Location:
Former Blackwell Golf Course
Blackwell Lane
Darlington

Report Type:
Pre-development Tree Survey

Ref:
ARB/AE/1082

Completed by:

Authorised by:

Date: May 2015
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1 Introduction

1.1 Acting upon the request of Darlington Borough Council, a pre-development survey of trees at Blackwell Golf Course, Darlington was undertaken during May 2015. The tree survey was undertaken by Andrew Elliott of Elliott Consultancy Ltd.

1.2 Scope of the report:

- This report provides arboricultural information and advice in relation to a proposed development of the site.
- All pertinent trees within the site were assessed and categorised with regard to their quality and retention values using criteria outlined in BS 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’. All potentially vulnerable trees within adjacent properties were assessed where considered appropriate.
- Tree Constraints Plans have been prepared showing tree locations, retention values, root protection areas and above ground characteristics – Appendix 4. Occasional tree locations were not provided within the topographical survey due to their position off site for example. These trees should be accurately located on future plans if potentially impacted by designs – Trees 76, 256-270, & 670.
- It refers only to the conditions prevailing on the dates the site was surveyed.

1.3 Trees can be protected by Tree Preservation Order or by merit of location within a Conservation Area; advice should be sought from the relevant planning department if such restrictions have been placed on the site.

1.4 It is possible that trees inspected within this survey may also be habitat for a variety of species. It is not within the remit of this report to investigate matters other than arboricultural issues.
2 Site Information

2.1 The former Blackwell Golf Course site is located on the southern edge of Darlington and is separated into two separate sites by Carmel Road South. Both sections of the site are bordered on several sides by residential properties and roads, with the A66 running along the southern boundary, and the A167 running along the eastern boundary. Within the eastern half of the former course is located Blackwell Grange Hotel, a listed building which significantly pre-dates the golf course and surrounding estates, and which is accessed from the north - directly from Blackwell Lane, and from the south from Grange Road. Figure 1 shows the extent of the golf course.

![Figure 1: Area of survey](image)

2.2 Tree cover on the site is extensive with several eras of planting being in evidence. Within both areas are veteran and mature trees that formed elements of the original parkland setting and later additions that have been planted to add to the earlier formal structured design.
3 Site Information (cont)

2.3 A mature screen of trees is located on all sides and emanates from the earliest designs of the grounds of the Grange, but that has similarly been added to with later plantings that have served to bolster the older and more established boundary trees, increase density, and again to soften the earlier structured design.

2.4 The much later golf course tree planting schemes are clearly visible in the young and semi-mature block plantations that were planted solely to provide structure to the golf course layout and to provide physical barriers to prevent golf balls leaving the course.

2.5 Any visibility or access restrictions will be noted within the survey data (Appendix 1). Where Ivy or epicormic branch growth is noted this presumes a restriction to visibility and often that certain tree information (diameter etc) has been estimated or could not be clearly assessed.
3 Tree Category Explanation

3.1 The criteria used for evaluating how suitable each tree is for retention within a development is that suggested within 5837:2012; a copy of the categorisation sheet can be found within Appendix 2.

3.2 BS5837:2012 notes that all trees apart from those with stem diameters <150mm or classified as Category U should be viewed as a site constraint. When inspected, each tree and or group feature is assigned one of four categories that signify how suitable that tree/group would be for retention within any development proposals, and therefore the degree to which it should constrain the site. The four categories are as follows:

3.2.1 **Category A** trees are those of high quality and value, and of a condition whereby they could make a substantial contribution to the site. Such trees should be retained and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012. This requires keeping proposed features and alterations to ground levels outside root protection areas and crown spreads so as to ensure that trees remains in an adequate condition post-development. Root protection areas and crown spreads are displayed upon the Tree Constraints Plan (Appendix 4).

3.2.2 **Category B** trees are those of moderate quality and value, and of a condition that they make a substantial contribution to the site. Category B trees should be retained wherever possible and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.
3 Tree Category Explanation (cont)

3.2.3 **Category C** trees are considered to be of low quality and value, or lacking stature, but of an adequate condition to remain in the short-term. These trees should also be retained where possible but where they form a significant constraint to development their removal should be considered. Where they are to be retained they should be afforded adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

N.b. several small trees and bushes, self-seeded and with little or no stature are shown within the plans; where these plants are not provided with individual retention details or as part of a group feature, it should be presumed that they are of such a size and quality as to merit no greater value than Category C, and should not be considered as a significant constraint to development and design.

