MARK WELBY
CONSULTING ARBORISTS

Arboricultural Report

Including a tree survey and impact assessment
for the erection of a Kohinbo Dhee Temple at

401 Old Whitley Wood Lane, Shinfield, RG2 8QA

Reference: MW.2601.WWL.AIA
Client: Tamu Pye Lhu Sangh UK
Date: 13 January 2026
Revision: -

Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
01730 239 492 | mark@mwelby.com | www.mwelby.com
M Welby Ltd, trading as Mark Welby Consulting Arborists
Hampshire, UK

AA Registered CONSULTANT

Arboricultural ASSOCIATION Fellow Member

Executive Summary

Trees are a consideration in this planning application for the erection of a Kohinbo Dhee Temple at 401 Old Whitley Wood Lane, Shinfield, RG2 8QA. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey, arboricultural impact assessment, and tree protection strategy that includes a method statement and tree protection plan.

One tree is proposed for removal. This is a poor-quality ash tree of limited long-term value. It is not directly in the way of the temple, but the temple is proposed within its root protection area, and it would oversail the new structure. Given the declining condition of the limb that would be above the temple, it is proposed to remove the entire tree and plant a suitable replacement elsewhere.

As the principal tree is to be removed, no tree protection measures are required. Therefore, this application has a low arboricultural impact and is thus acceptable.

Table of Contents

1. Instructions and Terms of Reference

1.1. In December 2024, I was instructed by Pitamber Gurung, a Trustee of Tamu Pye Lhu Sangh UK, to undertake a tree survey and produce this report to accompany a planning application for the erection of Kohinbo Dhee Temple at 401 Old Whitley Wood Lane, Shinfield, RG2 8QA.

1.2. Following the recommendations of the British Standard[1], this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

1.3. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.

1.4. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.

1.5. A tree's root protection area (RPA) represents a minimum area in m^2 that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process.

Documents Supplied

- Existing and proposed: 401OldWhitley.dwg
- Planning statement

[1]BS5837:2012 Trees in relation to design, demolition and construction

2. Statutory & Other Relevant Constraints

Local Planning Authority	**Wokingham Borough Council**
Tree Preservation Orders & Conservation Area restrictions Checked at the time of writing using the following link https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0	
Tree Preservation Orders	**None**
Conservation Areas	**None**
Forestry Act (1967)	**Gardens are exempt** **Licence may be required for tree removals**
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	**None**
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	**None**
Obvious veteran trees	**None**
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	**No**
Legal covenants and outstanding planning conditions	**Not known**
Bedrock: British Geological Survey: https://geologyviewer.bgs.ac.uk/?_ga=	**London Clay Formation-Clay, silt and sand**
Checked online at the time of writing (information must be verified before any tree work is carried out).	

Ecology

2.1. The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity when carrying out their functions. This includes protecting trees that provide habitats for wildlife. The Wildlife and Countryside Act 1981 also provides protection for certain species of plants and animals, making it an offence to intentionally damage or destroy their habitats.

3. Survey Scope & Methodology

3.1. Tree survey data can be found on the appended plan.

3.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.

3.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.

3.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment[2] (VTA) method.

3.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.

3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

3.7. Tree heights were measured with a clinometer or estimated in relation to those measured.

3.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.

3.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

3.10. All estimated dimensions are noted in the data.

[2] Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London:H.M.S.O.

4. Arboricultural Impact Assessment

Proposal

4.1. It is proposed to erect a new Kohinbo Dhee Temple on the site, the layout of which can be seen on the appended plan.

Tree Removals

4.2. No trees need to be removed to facilitate this proposal.

4.3. However, it is proposed to remove the only tree on the site, nonetheless. The reasons for this are as follows:

4.4. 1. The tree is an ash tree, and as such, there is a high probability that it will, if not already, be impacted by ash dieback. The tree has a fair covering of buds and scattered dead wood. At the time of the assessment, the tree is out of leaf, and as such, an assessment of the extent of any dieback is comparatively unreliable.

4.5. 2. The tree comprises three stems, two of which are conjoined and are biased to the north over the existing structure and outbuildings. The southern stem in decline with extensive bark loss and would overhang the proposed temple.

4.6. 3. The temple is within its root protection area. Therefore, to install it without impacting the tree, if it were to be retained, would require specialist construction methods that would not be consistent with the tree's low value.

