

WARREN FARM  
COTTAGES (1-5)  
EFFINGHAM GOLF CLUB  
GUILDFORD ROAD  
EFFINGHAM

TREE  
SURVEY

for

EFFINGHAM  
GOLF CLUB



|                    |            |
|--------------------|------------|
| <b>Written By:</b> | W. Wareing |
| <b>Checked By:</b> | M. Jones   |
| <b>Date:</b>       | 18/02/2022 |
| <b>Revision:</b>   |            |
| <b>Ref:</b>        | PRI23677ts |

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## 1. Introduction and Terms of Reference

- 1.1. ACD Environmental were instructed by Effingham Golf Club, in February 2022, to survey and categorize the trees at Warren Farm Cottages (1-5), Effingham Golf Club, Guildford Road, Effingham, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 1.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
  - Trees of ‘A’ and ‘B’ category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
  - ‘C’ category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
  - ‘U’ category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.
- 1.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.
- 1.4. As per Guildford Borough online mapping system checked on the 18<sup>th</sup> February 2022, the site does not show to be in a conservation area nor is it suggested there are any tree preservation orders (TPO) in effect.
- 1.5. The Tree Survey Plan was based on the supplied topographical ground survey, ref: Warren Farm Effingham - topo survey - rev1 - Feb22.
- 1.6. The controlling authority is Guildford Borough Council who can be contacted at: Planning Development Services, Millmead House, Millmead, Guildford, Surrey, GU2 4BB, Tel: 01483 505050.
- 1.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, 4 & 5 The Old Mill, Fry’s Yard, Bridge Street, Godalming, Surrey GU7 1HP, 01483 425 714/07796 832 490, quoting the site address and report reference number.

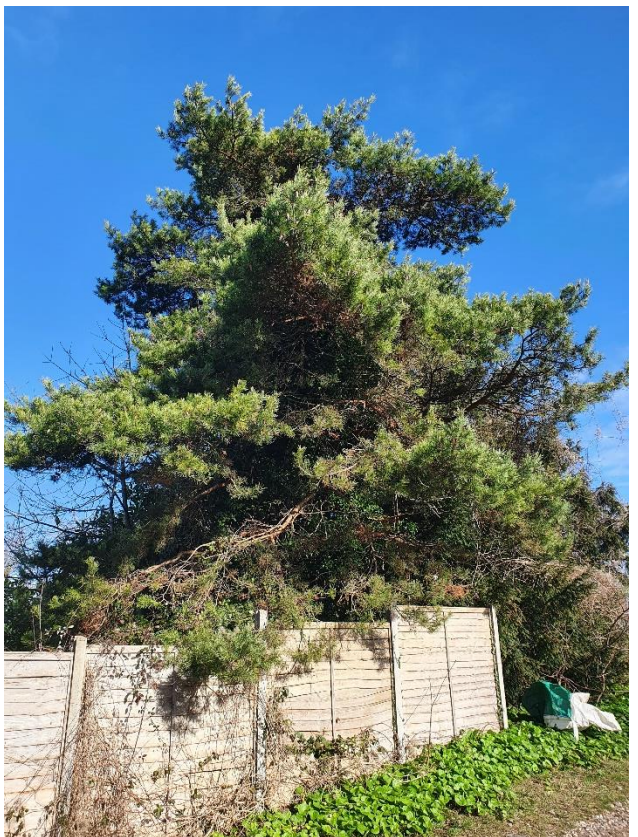
## 2. Scope and Method of Survey

- 2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Survey Plan, which is based on the supplied survey drawing and appended to this report. The prefix 'G' has been used to indicate a group of trees, and 'H' for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.3. The tree survey was carried out from ground level only.
- 2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 2.5. Where stems or branches are obscured by Ivy or other materials a full assessment of those parts will not be possible.
- 2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at <http://www.landis.org.uk/soilscapes> the soil on site is expected to be: Shallow lime-rich soils over chalk or limestone.
- 2.10. Where trees were not plotted on the topographical survey their positions have been estimated.

**Image 1:** View of entrance to the site looking south. **Image 2:** Looking back up North highlighting; H2, T3, H4 and T5.



**Image 3:** Area of scrappy self-set trees near the south of the site (G15). **Image 5:** T16 adjacent to G20.



**Image 5:** G20 Looking West. **Image 6:** Looking North to show tree line of G27 and G29.



**Image 7:** Looking west at G27 which includes T25 & T26. **Image 8:** Looking East at G28 which also shows G29.



Image 9: Guildford Borough's online mapping service.