3.2.4 **Category U** trees are of such a condition that any existing value would be lost within 10 years. As a result it is recommended that Category U trees are not considered a constraint for development and are removed prior to construction commencing.

3.3 In addition to the four main categories explained above, each tree/group is assigned a sub-category which signifies its overriding value as determined by the surveyor, which is noted by adding a suffix of 1, 2 or 3 alongside the category letter. 1 signifies that the trees/groups main value is arboricultural e.g. it may be a particularly good example or may be rare. A 2 signifies that the overriding factor was due to the landscape value that the tree/group provides e.g. it may be part of a group feature such as a screen. A 3 indicates that a cultural factor was the overriding value e.g. it may have historical or commemorative importance.
4 Tree Retention Considerations

4.1 All trees apart from those classified as Category U and those with stem diameters less than 150mm measured at 1.5m above ground level should be considered as material site constraints with the emphasis on their retention where possible. Layout plans should therefore take account of the trees’ above and below-ground constraints, namely the crown spread and root protection areas. The extents of these constraints for individual trees are detailed upon the Tree Constraints Plans (Appendix 4) and discussed further below.

4.2 Any tree retained within the design will require protection during construction in accordance with BS5837:2012 regardless of its initial retention category. This protection will require trees being fenced-off in areas at least equal to the Root Protection Areas (As detailed within Appendix 4) or its above ground crown extents.

4.3 These protected areas should be considered sacrosanct from any disturbance throughout the entire development process - with no ground disturbance, material storage, or physical encroachment allowed. Where possible trees should be protected with continuous fencing protecting trees as groups rather than individual specimens – this is of particular merit around the periphery of the site to protect boundary trees on and off-site.

4.4 The placing of new features or structures within the crown spreads and root protection areas of trees suitable for retention should be avoided.

4.5 Areas that have been identified for post-development tree planting should also be protected to ensure that the soil does not become compacted or contaminated.
4 Tree Retention Considerations (cont)

4.6 Many of the young and semi-mature groups that are located around the site are made up of individual trees of low quality and merit, however when considered as a larger group feature or as value to an important screening function, they have been classified with a higher retention category reflecting this group benefit.

4.7 Proposed layout designs need to be assessed in context of appropriate tree retention and protection within an Arboricultural Impact Assessment and provided to the Local Planning Authority.

4.8 Once all of the proposed site layout decisions are finalised and the technical details to enable the construction prepared, an Arboricultural Method Statement and Tree Protection Plan should be produced. This document, which requires Local Planning Authority approval, will be used to guide construction phases with regards tree-related operations, special construction methodology and adequate tree protection measures.
## Appendix 1  Tree Details