4.7. Any loss that may be felt as a result of its removal could be mitigated through new planting within the site, if required.

Construction Impact

4.8. Trees on the northern boundary behind the existing cabin were also recorded. Predominantly a central conifer with adjacent smaller trees and a couple of ash seedlings. These are all situated off-site and are protected by the existing cabin and the extensive hard surface within the site. Therefore, the installation of the proposed temple will not impact these trees in any way.

Tree Protection

4.9. Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.

Compliance with planning policies

4.10. The National Planning Policy Framework (NPPF) (revised 2024) sets out government's planning policies for England and how these are expected to be applied.

4.11. It is acknowledged at a national level that trees have significant value within our urban environments and that it should be expected that loss of, or impact to, trees of high quality and value will be resisted.

4.12. Wokingham Borough Council Adopted plan: Managing Development Delivery (Local Plan) (adopted 21 February 2014), key tree policies:

4.13. CC03 – Green Infrastructure, Trees and Landscaping: Requires development to protect and retain existing trees, hedges and landscape features and to incorporate high-quality (ideally native) planting/landscaping. Loss/fragmentation/isolation of green infrastructure is not acceptable; landscaping schemes must identify retained features, with replacement/protection secured via conditions/obligations and with tree/woodland protection promoted via the planning process and TPOs.

4.14. TB21 – Landscape Character: Proposals must show how they address the Council's Landscape Character Assessment and must retain or enhance landscape condition, character and features (relevant where trees/woodland/hedgerows contribute to character).

4.15. TB22 – Sites of Urban Landscape Value: Within/affecting SULVs, permission only where proposals retain/enhance special landscape features and minimise visual impact (often driven by mature tree structure/green setting).

4.16. TB23 – Biodiversity and Development: Requires biodiversity-led design/layout/landscaping; buffer zones between development and designated sites/habitats/species of principal importance; and protection/provision of continuous wildlife corridors integrated with the wider green infrastructure network (hedgerows/wooded corridors are specifically referenced in supporting text). Ancient woodland is identified as a site of local importance.

4.17. By avoiding removing any high-quality trees (category A) and minimising impact upon other trees, I conclude compliance with the NPPF and the above policies.

Summary

4.18. This application has a low arboricultural impact and is thus acceptable.

4.19. Should the council wish to see a replacement tree provided in mitigation for the removal of the ash tree, this can be secured by an appropriately worded planning condition.

5. Limitations of Use and Copyright.

Appendix

i. Tree Categories Explained

BS5837:2012 Table 1 -**Cascade chart for tree quality assessment**			
Category and definition	**Criteria (including subcategories where appropriate)**		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	*Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) *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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7.***		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **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)
Category B **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 downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **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

ii. Imapct Plan

See the following page

BS5837 Tree Survey: Trees & Groups

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
02	X Cuprocyparis leylandii	Leyland cypress	16m	400#mm	5m	Mature	Off-Site group of evergreen stems with some ash seedlings developing underneath these trees provide a screen but are of overall moderate quality and valley		40 Years	12/1/2026	B1	4.8m	72m²	1
														Total :1

