



April 2026
CBA11984 v1

Welford Healthcare

ARBORICULTURAL DEVELOPMENT STATEMENT

Site:
Mavern House Nursing Home
Corsham Road
Shaw
Wiltshire
SN12 8EH



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The Complete Arboricultural Consultancy



ARBORICULTURAL DEVELOPMENT STATEMENT

Arboricultural Implications Assessment and Method Statement
guided by recommendations within BS5837:2012

Client:	Welford Healthcare
Site:	Mavern House Nursing Home, Corsham Road, Shaw, Wiltshire, SN12 8EH
Arboricultural Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A), TechArborA</i>
Date:	April 2026

SUMMARY

There is a development proposal for two single-storey extensions and internal alterations, including the installation of a new fire escape stair, to provide three additional en-suite bedrooms, new reception areas, an enhanced main entrance, and improved safety provisions at the site of Mavern House Nursing Home, Corsham Road, Shaw, Wiltshire, SN12 8EH; the proposals have been assessed broadly in accordance with BS5837:2012 "*Trees in Relation to Design, Demolition and Construction – Recommendations*".

This Arboricultural Development Statement (ADS) will demonstrate the protection measures for the trees and should be read in association with the Tree Protection Plan CBA11984.02 TPP that identifies tree retention and protection measures. It follows the initial tree survey assessment that identified 4 (four) individual trees on or adjacent to the site.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for trees, to ensure their healthy and safe retention during and post development, as guided by BS5837:2012 and current best practice.

The planning proposal does not require any tree removals, nor does any tree work need to be completed as a direct result of the proposed works.

The proposed soft landscaping will provide for an increased number of trees, species diversity and ecological interest on site and in time, once established, provide for a visually more interesting tree'd area.

Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees and groups highlighted for retention within this report can be retained without undue stress on their long-term health.

PART 1

ARBORICULTURAL IMPLICATIONS ASSESSMENT

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SUPPORTING INFORMATION/APPENDICES:

- | | |
|-----|---|
| CB1 | Tree Survey Schedule and Tree Survey Plan CBA11984.01 TSP |
| CB2 | Root Protection Area Schedule |
| CB3 | Tree Protection Plan CBA11984.02 TPP |

GUIDING PRINCIPLES/APPENDICES:

- | | |
|-----|--|
| CB4 | Tree Protection Guidance Leaflet
Construction Exclusion Zone Site Notice
Common Causes of Damage During Construction Works |
| CB5 | Qualifications and Experience |

PART 1

ARBORICULTURAL IMPLICATIONS ASSESSMENT

1.0 INTRODUCTION

- 1.1 There is a development proposal for two single-storey extensions and internal alterations, including the installation of a new fire escape stair, to provide three additional en-suite bedrooms, new reception areas, an enhanced main entrance, and improved safety provisions at the site of Mavern House Nursing Home, Corsham Road, Shaw, Wiltshire, SN12 8EH; the proposals have been assessed broadly in accordance with BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.
- 1.2 Document disclosure provided by the client:
- 2595-0100-01_Existing Site Plan
 - 2595-1110-01_Proposed Site Plan
- 1.3 The client and project architects provided the original site plans and locations of the trees, and these have been the basis for the production of subsequent plans. Whilst CBA Trees has had a limited input in defining the contents of the development plan, it broadly conforms to the requirements of BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"* and current best practice advice.
- 1.4 Our advice has been sought on the principles of the development in relation to the potential impact on the existing tree stock, to inform and to facilitate the development layout.

2.0 CLIENT'S BRIEF

- 2.1 In line with our written quotation and verbal instructions, information has been compiled in accordance with BS5837:2012 and current best practice advice.
- To undertake a Tree Survey including a Root Protection Area Schedule, appended at CB1 and CB2 respectively.
 - To produce an AutoCAD compliant Tree Survey Plan that relies on the accuracy of the topographical survey provided by the client (plan CBA11984.01 TSP appended at CB1).
 - To undertake an Arboricultural Implications Assessment (AIA) of the proposed development provided by the client to identify which trees will be lost, which can be retained and suggest mitigating build techniques (where possible) in order to retain trees as appropriate.
 - Based on the above and further on-going discussions, to provide an Arboricultural Development Statement detailing the methodologies for the retention of the tree stock where feasible, in relation to the approved development layout including a Tree Protection Plan (CBA11984.02 TPP appended at CB3).
- 2.2 The advice provided has been formulated without discussion with the main ground or construction contractors who at this stage have not been appointed. Once the main

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contractors are appointed, amendments to this statement may be required for construction purposes. All amendments will be assessed by the retained arboricultural consultant and approved in writing by Wiltshire Council Planning Officer/Tree Officer.

3.0 DESCRIPTION OF THE SITE

- 3.1 The site is an existing nursing home with the majority of the site covered with built form or hard standing.
- 3.2 Trees generally grow around the perimeter of the site, with the trees identified within this report being nearest to the areas of external changes.
- 3.3 The trees detailed within the survey and this report are of mixed age and quality and grow to the northern side of the site. There are other trees on the southern side of the site but these away from the area of proposed external works and grow beyond the existing car park layout that remains unchanged where these trees grow with site features limiting site movements near them.