**Key for Tree & Group Data tables:**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
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<td>No.</td>
<td>Tree Number (suffix N denotes tree within adjacent property)</td>
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<tr>
<td>Species</td>
<td>Tree Name (common)</td>
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<tr>
<td>Age</td>
<td>Y = Young; SM = Semi-mature; EM = Early-mature M = Mature; OM = Over-mature; V = Veteran; D = Dead</td>
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<td>DBH</td>
<td>Diameter at Breast Height (measured at 1.5m above ground level to the nearest cm). Where trees have multi-stems an equation is used to provide a single measurement adequate for use in calculating root protection areas (as per BS5837)</td>
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<td>Stems</td>
<td>The number of stems the tree has</td>
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<tr>
<td>Height</td>
<td>Overall tree height measured in metres</td>
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<tr>
<td>Crown Spread</td>
<td>Measured along the four cardinal points in metres</td>
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<tr>
<td>CH</td>
<td>Canopy Height (height of crown above ground)</td>
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<td>The height and aspect of the 1st significant limb e.g. 2 NE = 1st limb at 2m growing in a north-easterly direction.</td>
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<td>EstD</td>
<td>Indication of whether any of the trees dimensions were estimated: Y=Yes, N=No.</td>
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<td>General Observations</td>
<td>Appraisal of trees general condition</td>
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<td>British Standard 5837:2012 retention category</td>
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<td>Remedial works that may be required should the tree be retained</td>
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
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<th>BS Cat</th>
<th>Recommendation</th>
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
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<td>Large cavity with extensive decay at base. Crown weight and lean towards Rd.</td>
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<td>U</td>
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<td>Re-growth from dead stem.</td>
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<td>B1</td>
</tr>
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<td>B1</td>
</tr>
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<td>2 stems - treat as single tree.</td>
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</tr>
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<td>M</td>
<td>65</td>
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<td>Woodpecker holes at 5m. Suggests possible decay (extent unknown).</td>
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<td>274</td>
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<td>Kretzschmaria deusta fungal fruiting bodies at base - decay causing organism. Moderate crown deadwood.</td>
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<td>U</td>
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<td>No.</td>
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<td>Bark death. Stem decay. Fungal fruiting bodies on stem (suspect Pleurotus spp). Poor form.</td>
</tr>
<tr>
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<td>Y</td>
<td>Epicormic growth at base and on stem.</td>
</tr>
<tr>
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<td>Lime spp</td>
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<td>N</td>
<td>Epicormic growth at base and on stem. Suspected basal decay - responsive growth. Large wound at 8m - extent unknown. Moderate crown dieback and deadwood. N.B. Late into leaf.</td>
</tr>
<tr>
<td>280</td>
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<td>Suppressed form.</td>
</tr>
<tr>
<td>281</td>
<td>Yew</td>
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<td>29</td>
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<td>7</td>
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</tr>
<tr>
<td>282</td>
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<td>42</td>
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<td>8</td>
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<td>2</td>
<td>0</td>
<td>N</td>
<td>Poor form - lean south due to suppression.</td>
</tr>
<tr>
<td>283</td>
<td>Lilac spp</td>
<td>M</td>
<td>56</td>
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<td>4</td>
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<td>0</td>
<td>N</td>
<td>Stem exudates characteristic of a Bacterial Canker disease. Lange hanger at 7m. Suppressed form.</td>
</tr>
<tr>
<td>284</td>
<td>Yew</td>
<td>M</td>
<td>56</td>
<td>2-5</td>
<td>10</td>
<td>5</td>
<td>5</td>
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<td>5</td>
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<td>0</td>
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<td>Crown Spread</td>
<td>CH</td>
<td>1st Branch</td>
<td>EstD</td>
<td>General Observations</td>
<td>EstCont</td>
<td>BS Cat</td>
<td>Recommendation</td>
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</tr>
<tr>
<td>285</td>
<td>Lime spp</td>
<td>M</td>
<td>110</td>
<td>1</td>
<td>24</td>
<td>5</td>
<td>7</td>
<td>4</td>
<td>6</td>
<td>Small area of decay evident at base - appears to be reactive growth around the base suggestive of internal decay. Extensive crown dieback and deadwood. N.B. Late into leaf.</td>
<td>20+</td>
<td>B2</td>
<td>Re-inspect base with decay detection</td>
</tr>
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<td>286</td>
<td>Oak spp</td>
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<td>92</td>
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<td>7</td>
<td>9</td>
<td></td>
<td>40+</td>
<td>A1</td>
<td>No work required</td>
</tr>
<tr>
<td>287</td>
<td>Yew</td>
<td>M</td>
<td>56</td>
<td>5+</td>
<td>7</td>
<td>4</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>Suppressed form.</td>
<td>40+</td>
<td>B2</td>
<td>No work required</td>
</tr>
<tr>
<td>288</td>
<td>Yew</td>
<td>M</td>
<td>54</td>
<td>2-5</td>
<td>6</td>
<td>0.5</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>Suppressed form. Lange hanger on stem.</td>
<td>40+</td>
<td>B2</td>
<td>Remove hanger</td>
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<tr>
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<td>Prunus spp</td>
<td>M</td>
<td>34</td>
<td>5+</td>
<td>6</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>4</td>
<td>Multi-stemmed and poor quality.</td>
<td>10+</td>
<td>C1</td>
