



BILLINGBEAR PARK GOLF COURSE

1.0 | INTRODUCTION

This Design and Access Statement (DAS) has been prepared by Lewandowski Architects to accompany a full planning application submitted to the Royal Borough of Windsor and Maidenhead (RBWM). It relates to the proposed redevelopment of facilities at Billingbear Park Golf Course, Wokingham.

This full planning application submission follows two previous pre-application submissions made to RBWM; ref 25/90048/PREAPP & ref 25/90163/PREAPP.

The purpose of this DAS is to provide a clear narrative describing the design evolution, the proposed scheme and how all relevant issues, including those identified in the previous two pre-application submissions, have been addressed.

This DAS is intended to be read in conjunction with the Planning Statement prepared by 4TY Planning, which sets out a comprehensive assessment of planning policy compliance. It should also be reviewed alongside the full suite of drawings and technical reports prepared in response to RBWM's previous pre-application advice.

Billingbear Park Golf Course is a publicly accessible 'pay and play' golf facility, located off The Straight Mile. The course is divided into the Old Course and the New Course, and the site includes a modest clubhouse, car parking, practice facilities and associated storage areas. The northern boundary adjoins the M4 and the western boundary fronts The Straight Mile. The landscape character is defined by open fairways, wooded edges and natural ponds, providing both recreational amenity and biodiversity value.



2.0 | BACKGROUND

In January 2025, Billingbear Park Golf Course engaged Lewandowski Architects and 4TY Planning to explore a range of projects aimed at enhancing the facilities and supporting the long-term economic sustainability of the Course.

Billingbear Park Golf Course (BPGC) is one of very few remaining pay as you play, public golf courses in the area. It welcomes golfers of all ages and standards in a setting of unrivalled beauty. You do not have to be a member to play at Billingbear Park Golf Course although handicap memberships are offered to those golfers wishing to obtain/maintain a handicap.

BPGC offers two courses to the public:

The Old Course is the original 9 holes made up of one par five, five par fours and three par three holes designed by Dr. Martin Hawtree. The holes unfold in a wonderfully natural setting, that is a joy to walk around. Golfers can enjoy the wide variety of flora and fauna even when the golf is not as good as it could be. In total there are 18 different tee positions on the Old Course.

The New Course is a challenging and picturesque par 3 course – this is not a pitch and putt course and can be very challenging from the white tees! The new course is a truly beautiful course to play on. With a range of tees to play from it is a challenge for experienced and novice golfers alike. There are three lakes that test your nerve and precision from the white/ yellow tees, but if you do not feel up to it, then you can play off the red tees and play to the side of the water hazards.

The team at BPGC ensure that maintaining the quality of both courses is their main objective. Their goal is to maintain the courses at a high standard, keeping up with the well kept private clubs in the area. It is true to say that BPGC is unparalleled by other local public courses.

BPGC has been owned by the same family, The Blainey’s, for more than the past two decades .They take great pride in not just the quality of the courses but in what they contribute to the local area in the form of public amenity. As with any successful business, the owners are constantly looking forward at the ways in which they can ensure the ongoing success and viability of their venture. It is important that the Course doesn’t simply maintain what they have, but explore how they can enhance and improve the facilities that they provide to the public/local community.

It is fairly well known that Golf as a sport is ‘evolving’, as is the level of demand which is slowly decreasing. There is lots of general speculation as to why demand is decreasing, but the general consensus is that Clubs/Courses that can offer more diverse facilities (i.e. alternative outdoor sports, other forms of golfing activities such as putting, driving and chipping) in addition to their established courses have more chance of evolving with the sport and therefore surviving. As a public facility/amenity it is of utmost important that BPGC ensure the long term financial viability of their facility by exploring appropriate diversification options.



Course image



Course image

3.0 | SITE LOCATION AND CONTEXT

Billingbear Park Golf Course (BPGC) is located at the following address:

Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ

BPGC is located approximately 2.5km north-west of the village of Binfield and 5.4km north-west of the town of Bracknell. It is approximately 4k north-east of the market town of Wokingham and 4.8km south-east of the village of Twyford. Reading is located approximately 10.5km to the west.

BPGC is located within the local authority of Royal Borough of Windsor and Maidenhead.

The western portion of the site is partially located within Flood Zone 2 with a small area to the south west located within Flood Zone 3.

The site is located within the Green Belt.

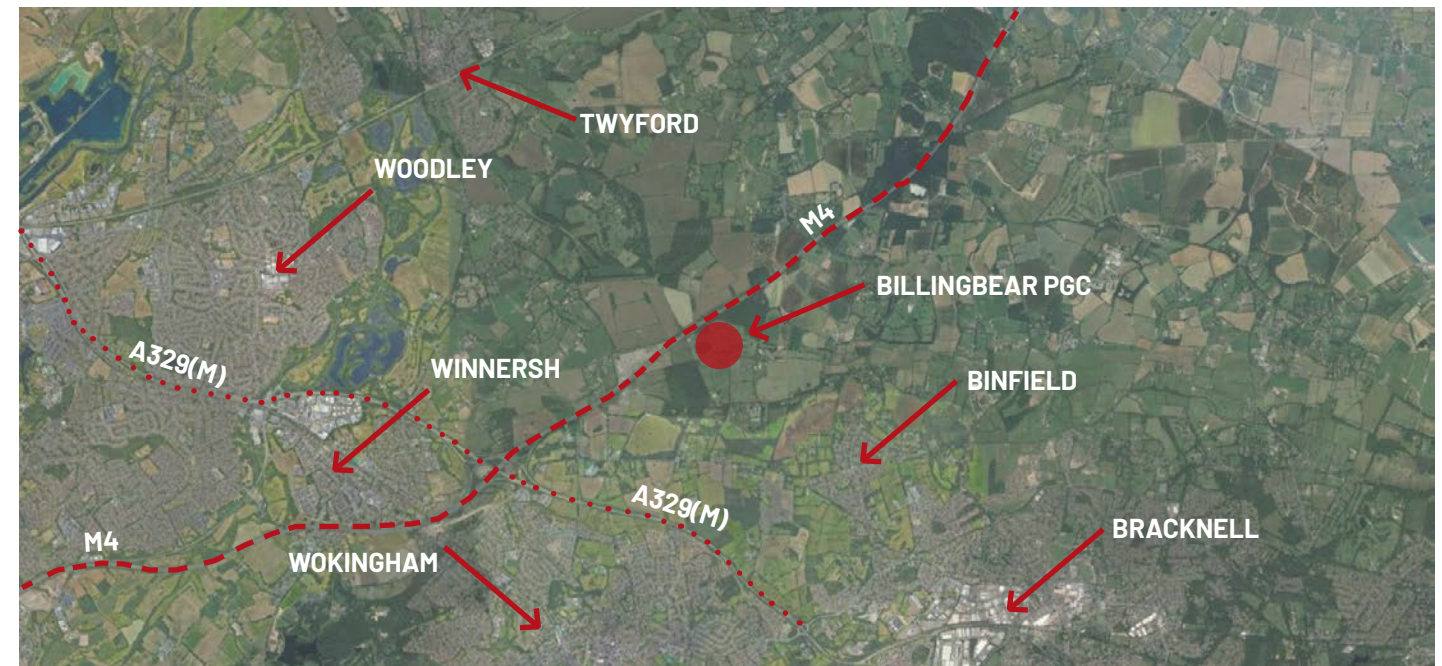
BPGC is accessed directly via the Straight Mile that runs along its western boundary. The Straight Mile is part of a road system that connects Binfield/ Wokingham and Twyford.

The M4 motorway runs in a south-west to north-east direction along the northern boundary of the Course.

Directly to the south of the Course is a private road providing access to Billingbear Park Polo Club which is located to the east of the course.

Directly to the north-east is a large area of woodland.

Access to BPGC is predominantly via car due to its relatively remote, albeit well connected by road, location. It should also be noted that the use of cars as the primary source of transport to Golf Clubs is fairly common due to the equipment needed to play the sport (i.e. clubs, trolleys etc.). It is possible to cycle to the club from nearby hamlets and villages.



Aerial image showing location of BPGC in wider context



Aerial image showing location of BPGC in immediate context

4.0 | SITE CHARACTER

As mentioned in Section 2.0, BPGC is made up of two Courses; the full length 9 hole Old Course (outlined in blue on the adjacent aerial image), and the Par 3, 9 hole New Course (outlined in Green on the adjacent aerial image). Generally speaking the Old Course occupies the northern section of the site (running from west to east), and the New Course wraps along the southern section of the site (running from west to east).

To the north of the Old course is an area of woodland which provides a buffer between the course and the M4 motorway.

In total there are 4 lakes spread across the two course; two of these are located on the Old Course, one is located between the sixth of the Old Course and the fourth of the New Course, and one is located on the New Course on the third hole.

There is a large copse of trees, designated ancient woodland, located between the two courses on the western side.

The Clubhouse is located adjacent the ninth hole of the New Course, in the western corner of the site. The Clubhouse is a single storey timber clad building with pitched tile roof. The Clubhouse contains a small bar/cafe, seating area, toilets, male and female changing rooms, kitchen and meeting room. There is a steel pergola structure on the eastern side of the Clubhouse that is used for outdoor seating. The steel pergola structure has fabric tensile roof covering and sides to shelter the seating area from the external elements.

