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Mark Hinsley Arboricultural Consultants Ltd.

MSc Res Man (Arb), OND (Arb), F.Arbor.A

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Consulting Arborist Society.com
PROFESSIONAL MEMBER

Tel: 01202 876177 Company Reg. No. 07232825 VAT Reg. No. GB 730399627
Reg. Office Address: Office F11, 10 Whittle Road, Ferndown, Dorset, England BH21 7RU

Our Ref: 1049-2023 Demolition/Con Hill/JC/IH/03/24 19th March 2024

BCP Council
Town Hall
Bournemouth
Dorset
BH2 6DY

TREES AT FORMER BOURNEMOUTH & POOLE COLLEGE, CONSTITUTION HILL ROAD, POOLE.

Brief: Survey trees at Former Bournemouth & Poole College, Constitution Hill Road, Poole from the plans provided. Comment upon their condition & suitability for retention. Design a tree protection plan for the demolition of the buildings on the site.

Date of Inspection: 15.11.23.
Inspected by: John Christopher MArborA, FdScArb, HNC Building Studies
Ivan Hinsley BSc

Survey method: On foot ground level visual.

Findings: From the on-site, ground level survey that was conducted at the former Bournemouth & Poole College, Constitution Hill Road, Poole, 67 individual trees and 4 groups of trees were found to stand on the site of the proposed development which could have an impact on the proposed development. There is a significant difference between the height of the top level of the site and the lowest level, with a number of different levels within that. There are several buildings on the site of varying condition. There are large areas of hardstanding, tarmac, and paving. The site has had little vegetation management and so is becoming overgrown by invasive species that need to be controlled.

TREE SURVEY SCHEDULE
FOR
FORMER BOURNEMOUTH & POOLE COLLEGE, CONSTITUTION HILL ROAD, POOLE.

Survey Technique

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.

The columns and abbreviations used are:

Column 1 = T – Tree number marked on the submitted plan.

Column 2 = The Latin binomial and common name if applicable.

Column 3 = Hgt – Approximate tree height, in metres; to the nearest 0.5m if under 10m.

Column 4 = Dbh – Diameter (rounded to the nearest 10mm). Single stemmed trees, at 1.5m above ground level. Low branched trees, at the narrowest point below the fork. Trunks with irregular swellings, at the narrowest point below the swelling. Multi stemmed trees, each stem measured at 1.5m above ground level. # estimated value if unable to gain access.

Column 5 = RPA – The Root Protection Area: radius measured in metres from the centre of the trunk.

Column 6 = B/S – Approximate branch spread to the four cardinal points of the compass, in meters.

Column 7 = FSB – Height of first significant branch above ground level in meters and direction of growth

Column 8 = C/C – Height of canopy above ground level, in meters.

Column 8 = Age – Age class as representation of passage through normal life cycle – Y=Young, SM= Semi-Mature, EM = Early Mature, M=Mature, FM = Fully Mature, OM = Over Mature.

Column 9 = R/C – Estimated remaining contribution, in years.

Column 10 = Cat – BS5837: 2012 Survey category.

Categories are:-

U **Trees unsuitable for retention** (Red on plan)
Trees that can not realistically be retained, in the context of the current land use, for longer than 10 years.

A **Trees of high quality** (Green on plan)
Trees able to make a substantial contribution for a minimum of 40 years.
Particularly good examples of trees, or essential components of groups of arboricultural features e.g. avenues. Visual importance or significant conservation, historical or other value. Veteran trees, especially if ancient.

B **Trees of moderate quality** (Blue on plan)
Those in such a condition as to be able to make a significant contribution for a minimum of 20 years. Might be category A but have defects or lack special qualities; or growing in a high value group. Has conservation or cultural values.

C **Trees of low quality** (Grey on plan)
Unremarkable trees of limited merit, with a life expectancy of at least 10 years; or growing in a low value group. Also young trees with a stem diameter of below150mm.

Column 11 = General Observations - notes re structural and/or physiological condition, and/or preliminary management recommendations.