<td>No work required</td>
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<tr>
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<td>Poplar spp</td>
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<td>4</td>
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<td>3</td>
<td>Epicormic growth at base and on stem. Crown dieback.</td>
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<td>C1</td>
<td>No work required</td>
</tr>
<tr>
<td>291</td>
<td>Cherry spp</td>
<td>M</td>
<td>40</td>
<td>1</td>
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<td>5</td>
<td>6</td>
<td>6</td>
<td>7</td>
<td>Bark inclusions in main unions.</td>
<td>40+</td>
<td>B1</td>
<td>No work required</td>
</tr>
<tr>
<td>292</td>
<td>Cherry spp</td>
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<td>5</td>
<td>5</td>
<td>6</td>
<td>4</td>
<td>Upright form with multiple bark inclusions.</td>
<td>20+</td>
<td>B1</td>
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</tr>
<tr>
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<td>5</td>
<td>2</td>
<td>4</td>
<td>Suppressed form.</td>
<td>40+</td>
<td>B2</td>
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</tr>
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<td>6</td>
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<td>4</td>
<td>Epicormic growth at base and on stem.</td>
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<td>A1</td>
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<td>DBH</td>
<td>Stems</td>
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<td>Crown Spread</td>
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<td>EstCont</td>
<td>BS Cat</td>
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<td>4</td>
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<td>40+</td>
<td>A1</td>
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<td>40+</td>
<td>B2</td>
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<td>A1</td>
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</tr>
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<td>43</td>
<td>1</td>
<td>8</td>
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<td>Fire damage and cavity at base.</td>
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<td>4</td>
<td>4</td>
<td>Suppressed form.</td>
<td>20+</td>
<td>B2</td>
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<tr>
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<td>7</td>
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<td>Suppressed form. Co-dominant stems at 3m with bark inclusion.</td>
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<td>B2</td>
<td>No work required</td>
</tr>
<tr>
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<td>4</td>
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<td>2</td>
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<td>40+</td>
<td>C1</td>
<td>No work required</td>
</tr>
<tr>
<td>303</td>
<td>Beech</td>
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<td>25</td>
<td>10</td>
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<td>8</td>
<td>8</td>
<td>Large cavity at base. Ganoderma spp and kretzschmaria deusta fungal fruiting bodies at base.</td>
<td>&lt;10</td>
<td>U</td>
<td>Fell</td>
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<tr>
<td>304</td>
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<td>115</td>
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<td>10</td>
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<td>Ganoderma spp and kretzschmaria deusta fungal fruiting bodies at base.</td>
<td>&lt;10</td>
<td>U</td>
<td>Fell</td>
</tr>
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<td>9</td>
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<td>6</td>
<td>6</td>
<td>Minor suppression.</td>
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<td>B1</td>
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<td>DBH</td>
<td>Stems</td>
<td>Height</td>
<td>Crown Spread</td>
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<td>1st Branch</td>
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<td>General Observations</td>
<td>EstCont</td>
<td>BS Cat</td>
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**Elliott Consultancy Ltd**  
ARB/AE/1082 May 2015
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Elliott Consultancy Ltd
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
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Elliott Consultancy Ltd
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
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<td>Moderate deadwood. Woodpecker hole in stem at height.</td>
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<td>62</td>
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<td>9</td>
<td>8 4 5 5 1.5</td>
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<td>Moderate deadwood. Slight lean north clue to light suppression.</td>
<td>40+</td>
<td>A2</td>
<td>No work required</td>
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<td>Co-dominant stems at 4-5m with bark inclusion. Upright form and protected crown by adjacent tree.</td>
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<td>A2</td>
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<td>Co-dominant stem with Ash.</td>
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<td>Damage to underside of scaffold limb at 3-6m.</td>
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<td>Cavity in co-dominant leader at 2m - extent unknown.</td>
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<td>Stem bark damage. Stem exudates. Bark inclusions throughout crown.</td>
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<td>N</td>
<td>Poor form - dense crown with bark inclusions.</td>
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<td>C1</td>
<td>No work required</td>
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<tr>
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<td>1</td>
<td>16</td>
<td>8 10 12 9</td>
<td>2 0</td>
<td>N</td>
<td>Fungal organism Inonotus dryadeus at base within several buttresses - can cause failure at base. Large limb failure at 6m.</td>
<td>20+</td>
<td>A1</td>
<td>If target potential increases consider management - pollarding a possibility</td>
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<tr>
<td>663</td>
<td>Oak ssp</td>
<td>SM</td>
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<td>1</td>
<td>10</td>
<td>4 6 6 5</td>
<td>1 0</td>
<td>N</td>
<td>Bark inclusions throughout crown - already smaller branches are splitting at base of unions in crown.</td>
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<td>C1</td>
<td>No work required</td>
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
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Elliott Consultancy Ltd