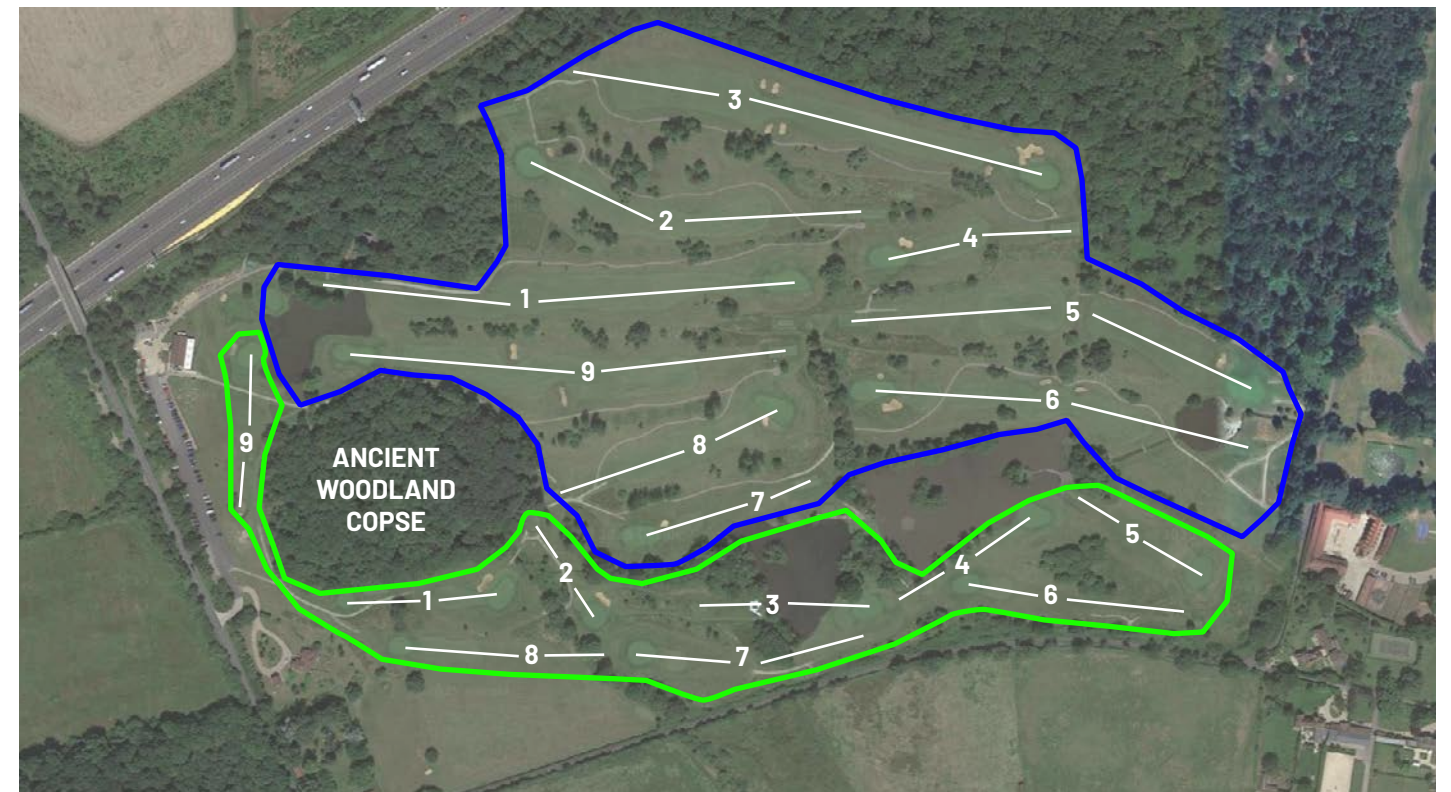
Directly behind the Clubhouse, to the west, is the green keepers compound area. This area consists of a green keepers shed and an external hard standing area for storing of course maintenance machines and course aggregates.

To the north-east of the Clubhouse is an area used for occasional staff parking and green keepers vehicle parking. This area leads round to two open air practice nets adjacent the first tee of the Old Course.

The the south of the Clubhouse, running parallel with The Straight Mile road, is the main vehicle car park.

Access to the BPGC car park is via a set of vehicular entrance gates along the western boundary in the south-western corner of the site.

In the far south-western corner of the site is a detached bungalow which provides accommodation for the family that own BPGC. Access to this house is via the main BPGC entrance gates. Once within the BPGC site a private driveway branches off to the right/south.



Aerial image showing Old and New Course locations

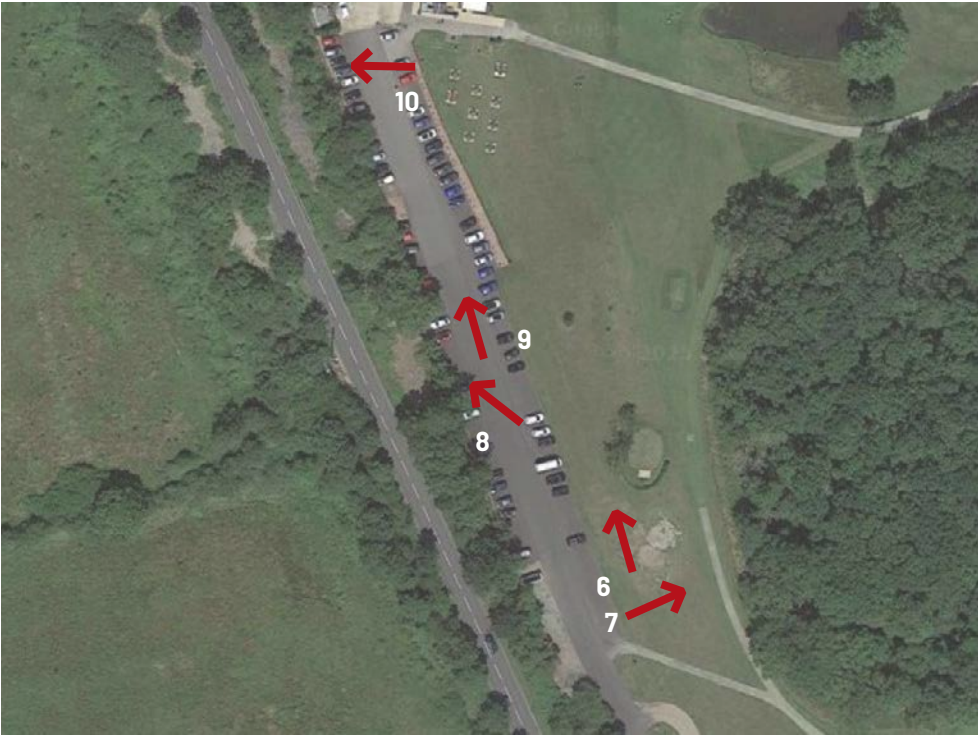


Aerial image showing BPGC facilities/buildings

5.0 | SITE PHOTOGRAPHS



5.0 | SITE PHOTOGRAPHS



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5.0 | SITE PHOTOGRAPHS



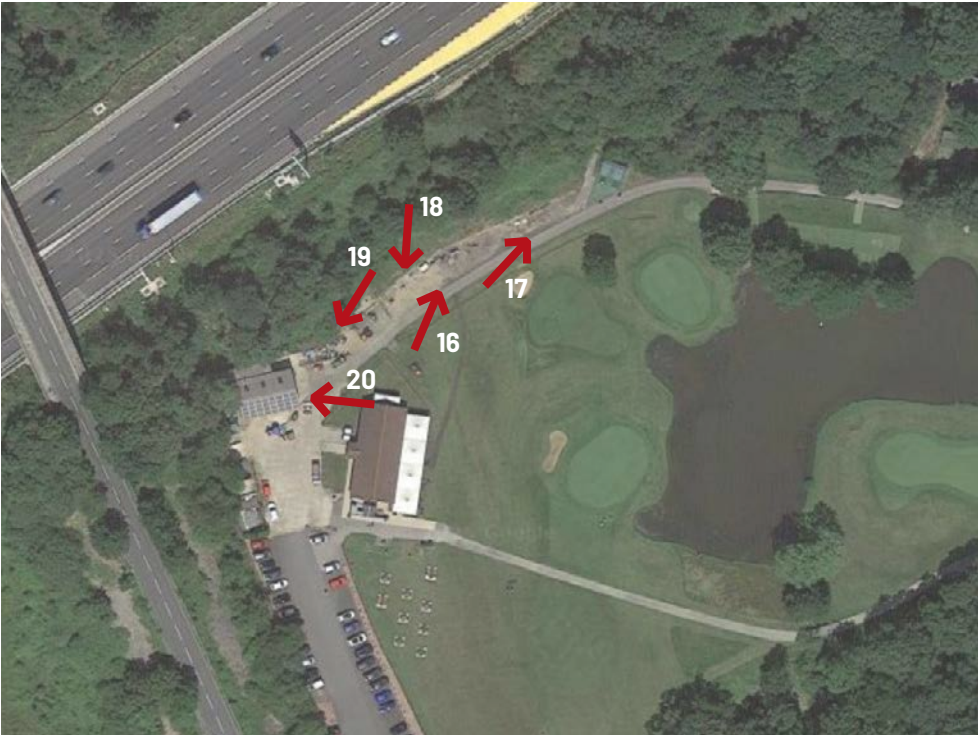
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5.0 | SITE PHOTOGRAPHS



5.0 | SITE PHOTOGRAPHS



Internal Clubhouse picture



External seating area picture



External seating area picture



Internal Clubhouse picture



Internal Clubhouse picture

6.0 | SITE ASSESSMENT TO IDENTIFY UNDERUTILISED ZONES

As mentioned in Section 2.0 of this report, BPGC first approached Lewandowski Architects and 4TY Planning in January 2025 to explore a range of projects aimed at enhancing the facilities and supporting the long-term economic sustainability of the Course.