4.0 THE TREE STOCK

- 4.1 CBA Trees undertook a tree survey on 11th March 2026. The tree survey exercise identified 4 (four) individual trees. The Tree Survey Schedule and Tree Survey Plan (CBA11984.01 TSP) are appended at CB1.

4.2 Tree Categorisation Method

Category U = Trees in such a condition that any value would be lost within 10 years or should be removed for reasons of sound arboricultural management. There were no trees classified as 'U' grade on and adjacent to the site at the time of the survey:

NOTE: "Category U trees are those in such a condition they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years."

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were no trees classified as high 'A' grade on and adjacent to the site at the time of the survey.

Category B = Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There was one individual tree classified as moderate 'B' grade category at the time of surveying:

Individual Tree: 2

Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm

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diameter. There were three individual trees classified as low 'C' grade category at the time of surveying:

Individual Trees: 1, 3 and 4

NOTE: "Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively."

- 4.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

5.0 TREE PRESERVATION ORDER/CONSERVATION AREA

- 5.1 The interactive mapping facility on the Wiltshire Council website indicates that none of the trees subject of the tree survey are protected by a Tree Preservation Order and the site does not appear to lie within a Conservation Area. As online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.
- 5.2 It is advised that checks are made with Wiltshire Council prior to tree works being completed onsite outside of any detailed planning consent that specifies tree works to confirm the legal protection status of the trees, groups and hedges on and adjacent to the site and that appropriate applications have been made and allowed/granted prior to tree works being started.

6.0 PROPOSED TREE RETENTION AND TREE LOSS

- 6.1 In accordance with the recommendations contained within BS5837:2012, an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA). The implications of the proposed development are detailed below, along with any mitigating measures to ensure the retention of these trees.
- 6.2 As part of the assessment, dimensions have been scaled from the proposed drawings prepared and modified, to include the relevant tree survey data (tree protection plan CBA11984.02 TPP appended at CB3).
- 6.3 The planning proposal does not require any tree removals.
- 6.4 The planning proposal does not require any tree works to be completed as a direct result of the proposed works.

7.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

- 7.1 The following is a summary of arboricultural implications as indicated on Tree Protection Plan CBA11984.02 TPP.

Table 1: Arboricultural Implications

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Tree No.	Species	BS 5837: 2012 Cat	Potential cause of harm	Implication	Mitigation
1	Monterey Pine <i>Pinus radiata</i>	C1+2	• Material, storage mixing • General contractor movements	• Retained	• Protected as detailed within this report and as shown on the Tree Protection Plan
2	Silver Birch <i>Betula pendula</i>	B1+2	• Material, storage mixing • General contractor movements	• Retained	• Protected as detailed within this report and as shown on the Tree Protection Plan
3	Common Hawthorn <i>Crataegus monogyna</i>	C1+2	• Material delivery, storage mixing • General contractor movements	• Retained	• Protected as detailed within this report and as shown on the Tree Protection Plan
4	Common Ash <i>Fraxinus excelsior</i>	C1+2	• Material delivery, storage mixing • General contractor movements	• Retained	• Protected as detailed within this report and as shown on the Tree Protection Plan

8.0 PRE-COMMENCEMENT SITE MEETING

- 8.1 It is recommended that a pre-commencement site meeting is held prior to any works commencing on site, to agree all approved processes advised by the arboricultural consultant, the construction personnel and Wiltshire Council Tree Officer. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, contractor parking, tree removal/retention and tree protection measures prior to commencement of the development and the associated clearance work.

9.0 SITE MONITORING AND SUPERVISION

- 9.1 Onsite tree protection measures will be the responsibility of the appointed Site Manager unless otherwise agreed with involved parties and notified in writing to the Planning Case Officer and Tree Officer of Wiltshire Council. Any change in the Site Manager position will also be notified to the Local Planning Authority.
- 9.2 The tree protection measures as set out on Tree Protection Plan CBA11984.02 TPP will be established on site prior to any other site preparation works occurring.
- 9.3 Once the tree protection measures are established, the client or their appointed contractor will photograph the tree protection measures and email them to the Planning Case Officer and Tree Officer of Wiltshire Council so that the tree protection measures can be verified and accepted. It is advised that this should be done to allow time for the Local Authority to confirm that the tree protection is acceptable and/or arrange a site visit to confirm the protection measures are acceptable prior to the start date of the main contractors.
- 9.4 In addition, and to ensure that the tree protection measures are maintained throughout all external works that relate to planning approval, and that the contractors are working to avoid damage to the retained trees, a scheme of arboricultural supervision may be required, and it is advised that this should comprise the following:
- The client/appointed person will take photographs of the works and in particular the tree protection measures to demonstrate that the protection measures remain in the correct position every two weeks.
 - The photographs will be kept by the client and an email copy sent to the Planning Case Officer and Tree Officer of Wiltshire Council with CBA Trees copied in.
 - CBA Trees will review the photographs and comment to the client as necessary for the correct protection of the trees.
 - Arboricultural advice will be retained throughout the project to enable tree related concerns for the site to be discussed and acted upon quickly and efficiently to ensure that any tree related issue that may arise on site during the project can be dealt with, without detriment to the long-term health of the tree.
 - Once all external works are completed, the client/site manager will inform the Planning Case Officer and Tree Officer of Wiltshire Council so that the tree protection measures can be taken down.

