



BLUE CEDAR

Tree Surgeons Ltd.

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Email: ed@bluecedartreesurgeons.co.uk

Website: www.bluecedartreesurgeons.co.uk

Tel: 01243 781051

Mobile: 07976599712

TOBY CARVERY BISHOPSTOKE VISUAL TREE ASSESSMENT (VTA) AND MANAGEMENT PLAN

Site: Toby Carvery Bishopstoke, Eastleigh, Hampshire, SO50 6LD

Client: Mitchells & Butlers

Prepared by: Edward Hackman

Site visit: 4th February 2023



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1.0 INTRODUCTION & METHODOLOGY

- 1.1 We have received instruction from Alistair Wolseley on behalf of Mitchells & Butlers to carry out a risk assessment of the trees located within the boundary of the Toby Carvery Bishopstoke, Eastleigh. This will include recommendations for necessary remedial works and ongoing tree management. The scope of services and tree survey methodology are outlined in detail within the introductory notes within **Appendix 1**.
- 1.2 This survey includes only the trees located within the boundary of Toby Carvery Bishopstoke.
- 1.3 This risk assessment covers a two-year period and is based upon tree conditions present at the time of inspection.
- 1.4 All trees were inspected from ground level.
- 1.5 It is noted that many trees on this site are covered by at least one TPO, TPO 219 of 1991.
- 1.6 The primary objectives of this tree survey are to:
 - Identify species and location of individual trees and tree groups within the site.
 - Assess the quality and condition of each tree by identifying significant structural and physiological defects.
 - Provide a general risk factor for recorded trees from Low to High.
 - Provide recommendations for remedial tree work or routine management to create a safe and effective tree stock.
 - Provide a time frame for completion of recommended tree works using a numerical priority system.
 - Recommend frequency of future assessment.



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- 1.7** The tree survey has been carried out to **Level 2** (see note below) and it is the first tree condition survey Blue Cedar Tree Surgeons Ltd has undertaken at this site. We recommend that all trees be re-inspected within 3 years maximum or the specific time scale provided within the report.
- 1.8** Each tree has been assessed from ground level only and no aerial inspection has been made, nor has any decay detection equipment been used unless described within the report. VTA inspection methodology has been used to survey the trees.
- 1.9** We have visually inspected those trees identified on the tree survey plans provided herewith. No other trees have been inspected in any detail. The trees have been inspected from within the grounds made accessible to us. No access to land was gained without authorisation from the owner/occupier of that land. As such a full inspection of the whole tree may not have been available and our comments relate to only what could be seen during the inspection.
- 1.10** Unless set out in the instructions above, an analysis of soils and wood tissue other than visual means has not been carried out.
- 1.11** An assessment of all the trees or vegetation at the site has not been carried out and only those trees, which have been numbered, have been inspected by us. The relationship between the assessed trees and the potential impacts upon local structures is based on a visual appraisal of the site features only.
- 1.12** Subject to instructions, the systems adopted by Blue Cedar Tree Surgeons Ltd to assess and evaluate hazards presented by trees, is undertaken from Matheny & Clark 1994 'Evaluation of Amenity Trees in Urban Areas'. The three factors assessed are Risk Rating; Size of the part most at risk; the Target the part is most likely to affect. A value from 1(Low) to 4(high) is attributed to each factor. The maximum hazard rating is therefore 12 and minimum hazard rating is 3. Where there is no target there is no hazard. In the urban context in Britain however, that is rarely the case. The Hazard Rating requires expert and qualified interpretation and is included here for information only. No conclusions should be drawn from the evaluation without consulting a suitably experienced and qualified arboricultural expert.

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Note: The ISA's Tree Risk Assessment Qualification system (TraQ) adopts a similar approach to assessing risk and residual risk without the use of numerical tags. The numerical classifications are only to be used as ratings (assessed descriptions) in this and other surveys and are used only to provide a hazard rating, which is to be used as a trigger for tree management.