One of the first steps in developing proposals for the potential future redevelopment of the site was to understand the areas of the site that are currently underutilised and/or provide no functional purpose in support of the Course’s operation. In carrying out this appraisal the following areas were identified as potential development zones:

Zone A

This is an area of hard standing located between the Clubhouse and practice nets/first tee of the Old Course. This zone is located directly to the north of an access road used by maintenance vehicles to access the Course. The area serves no functional purpose other than the occasional short term parking of maintenance vehicles and storage of materials used for Course maintenance. The zone runs parallel to the motorway. The area of hard-standing is largely flat but the ground then grades up into a mound/peak before dropping down to the motorway. This zone would suit a development that could utilise the existing banked topography and that wouldn’t be impacted by the proximity of the motorway.

Zone B

This is an area of flat lawn located to the south of the Clubhouse, directly adjacent the outdoor seating area and parallel to the car park. This area currently serves no functional purpose. This zone would suit an activity that requires flat topography and that would benefit from a physical/visual connection with the Clubhouse and outdoor seating area.

Zone C

This is a large area of flat lawn that runs parallel to the car park. It is located to the south of the Clubhouse and can be accessed from either the Clubhouse area, or from a separate vehicular gate at the southern extent of the car park. There is a path that runs parallel to the east of this zone that is used by golfers providing access between the eighth and ninth holes of the New Course. This zone currently contains the ninth tee for the New Course however, the Course have currently relocated this tee so that it is closer to the lake, making for a more challenging hole. On this basis Zone C currently provides no functional purpose. This zone would suit an activity that requires flat topography and that would benefit from a physical/visual connection with the Clubhouse and outdoor seating area. It would also suit a use that would benefit from a vehicle access from the car park.

Zone D

This is a large area of flat lawn to the southern boundary of the site (directly south of hole No.8 of the new course). It currently serves little purpose other than as an occasional short game practice/teaching area.



Aerial image showing underutilised zones on the site

7.0 | IDENTIFICATION OF OPPORTUNITIES AND ADDITIONAL FACILITIES

Following the identification of underutilised areas within the site, careful consideration was given to how these spaces could be redeveloped in a manner that both complements and enhances the primary function of the Course as a high-quality, publicly accessible golf facility. The aim has been to introduce new, compatible uses that strengthen the overall visitor experience while ensuring the long-term sustainability of this important public amenity. Integrating carefully selected complementary facilities within the existing fabric of the site will provide opportunities for alternative and supplementary revenue streams, thereby securing the Course’s future.

In evaluating potential additions, the following facilities were considered:

Pickleball Courts

Pickleball is one of the fastest-growing racket sports globally, offering a fun, low-impact, and highly social activity that is accessible to all ages and abilities. The game combines elements of tennis, badminton, and table tennis, played with paddles and a perforated plastic ball on a badminton-sized court. Typically played as doubles, it fosters interaction and inclusivity, making it an excellent complement to the existing golf facilities. As there are currently no pickleball courts within the local area, their introduction at Billingbear would meet an unmet demand and provide a valuable new recreational option for the community.

Padel Courts

Padel is another rapidly expanding racket sport, originally developed in Mexico in the 1960s and now firmly established as a highly sociable game. Played on an enclosed court approximately one-third the size of a tennis court, it is almost always played as doubles, encouraging teamwork and cross-generational participation. With the nearest facilities currently located in Bracknell and Sonning, the provision of padel courts at Billingbear would fill a significant local gap while offering a popular, contemporary sporting experience well aligned with the ethos of the Golf Course.

Compact Driving Range (superseded by Putting Course)

Compact driving ranges provide a modern alternative where space for a traditional full-length range is limited. They typically comprise semi-enclosed bays overlooking an artificial outfield enclosed with netting and equipped with market-leading ball-tracking technology. Each bay features interactive screens offering simulation, skills challenges, and practice games, creating a weatherproof, year-round facility. Such ranges offer enhanced opportunities for coaching and practice, while also diversifying revenue streams and broadening the site’s appeal to different user groups.

Putting Course

Inspired by successful concepts such as Tiger Woods’ “Popstroke” brand in the United States, the putting course is designed to replicate the challenges of a traditional golf course within a shorter, family-friendly format. Unlike novelty “crazy golf”, these courses are carefully crafted with artificial surfaces, bunkers, and rough areas to create a realistic and engaging experience. Accessible to all ages and abilities, the putting course strengthens the link to the



Padel courts



Pickleball courts



Compact driving range



Popstroke putting course



Indoor simulator room



Indoor simulator room

7.0 | IDENTIFICATION OF OPPORTUNITIES AND ADDITIONAL FACILITIES (CONT'D)

primary golf function of the site while introducing a fun, social activity unique within the local area.

Chipping Course

A dedicated chipping course would provide golfers with a purpose-designed area to practice short game techniques in a setting that mirrors on-course conditions. As with the proposed putting course and simulator rooms, it would offer valuable warm-up space before a round as well as a standalone practice and leisure facility. Such a facility would directly support the primary golfing use of the site, enhancing the range of outdoor sporting opportunities available to members of the public.

Indoor/Simulator Rooms

At present, practice facilities at Billingbear are limited to two uncovered outdoor nets. The proposed indoor simulator rooms would offer sheltered practice bays suitable for lessons, warm-ups, and standalone bookings. Equipped with advanced technology, these simulators allow year-round use and can also host club fitting sessions. As such, they provide a versatile, revenue-generating facility directly linked to the site’s core golfing function.

Permanent Clubhouse Extension

To accommodate the increased number of visitors anticipated from the new facilities, the proposals include the conversion of the existing marquee and pergola into a permanent single-storey extension. This would provide additional café/bar seating and may also allow for expanded changing room provision. The design will match the existing clubhouse in scale and materials, creating a seamless and high-quality addition.

Summary of Proposals

The proposed additional functions share several defining characteristics:

- They are either ancillary facilities that support the existing golf use (such as the putting course, compact driving range and simulator rooms) or complementary facilities that broaden the site’s social and sporting offer (such as Padel and pickleball courts).
- They are flexible in use, operating either in tandem with golf or as standalone activities, thus broadening the appeal of the site.
- They introduce sports and activities that are shorter in duration than a full round of golf, helping address one of the key barriers to golf participation.
- They provide facilities not currently available in the surrounding area, particularly in the context of a publicly accessible, pay-and-play setting.

Together, these elements represent a carefully considered package of enhancements designed to ensure that Billingbear Park Golf Course remains a thriving, inclusive, and sustainable leisure destination for the long term.

8.0 | EVOLUTION OF THE SCHEME THROUGH PRE-APPLICATION ENGAGEMENT

INITIAL PROPOSALS

Further to the identification of underutilised areas within the site (Section 6.0) and the assessment of potential complementary facilities (Section 7.0), a series of initial proposals were prepared for the site’s redevelopment.

These proposals have since been refined through two rounds of pre-application engagement with RBWM.

First Pre-application (ref. 25/90048/PREAPP)

The initial submission proposed a comprehensive package of improvements including: four pickleball courts, four padel courts, a putting course, a chipping course, a clubhouse extension, a simulator building with staff accommodation, and additional overflow parking. The adjacent site plan illustrated the layout of these proposals.

The Council’s officers raised significant concerns regarding the chipping course, which was located entirely within the Ancient Woodland. Further concerns were expressed about elements of the scheme that encroached into the Ancient Woodland buffer zone (defined as 15m from the woodland boundary). Officers also advised that the length of the simulator building was excessive and recommended a reduction of approximately two internal bays (circa 10m). Nevertheless, the principle of outdoor sporting facilities such as the padel and pickleball courts, putting course, and additional car parking was supported. Officers also considered the clubhouse extension to be acceptable.