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- 9.5 The Wiltshire Council Tree Officer (or appropriate representative) will have agreed access to the site and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

10.0 ADDITIONAL ARBORICULTURAL ADVICE FOR SITE PERSONNEL

- 10.1 To provide site personnel with additional information regarding the requirements of Tree Protection, a leaflet (appended at CB4) shall be issued to all staff at the time of their site induction. Spare copies of this leaflet shall be available in the site office as replacements.
- 10.2 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be in the form of the specimen provided at appendix CB4 and replaced as and when necessary.

11.0 PRE-DEVELOPMENT TREE WORKS

- 11.1 The planning proposal does not require any tree removal or remedial tree pruning works. Should the need for tree work become apparent during the construction process written consent will be required from Wiltshire Council tree team prior to these additional works being undertaken, with any approved works being undertaken in line with current best practice and any ecological constraints that may be present.

12.0 TREE PROTECTION MEASURES

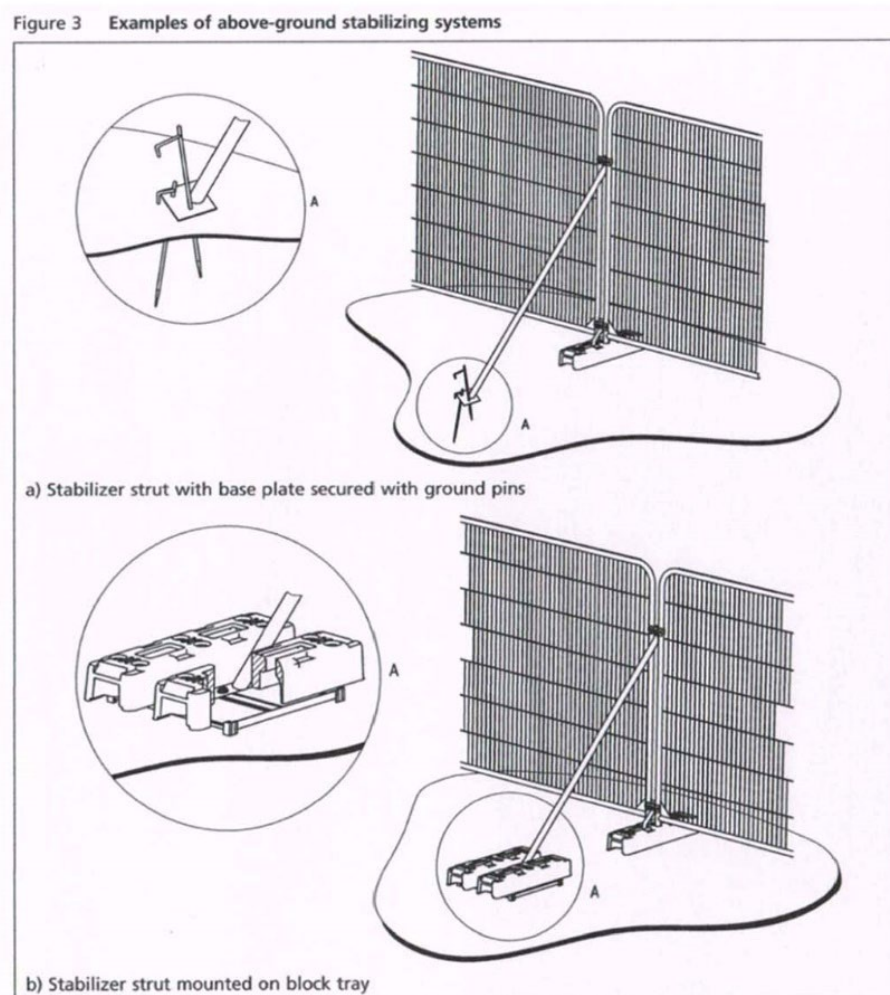
- 12.1 All site operations will be planned, implemented and supervised to prevent the following unless otherwise agreed within this report:
- Unplanned root severance
 - Damage to the bark, branches and trunks
 - Compaction of the soil within the Construction Exclusion Zone
 - Unplanned alterations in soil levels
 - Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives
- 12.2 Before starting any site works in relation to this development proposal, tree protection will be installed in accordance with Tree Protection Plan CBA11984.02 TPP (appended at CB3). This will occur immediately following the completion of tree works and prior to any site preparation works starting. The existing site features (outbuildings) will prevent contractor movements and materials storage etc. being in close proximity to Trees 3 and 4.
- 12.3 A copy of the Tree Protection Plan CBA11984.02 TPP will be displayed in the site office and canteen as a point of reference for all site operatives if these are to be set up on site or the contractor and client will ensure a copy of the plan and report are available on site during working hours.