### 3. Recommendations

- 3.1. Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.
- 3.2. There is scope for development of the site whilst retaining the 'A' and 'B' category trees on the Northern aspect of the site. It is desirable to retain any 'C' category trees throughout the site though they do not pose a constraint for any development proposals.
- 3.3. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.4. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 3.5. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 3.6. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.7. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.
- 3.8. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.



3.9. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

Will Wareing *ND Arb*  
Arboriculturist

18/02/2022

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## Appendix 1: Summary of Categories BS5837:2012

| BS5837:2012 Table 1 - Cascade chart for tree quality assessment   |  |   |  |
|---|--|---|--|
| Category and definition   | Criteria (including subcategories where appropriate)   |   |  |
| <b>Trees unsuitable for retention</b> (see Note)  |  |   |  |
| <b>Category U</b><br>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)<br>*Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>*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<br><br><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i> |   |  |
|   | <b>1 Mainly arboricultural qualities</b>   | <b>2 Mainly landscape qualities</b>   | <b>3 Mainly cultural values, including conservation</b>  |
| <b>Trees to be considered for retention</b>   |  |   |  |
| <b>Category A</b><br><b>Trees of high quality</b> 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) |
| <b>Category B</b><br><b>Trees of moderate quality</b> 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   |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm        | 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  |

## Appendix 2: Tree Survey Schedule

| No. | Name                          | Ht<br>(crown) | Dia<br>(stems) | Canopy spread<br>N   E   S   W |      |     |     | Life<br>stage | ERC | Comments   | BS Cat |
|-----|-------------------------------|---------------|----------------|--------------------------------|------|-----|-----|---------------|-----|--|--------|
| T1  | Juglans regia (Walnut)        | 13(3.5)       | 615(1)         | 7                              | 8.25 | 3   | 4   | M             | 20+ | Mature tree located to adjacent to driveway situated on golf course. North-easterly lean which is reflected in canopy form, of moderate quality and high landscape value. Ivy covered.                                 | B1     |
| H2  | Ligustrum vulgare (Privet)    | 5(0.1)        | 50(1)          | 1                              | 1.2  | 1.2 | 1.2 | EM            | 20+ | Semi maintained hedge located adjacent to driveway. Predominately Privet but also contains ivy and bramble in Northern section. Of moderate quality and landscape value. One Elder tree also present in amongst hedge. | C2     |
| T3  | Juglans regia (Walnut)        | 10.5(4)       | 595(1)         | 4                              | 6    | 6   | 3.3 | M             | 20+ | Tree located amongst H2 suppressed on West and North sides but prominent on South and East where they lean into private property, so their dimensions are estimated. Of moderate quality and landscape value.          | B2     |
| H4  | Crataegus monogyna (Hawthorn) | 5(0.1)        | 95(1)          | 1                              | 1.1  | 1.1 | 1.1 | EM            | 20+ | Semi maintained hedge located adjacent to driveway providing some screening to golf course, dilapidated in parts but mostly if moderate quality and landscape value.   | C2     |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

**SITE:** Warren Farm Cottages (1-5), Effingham Golf Club, Guildford Road, Effingham  
**CLIENT:** Effingham Golf Club  
**DATE:** Feb 2022

**SURVEYOR:** W. Wareing

**TAGGED?** No

| No. | Name   | Ht (crown) | Dia (stems) | Canopy spread<br>N   E   S   W |      |     |     | Life stage | ERC | Comments  | BS Cat |
|-----|--|------------|-------------|--------------------------------|------|-----|-----|------------|-----|---|--------|
| T5  | Juglans regia (Walnut)   | 12(5)      | 770(1)      | 4                              | 3.35 | 3.4 | 5   | M          | 20+ | Tree located on golf course stem not plotted on topographical survey, so location is estimated. Extensively reduced with several branches not shooting. Still of moderate quality and landscape value.                | B2     |
| T6  | Juglans regia (Walnut)   | 12(5)      | 760(1)      | 5                              | 3.35 | 3.1 | 5.3 | M          | 20+ | Tree located on golf course stem not plotted on topographical survey, so location is estimated extensively reduced. Still of moderate quality and landscape value.  | B2     |
| G7  | Sambucus nigra (Elder), Prunus cerasifera (Cherry Plum), Prunus spinosa (Blackthorn), Juglans regia (Walnut) | 9(0.1)     | 350(1)      | 3                              | 2.5  | 2.5 | 2.5 | EM         | 10+ | Group of mixed trees located adjacent car park and golf course, dbh is estimated maximum of trees though group consists of a small scrappy underlayer provides some screening to golf course but holds limited merit. | C2     |
| H8  | Ligustrum vulgaris (Privet)  | 3.5(0.1)   | 70(1)       | 1                              | 1.1  | 1.1 | 1.1 | EM         | 20+ | Small, maintained hedge.  | C2     |
| T9  | Cotoneaster frigidus (Cotoneaster)   | 8(2)       | 500(1)      | 5                              | 5    | 5   | 5   | M          | 20+ | Tree located in private residential property, so all dimensions are estimated semi maintained and ivy covered. Of moderate quality and landscape value.   | B1     |
| G10 | Sambucus nigra (Elder), Cotoneaster frigidus (Cotoneaster), Acer platanoides (Norway Maple)                  | 7(0.1)     | 110(1)      | 1                              | 1.1  | 1.1 | 1.1 | SM         | 10+ | Group of trees adjacent to driveway extensively ivy covered providing some screening to residential properties.   | C2     |

