

Pre-Development Tree Survey & Assessment

Of

Dog Walking Field, Pike Road, Penhow

Prepared By



Ref: TDA/3140/TS&A/RhC/01.26

January 2026

Pre-Development Tree Survey & Assessment

Of

Dog Walking field, Pike Road, Penhow

For

Perfect Pet Services

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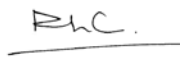
Document Approval

This document has been prepared and checked in
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system

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1.0 Supporting Information and Explanatory Keys

1.1 INTRODUCTION

1.11 Generally

Trees are of vital importance to the landscape and are essential for enhancing the rural and urban environment. They provide scenic character, visual amenity and are vital habitats for dependent wildlife populations.

The retention of existing trees not only benefits a site and its surroundings but also raises the overall quality of an area and enhances property value.

Trees which are damaged, or their immediate environment significantly changed may subsequently decline and die resulting in all positive benefits being lost.

1.12 Purpose of Survey

Tirlun Design Associates were appointed by Perfect Pet Services to undertake a pre-development survey and assessment of existing trees located on and adjacent to their site at Pike Road.

This document is a record of the survey and its purpose is to provide the client with a concise presentation of the position, dimensions, condition and future life expectancy of existing trees on site.

Recommendations are provided on arboricultural works which should be undertaken in the interests of safety, or as part of sound management practice. However, the tree survey conducted and the results presented within this report are specifically designed to meet the BS5837 standard, and are not a substitute for either a full Tree Safety Survey or Management Plan designed to provide a detailed appraisal of the risk and liability associated with responsibility for individual trees or groups of trees.

The survey is illustrated by drawing no. TDA.3140.01 which shows the location and assessed category of surveyed trees.

1.13 The Site

The site comprises a large open field of improved grassland. Woodland groups are predominantly located on the site's western and northern boundaries. Species include Ash, Willow, Hazel, Oak and Black Poplar.

1.2 METHODOLOGY

1.21 Generally

The on-site survey of trees was carried out by Rhodri Crandon B.A. (Hons), Dip LA, who is experienced in arboriculture. He was assisted by Andrew Perrigo BSc (Hons), Dip LA. The survey was undertaken during January 2026.

Site data was recorded onto standardised survey forms and subsequently transposed in the office onto fair copies of the relevant forms for inclusion within this document. The location of individual trees and tree groups is based on a digital Ordnance Survey map modified as necessary by the topographical survey. The record drawing is numbered TDA.3140.01 and included within Appendix 1.

Trees were located, numbered, identified and their height determined by clinometer measurements. The trunk/stem diameters and crown clearances of trees were measured using a 10m tape. Branch spread was taken with a 10m tape to the cardinal points.

Age, structural/physical condition, management recommendations and estimated contribution in years were judged from an examination of the tree or tree group in question and each tree was categorised according to standardised criteria i.e. BS5837: 2012.

1.22 Conventions and Assumptions

In the pursuit of this survey, assumptions have been made and conventions followed.

1.23 Data Summary

The collected data has been summarised and plotted on drawing no. TDA.3140.01 (Appendix 1). The drawing identifies the trees by number and category as follows:

Category A	High Quality and Value	Retention Most Desirable
Category B	Moderate Quality and Value	Retention Desirable
Category C	Low Quality and Value	Could Be Retained
Category U	Remove	Unsuitable for retention

The drawings are intended to reduce the need for reference to the text. The user of the survey can clearly identify the merit of each tree from the drawings and, if required, refer to the specific notes in the Tree Survey Schedule.

1.3 KEY

1.31 Survey Classification Key

Tree no.	Numerical reference for each tree on the tree survey plan.
Species.	Common name with abbreviation of the scientific name (see tree species key).
Height.	In metres.
Stem dia.	For single stem trees, diameter of trunk is measured in millimetres at 1.5 metres above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) For multi stemmed trees with 5 stems or less each stem is measured in millimetres and measurements included in the survey schedule. For multi stemmed trees with 6 stems or more each stem is measured and a mean average included in the survey schedule.
Branch spread.	Branch spread was taken with a 10m tape to the cardinal points.
Crown Clearance.	Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio and shading).
Age.	Assessment of the age of each tree: Y = Young EM = Early Mature M = Mature OM = Over Mature V = Veteran
Physical Condition.	Assesses the physical condition of each tree: G = Good F = Fair P = poor D = Dead
Structural Condition.	Classification of the structural condition of each tree. DB = Dead DW = Characteristic dead wood WS = Weak structure UB = Unbalanced RC = Regrown coppice TD = Trunk Decay CD = Crown Decay BD = Basal Decay PD = Physical Damage RP = Regrown Pollard

Tree Survey Key - Cont'd

V1	=	High Vigour
V2	=	Normal Vigour
V3	=	Low Vigour

Management

Recommendations. Preliminary management recommendations including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

Est. remaining

Contribution. Estimated remaining contribution in years:

<10,
10-20,
20-40
40>

Category.

