

MEMORANDUM

From:	(Name) (Job title)
Service	WBC Landscape and Trees
App No:	260394
Address:	Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ.
Proposal:	Full application for phased leisure development comprising the erection of padel tennis courts and pickleball courts, formation of an outdoor putting course, erection of a simulator building, and erection of an extension to the existing clubhouse following demolition of the existing marquee, with associated alterations to car parking, access/paths, external lighting, and hard and soft landscaping.
Type of Development:	Major All other developments
Site Visit Made:	Yes/No

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is in the countryside and the Green Belt. The Straight Mile is a Proposed Green Route. The character of the Straight Mile is a long straight road with native hedgerow and hedgerow trees lining both sides of the road. However, in some places the density of the hedgerows is reduced and there are no trees. Enhancing the route with new planting is important in retaining the character of the countryside.

The site is mostly located in the neighbouring borough of Windsor and Maidenhead with only the far west of the site, the which includes most of but not all of the access from the Straight Mile, and most of the access road and parking. That small part of the site is also located in the Billingbear Valued Landscape;

Wokingham Borough Landscape Character Assessment (WBLCA), dated November 2019, identifies a number of different landscape character areas (LCA's) across the Borough and provides key information regarding each of the LCA's. The site falls within LCA I1 Ashridge Farmed Clay Lowland a moderate quality landscape. The Landscape Strategy for LCA I1 is to conserve and enhance the

existing rural character such as the wooded ridges and woodland, including Ancient Woodland. In particular introduce coppice management and repair hedgerows with hedgerow standards.

In terms of development, the aim is to conserve the sparse settlement pattern through controlling development.

An Arboricultural Implications Assessment (AIA) – 9.12.26 and an Arboricultural Impact Assessment Rev. D – Dec. 2025 drawing has also been submitted.

An Arboricultural Method Statement (AMS) 9.12.25
Tree Protection Plan – December 2025 Rev. C

Proposed Site Plan – 2664-PL-100-02 Rev. 02 October 2025
General Arrangement drawing 6068-UBU-ZZ-D-L-1000 Rev. PO1

I note that Oak tree T44 is a Veteran tree of 1700mm diameter. The Tree Survey recognises the tree at veteran with the classification of A3. However, a Veteran tree buffer zone is the diameter x 15 which in this case is 25.5m. The Buffer zone comes into conflict with part of the site layout.

Once the Veteran tree buffer zone is resolved some minor adjustments to the site layout maybe required, and revisions submitted.

I would seek tree protection and landscape conditions in the event the application is allowed. The landscaping should include some some enhancement to hedgerows – although I note the hedgerows/hedgerow trees along the Straight Mile are outside of the site boundary.

Conditions & Reasons (if required)

CL7 – Tree Protection (correct Buffer zone for T44 to be included)
CL5 – Hard and Soft landscape proposals.

Date:	20-Apr-26	Signed:	BRC
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