ARB/AE/1082 May 2015
## Group Data - Blackwell Golf Course, Darlington

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<td></td>
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<td></td>
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</tr>
<tr>
<td>2</td>
<td>Sycamore</td>
<td>Holly</td>
<td>20</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Several self-seeded stems in dense group.</td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td>Holly</td>
<td>Yew</td>
<td>6</td>
<td>5</td>
<td>Y</td>
<td>2</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td>Yew</td>
<td>Sycamore</td>
<td></td>
<td></td>
<td></td>
<td>Dense undergrowth / scrub type growth.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>4</td>
<td>Hawthorn</td>
<td>Lime spp</td>
<td>15</td>
<td>8</td>
<td>SM</td>
<td>3</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td>Sycamore</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Trees self-seeded on top of retaining wall. All with suppressed form due to adjacent trees.</td>
<td></td>
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</tr>
</tbody>
</table>

Elliott Consultancy Ltd
ARB/AE/1082 May 2015
<table>
<thead>
<tr>
<th>Group Number</th>
<th>Dominant Species</th>
<th>Lesser Species</th>
<th>DBH</th>
<th>Average Height</th>
<th>Age</th>
<th>Average Spread</th>
<th>Condition/Comments</th>
<th>Recommendations</th>
<th>EstCont</th>
<th>BS Cat</th>
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<tbody>
<tr>
<td>5</td>
<td>Holly</td>
<td>Sycamore</td>
<td>14</td>
<td>8</td>
<td>SM</td>
<td>3</td>
<td>Dense understorey of multi-stemmed Holly trees and self-seeded Sycamore.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ash</td>
<td></td>
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<td>Elm spp</td>
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<td>Elder</td>
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</tr>
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<td>6</td>
<td>Holly</td>
<td>Sycamore</td>
<td>10</td>
<td>5</td>
<td>SM</td>
<td>2</td>
<td>Dense understorey of Holly stems and self-seeded Sycamore. Small linear group.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hawthorn</td>
<td></td>
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<tr>
<td>7</td>
<td>Hawthorn</td>
<td>Elm spp</td>
<td>15</td>
<td>6</td>
<td>SM</td>
<td>4</td>
<td>Hedge remnants with self-seeded trees along length. Dense and with poor form.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ash</td>
<td></td>
<td></td>
<td></td>
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<td>Sycamore</td>
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<td></td>
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</tr>
<tr>
<td>8</td>
<td>Holly</td>
<td>Sycamore</td>
<td>10</td>
<td>5</td>
<td>SM</td>
<td>3</td>
<td>Dense understorey dominated by Holly but with self-seeded semi-mature Sycamore along base of boundary wall.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Elder</td>
<td></td>
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<td>Lesser Species</td>
<td>DBH</td>
<td>Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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</tr>
<tr>
<td>9</td>
<td>Sycamore</td>
<td></td>
<td>15</td>
<td>8</td>
<td>SM</td>
<td>2</td>
<td>Self-seeded sycamores along base of boundary wall.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td>10</td>
<td>Holly</td>
<td>Elder</td>
<td>15</td>
<td>8</td>
<td>SM</td>
<td>3</td>
<td>Understorey of Holly and Elder. Self-seeded, semi-mature Sycamore along fenceline. Individually trees are of low quality, value is as a large group and visual screen.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>11</td>
<td>Sycamore</td>
<td>Elm spp</td>
<td>20</td>
<td>8</td>
<td>SM</td>
<td>2</td>
<td>Self-seeded trees along line of drive with some hedge remnants. Trees are all poorly formed and damaging fenceline. Some dead. Very low quantity group.</td>
<td>Remove dead stems</td>
<td>10+</td>
<td>C2</td>
</tr>
<tr>
<td>12</td>
<td>Ash</td>
<td>Elder</td>
<td>20</td>
<td>10</td>
<td>EM</td>
<td>3</td>
<td>Group of self-seeded trees around edge of old Golf course bunker.</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
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</table>