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.Arbor.A. **email: markhinsley@treeadvice.info**
Consultant: John Christopher FdScArb, HNC Building Studies, M.Arbor.A. **email: johnchristopher@treeadvice.info**
Arboriculturalist: Ivan Hinsley BSc **email: ivanhinsley@treeadvice.info**
Support staff: Claire Perry, Teresa O'Neale **email: enquiries@treeadvice.info**

SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
1	*Quercus robur* Oak	10	400	4.8	N 5 E 6 S 4 W 2 FSB N2	5 2 4 4	M	40+	C	Leaning to east. Poor form.
2	*Quercus robur* Oak	12	450x2	7.6	N 5 E 4 S 5 W 5 FSB N4	5 5 5 5	YM	40+	B	Part of group. Good condition. Bifurcated at 1.5m.
3										Gone
4	*Quercus robur* Oak	9	350	4.2	N 5 E 2 S 2 W 3 FSB N3	4 4 4 4	YM	20-40	C	Asymmetrical crown. Part of group. Dead wood. Heavily suppressed by neighbouring cypress.
5										Gone
6	*Acer pseudoplatanus* Sycamore	12	500	6	N 5 E 5 S 5 W 5 FSB S1	3 3 3 3	YM	20-40	C	Multi-stemmed. Edge of group. Poor form, no long-term future.
7	*Quercus robur* Oak	7	250	3	N 6 E 5 S 2 W 3 FSB	3 3 3 3	YM	20-40	C	Young, suppressed. Leaning NE. asymmetrical canopy. Edge of group.
8	*Taxus baccata* Yew	11	700	8.4	N 4 E 4 S 3 W 4 FSB S2	3 3 3 3	M	40+	C	Close to building. declining vigour. Previous pruning wounds ok.
G9	*Juniperus chinensis* Chinese juniper	12	240 ave	2.88	N 1 E 2 S 2 W 1 FSB	2 2 2 2	M	10-20	C	Overcrowded. No long-term future.
10	*Quercus robur* Oak	17	810 690	12.76	N 9 E 9 S 9 W 9 FSB N4	3 3 5 5	FM	40+	A	On bank. In group, large dominant. Competing Laurel growing at base. Erosion of bank at base of tree on S side.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
11	*Crataegus monogyna* Hawthorn	6	300	3.6	N 3 E 3 S 3 W 3 FSB	2 2 2 2	M	10-20	C	Edge of path. Part of group.
12	*Betula pendula* Silver birch	15	490 380	7.44	N 6 E 6 S 5 W 4 FSB E1	4 4 4 4	FM	10-20	C	Was twin stemmed, lost other stem. Subsequent cavity. Dominant. Poor lean on heavily weighted stem.
13	*Pinus sylvestris* Scots pine	16	710	8.52	N7 E8 S5 W4 FSB N4	8 6 6 8	M	40+	B	Edge of group. Prominent. Undergrowth prevented close inspection. Good tree.
14	*Quercus robur* Oak	16	380	4.56	N4 E2 S4 W3 FSB	3 3 3 3	M	40+	B	Good tree. In group.
15	*Pinus sylvestris* Scots pine	16	580	6.96	N5 E5 S3 W5 FSB N5	8 6 6 6	M	40+	B	Important. Edge of group.
16	*Betula pendula* Silver birch	16	490	5.88	N4 E3 S3 W3 FSB	5 5 5 5	M	20-40	B	Good tree. On boundary. Ivy obscured inspection.
17	*Betula pendula* Silver birch	10	220	2.60	N2 E3 S3 W4 FSB	2 2 5 2	SM	20-40	C	Growing out of retaining wall. Visually prominent. No long-term future.
18	*Juniperus chinensis* Chinese juniper	11	250	3.0	N1 E2 S2 W1 FSB	2 2 2 2	M	20-40	C	Ivy. Part of group. Reasonable.