1st Pre-application (ref 25/90048/PREAPP) proposed site plan (NTS)



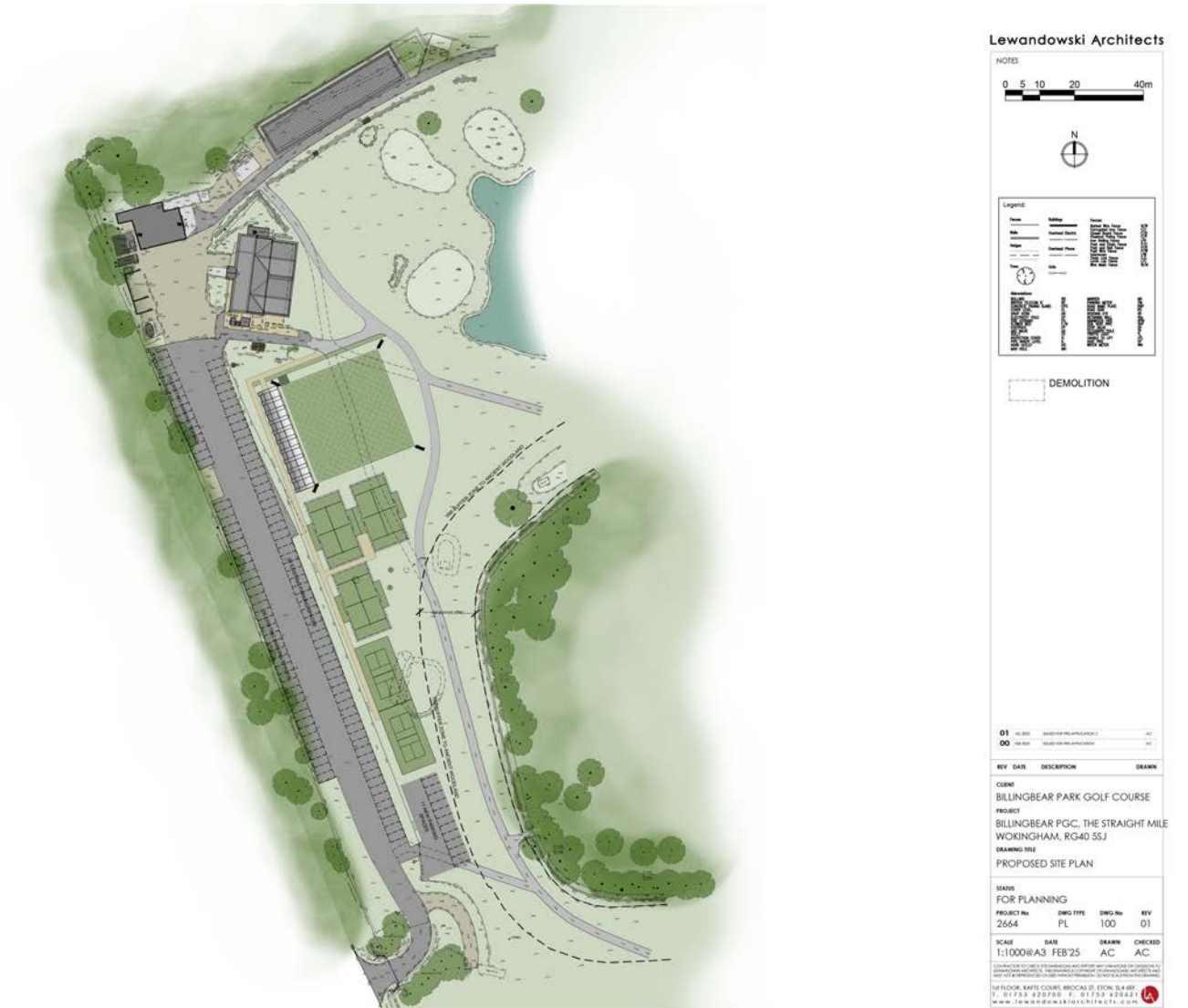
8.0 | EVOLUTION OF THE SCHEME THROUGH PRE-APPLICATION ENGAGEMENT (CONT'D)

REVISIONS TO THE PROPOSALS FOLLOWING FIRST PRE-APPLICATION

Second Pre-application (ref. 25/90163/PREAPP)

The second submission was revised to directly respond to officer recommendations. The chipping course was omitted entirely, the simulator building was reduced in length as advised, and all proposed development was pulled back from the 16m Ancient Woodland buffer zone. The updated scheme included two pickleball courts, three padel courts, a clubhouse extension, a reduced simulator building with staff flat, and overflow parking. A compact driving range replaced the putting course. The revised site plan adjacent showed these amended proposals.

In their response, officers welcomed the revisions, particularly the reduced number of padel and pickleball courts which ensured compliance with the Ancient Woodland buffer. These facilities were considered appropriate. The revised clubhouse extension and smaller simulator building were also deemed suitable within the Green Belt or Grey Belt context. However, officers advised that the compact driving range would constitute inappropriate development and require a case for Very Special Circumstances, as it was considered to have a greater impact on Green Belt openness than the previously proposed putting course. The principle of overflow parking was accepted, though further consideration of its orientation was requested to avoid unnecessary headlight glare into the Ancient Woodland.



2nd Pre-application (ref 25/90163/PREAPP) proposed site plan (NTS)

8.0 | EVOLUTION OF THE SCHEME THROUGH PRE-APPLICATION ENGAGEMENT (CONT'D)

REVISIONS TO THE PROPOSALS FOLLOWING SECOND PRE-APPLICATION

Further to the two rounds of pre-application engagement, the proposed development has been revised as follows in direct response to the planning officer's recommendations:

Driving Range

The compact driving range has been removed and replaced with an outdoor putting course, as originally proposed in the first pre-application submission. This change follows the officer's advice that the compact driving range would constitute inappropriate development and require a case for Very Special Circumstances (VSC). By contrast, the putting course was previously considered appropriate and has therefore been reinstated.

Staff Accommodation

The staff flat within the simulator building has been omitted and replaced with an office for the general manager. While the planning officer raised no direct objection to the staff flat, it was considered more suitable to provide office accommodation given the scale of the additional facilities now proposed. The size and external appearance of the building remain unchanged from the previous submission.

Ancient Woodland Path

The existing path located within the Ancient Woodland boundary is proposed to be removed and relocated outside of a 16-metre buffer zone, in accordance with officer recommendations.

Floodlighting

Floodlighting has been omitted from the outdoor racket sport courts.

Parking

8no. additional staff parking spaces will be allocated in front of the clubhouse. If required overflow parking can provided on the area of grass directly to the south of the proposed pickleball courts.

In addition to the above amendments, the updated scheme continues to include two pickleball courts, three padel courts, and an extension to the Clubhouse.

The adjacent site plan illustrates the proposals submitted under this full planning application.



9.0 | THE PROPOSALS

LATEST PROPOSALS

The latest proposals comprise the following principal elements:

- 1 - Two pickleball courts
- 2 - Three padel tennis courts
- 3 - Outdoor putting course
- 4 - Clubhouse extension (replacing existing marquee)
- 5 - Simulator block/building with six bays, teaching room and staff office.

The design approach is to retain the open, green character of the site while integrating new sports facilities in a manner sensitive to the landscape and Green Belt / Grey Belt setting.

Each component has been designed with an emphasis on functionality, sustainability and visual quality.



Proposed site plan extract (NTS)

9.0 | THE PROPOSALS (CONT'D)

1- Two pickleball courts

Situated to the east of the existing car park and to the west of the Ancient Woodland buffer zone, the proposed courts are positioned at the southern edge of the development boundary. They are aligned on a north-south axis, the preferred orientation for the sport. The courts will be enclosed with a 1.2-metre-high chain-link fence, and access will be provided via a new pathway leading from the existing Clubhouse. The courts have been designed to meet the dimensional requirements recommended by Pickleball England.

For further details on the pickleball courts, please refer to the accompanying drawing 2664-PL-201



Proposed site plan extract (NTS)



Proposed site plan extract (NTS)

9.0 | THE PROPOSALS (CONT'D)

2 – Three padel tennis courts

Positioned to the east of the existing car park and immediately north of the proposed pickleball courts, the padel courts are aligned on a north-south axis, the preferred orientation for the sport. Access will be provided via a new pathway leading from the Clubhouse. The courts have been designed in accordance with the dimensional standards set out by the LTA for Padel, following the Variant 1 style court as defined by the International Padel Federation (IFP). In the UK, the majority of padel courts constructed to date adopt this Variant 1 design, incorporating a combination of glass rebound walls and metal weld mesh panels, which is also proposed for BPGC. The design includes stepped wall sections at each end, with the first step measuring 3 m high by 2 m long and the second step 2 m high by 2 m long. Metallic fencing completes the enclosure, rising to 3 m along the central 16 m sections and up to 4 m at either end.

For further information on the padel courts, please refer to the accompanying drawing 2664-PL-200.



Proposed site plan extract (NTS)



Proposed site plan extract (NTS)

9.0 | THE PROPOSALS (CONT'D)

3 - Outdoor putting course

Located to the south of the existing Clubhouse and immediately north of the proposed padel courts, the outdoor putting course has been designed by a specialist consultant to incorporate two six-hole signature layouts, complemented by lush planting and bespoke hole signage. Access to the putting course will be provided via the new pathway leading from the Clubhouse, which also serves the pickleball and padel courts.

For further details on the putting course, please refer to the accompanying drawing prepared by the specialist consultant.



Proposed site plan extract (NTS)



Proposed site plan extract (NTS)

9.0 | THE PROPOSALS (CONT'D)

3 - Outdoor putting course

The proposed signature putting course forms a key element of the leisure enhancements to Billingbear Park Golf Course, providing an engaging and visually distinctive attraction that complements the existing golf and leisure facilities. The course is conceived as a premium-quality, landscaped putting experience, inspired by championship golf environments but scaled and adapted for accessible, family-friendly play.