- 1.13** Information in respect of any existing Tree Preservation Orders (TPO) applied to the site(s) must be provided to Blue Cedar Tree Surgeons Ltd. In addition, information in respect of tree protection afforded by their growing within a Conservation Area must also be provided to Blue Cedar Tree Surgeons Ltd.
- 1.14** Any works to trees covered by either a TPO, Conservation Area status or are afforded protection by existing planning conditions will need to be approved by the Local Planning Authority prior to commencement.
- 1.15** Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc) may be affected.
- 1.16** Any operational practices recommended in this report are to be undertaken by the appropriate specialist company. Operatives are to carry out the relevant risk assessment and record such information, prior to commencement of tasks and work in accordance with current Health and Safety standards, practices and legislation. All tree, or other works is to comply relevant Wildlife and Environmental legislation.
- 1.17** We recommend that your trees should be inspected regularly by professionals as part of a prudent tree management program. The resulting inspection recommendations are to be carried out within the timescale provided, which should be treated as a maximum.
- 1.18** No assessment of the soils or wood tissue has been sent for laboratory analysis unless specifically stated. Our assessments are based on professional experience and expert observation at the time of inspection. No liability can be assumed to rest with Blue Cedar Tree Surgeons Ltd or any appointed agents, should conditions alter after inspections are undertaken. We must be informed immediately of any alterations to plans or site features upon which we have based our assessments and or advice. This may affect the report and or any recommendations.

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2.0 TREE APPRAISAL AND SPECIFIC OBSERVATIONS

- 2.1** The details of the trees inspected, including their quality and condition are presented within the Tree Survey Schedule at **Appendix 1**. The approximate position of the recorded trees have been included on the accompanying annotated aerial plan at **Appendix 2**.

3.0 SUMMARY

- 3.1** The tree stock at Toby Carvery Bishopstoke contains a variety of medium to large sized ornamental and self-set native trees ranging in age from semi-mature to mature. Many of the self-set native trees along the river Itchen bank and around the car park are untouched to date. The trees adjacent to the highway have historical tree management. There is a significant amount of dead wood hanging over areas accessible to patrons of the Toby Carvery including pathways and car parking spaces.
- 3.2** It is recommended that all works as detailed in **Appendix 1** be carried out.
- 3.3** Trees considered high risk and requiring immediate attention are as follows:
- Maple tree (T11) has a large cavity from ground level to 2m on the eastern aspect of the main stem with a significant lean to the west over the car park.
 - Lime tree (T15) dead wood and hanging branch over highway.
 - Lime tree (T45) appears in decline with significant crown die back and is situated in a high footfall area adjacent to the main entrance. The general manager, Martin, has informed me that in high winds the root plate can be seen to move, however, at time of inspection I could see no signs of root plate movement.
 - Ash tree (T50) has fallen across the river Itchen from the southern bank reaching the northern bank and car park. A broken part has hung up in Ash (T49). (Potential for flood initiation)

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- 3.4** All Ash trees to be inspected during the summer for Ash Die Back disease caused by the fungus *Hymenoscyphus Fraxineus*.
- 3.5** Due to the high risk nature of the trees at the Toby Carvery Bishopstoke, a suitable period for review is 2 years unless notified of sudden changes in the health and/or structural condition of the trees, i.e. the sudden effects of Ash Die Back disease or following a storm event.

4.0 LIMITATIONS

- 4.1** Trees are dynamic structures that can never be guaranteed as 100% safe. Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in severe weather when even healthy trees can suffer stem snap or windthrow. Although relatively rare, mature trees can occasionally shed limbs for no apparent reason, even on calm days and this should be acknowledged as a risk which cannot be mitigated.

Please do not hesitate to contact me with any queries you have concerning this tree report.

Yours sincerely

Edward Hackman

20th February 2023



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Appendix 1.