19	*Acer pseudoplatanus* Sycamore	10	150	1.8	N1 E2 S2 W2 FSB	3 3 3 3	SM	10-20	C	Young. Squirrel damage.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G20	*Juniperus chinensis* Chinese juniper	12	240 ave	2.88	N1 E2 S2 W1 FSB	2 2 2 2	M	10-20	C	Overcrowded. No long-term future. Ok
21	*Acer pseudoplatanus* Sycamore	16	320	3.84	N4 E4 S4 W0 FSB	2 2 2 2	YM	40+	C	Edge of group. Some dead wood. Overhanging footpath. Important in skyline
22	*Acer pseudoplatanus* Sycamore	16	500	6.0	N6 E8 S8 W6 FSB E3	8 8 8 8	FM	40+	C	Ivy present, could not closely inspect. Edge of group. Dominant in skyline. Large limb high in E canopy aspect. Internal decay-prune before failure.
23	*Chamaecyparis lawsoniana* Lawson cypress	13	460		N E S W FSB				U	Fell. Significant root plate movement. Major lean.
24	*Acer pseudoplatanus* Sycamore	12	290	3.48	N5 E1 S5 W5 FSB	3 3 3 3	YM	10-20	C	Edge of group. Suppressed. Overhanging building.
25	*Acer pseudoplatanus* Sycamore	14	490	5.88	N6 E5 S6 W6 FSB	3 3 3 3	M	10-20	C	Cavity at 2m. Overhanging buildings and footpath.
G26	*Juniperus chinensis* Chinese juniper	11	200 ave	2.4	N1 E1 S1 W1 FSB	3 3 3 3	M	20-40	C	Overcrowded. No long-term future. OK. Failed tree leaning over learning resources centre, needs removing. One member of group heavily leaning towards octagonal building. Recommendation is to fell leaning tree.
27	*Pinus sylvestris* Scots pine	16	550	6.60	N7 E4 S1 W4 FSB W6	7 9 11 4	FM	40+	B	Edge of group. Dominant. Overhanging footpath and buildings. Close to hard surfacing. Wire embedded in main stem.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
28	*Pinus sylvestris* Scots pine	17	400	4.8	N1 E5 S3 W4 FSB	11 11 11 11	M	40+	B	Part of group. Good condition. Unknown wire attaching it to 593.
29	*Pinus sylvestris* Scots pine	12	320	3.84	N1 E1 S4 W2 FSB	4 4 4 4	YM	20-40	C	Part of group. Reasonable.
30	*Acer pseudoplatanus* Sycamore	12	330	3.30	N4 E2 S3 W2 FSB	2 2 2 2	YM	10-20	C	Twin-stemmed. West stem heavy lean. Poor form. Previously lost top.
31	*Acer pseudoplatanus* Sycamore	10	140	1.68	N3 E2 S2 W2 FSB	3 3 3 3	SM	20-40	C	Twin-stemmed. Squirrel damage.
32	*Pinus sylvestris* Scots pine	14	300	3.60	N3 E2 S2 W2 FSB		YM	40+	B	Dense undergrowth. Could not closely inspect. Part of group. Reasonable.
33	*Pinus sylvestris* Scots pine	16	430	5.16	N2 E1 S3 W3 FSB		M	40+	B	Good tree. Dominant in group.
34	*Pinus sylvestris* Scots pine	18	700	8.40	N4 E5 S7 W3 FSB E8	12 12 12 12	M	40+	A	On top of bank. Dominant in group. Good form. Minor storm damage.
35	*Quercus robur* Oak	12	400	4.00	N2 E4 S3 W4	2 2 2 2	YM	40+	C	Bifurcation at 2m. Part suppressed. Reasonable tree. Part of group.
