

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	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.		
Heritage Asset:	Billingbear – Local Historic Park & Garden Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations			
No objection			
Comments On Proposal			
The greater part of this application site lies within the Royal Borough of Windsor and Maidenhead, with a western sliver of the site being with Wokingham Borough Council. This sliver of land which has vehicular driveway to the site from off the Straight Mile road, forms part of northerly wedge of land identified by the Council recognised local historic park and gardens of Billingbear. Given the nature and position of the proposals on site within the neighbouring borough, it is therefore thought from a historic perspective to proposals will have no meaningful impact with respect to this northern extent of Council identified Local Historic Park & Garden, the majority of which, within the borough, lies to the south.			
Conditions			
N/A			
Date:	17/03/26	Signed:	Keith Frost Built Heritage Officer