Scope Exclusions:

1. Visual tree inspection carried out from ground level only. Aerial inspections excluded.
2. Detailed tree assessment provided under separate cover as requested.
3. Assessment of any ground conditions or position of any utility or other services.
4. Investigating any legal status of trees or obtaining copies of TPO's or other legislative documents relating to the land in question.
5. Provision of multiple hard copies of plans and survey data.

Levels and Scope of Tree Inspections:

Level 1 – Limited visual inspection to identify trees with obvious defects and determine the need for higher level inspections.

Level 2 – Basic tree assessment includes a ground level visual inspection, assessment of site factors and tree condition. Some hand tools and visual aids may be used.

Level 3 – Detailed inspection and assessment, which may include the use of diagnostic equipment, aerial inspections and root excavations together with some more detailed assessment of the site and its usage.

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Tree Survey Schedule

Tree No.	Tree Species	Height (M)	Age Class	Quality	Comments	Risk Assessment	Recommended Works	Priority
1	Lime	13	SM	NSD	In general good health, minor dead wood throughout canopy	Low	NW	4
2	Sycamore	22	M	NSD	A tree with insignificant defects. Lean to the east	Low	NW	4
3	Lime	22	M	NSD	A tree with insignificant defects. Lean to the south east, dead wood over river	Low	NW	4
4	Plane, London	22	M	NSD	General good health, dead wood over car park entrance. Rubbing branch at 6m on western aspect	Low	Remove dead wood and rubbing branch	2
5	Chestnut, Horse	20	M	MD	Historic Stem damage at ground level on ne side. Minor dead wood and secondary branches over car park entrance	Low	Remove dead wood and crown raise to 5m over car park entrance	1
6	Plane, London	22	M	MD	Large cavity @ 8m on east of main stem, good reaction wood formed. Broken hung up branch over car park entrance	Low	Remove hung up branch	1
7	Chestnut, Horse	20	M	SD	Large limb failure @7m. Minor dead wood in canopy	Low	Remove any dead wood over car park entrance, tidy torn limb failure @7m and aerial inspection	1
8	Lime	22	M	NSD	Dead wood over car park	Low	Remove dead wood	1
9	Beech	11	SM	NSD	Ivy at base, lean to west	Low	NW	4
10	Lime	22	M	NSD	A tree with insignificant defects	Low	NW	4

Tree No.	Tree Species	Height (M)	Age Class	Quality	Comments	Risk Assessment	Recommended Works	Priority
11	Maple, Norway	18	M	SD	Cavity from ground level to 2m with Ganoderma fungal brackets inside. Major dead wood over car park	High	Fell	1
12	Chestnut, Horse	22	M	MD	Co-dominant stems from 4m. Possible historic lightning strike on south stem. Cavity @7m on north stem south side. Dead wood in upper canopy with potential to reach adjacent highway	Medium	Remove dead wood and carry out aerial inspection	2
13	Lime	22	M	MD	Cavity @ ground level to 0.5m. Dead wood over car park	Low	Remove dead wood	2
14	Lime	22	M	NSD	dead wood over car park	Low	Remove dead wood	2
15	Lime	22	M	NSD	Dead wood and hanging branch over highway	High	Remove dead wood and hanger	1
16	Lime	22	M	NSD	Dead wood over car park and highway	Medium	Remove dead wood	2
17	Lime	12	SM	NSD	Extension growth to the north over highway. Dead wood over highway	Low	Cut back extension growth by 3m and remove dead wood	1
18	Sycamore	12	SM	SD	Large wound @6m on north side of stem	Low	Fell	1
19	Chestnut, Horse	17	M	NSD	Ivy smothered Multi-stem @4m. Over hanging highway, dead wood throughout canopy	Low	Remove Ivy and re-inspect. Remove dead wood. Ensure statutory clearance over highway of 5.05m	2
20	Chestnut, Horse	15	M	MD	Historic stem failure @4m with fusion to remaining stem. Dead wood over highway & car park	Low	Remove dead wood, carry out aerial inspection and Ensure statutory clearance over highway of 5.05m	2