36	*Quercus robur* Oak	17	590 550	9.50	N8 E8 S8 W8 FSB W4	6 6 6 6	M	40+	A	Twin-stemmed. Dominant in skyline. Bark wound from rubbing laurel.
37	*Pinus sylvestris* Scots pine	12	220	2.64	N2 E1 S2 W1 FSB	6 6 6 6	SM	40+	B	Good potential. Ivy.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
38	*Quercus robur* Oak	15	650	7.80	N4 E7 S8 W5 FSB S4	2 2 2 2	M	40+	B	Edge of group. In skyline. North stem previously removed.
39	*Quercus robur* Oak	9	340	4.08	N2 E2 S3 W5 FSB		YM	10-20	U	Dead
40	*Pinus sylvestris* Scots pine	18	462	5.54	N1 E3 S3 W0 FSB S8	5 5 5 5	M	10-20	C	Leaning east. Asymmetrical crown. Fibre buckling. Overhanging building and car park. West spire previously removed.
41	*Pinus sylvestris* Scots pine	15	550	6.60	N3 E4 S8 W2 FSB S4	8 8 8 8	M	10-20	C	Exposed root system. On bank. Edge of group. Erosion of bank on low side.
42	*Pinus pinaster* Maritime pine	20	900	10.80	N5 E7 S10 W3 FSB W8	15 12 12 15	M	40+	B	Ivy. Dominant in group. Highly visible. Edge of group. Heavy lean towards south.
43	*Pinus sylvestris* Scots pine	20	420	5.04	N1 E3 S0 W0 FSB	5 5 5 5	M	20-40	C	Poor form. Edge of group. Close to hard surfacing.
44	*Betula pendula* Silver birch	15	200 350	4.60	N5 E5 S4 W4 FSB N1	2 2 4 2	FM	20-40	C	Highly visible tree growing out of retaining structure. Edge of car park- no long-term future.
45	*Betula pendula* Silver birch	10	220	2.60	N2 E3 S3 W4 FSB	2 2 5 2	SM	20-40	C	Growing out of retaining wall. Visually prominent. No long-term future.
46	*Juniperus chinensis* Chinese juniper	13	350 300 250 250	7.20	N5 E5 S5 W5 FSB E3	3 2 2 2	M	20-40	C	Poor internal structure. Competing stems, multi-stemmed at base. Poor planting location.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
47	*Taxus baccata* Yew	7	200	2.40	N3 E3 S3 W3 FSB	3 3 3 3	SM	40+	B	Young tree.
48	*Quercus robur* Oak	17	900	10.80	N8 E8 S8 W9 FSB S5	3 5 2.5 3	M	40+	B	Significant tree. Bark loss low down. Could not closely inspect. Storm damage on S FSB limb. Crown lift to 4 metres
49	*Taxus baccata* Yew	6	250	3.00	N4 E4 S4 W4 FSB	2.5 2.5 2.5 2.5	SM	40+	B	Young planting, has potential.
50	*Acer pseudoplatanus* Sycamore	9	220	2.60	N4 E1 S1 W4 FSB	5 8 5 3	SM	10-20	C	Poor form, suppressed. Fibre buckling, low down. No long-term future.
51	*Thuja plicata* Western red cedar	10	220	2.60	N3 E2 S1 W2 FSB	3 4 4 4	SM	10-20	C	In decline, part suppressed. No long-term future.
52	*Quercus robur* Oak	11	350	4.20	N7 E3 S2 W7 FSB W5	4 5 2.5 2.5	SM	40+	C	Suppressed. Leans to N. Ok. Poor form. Could not thoroughly inspect. Crown lift to 4 metres
53	*Quercus robur* Oak	15	950	11.40	N5 E7 S12 W9 FSB W4	6 6 5 3	FM	40+	B	Significant storm damage, lost top. Potential decay column in main stem. Could not thoroughly inspect. Crown lift to 4 metres