U or A to C category grading to be recorded on the tree survey plan.
(Refer to Tree Category Description Key).

1.32 Tree Category Description Key

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	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	Trees with material conservation or other cultural value
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

1.33 Tree Survey Species Key

A ca	Acer campestre	P ca	Populus canadensis
A S	Acer Saccharinum	P co	Pyrus communis
A co	Alnus cordata	P eu	Populus euramericana
A gr	Acer griseum	P h	Platanus hispanica
A hi	Aesculus hippocastanum	P l	Prunus lusitanica
A pl	Acer platanoides	P n	Pinus nigra
A plc	Acer platanoides 'Crimson King'	P pi	Pinus pinea
A ps	Acer pseudoplatanus	P n lt	Populus nigra 'Italica'
B da	Buddleja davidii	P r	Pinus radiata
B pe	Betula pendula	P se	Prunus serrula
B pa	Betula papyrifera	P sp	Prunus spinosa
B s	Buxus sempervirens	P sy	Pinus sylvestris
B uj	Betula utilis jacquemontii	P ta	Populus tacamchacca
C a 'G'	Cedrus atlantica 'Glaucua'	P tr	Populus tremula
C av	Corylus avellana	Q c	Quercus coccinea
C d	Cedrus deodora	Q ce	Quercus cerris
C b	Carpinus betulus	Q il	Quercus ilex
C l	Cotoneaster lacteus	Q pe	Quercus petraea
C la'E'	Cham. Lawsonia 'Elwoodii'	Q ro	Quercus robur
C Le	Cupressocyparis 'Leylandii'	Q ru	Quercus rubra
C ma	Cupressus macrocarpa	R ps	Robinia pseudoacacia
C mo	Crataegus monogyna	R t	Rhus Typhina
C ox	Crataegus oxycantha	S a	Salix alba
C sa	Castanea sativa	S ar	Sorbus aria
E g	Eucalyptus gunnii	S ar L	Sorbus aria 'Lutescens'
F c	Ficus carica	S au	Sorbus aucuparia
F ex	Fraxinus excelsior	S bt	Salix babylonica 'Tortuosa'
F or	Fraxinus ornus	S ca	Salix caprea
F sy	Fagus sylvatica	S ci	Salix cinerea
F sy 'P'	Fagus sylvatica 'Purpurea'	S da	Salix daphnoides
G tr	Gleditsia triacanthos	S fr	Salix fragilis
I aq	Ilex aquifolium	S in	Sorbus intermedia
J re	Juglans regia	S ni	Sambucus nigra
L d	Larix decidua	S pu	Salix purpurea
Ln	Laurus nobilis	S se	Sequoia sempervirens
L t	Liriodendron tulipifera	S vi	Salix viminalis
M cv	Malus (cultivar)	S vit	Salix vitellina
M gr	Magnolia grandiflora	T ba	Taxus baccata
M gl	Metasequoia glyptostroboides	T b'F'	Taxus baccata 'Fastigiata'
M sy	Malus sylvestris	T co	Tilia cordata
P s A	Prunus subhirtella 'Autumnalis'	T euch	Tilia euchlora
P ab	Picea abies	T eur	Tilia europaea
P av	Prunus avium	U gl	Ulmus glabra

1.34 Below Ground Constraints

To enable the successful retention of existing trees identified as categories A-C by the Pre-Development Tree Survey & Assessment it is essential that the rooting environments of these trees are not damaged.

In order to achieve this, Root Protection Areas (RPA) should be plotted around all category A, B and C trees. This is the minimum area, in square metres, which should be left undisturbed around each tree to be retained to ensure their successful retention.

The RPA's for retained trees at the site have been calculated in accordance with Section 4.6 of BS5837:2012 – Root Protection Area. (See Appendix 1)

For single stem trees, this is equivalent to a circle with a radius 12 times the stem diameter (measured at 1.5m above ground level during the on-site survey).

Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection to the root system:

- A) The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus.
- B) Topography and drainage.
- C) The soil type and structure.
- D) The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

Stem diameters used to calculate the RPA's for existing retained trees at the Pike Road site can be seen in the tree survey schedule

2.0 Collected Data

2.1 TREE SURVEY SCHEDULE

Tree Survey Schedule to be read in conjunction with Tree Survey Key, Tree Category Description Key, Tree Species Key and drawing no. TDA.3140.01.