The putting course is designed as a series of interlinked “signature” holes, arranged within a compact landscaped area adjacent to the main clubhouse. The layout provides two six-hole loops (12 holes in total) that can be played individually or together, offering flexibility for different user groups and time durations. Each hole features its own contoured putting surface, strategically placed bunkers and mounding, and realistic green undulations, evoking the feel of full-scale golf in a condensed and social format.

A meandering central path guides players through the course (an leads on to the racket courts), creating a natural flow and maintaining accessibility for all users. Planting zones are integrated between the holes, providing texture, separation, and seasonal interest. Small trees and shrubs enhance the sense of enclosure while maintaining open sightlines across the course.

The course will employ high-quality artificial turf systems to replicate natural greens and fairways, ensuring year-round playability with minimal maintenance. Areas of white sand-effect surfacing and mounded contours evoke the aesthetics of modern links and parkland courses. Feature planting beds and rockery elements punctuate the landscape, helping the course blend naturally into its setting adjacent to the golf clubhouse and adjacent leisure courts.

The putting course is intended as a recreational and social amenity, appealing to golfers of all ages and abilities. It provides an inclusive, family-oriented activity that complements the existing golf offering, encouraging participation and dwell time at the venue. The variety of hole shapes and gradients provides a balance of challenge and fun, accommodating both casual visitors and golf enthusiasts seeking to refine their putting skills.

As illustrated on the proposed site plan 2664-PL-100-02, the putting course sits within the main development zone, positioned conveniently near the clubhouse extension and adjacent to the proposed padel and pickleball courts. Its landscaped form and modest scale ensure that it integrates comfortably with surrounding facilities while maintaining visual interest from the clubhouse terrace and pedestrian routes.



Putting course proposal



Proposed putting course precedent images (images courtesy of Greenspan)

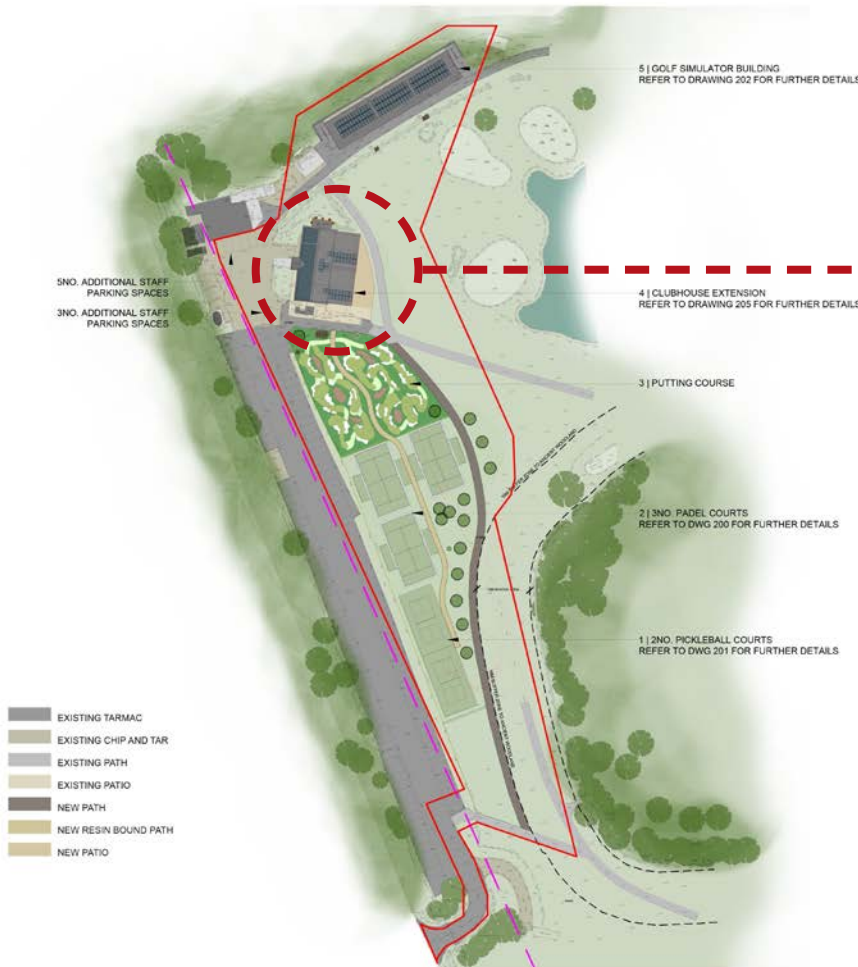


9.0 | THE PROPOSALS (CONT'D)

4 – Clubhouse extension (replacing existing marquee)

Adjoining the eastern elevation of the existing Clubhouse, the proposed extension will deliver the additional accommodation required to support the anticipated increase in visitors generated by the new facilities. The scheme proposes the removal of the existing marquee and pergola, to be replaced with a permanent single-storey extension. This will provide expanded café/bar seating and has the potential to accommodate enhanced changing room provision. The design has been carefully considered to reflect the scale and materials of the existing Clubhouse, ensuring a seamless and high-quality integration.

For further details on the Clubhouse extension, please refer to the accompanying drawing 2664-PL-205



Proposed site plan extract (NTS)



Proposed site plan extract (NTS)

9.0 | THE PROPOSALS (CONT'D)

4 – Clubhouse extension(replacing existing marquee)

As set out in the officer’s report (25/90163/PREAPP), the existing clubhouse includes a single-storey, marquee-style extension on the eastern side of the building. This space is heavily used and remains an important facility for the Club. In light of the additional amenities proposed under this application, and to accommodate increased demand, further permanent clubhouse capacity is required.

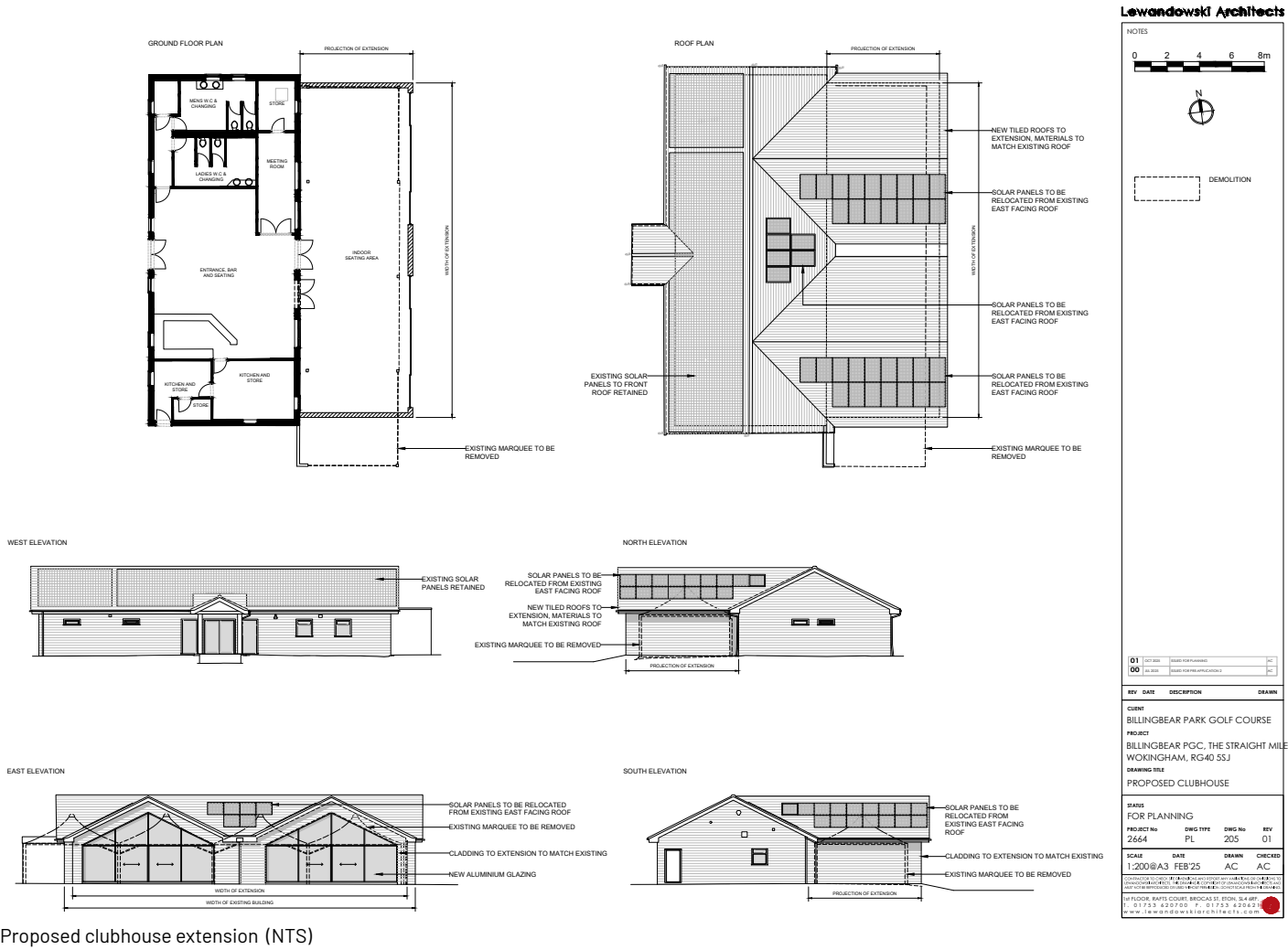
The proposal involves removing the current marquee structure attached to the eastern side and replacing it with a permanent extension of the same footprint. As such, the site is regarded as previously developed land.