54	*Fagus sylvatica* Beech	17	750	9.00	N8 E4 S4 W10 FSB N4	3 6 4 2	FM	40+	B	Suppressed, leans to N. Poor limb structure. Could not thoroughly inspect. Crown lift to 4 metres
G55	*Chamaecyparis leylandii* Leyland cypress	8	200 ave	2.40	N2 E2 S2 W2 FSB	1 1 1 1	YM	10-20	C	Previously topped. Good screen.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
56	*Crataegus monogyna* Hawthorn	5	190	2.28	N2 E2 S2 W2 FSB	1 1 1 1	YM	20-40	C	Small screening.
57	*Quercus robur* Oak	20	1350	15.00	N8 E6 S10 W8 FSB N4	6 6 6 6	M	40+	A	Some dead wood in crown. Good, large tree. Dominant.
58	*Quercus robur* Oak	16	820	9.85	N8 E8 S4 W6 FSB N3	7 7 10 10	FM	40+	C	Overhanging building. Dominant in skyline. Bark delamination. Internal decay (possibly honey fungus). Internal plumbing problem.
59	*Quercus robur* Oak	7	1200	14.40	N5 E7 S5 W7 FSB E2	3 5 4 4	OM	40+	B	Heavily crown reduced. Prominent. Dominant. Brown cubicle rot in E limb @ 1m. Long over extended limb- reduce before failure.
60	*Quercus robur* Oak	10	700	7.00	N6 E2 S8 W5 FSB	6 5 3 4	YM	10-20	U	Previously lost top. Lost major stem. Heavy lean SW over building. Honey fungus at base. No visible internal infection.
61	*Acer pseudoplatanus* Sycamore	12	550	6.60	N6 E6 S4 W4 FSB N3	2 2 2 2	M	10-20	C	Bifurcation at 2m. Overhanging building. Could not closely inspect.
62	*Corylus avellana* Hazel	6	1200	12.00	N6 E3 S3 W3 FSB	1 1 1 1	M	20-40	C	Multi-stemmed. Old coppice.
63	*Acer pseudoplatanus* Sycamore	7	210	2.52	N4 E2 S3 W2 FSB	2 2 2 2	YM	20-40	C	Previously fallen and re-rooted. Obscure form.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
64	*Betula pendula* Silver birch	10	190	2.28	N2 E1 S1 W1 FSB	4 4 4 4	YM	20-40	C	Ivy. Reasonable. Visible from adjacent properties.
65	*Quercus robur* Oak	12	750	9.00	N8 E9 S9 W2 FSB W4	3 3 3 3	FM	40+	B	Edge of group. Dominant.
66	*Quercus robur* Oak	16	1150	13.80	N8 E7 S10 W7 FSB W4	3 3 3 3	FM	40+	B	Large. Dominant. Cavities from lost limbs. Dead wood in canopy. Ivy present, could not closely inspect base. Edge of group.
67	*Aesculus hippocastanum* Horse chestnut	8	420	5.00	N3 E5 S5 W4 FSB E2	3 3 3 3	SM	40+	C	Young. Woodland edge. Poor limb structure – crossing, rubbing limbs. Root girdling.
68	*Quercus robur* Oak	20	1200	14.40	N6 E7 S5 W7 FSB E4	9 9 7 7	FM	40+	B	Roadside. Significant dead wood in canopy. Needs to have dead wood removed. In decline.
69	*Quercus robur* Oak	17	750	9.00	N7 E3 S4 W3 FSB	4 3 4 4	M	40+	U	Fell. Standing dead.
70	*Quercus robur* Oak	9	520	6.24	N5 E5 S3 W3 FSB S3	5 4 4 4	M	40+	C	Roadside tree. Stunted. Dead wood needing to be removed.
G71	*Betula pendula* Silver birch	12			N E S W FSB				U	Dead.