Tirlun Design Associates Ltd

Tree Survey Schedule (BS5837:2012)

Site: Dog Walking Field, Pike Road, Penhow

Arboricultural Consultants/Surveyors: RhC / AMP

Date of Survey: January 2026

Sheet Number: 1 of 1

Tree / Tag no.	Species	Height (m)	Stem dia.(mm)	Branch spread (m)	Crown clearance (m)	Age	Physical condition	Structural condition	Management recommendations	Est.remaining contribution (years)	Category
W1	Fex, Salix Spp.	18 (Av)	450 (Max)	N/A	N/A	M	P	DW, WS, UB, V2	Monitor stability on bank. Ash are infected with Hymenoscyphus fraxineus. Infill with new native trees	<10	C2
W2	Fex, Cav, Salix Spp.	19 (Av)	500 (Max)	N/A	N/A	M	F/P	DW, WS, UB, V2	Monitor stability on bank. Ash are infected with Hymenoscyphus fraxineus. Infill with new native trees	40+	B2-3
W3	Fsy, Ld, Qro, Fex, Populus Spp.	22 (Av)	700 (Max)	N/A	N/A	M	F	DW, DB, PD, TD, V2	Remove deadwood & dead trees. Replace with new native trees	40+	A2-3
T1	Fex	17	900	N 2 E 4 S 6 W 5	6	M	P	BD, TD, DW, V3	Infected with Hymenoscyphus fraxineus. Consider replacement with new native tree	<10	U
W4	Qro, Fex, Cav, Salix Spp	15 (Av)	300 (Av)	N/A	N/A	M	F/P	DW, WS, UB, V2	None	40+	C2
T2	Qro	19	800	N 6 E 6 S 8 W 8	4	M	P	Significant TD, BD, DW	Extensive decay & bracket fungus. Remove deadwood. Monitor stability as is declines	10-20	B1

3.0 Conclusion

3.1 TREE SURVEY SUMMARY

During January 2026 a total of 2 no. individual trees and 4 no. woodlands were surveyed and assessed at the Pike Road site.

Following survey and assessment in accordance with the British Standard for Trees in Relation to Design, Demolition and Construction (BS 5837: 2012), trees were categorised as follows: -

Category A	High Quality and Value	Retention Most Desirable
Category B	Moderate Quality and Value	Retention Desirable
Category C	Low Quality and Value	Could Be Retained
Category U	Remove	Unsuitable for Retention

Of the individual trees, T1, An Ash on the eastern boundary, was assessed as Category U (Unsuitable for Retention). The tree is in poor condition, with evidence of Ash dieback, Trunk and basal decay.

T2, an Oak on the eastern boundary, was assessed as Category B (Moderate Quality & Value). While a prominent specimen, it has been downgraded due to the extensive trunk decay and evidence of Bracket Fungus. The dead and damaged branches of should be removed by a suitably qualified arboricultural contractor. Its continued decline should be monitored.

Of the woodlands, W1 and W4 were assessed as Category C (Low Quality & Value), W2 was assessed as Category B (Moderate Quality & Value), W3 was assessed as Category A (High Quality and Value).

All 4 no. woodlands are covered by Tree Preservation Order. Woodlands 1, 2 and 4 are located outside of the site. W3 is located within the site.

3.2 THE PROPOSALS

A 1.8m high timber post and stock proof fence has been erected around the boundary of the site with fence posts driven into the ground at 2.4m centres. Whilst the fence line conflicts with the RPA of retained trees in some locations, due to the nature of its construction (timber posts with no concrete foundation), it is not likely that any significant damage to tree roots has occurred. The 1.8m high fence does not conflict with the canopy of any retained trees.

The proposed parking area is well clear of any existing trees and is served by the existing access track. It has no impact upon the existing trees.

End of report: January 2026 (Valid for 12 months from survey date).

4.0 Appendix 1



- KEY :
- Assessment of trees in accordance with BS 5837: 2012
- A. High Quality and Value
 - B. Moderate Quality and Value
 - C. Low Quality and Value
 - U. Unsuitable / Remove
 - Root Protection Area Based on BS5837.2012

NOTE :

Plan indicates average spread of tree crowns. (Refer to 'Pre Development Tree Survey & Assessment', document ref: TDA/3140/TS&A/RhC/01.26, for accurate dimensions.)

The exact location of each tree is to be verified on site.

See 'Pre-Development Tree Survey & Assessment', document ref: TDA/3140/TS&A/RhC/01.26, for identification of tree species, height and condition/characteristics.

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

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CLIENT

PERFECT PET SERVICES

DRAWING NUMBER
TDA.3140.01

SCALE
1:500 @ A1

DRAWN
RHC/AMP

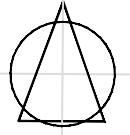
DATE
JAN 2026

PROJECT

DOG WALKING FIELD, PIKE ROAD

DRAWING TITLE

TREE SURVEY PLAN



5.0 Appendix 2

Calculating The RPA

Root protection area (RPA)

4.6.1 For single stem trees, the RPA (see 3.7) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be determined from Annex D. The calculated RPA for each tree should be capped to 707 m².

- a) For trees with two to five stems, the combined stem diameter should be calculated as follows:

$$\sqrt{(\text{stem diameter 1})^2 + (\text{stem diameter 2})^2 \dots + (\text{stem diameter 5})^2}$$

- b) For trees with more than five stems (not illustrated in Annex C), the combined stem diameter should be calculated as follows:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$$