The officer’s report (25/90163/PREAPP) confirms that the proposed extension is proportionate, with its size, character, and appearance considered acceptable. Its scale and height are designed to complement the existing clubhouse.

The new extension is a single-storey side addition with a rectangular floor plan. The roof features two dual-pitch projecting gables facing east, with ridge and eaves heights matching the existing building.

The eastern elevation incorporates large glazed windows and doors, maximising natural light and providing wide views over the course. Internally, the extension will provide a large, open-plan space.

Externally, the roof will be finished with concrete tiles to match the existing clubhouse, and timber cladding will be applied to the facades, again consistent with the current building. The existing solar panels will be relocated from the eastern roofscape onto the new extension roofs.



9.0 | THE PROPOSALS (CONT'D)

5 - Simulator block/building with six bays, teaching room and staff office.

Located to the north of the Clubhouse on an area of existing hardstanding, the proposed indoor simulator building will provide six sheltered practice bays suitable for lessons, warm-ups, and individual bookings. An additional enlarged bay will be dedicated to lessons and club fitting. Each simulator will be equipped with advanced technology, enabling year-round use.

At the eastern end of the building, a staff office will be provided for the general manager. The structure has been designed to meet the precise dimensional requirements for golf simulator facilities, including appropriate width, length, and height. A flat roof will accommodate a solar PV array, supporting sustainable energy use. Access to the building will be via the existing path network already established on site.

For further details on the simulator building, please refer to the accompanying drawing 2664-PL-202



Proposed site plan extract (NTS)



Proposed site plan extract (NTS)

9.0 | THE PROPOSALS (CONT'D)

5 - Simulator block/building with six bays, teaching room and staff office.

The proposed development comprises a new single-storey simulator block of rectangular form, designed with a contemporary but functional character. The building will be clad in vertical materials—likely timber, though alternative cladding of similar appearance and quality may be considered—to provide a natural, durable finish that integrates well into the landscape setting.

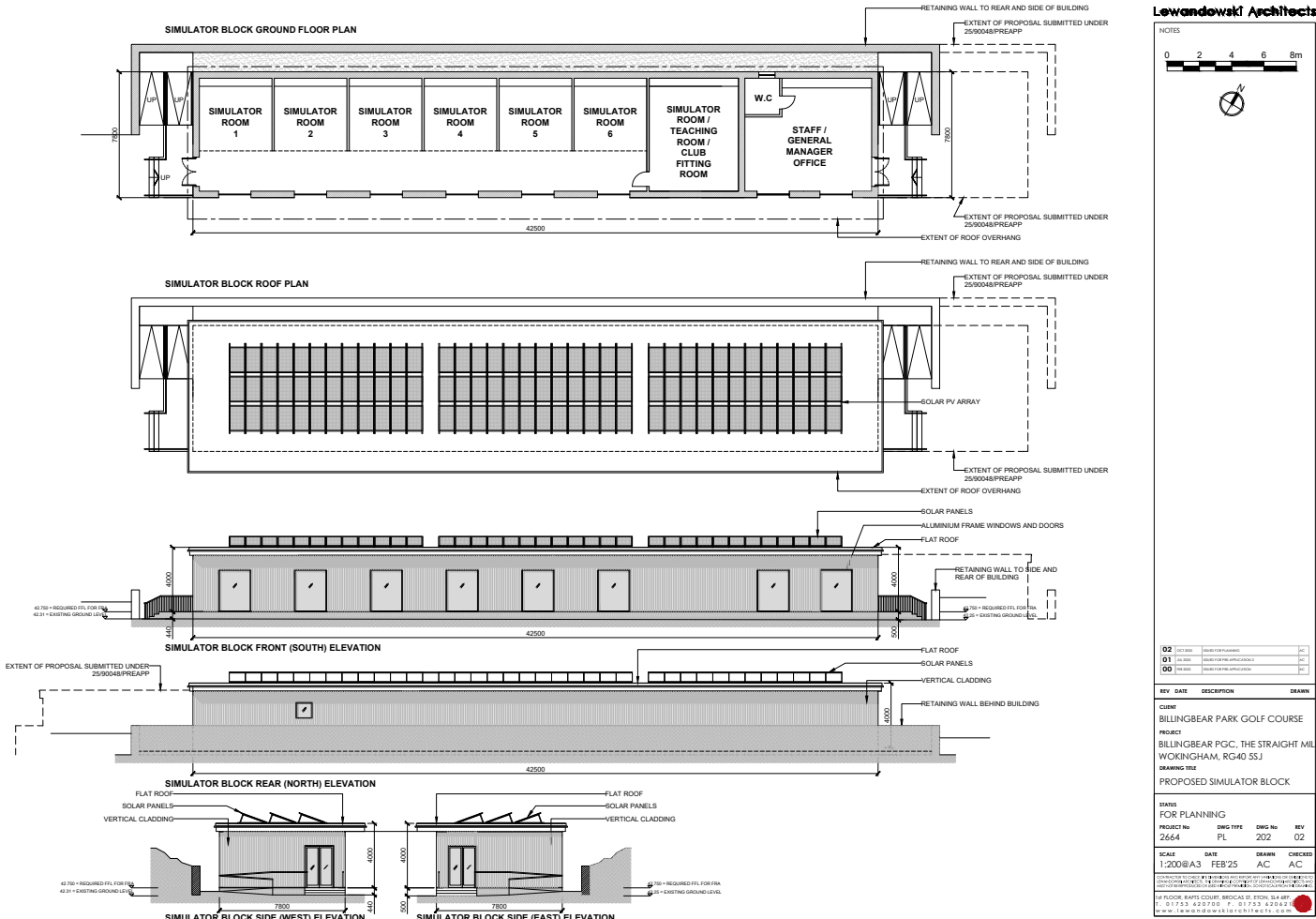
The building will be capped with a flat roof finished in a high-performance flat roof membrane. A large solar PV array is incorporated across the roofscape, ensuring the building contributes positively to sustainability objectives and reducing long-term energy demand. The southern roofline also projects forward to create an overhang, offering passive solar shading to the glazed elevation.

Glazing is concentrated on the southern elevation, with high-performance, aluminium-framed double-glazed units. Given the south-facing orientation, the specification is expected to include solar control glass, balancing natural light and expansive outward views with effective solar gain management.

Internally, the layout is arranged around six state-of-the-art simulator bays, each designed to accommodate the latest golf simulation technology. This provides all-year-round use and versatility for members and guests. A larger simulator bay is dedicated to lessons, coaching, and club fitting, supporting both recreational and training activities. To the eastern end of the building, a staff and general manager's office is provided, benefitting from elevated views across the golf course and the first tee, ensuring excellent operational oversight.

Externally, the building sits against a retaining wall to the rear and side, helping it to embed into the landscape and reduce visual impact. The southern elevation presents the most active frontage, with large glazed openings creating a strong visual connection between indoor activities and the course beyond.

In materiality, the combination of vertical cladding, flat roof detailing, and aluminium-framed glazing establishes a modern yet understated aesthetic, with external finishes carefully selected to complement the surrounding clubhouse architecture and wider landscape context. The inclusion of renewable energy generation further reinforces the commitment to sustainable design.



Proposed simulator and staff office block (NTS)