General Constraints: Trees placed in the removal 'U' category are assessed upon their condition and not on any planning proposals which may require the removal of the tree for other reasons; category U trees are unsuitable for retention in a development context and should be removed for sound arboricultural reasons.

When considering the retention of trees in a planning context, preference should be given to retaining trees in categories A and B as these are the trees that contribute most to the amenity of the site and surroundings for the longest time.

Category C trees are of lesser importance, they would not usually be retained where they would impose a significant restraint on development.

Groups of even low value trees may have a collective screening or group value in the landscape that is higher than the individual categories of the component trees might suggest.

The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPA's) for the trees have been calculated using the formula given in BS5837:2012. This is the recommended area around the tree in square metres within which no construction, excavation, soil stripping, level changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage. Barriers should protect this area for the duration of any development works to avoid damage to the root system.

Adequate space should also be allowed for future growth, particularly around young and middle-aged trees.

These root protection areas have been scaled onto a flat plan. However, they represent a linear measurement to be taken across the topography of the ground. On steeply sloping areas a linear ground measurement will not extend so far across the plan as a flat ground measurement. It therefore follows that, on the steep areas of the site, it could be possible to create a more accurate, across the ground, root protection area measurement and marginally reduce some of the root protection areas from the limits shown on the enclosed plan.

Impact Assessment:

With the regard to the trees on the site at the former Bournemouth & Poole College, Constitution Hill Road, Poole, the retention of the trees on the top tier of the site is important for the screening of the site from the surrounding housing. The large bank between the top tier and the lower level is important to the amenity value of the site and maintaining the site biodiversity value.

Trees T44, T45 and T46 are to be felled as part of the demolition works within the Constitution Hill site. The felling of these trees is an acceptable loss due to their isolation from the wider tree resource and close proximity to buildings intended for demolition.

Several trees along the eastern boundary of the site, T48, T52, T53 and T54 will be crown lifted over the tarmac vehicular access along the eastern boundary of the site. This crown lifting will allow the free movement of demolition related plant into and out of the main site entrance along Constitution Hill Road.

Tree protection barriers will be erected prior to commencement of all demolition activities. The barriers will confirm to BS5837: 2012 Figure 2, being a braced vertical and horizontal scaffold framework, well braced to resist impact; onto this framework weldmesh panels are securely fixed.

Figure 2 barrier specification is illustrated below We have not investigated the possibility of existing underground services in any of the areas shown to receive protective barriers; these will be matters for onsite risk assessments by the appointed contractor.

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.Arbor.A. **email: markhinsley@treeadvice.info**
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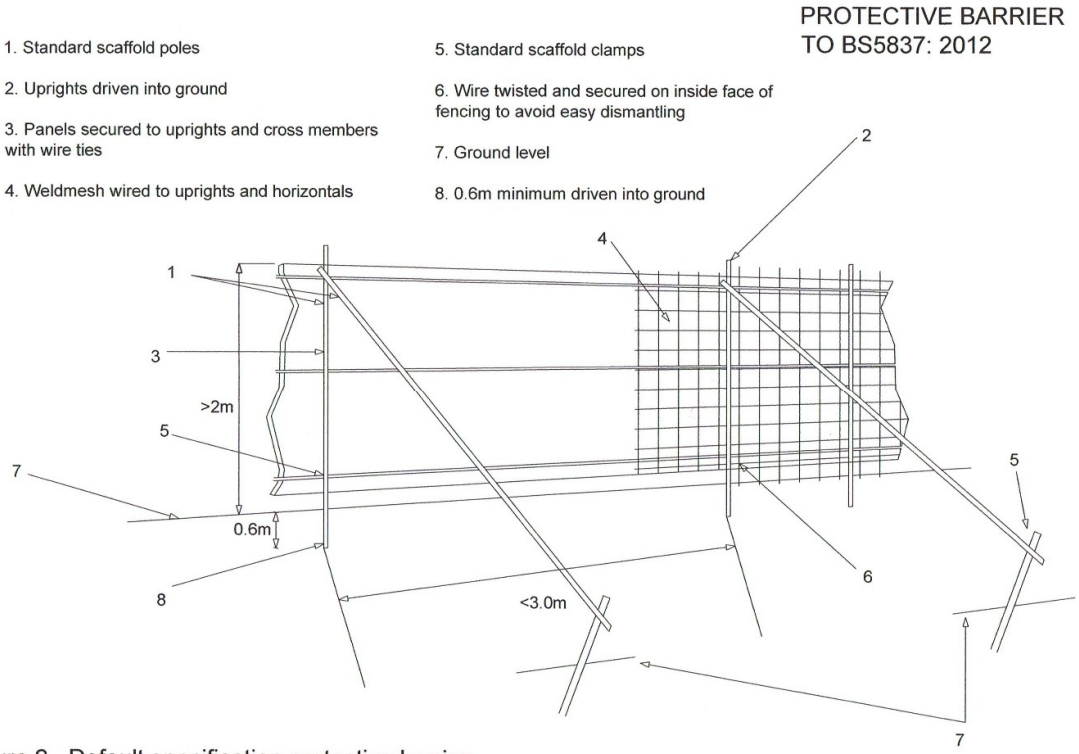