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- 12.4 Tree protection barriers will remain *in-situ* for the duration of the project for the duration of all external works to implement the external fire escape stair and where contractor movements and site compound require activities to be within 5m of the trees.
- 12.5 The protected areas (either by barriers or ground protection) will be regarded as **sacrosanct**, and the tree protective barriers shall not be taken down or relocated at any time without the written approval of the Planning Case Officer/Tree Officer of Wiltshire Council during works that relate to the planning consent. An example of a CEZ notice is appended at CB4.
- 12.6 The barrier is to be robust where it (the barrier) is resistant to impact and requires a positive or considered movement/adjustment by contractors of the barrier to adjust its position. For this site, weldmesh panels will be supported on concrete or rubber feet and supporting struts attached. (see Figure 1 below).

Figure 1: Protective Barrier



13.0 REPORT DAMAGE TO TREES AND TREE PROTECTION BARRIERS

- 13.1 Should any damage be caused to the trees, groups or hedge noted for retention, either by the above works or as the result of any other action, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with the Wiltshire Council's Tree Officer.
- 13.2 Should damage occur to a protective barrier to impair its function in protecting the trees and groups, all work will cease near the damage, until the barrier has been returned to standard.

14.0 AVOIDING DAMAGE TO STEMS AND BRANCHES

- 14.1 Care shall be taken when planning site operations, to ensure that wide, tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees, groups or the hedge. Such contact could result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees, groups or the hedge is maintained at all times.

15.0 EXISTING SERVICES

- 15.1 Limited detailed information has been provided on the location and size of all existing services within the site, although the proposals nearest to the trees are unlikely to require amendments to these services or the installation of new services near to the retained trees.
- 15.2 It is thought that services are present adjacent to the site and these will be connected to where possible with due consideration to be routed around and away from retained trees, groups and hedges.
- 15.3 However, if there are any existing services within the RPA and CEZ of retained trees that are to be made redundant, these will not be chased out but cut at the edge of any structure and left *in-situ*.
- 15.4 Cabling will only be recovered from beneath a CEZ where it is located in ducting and can be removed by winching from an existing service manhole beyond the CEZ.
- 15.5 Service pipes and ducts, where they are located within the CEZ or RPA of retained trees, will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete.

16.0 VEHICULAR MOVEMENTS

- 16.1 There should be minimal vehicular movement in the potential rooting zone where the ground is soft and outside the CEZ formed by the tree protection barriers identified on Tree Protection Plan CBA11984.02 TPP.

17.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

- 17.1 It is anticipated that all storage of materials and deliveries will make use of the existing site access point and areas within the site that are away from the retained trees, to avoid unnecessary damage to tree roots once created. The site will have limited space available for site offices, contractor parking and material storage/mixing and therefore this report must be made available to all interested parties at the tender stage so that they are fully aware of the restrictions of space on site and account for this in their costings, programming of works and site management to avoid damage to trees or their rooting environments.
- 17.2 The locations shall be agreed in writing with the Planning Case Officer/Tree Officer of Wiltshire Council prior to the commencement of works on site and will remain in only those agreed locations throughout the construction phases. If an alternative location is required, this must be agreed in writing with the Planning Case Officer/Tree Officer of Wiltshire Council. This will also include the delivery, storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete). All such locations will be outside of the RPAs and avoid areas where 'run off' of chemicals may flow into RPAs.

18.0 GENERAL CONSIDERATIONS WITHIN AND OUTSIDE THE CONSTRUCTION EXCLUSION ZONE (CEZ)

- 18.1 Inside the CEZ formed by the tree protective measures, the following prohibitions shall apply:
- No construction activity will occur within the CEZ unless otherwise stated in this report or agreed in writing with the Planning Case Officer/Tree Officer of Wiltshire Council prior to the specific activity taking place.
- 18.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:
- Materials which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.
 - Fires shall not be lit in a position where their flames can extend to within 5 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.

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- Notice boards, telephone cables or other services shall not be attached to any part of the tree (see appendix CB4 Common Causes of Damage During Construction Works).

19.0 GROUND LEVEL ALTERATIONS

- 19.1 There will be no increases or decreases to the ground levels within the root protection areas of the retained trees unless otherwise stated within this report.

20.0 UTILITY SERVICE CONNECTIONS

- 20.1 Full details of service location proposals have not been forwarded to CBA Trees at the time of compiling this assessment.
- 20.2 To ensure that services such as electric, gas, water (main, surface and foul) and communications do not interfere with the retained trees, they will need to be designed and positioned to minimise and avoid root protection areas where possible.

21.0 REMOVAL OF PROTECTIVE MEASURES

- 21.1 When the ground works and external construction phases of the site works are complete and all site machinery has been removed, the tree protection measures will be dismantled and removed from site.
- 21.2 This barrier dismantling must be undertaken with great care to avoid heavy machinery being used within the Root Protection Areas. Scaffolding and other barrier materials will need to be removed from site immediately.