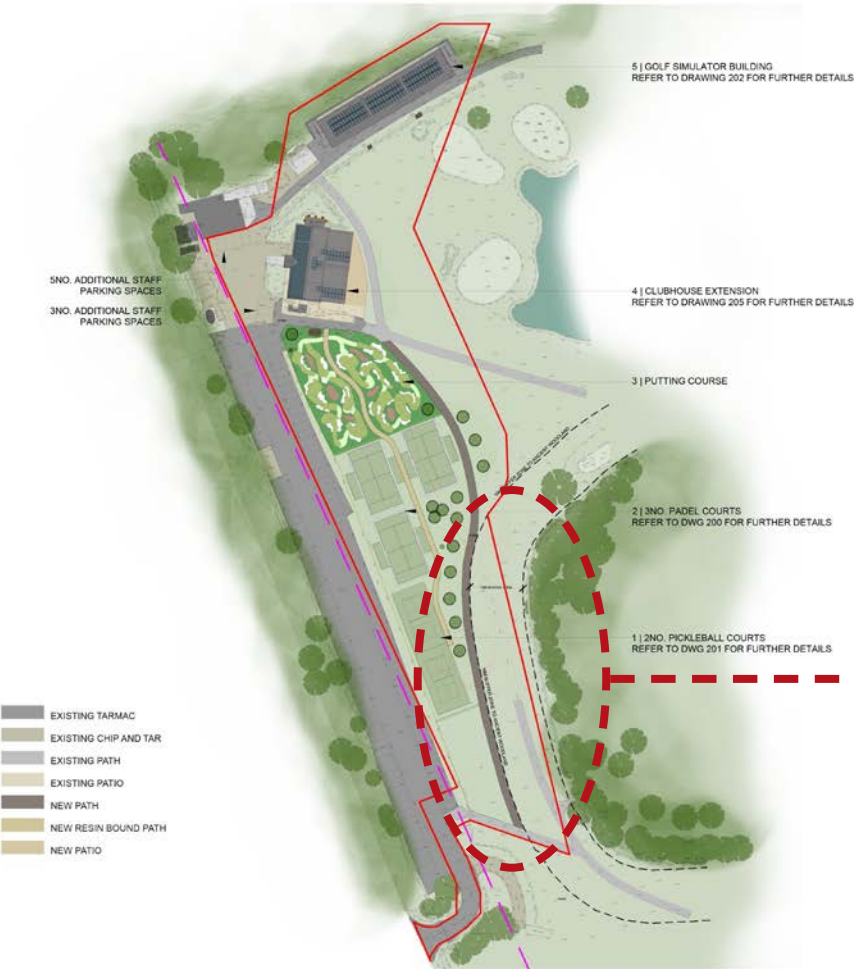


Proposed simulator block materials and products

9.0 | THE PROPOSALS (CONT'D)

In addition to the five principal elements outlined on the preceding pages, the proposal includes the relocation of an existing footpath currently situated within the buffer zone of the Ancient Woodland. The southern section of this path, as confirmed by the planning officer, has been in place since at least 2017 and is therefore exempt from any retrospective planning regularization requirements. However, the northern portion of the path, located within the buffer zone, does not have supporting evidence to demonstrate such immunity. Accordingly, it is proposed that this section be removed and a new footpath installed outside of a 16m buffer zone.

The revised path is illustrated in the site plans below and adjacent, with further detail provided in drawing 2664-PL-100.

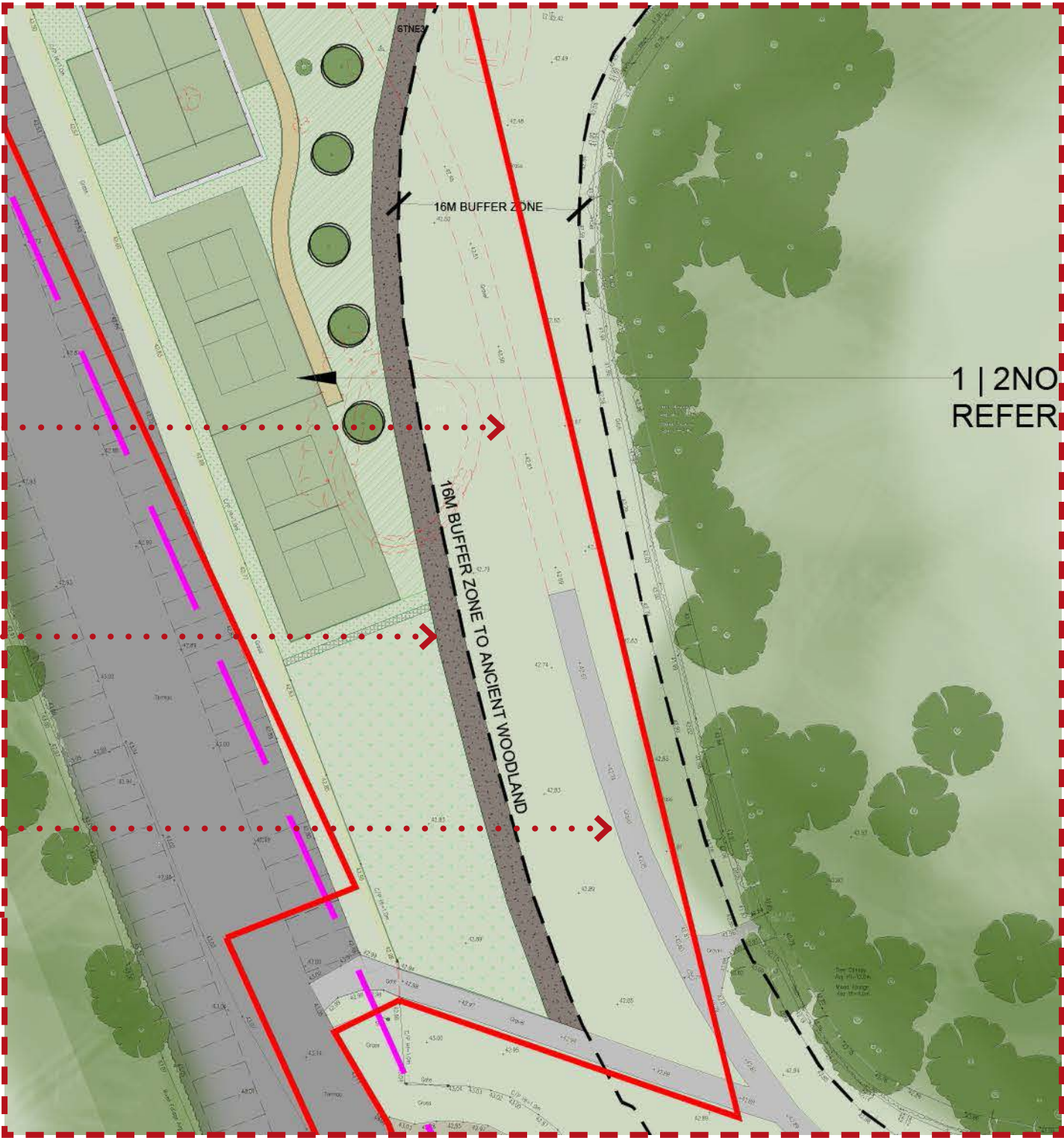


Proposed site plan extract (NTS)

Section of path to be removed and relocated outside of the Ancient Woodland buffer zone

New pathway

Section of path acknowledged to have been in situ since at least 2017



Proposed site plan extract (NTS)



9.0 | THE PROPOSALS (CONT'D)

Artist impression of proposed development from south-east





9.0 | THE PROPOSALS (CONT'D)

Artist impression of proposed development from north-east



10.0 | CHARACTER AND APPEARANCE

As noted in the planning officers report in response to the latest pre-application submission 25/90163/PREAPP:

- *The clubhouse extension, is deemed acceptable, the height and scale being in harmony with the existing building. The finished materials should match the existing.*
- *There are no objections to the indoor hitting bay or residential flat.*
- *With the exception of building 3 (compact driving range). There are no objections to the appearance of the other aspects subject to additional detailing. The racket courts would require planting externally to soften the developments.*

In addition to the above, it should be noted that the planning officer raised no objections to the character and appearance of the outdoor putting course as proposed within the first pre-application submission 25/90048/PREAPP. In fact in the second pre-application, the officer suggested reverting to the original putting course in this location.

Given that the compact driving range is to be replaced by the previously accepted putting course, and the residential flat by a staff office, the proposals are considered wholly acceptable in terms of character and appearance.

11.0 | TREES AND LANDSCAPING

A comprehensive package of arboricultural information, prepared by Merewood Arboricultural in response to RBWM’s request, is submitted in support of this application.

The site supports a range of tree stock, predominantly assessed as Category B or C. Five low-quality ornamental cherry trees (T59–T63) are proposed for removal to enable the construction of the pickleball courts, while all Category A and B oak trees will be retained. These removals are limited to poor-quality specimens and are necessary to accommodate the development. Protective fencing and exclusion zones will be installed in accordance with BS5837:2012 to safeguard retained trees.

As highlighted in both pre-application reports, the site contains groups of TPO-protected trees, including an area of Ancient Woodland to the east, which benefits from a statutory 15m buffer zone. The proposals do not affect any TPO-protected trees. In response to feedback from pre-application reference 25/90163/PREAPP, the scheme has been amended to reposition a pathway outside the Ancient Woodland buffer, which has been extended to 16m.

A Landscape Strategy and Planting Intent Design, prepared by UBU Design, also accompanies this submission.

In line with the planning officer’s recommendations at pre-application stage, new planting is proposed around the perimeter of the courts to soften the development. The landscape strategy includes supplementary planting, habitat enhancement, and long-term management measures, delivering a net gain in biodiversity.