Tree No.	Tree Species	Height (M)	Age Class	Quality	Comments	Risk Assessment	Recommended Works	Priority
21	Lime	16	M	NSD	Dead wood over highway	Low	Remove dead wood and Ensure statutory clearance over highway of 5.05m	2
22	Sycamore	14	SM	NSD	A tree with insignificant defects	Low	NW	4
23	Ash	10	SM	NSD	Dead wood over highway	Low	Remove dead wood	3
24	Cherry	8	SM	NSD	Small branch over highway	Low	Remove branch over highway	3
25	Birch, Silver	7	SM	SD	Compacted roots and significant tip die back	Medium	Remove dead wood and continue to monitor	2
26	Ash	7	Y	NSD	A tree with insignificant defects		NW	4
27	Maple, Norway	6	Y	NSD	A tree with insignificant defects		NW	4
28	Pear	4	M	SD	Damage at base torn limb @2m	Low	Continue to monitor	
29	Sycamore, Ash, Chestnut, Horse & Prunus		SM	NSD	Dead wood in Prunus	Low	Remove dead wood	3
30	Ash	7	SM	NSD	A tree with insignificant defects	Low	NW	4
31	Birch, Silver	10	SM	NSD	Hung up loose branch over car park, low canopy over car park	Low	Remove hanger and crown raise to 3m	3
32	Lime	7	SM	MD	Bifurcation @4m with included bark, low canopy over car park	Low	Crown raise to 3m	2
33	Hawthorn	6	Y	NSD	A tree with insignificant defects	Low	NW	4
34	Sycamore	10	SM	NSD	A tree with insignificant defects	Low	NW	4
35	Prunus	7	M	MD	Twin stem with included bark	Low	Consider crown reduction to reduce risk of stem failure	2
36	Chestnut, Horse	18	M	MD	Large tree with dense canopy	Low	NW	4
37	Lime	12	SM	SM	Sucker from a stump, lean to the south into river Itchen	Low	Fell	3
38	Sycamore	12	SM	NSD	A tree with insignificant defects	Low	NW	4

Tree No.	Tree Species	Height (M)	Age Class	Quality	Comments	Risk Assessment	Recommended Works	Priority
39	Ash	12	SM	NSD	Growing on river bank with a lean into the river	Low	NW	4
40	Ash	20	M	NSD	Growing on river bank with a lean into the river, dead wood over pathway	Low	Remove dead wood	2
41	Sycamore		Y	NSD	A tree with insignificant defects	Low	NW	4
42	Ash		SM	NSD	A tree with insignificant defects	Low	NW	4
43	Beech	20	M	NSD	In general good health, no canopy touching roof of building	Low	Cut back no crown to give 2m clearance of roof	2
44	Chestnut, Horse		M	NSD	A tree with insignificant defects		NW	4
45	Lime	20	M	D	tree appears in decline with extensive die back in upper crown	High	Fell	1
46	Thuja	20	M	MD	Multiple tops due to historic topping/damage, sparse crown	Low	Severe ivy at base and continue to monitor	3
47	Ash & Sycamore	13	M	NSD	Dead wood over beer garden	Low	Remove dead wood	2
48	Ash	12	M	NSD	Dead wood over beer garden	Low	Remove dead wood	2
49	Ash	12	SM	NSD	Multi-stem covered in ivy, broken top from fallen Ash hanging up in canopy	Medium	Remove ivy and ivy and re-inspect	1
50	Ash		M	D	Up rooted and fallen across river Itchen	Low	Remove from river	1
51	Ash	13	SM	NSD	A tree with insignificant defects	Low	NW	4
52	Ash	13	SM	NSD	A tree with insignificant defects	Low	NW	4
53	Ash	8	Y	NSD	A tree with insignificant defects	Low	NW	4
54	Ash	12	M	NSD	Multi-stem growing on river bank, northern most stem has a significant lean to the north	Medium	Remove northern most stem	3

Appendix 2.

