40	Prominent broad spreading tree growing at edge of playing field. Main stem partially stem smothered in ivy. Previously pollarded between 6 and 9m above ground level. Subsequently regrown.		9.72	297
T1	15	Sycamore	16	6	4	0	5	45e								5	5N	S	B2	>20	Suppressed by adjoining lime tree. Main stem smothered in ivy.		5.40	92

Schedule of trees at Bramdean School Playing Field, Homefield Road, Exeter

TPO 692	Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
				N	E	S	W	Single Stem	2-5 stems					More than 5 stems										
									Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
	16	Hawthorn	5	3	2	0	2	15e								2	2N	Y	C1	>10	Small tree growing in corner of site. Smothered in ivy and suppressed by adjoining trees.		1.80	10
G7	17	Sycamore	9	2	0	2	3	15e								2	2S	Y	C1	>10	Small tree suppressed by adjoining lime. Growing close to boundary fence.		1.80	10
	18	Lime	11	4	5	5	5	65e								0	-	S	B2	>20	Established tree growing close to fence. Smothered in ivy. Appears to have been a larger tree that has been reduced in height in recent times.		7.80	191
G7	19	Sycamore	11	4	0	4	5		30	22						2	2S	S	C2	>10	Suppressed by adjoining larger tree. Lower stems partially smothered in ivy.		4.46	63
G7	20	Sycamore	15	9	8	6	7		55e	45e						2	2S	S	B2	>20	Growing close to boundary. Lower stem smothered in ivy. Some cavities associated with past branch loss.	Prune to provide 2m clearance from proposed building.	8.53	228
G7	21	Sycamore	6	2	3	4	1	15e								3	3S	Y	C1	>10	Suppressed by adjoining larger trees. Main stem smothered in ivy.		1.80	10
G7	22	Pair of sycamore	15av	7av				35av								5	5S	S	B2	>20	Contributing to row of trees at edge of site. Main stem covered in ivy. Growing beyond chicken wire fence.		4.20	55
G7	23	Group of sycamore	15av	7av				50av								2	2S	S	B2	>20	Established, closely spaced group of trees growing beyond chicken wire and close board fence. All stems covered in ivy. (Stem size aggregated).		6.00	113
G6	24	Sycamore	14	8	7	2	7	66								2	2NW	S	B2	>20	Part of a short row of trees on the Goldsmith Street boundary. Some deadwood within crown.	Remove deadwood in excess of 25mm diameter.	7.92	197
	25	Horse chestnut	14	3	4	2	4		32	31	15					1.2	1.2SE	S	U	<10	Tight union between stems at circa 1m above ground level. Black exudation associated with bacterial canker. Lacking vitality. Unsuited to long term retention.		5.64	100
G6	26	Sycamore	14	3	6	4	6		29	30						2	2W	S	C2	>10	Contributes to short row of trees. Tight union between stems at ground level. Lacking vitality.		5.01	79

Schedule of trees at Bramdean School Playing Field, Homefield Road, Exeter

TPO 692	Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
				N	E	S	W	Single Stem	2-5 stems					More than 5 stems										
									Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
G6	27	Sycamore	10	1	5	3	6	34								2	2W	S	U	<10	Distinct lack of vitality. Extensive deadwood within crown. Unsuited to long term retention.	Remove deadwood in excess of 25mm diameter.	4.08	52
G6	28	Sycamore	11	1	6	5	5		15	17	17	18				2	2W	S	U	<10	Predominantly dead. Some live growth on lower branches extending toward the south.		4.03	51
T14	29	Sycamore	13	2	4	3	6	34								2	2S	S	B2	>20	Established tree growing on Goldsmiths Street boundary. Growing amidst snowberry. Some deadwood within crown.	Remove deadwood in excess of 25mm diameter.	4.08	52
T13	30	Sycamore	11	1	4	5	5	35								3	3S	S	C1	>10	Distinct lack of vitality. Prolific deadwood within crown. Growing amidst snowberry.	Remove deadwood in excess of 25mm diameter.	4.20	55
T12	31	Lime	15	5	6	6	5	45e								1	2NW	S	B1	>20	Reasonably well formed tree growing on Park Place boundary. Main stem covered in ivy.		5.40	92
	32	Yew	10	5	4	6	6							30	6	2	2E	S	B1	>20	Established tree growing in property to west of Homefield Road. Lower stem smothered in ivy.		8.82	244

Appendix 4

Tree Preservation Order

TREE PRESERVATION ORDER

Town and Country Planning Act 1990

TPO 692 (School Playing Field, Homefield Road)

The Exeter City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, hereby make the following Order

Citation

1. This Order may be cited as **TPO 692 (School Playing Field, Homefield Road)**

Interpretation

2. (1) In this Order "the authority" means the Exeter City Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:

a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 27 August 2024

EXECUTED AS A DEED by)

affixing THE COMMON SEAL of)

EXETER CITY COUNCIL)

in the presence of:-)

Duly Authorised Signatory

21378

CONFIRMATION OF ORDER

This Order was confirmed by the Exeter City Council without modification on the

Date: .....