**Recommendations**: No work required

**EstCont**: 40+

**BS Cat**: C2
<table>
<thead>
<tr>
<th>Group Number</th>
<th>Dominant Species</th>
<th>Lesser Species</th>
<th>DBH</th>
<th>Average Height</th>
<th>Age</th>
<th>Average Spread</th>
<th>Condition/Comments</th>
<th>Recommendations</th>
<th>EstCont</th>
<th>BS Cat</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Holly</td>
<td>Elder, Privet, Elm spp</td>
<td>15</td>
<td>8</td>
<td>SM</td>
<td>3</td>
<td>Dense undergrowth / understorey.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td>15</td>
<td>Pine spp</td>
<td>Lime spp, Oak spp, Whitebeam</td>
<td>30</td>
<td>10</td>
<td>EM</td>
<td>4</td>
<td>Co-dominant group of ten trees - six of which are pine. Individuals have generally poor form and suppressed crowns.</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td>16</td>
<td>Sycamore</td>
<td>Ash, Cherry spp, Holly</td>
<td>30</td>
<td>10</td>
<td>SM</td>
<td>5</td>
<td>Self-seeded trees on boundary fenceline. Mostly multi-stemmed and poor form. Approximately 10 stems plus Holly. Co-dominant group crown. 5m spread into site.</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH</td>
<td>Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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</tr>
<tr>
<td>17</td>
<td>Leyland Cypress</td>
<td></td>
<td>40</td>
<td>8</td>
<td>M</td>
<td>3</td>
<td>Leyland Cypress group -have been topped at 7-8m. Very little live growth internally to group.</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td>18</td>
<td>Cypress spp</td>
<td></td>
<td>40</td>
<td>10</td>
<td>EM</td>
<td>3</td>
<td>Four trees planted as screen in golf course. Multi-stemmed with bark inclusions.</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td>19</td>
<td>Sycamore</td>
<td>Oak spp</td>
<td>20</td>
<td>10</td>
<td>SM</td>
<td>4</td>
<td>Self-seeded and occasional planted mixed broadleaves on the line of the boundary fence. Varied quality in group but screen to road.</td>
<td>No work required</td>
<td>20+</td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hawthorn</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Elm spp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Ash</td>
<td>Thorn spp</td>
<td>40</td>
<td>12</td>
<td>EM</td>
<td>5</td>
<td>Self-seeded trees along the line of fence and hedge. Lower storey of Hawthorn, Blackthorn, and Field Maple with predominantly Ash trees along entire length. Individual value is low and Category C, however due to group/screening potential B2.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Elm spp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Field Maple</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Norway Maple</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Number</td>
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<td>Lesser Species</td>
<td>DBH Average Height</td>
<td>Age</td>
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<td>EstCont</td>
<td>BS Cat</td>
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<td></td>
</tr>
<tr>
<td>21</td>
<td>Swedish Whitebeam</td>
<td>Hazel, Horse Chestnut</td>
<td>14</td>
<td>6</td>
<td>SM</td>
<td>3</td>
<td>Linear plantation that served as screening and edge of fairway. Many with poor form and bark inclusions. Individually Category C2, but as a group feature Category B2.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>22</td>
<td>Birch spp, Beech</td>
<td>20</td>
<td>10</td>
<td>EM</td>
<td>4</td>
<td>Dense linear group planted at 1m spacings. Part of golf course screening at end of fairway.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Holly, Sycamore, Beech, Field Maple</td>
<td>Oak spp, Sweet Chestnut, Hawthorn, Wych Elm</td>
<td>30</td>
<td>10</td>
<td>EM</td>
<td>4</td>
<td>Dense understorey and smaller trees. Screening site from adjacent road.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>24</td>
<td>Leyland Cypress</td>
<td>40</td>
<td>12</td>
<td>EM</td>
<td>3</td>
<td>x10 trees. Multi-stems with bark inclusions - prone to failure - has occurred and will increase.</td>
<td>No work required</td>
<td>10+</td>
<td>C2</td>
<td></td>
</tr>
<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH</td>
<td>Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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<tr>
<td>25</td>
<td>Leyland Cypress</td>
<td>Lawson Cypress</td>
<td>40</td>
<td>14</td>
<td>EM</td>
<td>3</td>
<td>Majority are Leyland Cypress with multi-stems and bark inclusions - prone to failure - which has occurred and will increase. Lawson Cypress have better quality generally but have co-dominant crowns and therefore suppressed crown form.</td>
<td>No work required</td>
<td>10+</td>
<td>C2</td>
</tr>
<tr>
<td>26</td>
<td>Pine spp</td>
<td></td>
<td>12</td>
<td>6</td>
<td>SM</td>
<td>2</td>
<td>Golf course screen. x5 trees</td>
<td>No work required</td>
<td>10+</td>
<td>C2</td>
</tr>
<tr>
<td>27</td>
<td>Sycamore</td>
<td>Hawthorn</td>
<td>30</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>Small group of self-seeded Sycamore.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td>28</td>
<td>Norway Maple, Birch spp, Oak spp, Alder spp</td>
<td>Ash, Hornbeam, Cypress spp, Cherry spp</td>
<td>16</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>Block plantation of mixed broadleaves - many with poor form. No internal shrub or herb layer. Planted to separate golf course fairways. Co-dominant crown form to group. Individually Category C trees; as a group Category B.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH</td>
<td>Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
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<td>29</td>
<td>Norway Maple</td>
<td>Oak spp</td>
<td>16</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>Block plantation of mixed broadleaves - many with poor form. No internal shrub or herb layer. Planted to separate golf course fairways. Co-dominant crown form to group. Individually Category C trees; as a group Category B.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>30</td>
<td>Silver Birch</td>
<td></td>
<td>30</td>
<td>16</td>
<td>M</td>
<td>4</td>
<td>Approx 38 Birch. Planted at 2-5m spacings. Some evidence of decline due to age and shade with fungal organism Piptoporus betulinus evident on one old failed stem.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
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<tr>
<td>31</td>
<td>Laurel</td>
<td></td>
<td>10</td>
<td>5</td>
<td>M</td>
<td>4</td>
<td>Three plants - all multi-stemmed.</td>
<td>No work required</td>
<td>10+</td>
<td>C2</td>
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<tr>
<td>32</td>
<td>Larch spp</td>
<td>Spruce spp</td>
<td>25</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>Block plantation of mixed broadleaves. Planted to separate golf course fairways. Co-dominant crown form to group.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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<td></td>
</tr>
<tr>
<td>33</td>
<td>Pine spp</td>
<td></td>
<td>20 6 SM</td>
<td>3</td>
<td>Trees at edge of fairway.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Norway Maple</td>
<td>Dawn Redwood</td>
<td>15 8 SM</td>
<td>3</td>