22.0 CONCLUSIONS

- 22.1 There is a development proposal for two single-storey extensions and internal alterations, including the installation of a new fire escape stair, to provide three additional en-suite bedrooms, new reception areas, an enhanced main entrance, and improved safety provisions at the site of Mavern House Nursing Home, Corsham Road, Shaw, Wiltshire, SN12 8EH; the proposals have been assessed broadly in accordance with BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.
- 22.2 The planning proposal does not require any tree removals, nor does any tree work need to be completed as a direct result of the proposed works.
- 22.3 It is our opinion that the trees identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process.
- 22.4 Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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23.0 CONTACT LIST

23.1 It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:

- Arboricultural Consultant
- Project Architect
- Wiltshire Council's Tree Officer
- Wiltshire Council's Planning Case Officer
- Site Supervisor and Foreman

23.2 It is advised that the site supervisor establishes their own listing of contact details at the pre-start site meeting and displays this in their office for general use as necessary.

24.0 BIBLIOGRAPHY

- British Standard 5837:2012 –
"Trees in Relation to Design, Demolition and Construction - Recommendations"
- British Standard 3998:2010 –
"Recommendations for Tree Work"
- National Joint Utilities Group Publication Volume 4 –
"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Town and Country Planning Acts







The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded 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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality 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	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

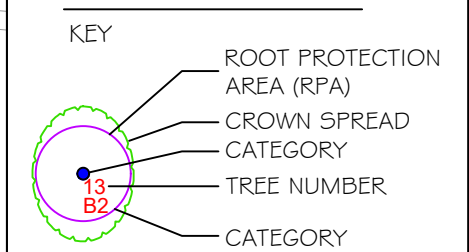
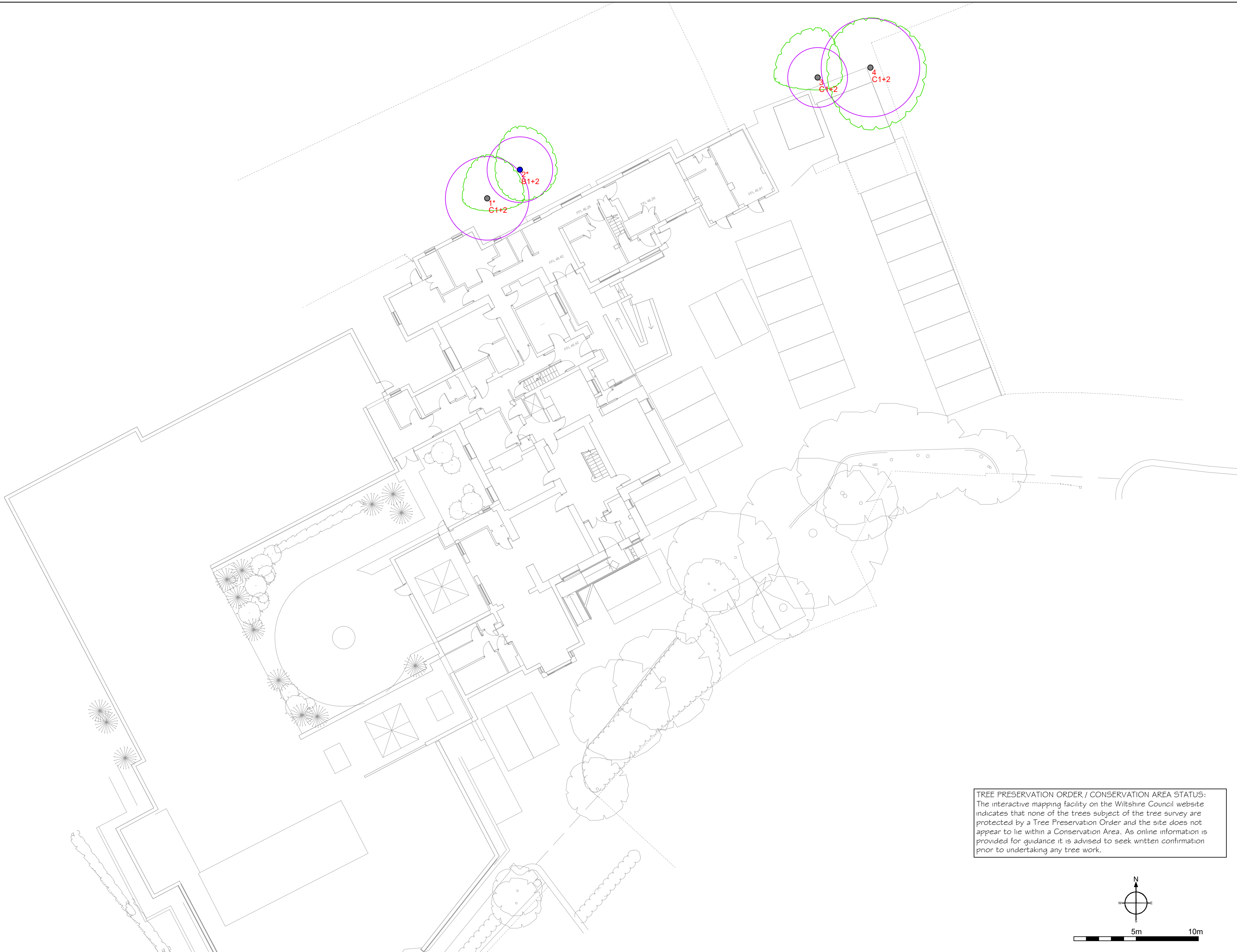
	TREE SURVEY REPORT (BS5837:2012)	
	Site:	Mavern House Nursing Home
	Date:	11th March 2026
	Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor A), TechArbor.A</i>
	Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
The interactive mapping facility on the Wiltshire Council website indicates that none of the trees subject of the tree survey are protected by a Tree Preservation Order and the site does not appear to lie within a Conservation Area. As online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1	Monterey Pine <i>Pinus radiata</i>	7	S	280	3.5	3.0	1.0	2.0	1.0	2.0	4.5	2.0	SM	Good	Fair Old pruning wounds on trunk and in crown Previously pruned to clear building Grows close to building	No work required at time of survey	10+	C1+2
2	Silver Birch <i>Betula pendula</i>	10	S	220	3.5	3.0	2.5	2.0	0.5	0.5	0.5	0.5	SM	Good	Fair Low hanging branches Bifurcated at 4.5m above ground level Minor deadwood in crown	No work required at time of survey	20+	B1+2
3	Common Hawthorn <i>Crataegus monogyna</i>	6	MS<5	200	4.0	2.0	1.0	3.5	1.5	1.5	1.5	1.5	SM	Fair	Fair Growing on bank Ivy on trunk and in crown Trunk and crown shape distorted due to group pressure Leans and weighted north Bifurcated at ground level Survey limited by fencing, brambles and ditch	Sever ivy	10+	C1+2
4	Common Ash <i>Fraxinus excelsior</i>	11	S	330	4.0	4.5	5.0	3.5	3.5	3.0	3.0	3.0	SM	Fair	Fair Ivy on trunk and in crown Basal suckers Bark wound at base of trunk on west side Minor deadwood in crown	No work required at time of survey	10+	C1+2



- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES

NOTE: TREE/GROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

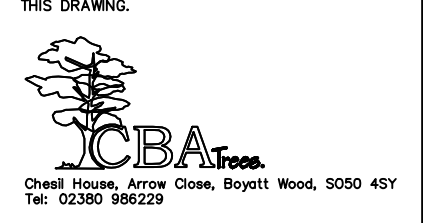
JOB TITLE
Mavern House Nursing Home,
Corsham Road, Shaw,
Wiltshire

DRAWING TITLE
Tree Survey Plan

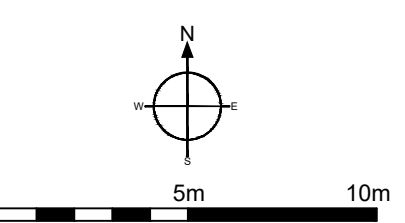
CBA DRAWING No.
CBA | 1984.01 TSP
BASE PLAN DRAWING No.
2595-0100-01
SCALE 1:200 @ A2

DRAWN NB
DATE March 2026

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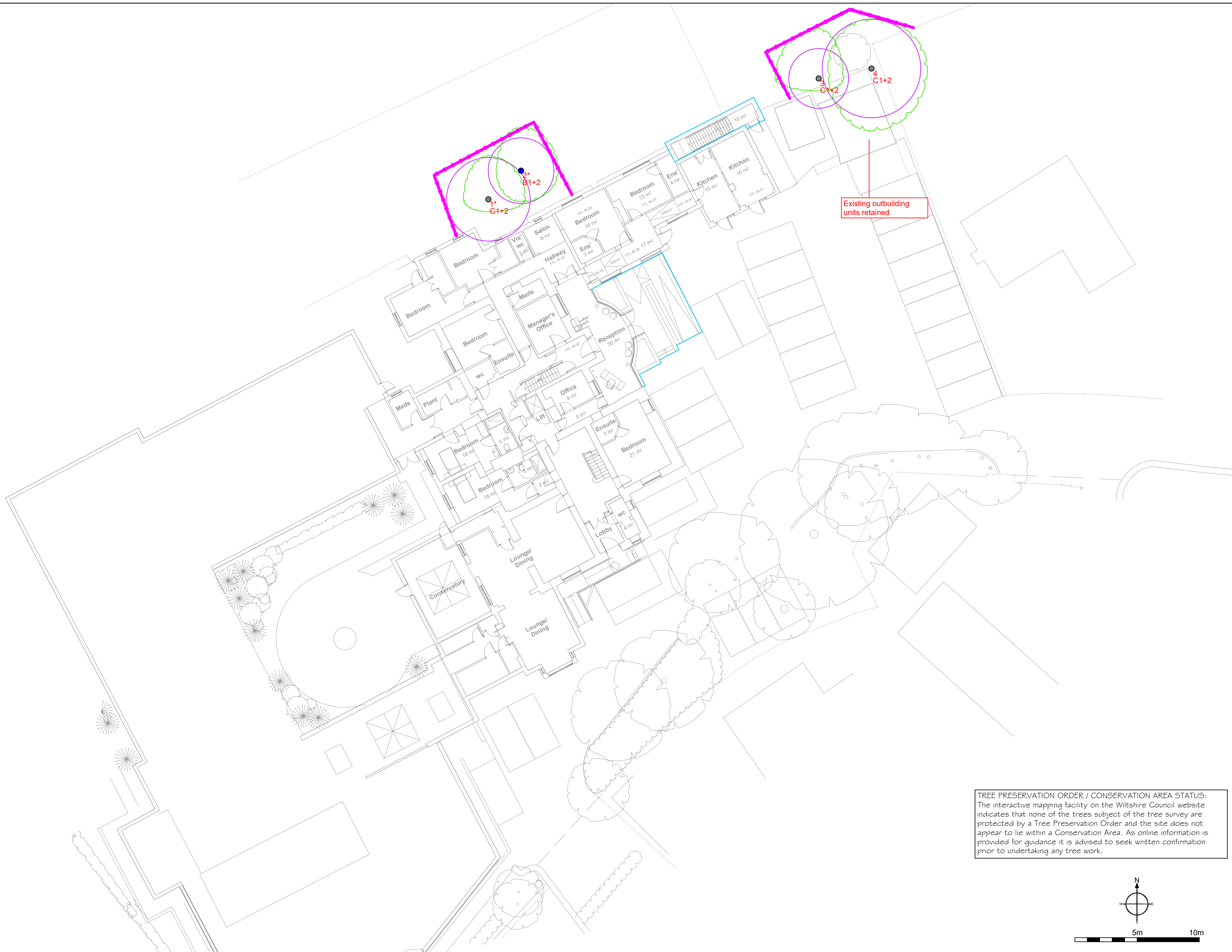
TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
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	BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE					
	Site:	Mavern House Nursing Home				
	Date:	11th March 2026				
	Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor A), TechArbor.A</i>				
Notes: 1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012. 2. The RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837:2012 for all single stem trees with a stem diameter greater than 1250mm and multi-stemmed trees where the combined stem diameter is greater than 1250mm.						
TREE PRESERVATION ORDER / CONSERVATION AREA STATUS: The interactive mapping facility on the Wiltshire Council website indicates that none of the trees subject of the tree survey are protected by a Tree Preservation Order and the site does not appear to lie within a Conservation Area. As online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.						
Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
1	Monterey Pine Pinus radiata	C1+2	S	280	3.4	35
2	Silver Birch Betula pendula	B1+2	S	220	2.6	22
3	Common Hawthorn Crataegus monogyna	C1+2	MS<5	200	2.4	18
4	Common Ash Fraxinus excelsior	C1+2	S	330	4.0	49





KEY

- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- CATEGORY
- TREE NUMBER
- CATEGORY

● CATEGORY A TREES
● CATEGORY B TREES
● CATEGORY C TREES
● CATEGORY U TREES

○ TREES TO BE RETAINED AND PROTECTED
— LOCATION OF TREE PROTECTION BARRIER