OR

This Order was confirmed by the Exeter City Council, subject to the modifications indicated by:

- the substitution of the original Schedule 1 (which is shown deleted by a black line) with the new substituted Schedule 1, which is marked "Substituted Schedule 1"
- the substitution of the original Plan (which is shown deleted by a black line) with the new substituted Plan, which is marked "Substituted Plan"

Date: .....

Signed on behalf of the Exeter City Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Exeter City Council on:

Date: .....

Signed on behalf of the Exeter City Council

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Exeter City Council on the [INSERT DATE] by a variation order under reference number [INSERT REFERENCE NUMBER TO THE VARIATION ORDER] a copy of which is attached:

Signed on behalf of the Exeter City Council

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Exeter City Council on the:

Date: ……..

Signed on behalf of the Exeter City Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY

(Encircled in black on the map)

REFERENCE ON MAP	DESCRIPTION	SITUATION
T1	Sycamore	North-west corner of the playing field.
T2	Lime	North-west corner of the playing field.
T3	Lime	North-west corner of the playing field.
T4	Lime	By Homefield Road.
T5	Lime	By Homefield Road.
T6	Sycamore	By Homefield Road.
T7	Lime	By Homefield Road.
T8	Lime	By Homefield Road.
T9	Lime	By Homefield Road.
T10	Lime	By Park Place.
T11	Lime	By Park Place.
T12	Lime	By Park Place.

REFERENCE ON MAP	DESCRIPTION	SITUATION
T13	Sycamore	By Goldsmith Street.

REFERENCE ON MAP	DESCRIPTION	SITUATION
T14	Sycamore	By Goldsmith Street.

NONE

TREES SPECIFIED BY REFERENCE TO AN AREA

(Within a dotted black line on the map)

NONE

GROUP OF TREES

(Within a broken black line on the map)

REFERENCE ON MAP	DESCRIPTION	SITUATION
G1	Sycamore	By Homefield Road.

Acer pseudoplatanus. 14m height; 25cm girth.

REFERENCE ON MAP	DESCRIPTION	SITUATION
G2	Lime	By Homefield Road.

Tilia x 9, 15m in height; girth 25cm.

REFERENCE ON MAP	DESCRIPTION	SITUATION
G3	Sycamore	By Homefield Road.

Acer pseudoplatanus x 6. 13m height; 20cm girth.

REFERENCE ON MAP	DESCRIPTION	SITUATION
G4	Lime	By Homefield Road.

Tilia. 10m height; 15cm girth.

REFERENCE ON MAP	DESCRIPTION	SITUATION
G5		By Park Place

Topped miked hedge line.

REFERENCE ON MAP	DESCRIPTION	SITUATION
G6	Sycamore	By Goldsmith Street.

Acer pseudoplatanus. 14m height; one in decline.

REFERENCE ON MAP	DESCRIPTION	SITUATION
G7	Sycamore	Northern boundary of playing field.