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**TAGGED?** No

| No. | Name  | Ht (crown) | Dia (stems) | Canopy spread<br>N   E   S   W | Life stage | ERC | Comments   | BS Cat |
|-----|---|------------|-------------|--------------------------------|------------|-----|--|--------|
| H11 | Fagus sylvatica (Beech), Prunus laurocerasus (Cherry Laurel), Chamaecyparis lawsoniana (Lawson Cypress) | 2.5(1.2)   | 70(1)       | 1 0.75 0.75 0.75               | Y          | 10+ | Maintained young hedgerow in private residential property, one Cypress taller than other species but still shares other dimensions.  | C2     |
| H12 | Cupressus macrocarpa (Monterey Cypress)   | 7(0.2)     | 170(1)      | 2 0.9 2 0.9                    | SM         | 20+ | Semi maintained hedge in private residential property.   | C2     |
| T13 | Prunus subhirtella (Spring Cherry)  | 6(1.5)     | 335(1)      | 4 3.78 3.78 3.78               | M          | 20+ | Open grown ornamental tree, history of canopy reduction but still of good form. Low regrowth as a result. Of moderate quality and landscape value. Small branch has recently snapped but takes nothing away from the trees form. | C1     |
| T14 | Pyrus (Pear)  | 6(0.5)     | 250(1)      | 3 3 3 3                        | M          | 10+ | Tree located in private residential property, so all dimensions are estimated. Stem historically reduced but still appears to be of moderate quality.  | C1     |
| G15 | Ulmus sp (Elm), Fraxinus excelsior (Ash), Salix sp. (Willow)  | 8(0.5)     | 110(1)      | 2 2 2 2                        | EM         | 10+ | Group of scrappy self-seeded broadleaves collectively of moderate quality and low landscape value.   | C2     |
| T16 | Pinus sylvestris (Scots Pine)   | 10(2)      | 475(1)      | 4 5 5 5                        | EM         | 20+ | Prominent tree in group, inaccessible so all dimensions are estimated, original leader lvy covered and died off leaving secondary growth to become leader, this could lead to structural issues and poor form later in life.     | C1     |

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|-----|---|------------|----------------|--------------------------------|-----|-----|------|------------|-----|---|--------|
| T17 | Prunus avium (Wild Cherry)  | 7(1)       | 200(1)         | 3                              | 2   | 1.5 | 2.5  | SM         | 10+ | Tree growing in understorey of neighbouring trees adds amenity value to the property it situated in but offers little to the site.  | C2     |
| T18 | Taxus baccata (Yew)   | 8(0.1)     | 150,150,150(3) | 3                              | 2.5 | 2.5 | 1.75 | EM         | 40+ | Noticeable tree in group individually contains more merit than others in group.   | B2     |
| T19 | Chamaecyparis lawsoniana (Lawson Cypress)   | 8(1)       | 60,175(2)      | 2                              | 2   | 2   | 2    | EM         | 20+ | Tree located in group, noticeable in height potential to be standout feature but for now offers limited merit all dimensions are estimated.                                   | C2     |
| G20 | Prunus laurocerasus (Cherry Laurel), Rhus typhina (Stags Horn Sumach), Prunus avium (Wild Cherry) | 6(0.1)     | 300(1)         | 4                              | 4   | 4   | 4    | EM         | 20+ | Group growing in understorey of trees, grown outwards for the light, gives screening to residential property. Of moderate quality and low landscape value.                    | C2     |
| G21 | Sambucus nigra (Elder), Prunus avium (Wild Cherry)  | 6(1)       | 110(1)         | 3                              | 2.5 | 2.5 | 2.5  | SM         | 10+ | Group of Ivy-covered trees located in private residential properties, providing screening. Of low quality and landscape value.  | C2     |
| T22 | Sambucus nigra (Elder)  | 4.5(0.25)  | 80(7)          | 2                              | 2   | 2   | 2    | EM         | 10+ | Open grown tree, Bird nest present, of moderate quality and low landscape value.  | C1     |
| G23 | Prunus avium (Wild Cherry)  | 12.5(0.1)  | 325(1)         | 6                              | 5.5 | 5.5 | 5.5  | M          | 20+ | Group of cherry trees on boundary to private residential property, provides good screening from golf course. Of moderate quality and landscape value.                         | B2     |
| G24 | Fagus sylvatica (Beech), Corylus avellana (Hazel)   | 6(0.25)    | 75(1)          | 4                              | 3.5 | 3.5 | 3.5  | Y          | 20+ | Group of recently planted trees, likely to form a hedge though unmaintained as such, growing understorey of G23 and G27 predominantly Beech with one Hazel on southern point. | C2     |