Photograph showing five poor quality flowering cherries to be removed

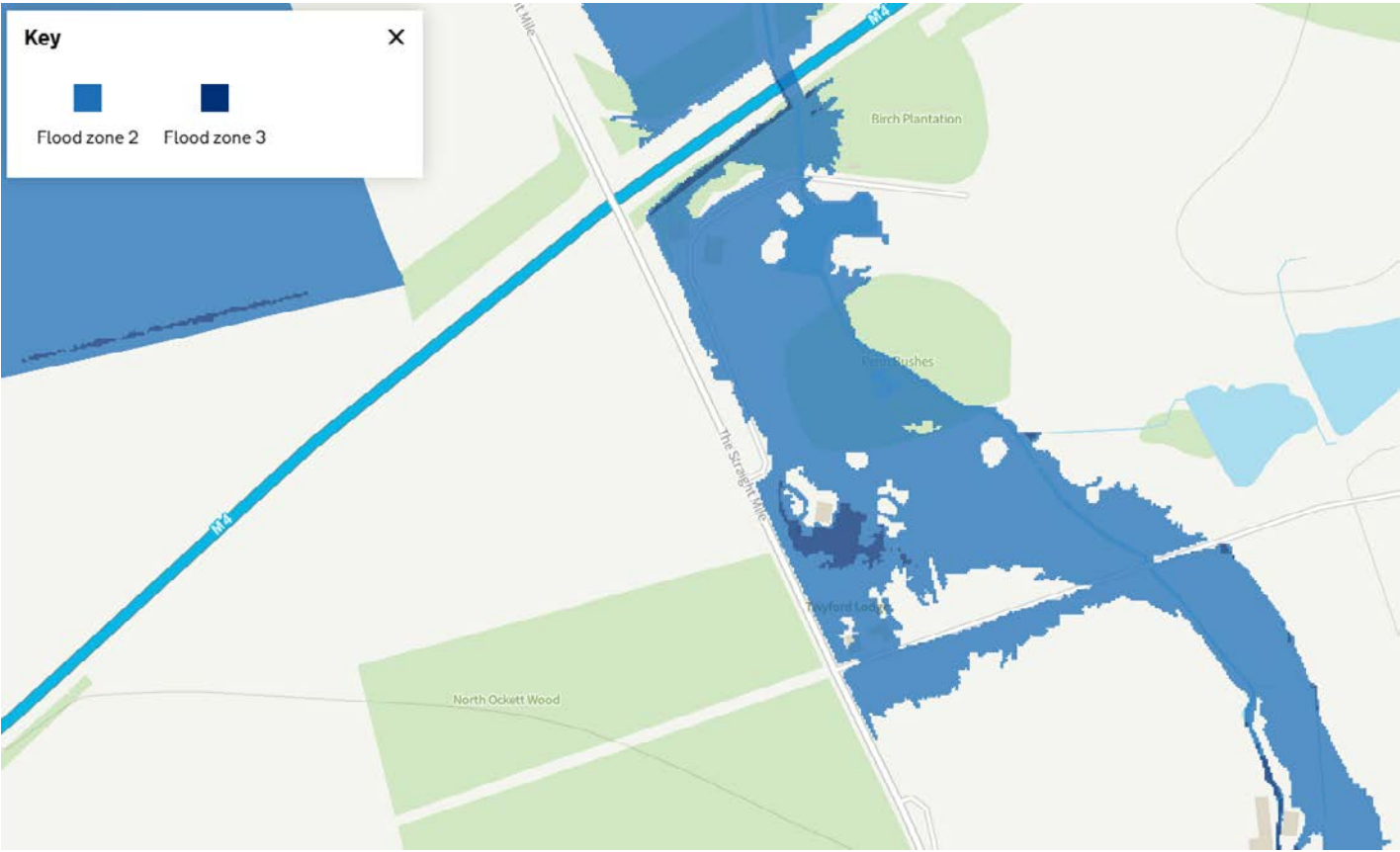
12.0 | FLOOD RISK AND SUSTAINABLE DRAINAGE

A site-specific Flood Risk Assessment (FRA) and Sustainable Drainage Strategy have been prepared by GSE and are submitted in support of this application.

The FRA has been undertaken in line with paragraph 181 of the NPPF and Policy NR1, given that the majority of the site falls within Flood Zone 2.

The Sustainable Drainage Strategy has been prepared in accordance with paragraph 182 of the NPPF and Policy NR1 of the BLP, which require such measures unless robust evidence demonstrates they are inappropriate.

Currently, foul waste is managed via an on-site septic tank. Surface water is discharged by pumping from an existing underground water tank, located to the south of the clubhouse, into an established ditch along the western boundary of the site.



Flood map for planning from Gov.UK.

13.0 | ECOLOGY AND BNG

A Preliminary Ecological Appraisal, Phase 2 Bat Emergence Survey, and Biodiversity Net Gain (BNG) Assessment – including completed statutory metrics and condition assessment sheets – have been prepared by Joe Slade of LHB Ecology and are submitted in support of this application.

The findings of these ecological surveys and assessments, together with the BNG results (achieving a minimum 10% gain), have been fully integrated into the overall scheme design, particularly informing the proposed landscape strategy.

It is noted that, during the second pre-application process (reference 25/90163/PREAPP), the Ecology consultee requested a mitigation strategy for potential impacts on the Ancient Woodland. As the current scheme has removed all development from both the Ancient Woodland and its buffer zone, such mitigation measures are no longer required.

A sensitive lighting strategy has also been prepared and is submitted in support of this application. External lighting is limited to a small number of new downward-facing wall lights on the clubhouse extension and the new simulator building. No other external or floodlighting forms part of this proposal.

A District Licence Report, prepared by Nature Space Partnership, accompanies this application.

In response to RBWM's request at pre-application stage for a great crested newt (GCN) environmental DNA (eDNA) survey, it has not been possible to provide such a survey due to seasonal restrictions. Instead, the proposals adopt the District Licensing approach, ensuring that potential impacts on GCNs are appropriately addressed.

14.0 | SUSTAINABILITY

A Sustainability and Energy Assessment, together with a Carbon Reporting Spreadsheet, has been prepared by Ecolytik and is submitted in support of this application.

Sustainability is central to the proposals and will be delivered in line with the Council's SPD.

The clubhouse already achieves an EPC rating of A+ and is currently served by an air source heat pump (ASHP) and a substantial solar PV array located on the east- and west-facing roofs. The panels on the east-facing roof will be relocated to the roofscape of the new extensions, as illustrated on drawing 2664-PL-205.

The roof of the proposed simulator block will also provide capacity for additional solar PV. The potential extent of this future array is shown on drawing 2664-PL-202.

Both the clubhouse extension and simulator block will be designed using a 'fabric first' approach, with details set out in the accompanying Ecolytik reports.

In addition, the proposals include new EV charging points, as referenced in subsequent sections of this report.

15.0 | HIGHWAYS, ACCESS AND MOVEMENT

A Transport Plan and supporting Transport Assessment, prepared by Highway Planning, are submitted with this application.

Vehicular access will continue to be taken from The Straight Mile, with visibility splays confirmed as acceptable by RBWM's Highway Development Control consultee under pre-application reference 25/90163.

The proposals will maintain 125no. car parking spaces for visitors, including electric vehicle bays and charging facilities, ensuring adequate capacity even at peak times. In addition to the two existing EV chargers, a further four are proposed.

8no. additional staff parking spaces will be allocated in front of the clubhouse. If required overflow parking can provided on the area of grass directly to the south of the proposed pickleball courts.

Sheffield stands will be installed adjacent to the Clubhouse to deliver short-stay cycle parking, in line with officer recommendations.

Dedicated pedestrian routes are incorporated to link the Clubhouse, putting course, courts, and simulator block. Inclusive access has been designed in throughout, ensuring that the facilities are fully accessible to all users, including those with mobility impairments.

16.0 | SUMMARY

This Design and Access Statement sets out a comprehensive vision for the evolution of Billingbear Park Golf Course. The proposals have been informed by two rounds of pre-application engagement with the Royal Borough of Windsor and Maidenhead and have been carefully revised in direct response to officer feedback. The result is a balanced, policy-compliant scheme that safeguards the existing character of the site whilst enabling appropriate diversification to support its long-term viability.

Billingbear Park Golf Course is a valued, publicly accessible (pay-and-play) facility with two established courses. Maintaining such a resource to a high standard is financially demanding, yet the owners remain committed to ensuring that the site continues to be affordable and welcoming to all. In a climate where traditional forms of golf are experiencing declining participation, diversification is not only desirable but essential. The proposed package of facilities therefore represents a pragmatic and forward-looking response that secures the future of the course and strengthens its role as a much-loved community asset.

The proposals identify and repurpose underutilised areas of the site to deliver a series of new facilities that are either ancillary to golf (such as the putting course, simulator building, and clubhouse extension) or complementary outdoor sports (such as pickleball and padel). Each has been chosen to provide accessible, inclusive, and sociable forms of activity that broaden the appeal of the site to new audiences, without compromising its core golfing offer. Collectively, they will attract younger participants, families, schools, and local groups, thereby embedding the Golf Course further into the fabric of the community.

Importantly, the scheme has been designed with sustainability, landscape integration, and biodiversity at its heart. Key features include the relocation and expansion of solar PV arrays, the use of a fabric-first construction approach, electric vehicle charging provision, and a sensitive lighting strategy. Landscape enhancements and ecological measures will deliver a measurable net biodiversity gain, while careful siting of facilities avoids encroachment into Ancient Woodland or its buffer zone. In character and appearance, the proposals have been confirmed by officers as proportionate and in keeping with the existing clubhouse and wider setting

Taken together, the proposals represent appropriate development within the Green Belt context, justified by the social, recreational, and environmental benefits they deliver. They will secure the future of Billingbear Park Golf Course as an inclusive, sustainable, and forward-thinking leisure destination, ensuring it continues to thrive for the benefit of both present and future generations.