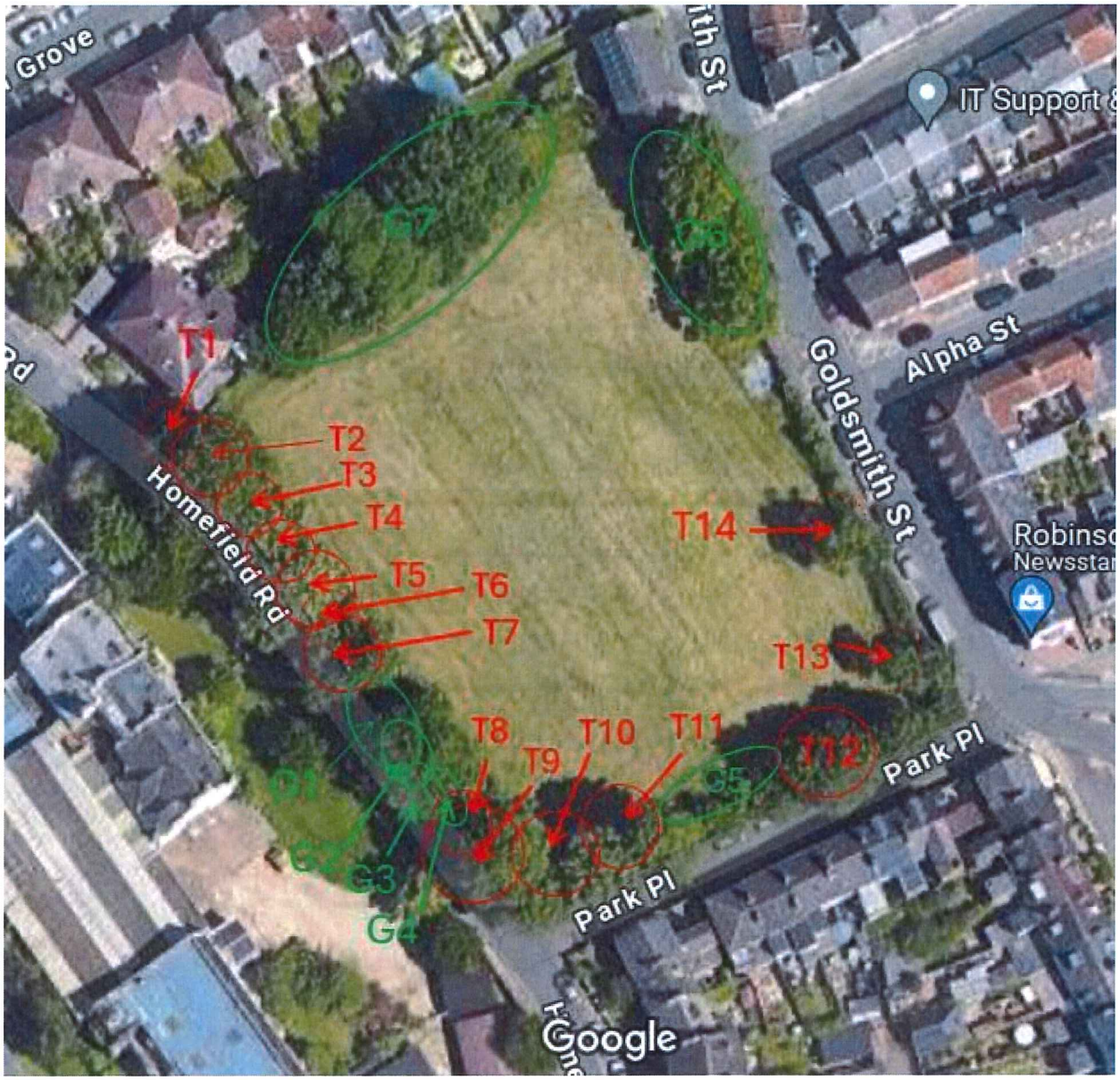
Acer pseudoplatanus. 14m height.

WOODLAND

(Within a continuous black line on the map)

NONE

MAP / PLAN OF TREES



Tree Number	Description
G1	Acer pseudoplatanus, 14m in height, girth 25cm
G2	8 Tilia, 15m in height, girth 25cm
G3	6 Acer pseudoplatanus 13m in height, girth 20cm
G4	Tilia, 10m in height, girth 15cm
G5	Topped miked hedge line.
G6	Acer pseudoplatanus, 14m in height x1 in decline
G7	Acer pseudoplatanus, 14m in height
T1	Acer pseudoplatanus, 15m in height, girth 35cm
T2	Tilia, 18m in height, girth 80cm
T3	Tilia, 16m in height, girth 70cm
T4	Tilia, 16m in height, girth 70cm
T5	Tilia, Multi stem, 16m in height, girth 30cm
T6	Acer pseudoplatanus, 15cm in height, girth 30cm
T7	Tilia, 17m in height, girth 45cm
T8	Tilia, 18m in height, girth 65cm
T9	Tilia, 14m in height, girth 30cm
T10	Tilia, 15m in height, girth 60cm
T11	Tilia, 17m in height, girth unable to measure due to epicormic growth.
T12	Tilia, 14m in height, girth 30cm
T13	Acer pseudoplatanus, in decline 9m in height
T14	Acer pseudoplatanus, In decline 9m in height