<td>Block plantation of mixed broadleaves - many with poor form. No internal shrub or herb layer. Planted to separate golf course fairways. Co-dominant crown form to group. Individually Category C trees; as a group Category B.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Pine spp</td>
<td>Rowan</td>
<td>38 12 SM</td>
<td>4</td>
<td>Thin linear group planted to separate fairways. Planted at 2-3m.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
<td></td>
<td></td>
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<tr>
<td>36</td>
<td>Sycamore</td>
<td></td>
<td>20 8 SM</td>
<td>3</td>
<td>Understorey of younger plants. Self-seeded Sycamore and Ash on fenceline. Individually poor but with some screening value.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH</td>
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</tr>
<tr>
<td>37</td>
<td>Maple spp</td>
<td>Horse Chestnut</td>
<td>40</td>
<td>10</td>
<td>SM</td>
<td>5</td>
<td>A line of larger Maple and Cherry, but bolstered by younger plants that edged the fairway. Many self-seeded trees on fenceline - most are poor or lower quality individually but as a group have good screening value hence Category B2.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td>Ash</td>
<td>Beech</td>
<td></td>
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<tr>
<td></td>
<td>Lime spp</td>
<td>Cherry spp</td>
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<td></td>
<td>Birch spp</td>
<td>Rowan</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Sycamore</td>
<td>Elm spp</td>
<td>25</td>
<td>8</td>
<td>SM</td>
<td>3</td>
<td>Self-seeded trees in line of fence over a lower canopy of remnant hawthorn. Lining access to hotel. Individually poor quality.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td>Hawthorn</td>
<td>Whitebeam spp</td>
<td></td>
<td></td>
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<td></td>
<td>Elder</td>
<td>Holly</td>
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<tr>
<td></td>
<td>Ash</td>
<td>Cherry spp</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>Cherry spp</td>
<td>Elder</td>
<td>25</td>
<td>10</td>
<td>M</td>
<td>4</td>
<td>Dense screen dominated by numerous Cherry and Cherry root suckers over a lower canopy of Hawthorn and Elder. Value is screening to hotel</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td>Hawthorn</td>
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</tr>
<tr>
<td>40</td>
<td>Pine spp</td>
<td>Beech</td>
<td>35</td>
<td>12</td>
<td>SM</td>
<td>3</td>
<td>Group plantation part of golf course scheme. Reasonable condition with some good quality Dawn Redwood, Oak, and Pine.</td>
<td>No work required</td>
<td>40+</td>
<td>A2</td>
</tr>
<tr>
<td></td>
<td>Dawn Redwood</td>
<td>Italian Alder</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Oak spp</td>
<td>Cherry spp</td>
<td></td>
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<tr>
<td></td>
<td>Birch spp</td>
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<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH</td>
<td>Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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</tr>
<tr>
<td>41</td>
<td>Birch spp</td>
<td>Lime spp</td>
<td>30</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>Group plantation part of golf course scheme. Many with poor form.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Horse Chestnut</td>
<td></td>
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<td>Beech</td>
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<tr>
<td></td>
<td>Rowan</td>
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<tr>
<td></td>
<td>Cherry spp</td>
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<td></td>
</tr>
<tr>
<td>42</td>
<td>Sycamore</td>
<td>Cherry spp</td>
<td>30</td>
<td>10</td>
<td>SM</td>
<td>3</td>
<td>Semi-mature self-seeded trees growing into line of old hedge (now unmanaged). Was feature screen between fairways of golf course.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yew</td>
<td></td>
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<td>43</td>
<td>Larch spp</td>
<td>Italian Alder</td>
<td>40</td>
<td>15</td>
<td>EM</td>
<td>4</td>
<td>No work required</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td>Birch spp</td>
<td>Whitebeam</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>44</td>
<td>Swedish Whitebeam</td>
<td></td>
<td>35</td>
<td>12</td>
<td>EM</td>
<td>3</td>
<td>Five trees in co-dominant group.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td></td>
<td>Ash</td>
<td></td>
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<tr>
<td></td>
<td>Oak spp</td>
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<tr>
<td></td>
<td>Lime spp</td>
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<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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</tr>
<tr>
<td>45</td>
<td>Cherry spp</td>
<td></td>
<td>30</td>
<td>5</td>
<td>M</td>
<td>5</td>
<td>Four trees in a co-dominant group.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>46</td>
<td>Yew</td>
<td></td>
<td>20</td>
<td>6</td>
<td>SM</td>
<td>3</td>
<td>Hedge planting at 30 cms planting spaces. Planted as part of golf course scheme to separate holes. Will require ongoing maintenance due to planting distances.</td>
<td>No work required</td>
<td>40+</td>
<td>C2</td>
</tr>
<tr>
<td>47</td>
<td>Elm spp</td>
<td></td>
<td>30</td>
<td>10</td>
<td>SM</td>
<td>4</td>
<td>Dense understorey to larger Limes - screen to hotel.</td>
<td>No work required</td>
<td>20+</td>
<td>B2</td>
</tr>
<tr>
<td>48</td>
<td>Sycamore</td>
<td>Rowan, Elder, Oak spp, Whitebeam spp</td>
<td>40</td>
<td>12</td>
<td>SM</td>
<td>4</td>
<td>Understorey of young to early-mature trees. Self-seeded along fence and wall - many with multi-stems and poor form. Golf course side of screen has younger plantations to edge fairway and increase density.</td>
<td>Re-inspect multi-stemmed trees along wall and fence - consider long-term management</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>Group Number</td>
<td>Dominant Species</td>
<td>Lesser Species</td>
<td>DBH Average Height</td>
<td>Age</td>
<td>Average Spread</td>
<td>Condition/Comments</td>
<td>Recommendations</td>
<td>EstCont</td>
<td>BS Cat</td>
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<td></td>
</tr>
<tr>
<td>49</td>
<td>Sycamore</td>
<td>Lime spp, Holly</td>
<td>25</td>
<td>10</td>
<td>SM</td>
<td>4</td>
<td>Understorey trees.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
<tr>
<td>50</td>
<td>Field Maple</td>
<td>Rowan, Hawthorn, Horse Chestnut</td>
<td>20</td>
<td>8</td>
<td>SM</td>
<td>3</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
<td></td>
</tr>
<tr>
<td>51</td>
<td>Hawthorn, Elder, Sycamore</td>
<td>Whitebeam spp, Horse Chestnut, Birch spp</td>
<td>20</td>
<td>6</td>
<td>SM</td>
<td>3</td>
<td>Dense understorey, linear group lining access driveway and front of Blackwell Grange carpark. Mostly self-seeded put have been allowed to flourish as part of golf course structure.</td>
<td>No work required</td>
<td>40+</td>
<td>B2</td>
</tr>
</tbody>
</table>
### Table 1  Cascade chart for tree quality assessment

