### Appendix A: Glossary for the A, S & S NP

<table>
<thead>
<tr>
<th>SUBJECT</th>
<th>ACRONYM</th>
<th>EXPLANATION</th>
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<tbody>
<tr>
<td>Affordable Housing</td>
<td></td>
<td>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing does not include low cost market housing.</td>
</tr>
<tr>
<td>Affordable Rented Housing</td>
<td></td>
<td>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</td>
</tr>
<tr>
<td>Borough Local Plan</td>
<td>BLP (or LP)</td>
<td>The Local Plan developed by RBWM which guides strategic development across the Borough.</td>
</tr>
<tr>
<td>Code for Sustainable Homes</td>
<td>CSH</td>
<td>The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. It is an environmental assessment method for rating and certifying the performance of new homes, and it is possible to secure a CSH rating of between zero and six, with six being the most sustainable.</td>
</tr>
<tr>
<td>Conservation Area</td>
<td></td>
<td>An area designated by RBWM under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.</td>
</tr>
<tr>
<td>Curtilage</td>
<td></td>
<td>The area of land, usually enclosed, immediately surrounding a home.</td>
</tr>
<tr>
<td>Design &amp; Access Statement</td>
<td></td>
<td>A report accompanying and supporting a planning application. It should explain the design principles and concepts that have been applied to particular aspects of the proposal including the amount, layout, scale, landscaping and appearance of the development.</td>
</tr>
<tr>
<td>Defence Evaluation and Research Agency</td>
<td>DERA</td>
<td>A major redevelopment site in Surrey, on our borders with Sunningdale.</td>
</tr>
<tr>
<td>Development Brief</td>
<td></td>
<td>A Development Brief is a useful tool through which developers can set out their proposals for new development with sufficient detail to allow the local community to understand what is being proposed and to engage in a meaningful consultation process. It is part of the design process and should be used as part of an iterative process whereby local views can be incorporated into the evolution of the design of the development.</td>
</tr>
<tr>
<td>Development Plan</td>
<td></td>
<td>The suite of documents which are used when making decisions on planning applications. Once our NP has been passed by Referendum, it will become one of the documents in the Development Plan.</td>
</tr>
<tr>
<td>District Centre</td>
<td></td>
<td>A District Centre can be described as a large group of shops, together with appropriate supporting non-retail facilities and services, which collectively form a coherent shopping centre.</td>
</tr>
<tr>
<td>Employment</td>
<td></td>
<td>In the context of this NP, wherever reference is made to “employment” this is intended to relate to economic activities in our area and “employment sites” or “sites providing employment” or “sites providing jobs” include all land use that is capable of generating employment, with the exception of retail use which is clearly differentiated.</td>
</tr>
<tr>
<td>Evidence Base</td>
<td></td>
<td>The researched, documented, analysed and verified basis for preparing the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. It consists of many documents produced over a period of nearly 3 years by a team of c. 50 volunteers, with the support of the Parish Councils and RBWM.</td>
</tr>
<tr>
<td>Examination</td>
<td></td>
<td>A review of the Neighbourhood Plan carried out by an Independent Examiner. The Examiner must approve the Plan before it can be put to the local community for a vote in a Referendum.</td>
</tr>
<tr>
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<tr>
<td>Green Belt</td>
<td></td>
<td>A policy designation that was established after the war, primarily to stop London and other urban centres sprawling. Over 65% of our NP area is Green Belt, although this includes a fairly significant amount of built areas.</td>
</tr>
<tr>
<td>Green Corridors</td>
<td></td>
<td>Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together.</td>
</tr>
<tr>
<td>Inappropriate development in Green Belt</td>
<td></td>
<td>Construction of new buildings in Green Belt is generally considered inappropriate development but there are some exceptions such as agricultural buildings, providing appropriate facilities for outdoor sport or recreation and certain extensions. Limited infilling or redevelopment of previously developed sites may also be permitted within some constraints. See NPPF para 89 for full details.</td>
</tr>
<tr>
<td>Intermediate Affordable Housing</td>
<td></td>
<td>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</td>
</tr>
<tr>
<td>Landscape Character Assessment</td>
<td></td>
<td>A document produced by RBWM to assess the character of the area.</td>
</tr>
<tr>
<td>Listed buildings</td>
<td></td>
<td>Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.</td>
</tr>
<tr>
<td>(The) Localism Act</td>
<td></td>
<td>An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up ‘Neighbourhood Development Plans’ for their local area.</td>