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| No. | Name  | Ht<br>(crown) | Dia<br>(stems) | Canopy spread<br>N   E   S   W |     |     |     | Life<br>stage | ERC | Comments   | BS Cat |
|-----|---|---------------|----------------|--------------------------------|-----|-----|-----|---------------|-----|--|--------|
| T25 | Fagus sylvatica<br>(Beech)                              | 18(2)         | 890(1)         | 11                             | 11  | 1.8 | 6   | M             | 20+ | Dominant tree on edge of group. Extensive lean in stem and canopy due to rest of group. Twin stemmed from approx. 2 metres one of which has decayed and therefore become lower part of canopy. Included bark on fork still of moderate quality in the rest of canopy and collectively with group of high landscape value.  | B2     |
| T26 | Fagus sylvatica<br>(Beech)                              | 16(2)         | 540(1)         | 7                              | 0.2 | 6   | 6.8 | M             | <10 | Tree located on group edge and therefore sheltered, large cavity on stem with decay growing throughout approx. 3 metres from base up to stem of low quality and moderate landscape value.  | U      |
| G27 | Fagus sylvatica<br>(Beech), Fraxinus<br>excelsior (Ash) | 18(2)         | 475(1)         | 0                              | 6   | 6   | 6   | M             | 20+ | Group of mature beech trees and one ash proving screening to residential properties from golf course. The Ash formerly a twin stemmed tree now single stemmed and leaning towards garden with decayed base, losing this tree would not compromise the quality of this group. Several smaller Hawthorns are present in the understorey of the group. Ivy present on stems but all still of moderate quality and high landscape value. | B2     |

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| No. | Name   | Ht (crown) | Dia (stems) | Canopy spread<br>N   E   S   W |     |     |     | Life stage | ERC | Comments   | BS Cat |
|-----|--|------------|-------------|--------------------------------|-----|-----|-----|------------|-----|--|--------|
| G28 | Fagus sylvatica (Beech), Prunus avium (Wild Cherry)  | 20(4)      | 500(1)      | 7                              | 7   | 7   | 7   | M          | 40+ | Row of mature trees adjacent to golf course, key component of the landscape of high quality and landscape value. Stems not plotted on topographical survey so locations are estimated. | A2     |
| G29 | Quercus robur (Common Oak), Fagus sylvatica (Beech), Corylus avellana (Hazel), Acer pseudoplatanus (Sycamore), Crataegus monogyna (Hawthorn), Fraxinus excelsior (Ash), Prunus avium (Wild Cherry) | 8(0.1)     | 150(1)      | 3                              | 2.6 | 2.6 | 2.6 | SM         | 20+ | Small copse in understorey of G28 providing screening from golf course, small trees but of moderate quality and high landscape value all dimensions are an estimated average.          | C2     |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.



**Appendix 3: Tree Survey Plan**  
(PRI23677-01)



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**ECOLOGICAL SURVEYS \* PROTECTED SPECIES LICENSING \* MITIGATION \* IMPACT  
ASSESSMENT \* ARBORICULTURAL SITE MONITORING AND SUPERVISION \* ARCHAEOLOGY  
LANDSCAPE & VISUAL IMPACT ASSESSMENT \* LANDSCAPE AUDIT \* PROJECT MANAGEMENT  
EXPERT WITNESS \* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT**