

**Arboricultural Implications
Assessment
for a proposed development
at
Billingbear Golf Club
The Straight Mile
Wokingham
RG40 5SJ
Rev C**

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1.0 Introduction

1.1 Instruction

- 1.1.1 I am instructed by Lewandowski Architects to undertake an Arboricultural Survey at Billingbear Golf Club The Straight Mile Wokingham. I am also instructed to assess the likely impact of development proposals and produce an Arboricultural Method Statement detailing how trees shall be protected from the proposed construction activity.
- 1.1.2 The proposals are for the redevelopment of the existing site to provide a single storey simulator and staff accommodation block, padel courts and pickleball courts, E.V. car parking, a compact driving range and an extension to the existing clubhouse.

1.2 The Site

- 1.2.1 Billingbear Golf Club is a pay as you go golf club, open to the general public as well as members with two courses covering around 34Ha.
- 1.2.2 The Golf Club is accessed by way of a single entrance off The Straight Mile to the south of the clubhouse. The access road widens out to incorporate car parking and is separated from the embankment along the main road to the west by a ditch.
- 1.2.3 The property includes an area of ancient woodland to the side of the courses, southwest of the main clubhouse. This is separated from the course itself by another ditch.
- 1.2.4 The site is bordered by The Straight Mile to the west, by the M4 motorway to the north and by farmland on all other sides. The golf courses are in a rural setting surrounded by agricultural fields with the nearest settlement being Shurlock Row around 1 mile to the northeast.
- 1.2.5 The topography of the areas around the clubhouse varies with a substantial mound to the north of the working area is more or less level.
- 1.2.6 It is understood that there is a Tree Preservation Order covering the woodland to the northeast of the site.

1.3 Survey date

- 1.3.1 The trees at Billingbear Golf Club The Straight Mile Wokingham were surveyed on Tuesday, July 7th, 2025.

1.4 Scope and Purpose of the report

- 1.4.1 The tree survey and assessment of existing trees has been carried out in

accordance with guidance contained within British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (hereafter referred to as B.S. 5837). The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.

1.4.2 The purpose of this report therefore is therefore to firstly present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the development of the site.

1.4.3 The report is designed to support a planning application for development proposals at the above site. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development

1.5 Documents referred to

1.5.1 The tree survey and this report have been prepared with reference to the following documents:

The proposed site layout plan

The schedule of tree constraints (appendix 1)

The plan of tree constraints

The arboricultural method statement (dated 09/12/25)

2.0 Results

2.1 Results summary

2.1.1 Appendix 1 presents details of the individual trees and groups found during the assessment including heights, stem diameters and rpa's, crown spread (normally measured to cardinal points unless otherwise indicated), an indication of physiological and structural condition, age class, any appropriate management recommendations, estimated life expectancy and a BS5837 category of quality.

2.1.2 The survey has revealed that of the 88 trees surveyed and 1 group of trees, 1 is category 'A' 43 are category 'B' plus 1 category 'B' group; 32 are category 'C' and 12 are category 'U' trees.

3.0 Arboricultural Impact Assessment

3.1 Overview of typical construction site activity

Development activity	Potential impact	Consequence	Mitigation
Delivery of materials to the site Plant machinery accessing the site	Soil compaction and erosion	Root damage and die back limiting the ability of the tree to take up water and nutrients	Create construction exclusion zones (CEZ's) by the erection of barrier fencing Use ground protection mats
Storage of materials on the site	Leachate from chemical based products contaminating soil	Roots die back and soil becomes contaminated inhibiting future root recovery	Provide a dedicated area for the storage of materials following delivery away from root protection areas.
Distribution of materials about the site	Damage to branches or bark due to careless handling	Wounding of the bark can lead to infection from wood decay pathogens	Erect barrier fencing that takes account of branch spread as well as roots
Mixing of cement, plaster, etc.	Leachate from chemical based products contaminating soil	Roots die back and soil becomes contaminated inhibiting future root recovery	Provide a dedicated area for mortar mixing (etc.) with a suitably thick plastic (impermeable) membrane to prevent chemicals leaching. Provide a spare reservoir of water close by to wash away spillages
Contractor parking	Soil compaction and erosion	Root damage and die back limiting the ability of the tree to take up water and nutrients	Provide dedicated area for contractor parking away from RPA's

3.2 Proposed tree works

3.2.1 The proposed development results in the removal of the five poor quality flowering cherries (T59 – 63). These are all category 'U' trees that would have to be removed anyway.

3.3 Changes to soil levels

3.3.1 There are no changes to soil levels proposed across the site.

3.4 The Impact of Movement around the Site

3.4.1 The impact assessment plan shows that there is plenty of space around the site for the movement of plant machinery. In order to help control the movement of all machinery and other building site activity, robust protective fencing will be put into place to protect the root areas of the trees.

The installation of protective fencing is addressed by the Arboricultural Method Statement at section 3.2

3.5 The Impact of Proposals of the Ancient Woodland

- 3.5.1 The Impact Assessment Plan shows the 15m buffer from the edge of the woodland, demonstrating that the nearest proposals (the provision of the additional car parking spaces and a revised path for use by golfers accessing the course) still remain outside of the zone.
- 3.5.2 The tree protection plan (see method statement) illustrates where fencing will be placed to prevent any machinery or works spilling over onto the buffer zone.
- 3.5.3 Whilst the golf course will remain open, the ancient woodland will continue to be separated from the fairways by the existing ditch in any event.

3.6 The Impact of Excavations

- 3.6.1 The proposed excavations for the new buildings (and the existing clubhouse) will all take place outside the RPA's of the retained trees and there are no issues thereby arising from this.

3.7 The Impact of Construction Site Activities

- 3.7.1 The main site working area will be established on the existing working area in front of the clubhouse, including the existing parking spaces and the clubs' maintenance areas.
- 3.7.2 Deliveries will be made by means of the existing entrance. Given the presence of the existing driveway and the width of the entrance onto the main road, along with the existing ditch and fence, there is no need to provide fencing either at the entrance or along the edge of the car park along the western side of the site.
- 3.7.3 Materials are to be set down at the front of the clubhouse within the maintenance areas where they can either remain in situ until needed, moved to a more appropriate area or be brought under cover if necessary.
- 3.7.4 The maintenance areas are to be used for the storage of cement and plaster bags hazardous chemicals and petrochemical products and will also provide a suitable area for mortar mixing in line with COSHH regulations to ensure there is no detrimental effect on trees.

The mixing of cement and cleaning of tools is addressed by the Arboricultural Method Statement at section 3.5

3.8 Issues to be addressed by the Method Statement

- 3.8.1 The Method Statement will address the following issues
 - Installation of protective fencing

- Building site activities
- Cement mixing

3.9 Summary

- 3.9.1 The proposals will not affect any significant trees, nor the ancient woodland all of which have been fully taken into account with the proposals. The use of protective fencing will ensure the trees are retained and unaffected by construction site activity.



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Appendix 1 - Tree Survey Methodology

1. The ground level survey of the trees has been carried out in accordance with the criteria set out in Chapter 4 of B.S 5837. The survey has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on the proposals.
2. The purpose of this report is to modify the recommendation found in the tree constraints schedule for the future use of this site. Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise risk and liability associated with the responsibility for trees. No climbed inspections or specialist decay detection were undertaken.
3. Evaluation of tree condition within the assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months in accordance with sound arboricultural practice as recommended by the National Trees Safety Group guidance 'Common Sense Risk Management for Trees'.
4. Trees have been divided into one of four categories based on Table 1 of B.S.5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition.

Category U - Red	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.
Category A - Green	Those trees of the highest quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
Category B - Blue	Trees of moderate to high quality and value: in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).
Category C - Grey	Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm
Subcategory 1 concerns mainly arboricultural values, how good a specimen is in terms of form and physiological condition; the value of a tree as a component in a group or in a formal or semi-formal arboricultural feature such as an avenue.	
Subcategory 2 concerns mainly landscape values and considers the importance of a tree or group of trees as an arboricultural or landscape feature. Trees present in larger numbers, such as woodlands for example may attract a higher rating than they would as individuals because of their collective value.	
Subcategory 3 concerns mainly cultural values including conservation, historical, commemorative, or other value such as veteran or wood pasture.	

5. RPA's of single stemmed trees are calculated according to the following formula:
RPA radius = 12 x stem diameter (measured at 1.5m above ground level)
6. Where a tree has more than one stem, the equivalent single stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of the total. The radius of the RPA is then calculated by multiplying the equivalent stem diameter by 12 (ref B.S. 5837:2012 para 4.6.1). Where access is restricted an estimate of the stem diameter is provided and this is indicated in the appropriate column.

Appendix 2

Schedule of tree constraints

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T1	Field maple	9	120 110	2	3	3	2	G	G	M		40+	B2
T2	Field maple	9	180	2	2	3	3	G	G	M		40+	B2
T3	Field maple	9	260	2	1	3	3	G	G	M		40+	B2
T4	Field maple	9	220	1	2	1	2	G	G	M		40+	B2
T5	Field maple	9	230	1	1	3	2	G	G	M		40+	B2
T6	Field maple	9	260	3	2	2	2	G	G	M		40+	B2
T7	Field maple	9	180	2	1	2	3	G	G	M		40+	B2
T8	Goat willow	6	6 x 100	3	3	2	3	G	F	M		40+	C
T9	Hawthorn	4	150	4	0	2	0	G	F	M		40+	C
T10	Hawthorn	7	110	2	1	2	1	G	G	M		40+	C
T11	Goat willow	7	150	2	1	1	2	G	G	M		40+	C
T12	Hawthorn	7	180	2	1	1	2	G	G	M		40+	C

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T13	Ash	10	190 160 120	4	3	3	3	F	G	M	Showing early signs of Chalara die back	<10	U
T14	Hawthorn	8	170	2	2	2	1	F	F	M		40+	C
T15	Goat willow	8	140	2	2	2	2	F	F	M	Apical die back with lower crown regeneration	20 - 40	C
T16	Hawthorn	7	27	1	2	1	2	F	F	M		40+	C
T17	Goat willow	7	220	3	0	4	3	G	F	M		40+	C
T18	Hawthorn	6	330	2	3	4	3	G	G	M		40+	C
T19	Oak	17	360	3	4	5	5	G	G	M		40+	B1 + B2
T20	Sycamore	8	130	2	2	2	1	G	G	Y		40+	C
T21	Goat willow	6	210 150	3	1	3	2	G	G	M		40+	C
T22	Oak	16	300	4	4	5	3	G	G	M		40+	B1 + B2
T23	Oak	16	250	1	2	3	3	G	G	M		40+	B2
T24	Ash	13	270	2	2	1	1	P	P	M	Affected by Chalara die back	<10	U

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T25	Oak	12	440	5	7	6	4	G	G	M		40+	B1 + B2
T26	Goat willow	10	7 x 240	6	6	5	5	G	G	M		40+	B2
T27	Goat willow	10	130	2	2	5	0	G	G	M		40+	C
T28	Ash	11	270	2	4	4	3	P	P	M	Affected by Chalara die back	<10	U
T29	Oak	11	340	4	4	4	4	G	G	M		40+	B1 + B2
T30	Oak	12	300	1	4	5	4	G	F	M		40+	B2
T31	Sycamore	12	260	4	1	5	4	G	F	M		40+	B2
T32	Oak	13	240 190 160	2	3	4	3	G	F	M		40+	B2
T33	Oak	13	170	2	0	1	1	F	F	M		40+	C
T34	Oak	17	390	3	5	4	3	G	G	M		40+	B1 + B2
T35	Oak	15	260	5	1	3	3	G	G	M		40+	B2
T36	Oak	9	130	2	1	2	2	G	G	M/A		40+	C

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T37	Oak	14	300 150	4	0	2	3	G	F	M/A	Tightly forked stem could cause problems in the future	40+	C
T38	Oak	16	590	6	9	6	3	G	G	M		40+	B1 + B2
T39	Oak	12	200	3	2	2	4	G	G	M		40+	B2
T40	Field maple	11	230	2	4	2	3	G	G	M		40+	C
T41	Hawthorn	5	180 180	2	4	3	1	G	G	M		40+	C
T42	Norway maple	12	240 210	3	5	5	4	G	F	M	Tightly forked stem could cause problems in the future	40+	C
T43	Oak	12	320	2	4	3	3	G	G	M		40+	B1 + B2
T44	Oak	17	1700	9	6	10	10	G	F	M	Large deadwood and cavities; retrenchment of the crown. Tree veteranizing.	40+	A3
T45	Oak	16	400 400	8	1	4	4	G	G	M		40+	B2
T46	Oak	16	300 330	4	2	1	3	F	F	M		40+	C
T47	Oak	16	380 290	3	1	2	4	G	G	M		40+	B2
T48	Oak	8	250 150	2	0	1	2	F	F	M		40+	C