— EXTERNAL ALTERATIONS

NOTE: TREE/GROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

JOB TITLE

Mavern House Nursing Home,
Corsham Road, Shaw,
Wiltshire

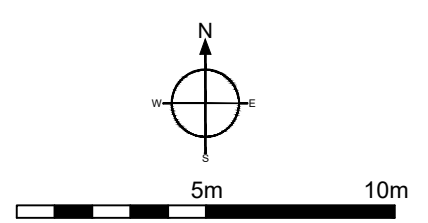
DRAWING TITLE
Tree Protection Plan

CBA DRAWING No.
CBA | 1984.02 TPP
BASE PLAN DRAWING No.
2595-1110-01
SCALE 1:200 @ A2
DRAWN NB
DATE April 2026

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TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
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SUMMARY OF TREE PROTECTION MEASURES

Introduction

This leaflet shall be issued to all site personnel as part of their induction briefing.

It describes in summary form, the precautions that site personnel shall at all times follow, to ensure that the existing trees on the site come to no harm.

The precautions described are neither arbitrary nor reducible and must be adhered to in full.

These precautions are necessary because unprotected trees are very vulnerable to damage during demolition and construction works.

Furthermore, many of the trees on the site are under LEGAL PROTECTION and damaging them can result in heavy fines.

Two common misconceptions about trees:

MYTH: Trees have deep taproots and so shallow excavations will not harm the tree.

FACT: 90% of all tree's roots are found in the top 600mm of soil; all excavations near to trees are likely to cause root damage which can kill the tree.

MYTH: Trees will quickly heal over any bark wound, with no ill effect.

FACT: Bark wounds take years to heal and larger ones never do; missing bark can lead to disease and even the death of the tree.

Tree Protection

All trees adjacent to unsupervised work areas have been protected by fencing.

This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it.

In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a "carry on" chit.

Prohibitions Adjacent to Trees

Inside the exclusion area of the tree protection, the following prohibitions shall apply.