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

# denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).

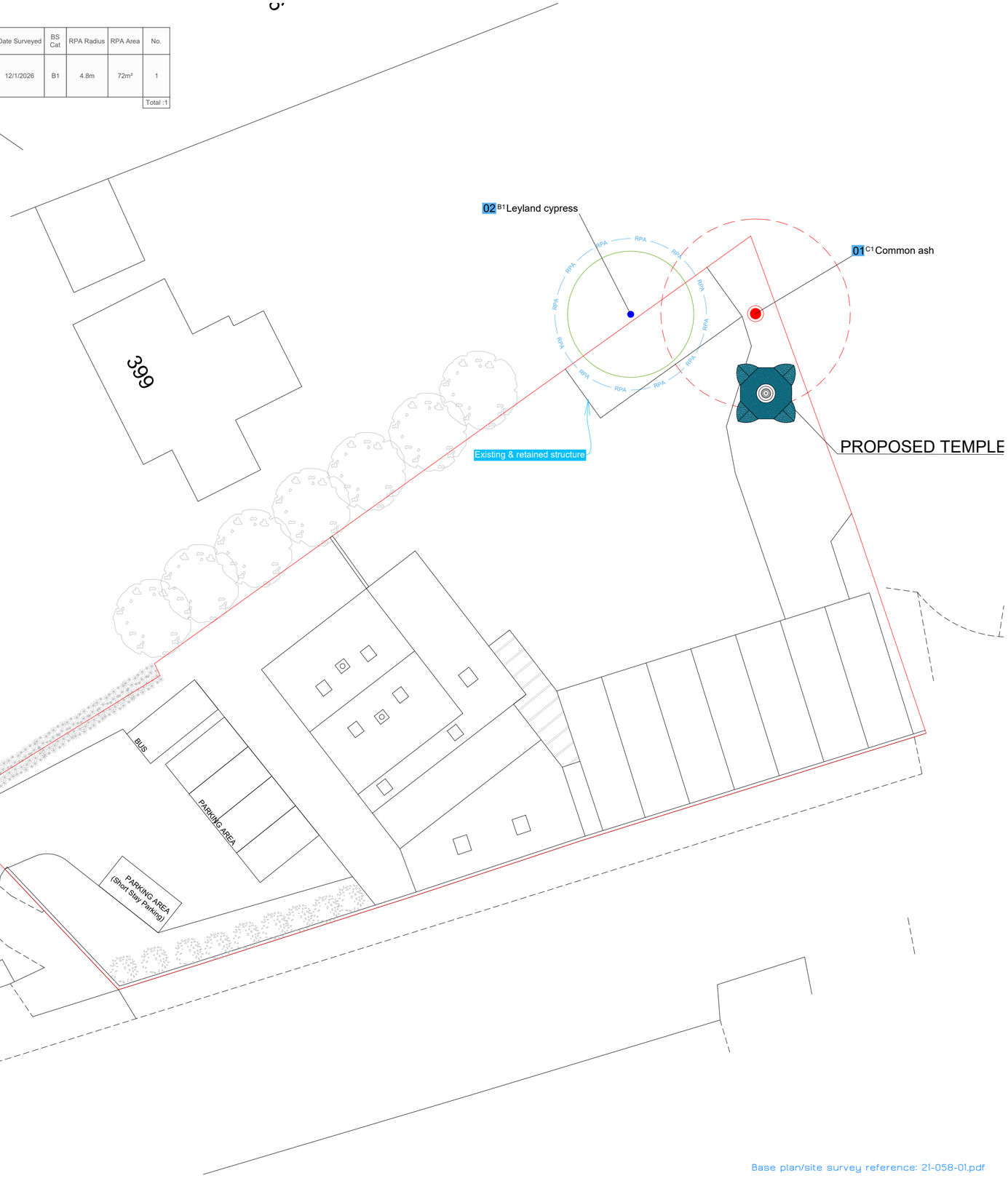
Trees & Groups for Removal

Removed Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	No.
01	Fraxinus excelsior	Common ash	16#m	310#mm; 600#mm	3m	Mature	Tree has three stems, two of which are conjoined. The singular stem is losing bark and has stem exudations. The remaining two conjoined stems are weighted North. There is some scattered deadwood in the crown. It is difficult to assess the extent of any ash dieback that may or may not be present at this time of year. Tree is growing above outbuildings and of very limited long-term value	10 Years	12/1/2026	C1	1
											Total :1

BS5837:2012 Cascade chart for tree quality assessment

Category & Definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention			
Category U			
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse,including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • 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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve		
Trees to be considered for retention			
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation
Category A			
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)
Category B			
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 downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C			
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	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



NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.
- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
- Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

N

REV:	DATE:	UPDATES:	DRAWN:

1:200 — 2.0 4.0 6.0 8.0 10.0 12.0m

01 C1 Oak TPO ref — Tree ref/category/species & TPO ref

RPA — Root protection area

Crown spread

Tree to be removed

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: https://bit.ly/5837FAQ
Or scan this QR code:

This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Impact

New Temple at
401 Old Whitley Wood Lane,
Shinfield, RG2 8QA

Date:	Drawn by:	Scale:
13/01/2026	MW	1:200 @A2

DWG Ref: MW.2601.WWL.TI

Base plan/site survey reference: 21-058-01.pdf

MARK WELBY
CONSULTING ARBORISTS
Mark Welby
DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
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