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T49	Oak	-	-	-	-	-	-	-	-	-	Dead. Retain as eco feature	-	U
T50	Oak	8	240	4	0	1	2	F	F	M		40+	C
T51	Oak	18	520	9	3	2	5	G	G	M		40+	B1 + B2
T52	Oak	-	-	-	-	-	-	-	-	-	Dead. Retain as eco feature	-	U
T53	Oak	18	550	8	4	5	7	F	F	M	Old fungal fruit body at base of tree. Internal decay suspected	40+	B1 + B2
T54	Oak	15	360 360	3	4	2	4	F	F	M	Apical die back of one of the twin stems. Tree appears stressed	20 - 40	C
T55	Oak	18	560	6	5	4	5	F	F	M	Slime flux on stem suggests drought stress	40+	B2
T56	Oak	6	190	1	2	1	3	G	F	M		40+	C
T57	Oak	17	320	3	2	1	4	G	G	M		40+	B2
T58	Oak	16	350	2	4	2	3	G	G	M		40+	B2
T59	Flowering cherry	-	-	-	-	-	-	-	-	-	Dead	-	U
T60	Flowering cherry	-	-	-	-	-	-	-	-	-	Dead	-	U

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T61	Flowering cherry	7	240	2	1	2	1	P	P	M	Tree is dying (drought stress)	<10	U
T62	Flowering cherry	-	-	-	-	-	-	-	-	-	Dead	-	U
T63	Flowering cherry	7	260	1	2	2	2	P	P	M	Tree severely drought stressed	<10	U
T64	Oak	11	350 350	4	2	4	2	F	F	M	Upper crown dis back. Possibly the result of drought stress	20 - 40	BN2
T65	Oak	-	-	-	-	-	-	-	-	-	Dead. Retain as eco feature	-	U
T66	Oak	12	330	2	3	3	3	F	F	M		40+	C
T67	Oak	12	330	4	3	2	3	F	F	M		40+	C
T68	Oak	11	320	3	3	3	3	F	G	M		40+	C
T69	Oak	9	200 200	2	3	1	3	G	F	M		40+	C
T70	Oak	15	330	3	2	2	3	G	G	M		40+	B2
T71	Oak	12	340 340 310 360	3	6	2	6	G	G	M	Multiple stemmed tree	40+	B1 + B2
T72	Oak	18	380	2	6	1	4	G	G	M		40+	B1 + B2

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T73	Oak	17	300	0	3	1	5	F	F	M	Fire scorched crown	20 - 40	B2
T74	Oak	13	200	2	1	1	3	G	F	M		40+	C
T75	Oak	17	490	7	5	1	8	G	G	M		40+	B1 + B2
T76	Oak	16	250 230 210 220 300	6	4	3	4	G	G	M		40+	B1 + B2
T77	Oak	16	330 240 430	8	4	4	3	G	G	M		40+	B1 + B2
T78	Oak	17	500	5	5	2	5	G	G	M		40+	B1 + B2
T79	Oak	12	210 300	1	4	0	5	G	F	M		40+	C
T80	Oak	14	300 120 110	7	0	4	4	G	F	M		40+	C
T81	Oak	18	570 360	6	5	6	5	G	G	M		40+	B1 + B2
T82	Oak	13	310	1	2	2	3	G	G	M		40+	C
T83	Oak	17	420	6	2	5	4	G	G	M		40+	B2
T84	Oak	-	-	-	-	-	-	-	-	-	Dead. Retain as eco feature	-	U

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T85	Oak	15	320 460	2	4	5	4	F	F	M		40+	B2
T86	Oak	14	410	0	4	5	5	G	G	M		40+	B2
T87	Oak	17	580	3	6	4	5	F	G	M		40+	B2
T88	Oak	10	320	2	4	2	3	G	F	M		40+	B2
G1	Mainly goat willow	8	220	3	3	4	2	G	G	M	Dense hedgerow screening alongside the ditch	20 - 40	B2

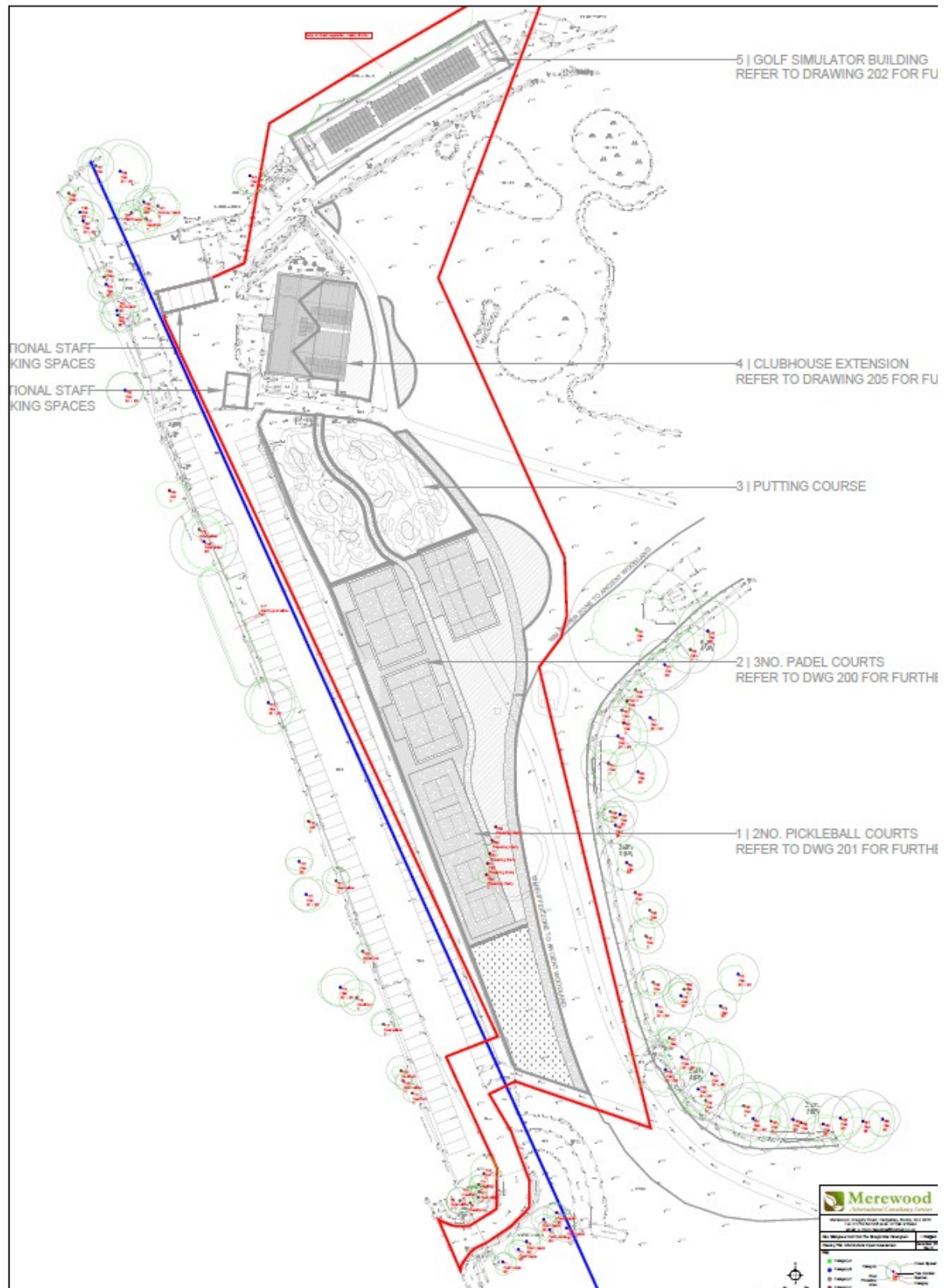
Appendix 3

Plan of Tree Constraints



Appendix 4

Impact Assessment Plan



Appendix 5

Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.
- I hold the Level 6 Professional Diploma in Arboriculture. This is the highest level of award in the industry.
- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.
- I hold the LANTRA award for professional tree inspections
- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.
- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.
- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.
- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of a Tree Preservations Order.