- No digging or scraping
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No handling, discharge or spillage or any chemical substance
- No water-logging

In addition to the above, further precautions shall be taken near to trees.

- A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders' sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaves of 20m.

Avoiding Damage to Stem and Branches

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights, can operate without coming into contact with trees.

Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a spotter to ensure that adequate clearance is at all times maintained.

In some circumstances, it may be impossible to achieve this, necessitating the pruning of the tree.

If this is necessary, a specialist team shall be called in following referral to the project Arboriculturist.

No tree pruning shall be undertaken by demolition or construction personnel.

Asking for Help

If you see any damage to a tree or its protective fencing, or if you need a tree pruning for plant clearance, contact **CBA Trees** as follows:

Office Telephone: 02380 986229

**REMEMBER:
ALL TREE DAMAGE
IS AVOIDABLE –
SO AVOID IT!**



**PROTECTIVE BARRIERS.
THESE BARRIERS MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



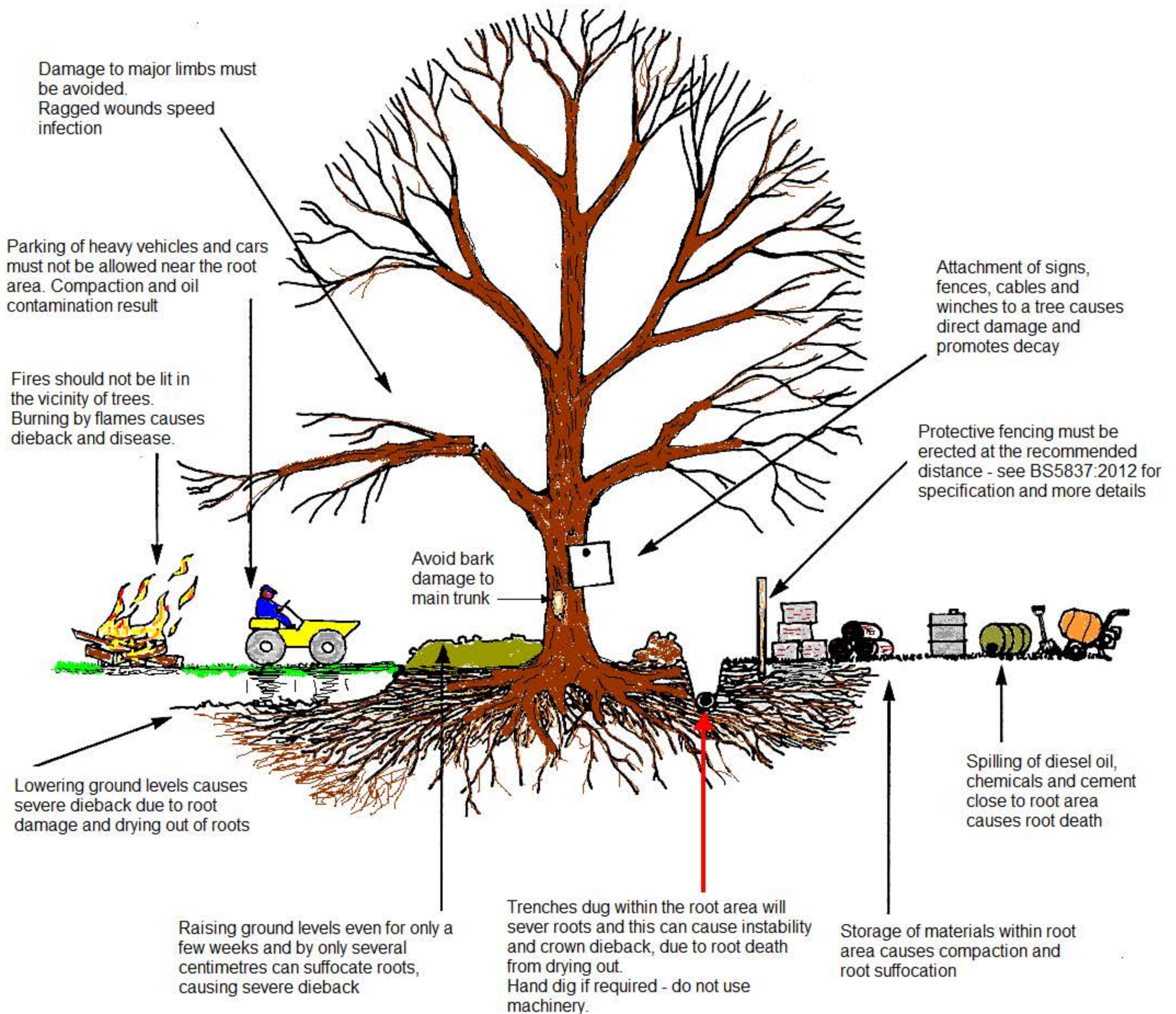
**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

COMMON CAUSES OF TREE DEATH

The use of properly positioned protective barriers can prevent tree deaths occurring.







The Professional Arboricultural Consultancy

Qualifications of Stefan Rose Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*, joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.