<table>
<thead>
<tr>
<th>Category and definition</th>
<th>Criteria (including subcategories where appropriate)</th>
<th>Identification on plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees unsuitable for retention (See Note)</td>
<td>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unsuitable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</td>
<td>See Table 2</td>
</tr>
<tr>
<td>Category U</td>
<td>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td><strong>NOTE</strong></td>
<td>Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.6.7</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1 Mainly arboricultural qualities</th>
<th>2 Mainly landscape qualities</th>
<th>3 Mainly cultural values, including conservation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category A</strong> Trees of high quality with an estimated remaining life expectancy of at least 40 years</td>
<td>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)</td>
<td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td>
</tr>
<tr>
<td><strong>Category B</strong> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</td>
<td>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</td>
<td>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</td>
</tr>
<tr>
<td><strong>Category C</strong> 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</td>
<td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td>
<td>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or tree offering low or only temporary/short-term landscape benefits</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Trees with no material conservation or other cultural value</td>
</tr>
</tbody>
</table>
APPENDIX 3  Photographs
Tree Position Showing Canopy Extents

BS5837 Category B

Tree Position Showing Canopy Extents

BS5837 Category C

Tree Position Showing Canopy Extents

BS5837 Category U

Tree Position Showing Canopy Extents

BS5837 Category A

Group Tree Feature

Hypothetical Root Protection Area

Small tree or shrub (not in group)