Figure 2. Default specification protective barrier

The tree protection barriers have been aligned to allow use of two of the hard surfaced access routes from the lower to upper tiers of the site. A formal demolition plant access and pedestrian access have been highlighted on the accompanying tree protection plan. All other footpaths between the upper and lower levels of the site are to be fenced off and separated from the working area.

All existing hard surfacing located within the root protection areas of the tree resource found on site will be retained throughout the demolition period.

The use of heavy machinery, including a 21 Tonne excavator with 360 slew is considered to be acceptable for the demolition of buildings within the site. The machinery will not compromise the tree protection barriers. Demolition will take place working away from retained trees where practicable, with buildings pulled in on their own footprints to prevent any potential collapse of buildings into root protection areas.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely

Ivan Hinsley

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G26 Chinese Juniper in poor condition and leaning over octagonal building within site. This tree should be felled.

Low canopies of trees over access into middle of site. Crown lifting to canopies should be undertaken to create 4m ground clearance.

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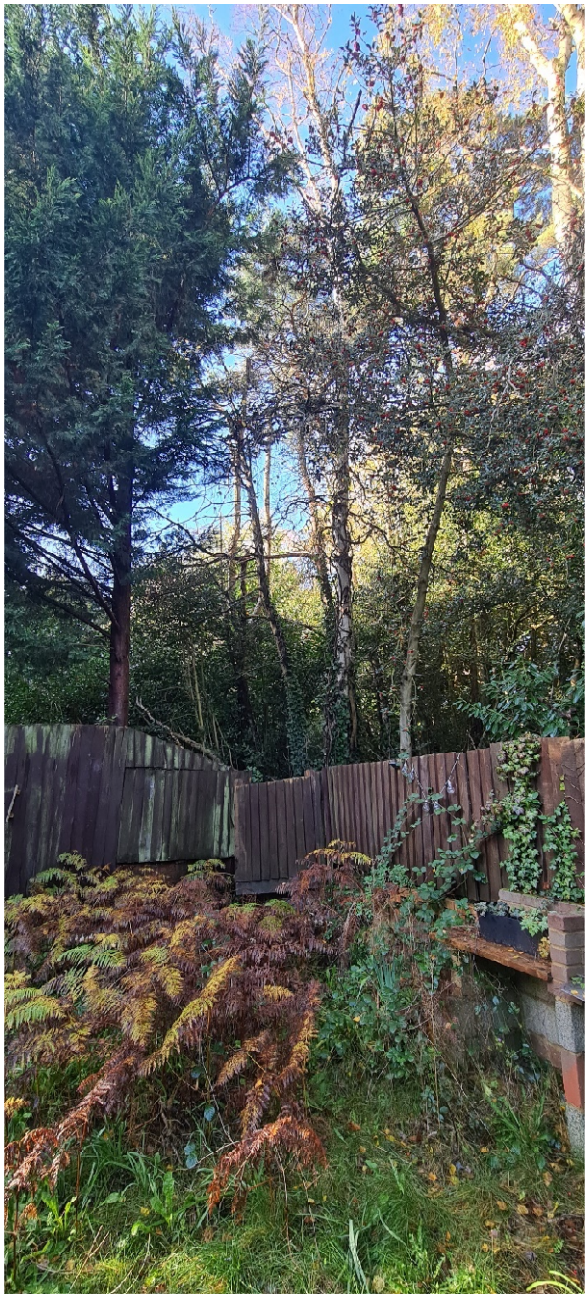

G71 Dead Silver Birch

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.Arbor.A. **email: markhinsley@treeadvice.info**
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T69 Standing dead Oak

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T68 Oak in decline. This tree should be monitored for further decline in condition.

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