</tr>
<tr>
<td>Local Wildlife Site</td>
<td>LWS</td>
<td>These are sites identified and selected for their local nature conservation value. They protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally designated wildlife sites. (Note: these were previously known and referred to in the RBWM 1999 Plan as Wildlife Heritage Sites)</td>
</tr>
<tr>
<td>Major Developed Site</td>
<td>MDS</td>
<td>A substantially developed site in the Green Belt where infilling and redevelopment may be considered to be acceptable.</td>
</tr>
<tr>
<td>Market housing</td>
<td></td>
<td>Housing for sale or for rent where prices are set in the open market.</td>
</tr>
<tr>
<td>Micro business</td>
<td></td>
<td>Defined for purposes of this Neighbourhood Plan, this is a business with less than 10 employees and a turnover of less than €2 million (c. £1.7m).</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
<td>Developments where more than one use is permitted. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)</td>
</tr>
<tr>
<td>National Planning Policy Framework</td>
<td>NPPF</td>
<td>The National Planning Policy Framework was published by the government in March 2012. It sets out the Government’s planning policies for England and how these are expected to be applied.</td>
</tr>
<tr>
<td>Neighbourhood Plan</td>
<td>NP or Plan</td>
<td>The full title in the Localism Act is ‘Neighbourhood Development Plan’ but this is commonly shortened to ‘Neighbourhood Plan’. It is a plan document for a defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of planning applications.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>PDL</td>
<td>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</td>
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<tr>
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<tr>
<td>Public Open Space</td>
<td></td>
<td>Open space that is open to the public and is normally owned and managed by a public organisation such as RBWM.</td>
</tr>
<tr>
<td>Publically Accessible Open Space</td>
<td></td>
<td>Open space that is open to the public and is normally owned and managed by a private owner.</td>
</tr>
<tr>
<td>Referendum</td>
<td></td>
<td>In the context of this Neighbourhood Plan, a vote by local residents to decide whether or not to adopt the Plan.</td>
</tr>
<tr>
<td>Royal Borough of Windsor and Maidenhead</td>
<td>RBWM</td>
<td>The Local Authority for Ascot &amp; Sunninghill and Sunningdale. Also referred to as the “Borough”.</td>
</tr>
<tr>
<td>Site of Special Scientific Interest</td>
<td>SSSI</td>
<td>Sites of national importance for nature conservation purposes; they are statutorily protected under the 1981 Wildlife and Countryside Act.</td>
</tr>
<tr>
<td>Small Business</td>
<td></td>
<td>Defined for purposes of this Neighbourhood Plan, this is a business which is larger than a micro business and which has fewer than 50 employees and a turnover of less than €10 million (c. £8.5m).</td>
</tr>
<tr>
<td>Social Rented Housing</td>
<td></td>
<td>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</td>
</tr>
<tr>
<td>Special Area of Conservation</td>
<td>SAC</td>
<td>An area which has been given special protection under the European Union’s Habitat Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world’s biodiversity.</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>SPA</td>
<td>A SPA is a European designated site and is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable birds. Our Neighbourhood Plan area is in the influence zone of the Thames Basin Heaths SPA – a network of internationally important heathland sites to the east of our area. To prevent harm to the SPA, new development requires an appropriate equivalent Suitable Alternative Natural Green Space (SANG) to reduce recreational pressure on the SPA.</td>
</tr>
<tr>
<td>Statement of Community Consultation</td>
<td></td>
<td>See Appendix D.</td>
</tr>
<tr>
<td>Steering Group</td>
<td></td>
<td>The Neighbourhood Plan Steering Group, formed under the auspices of the Parish Councils of Sunninghill &amp; Ascot and Sunningdale and with the support of RBWM, is made up of members of the community including local residents, business owners and members of the two Parish Councils. Through its Constitution it was given the responsibility to produce the Neighbourhood Plan for the area.</td>
</tr>
<tr>
<td>Strategic Environmental Assessment</td>
<td>SEA</td>
<td>Assessments made compulsory by a European Directive (the SEA Directive).</td>
</tr>
<tr>
<td>Strategic Housing Land Availability Assessment</td>
<td>SHLAA</td>
<td>A list produced by RBWM of sites that have the potential for housing development. This is used to estimate the housing supply in the area.</td>
</tr>
<tr>
<td>Suitable Alternative Natural Greenspace</td>
<td>SANG</td>
<td>An area of open space that has been identified for enhancement designed to attract more visitors by providing an enjoyable natural environment for recreation. The Intent is that by providing alternative areas for the public to use for outdoor recreation, it will help lessen the impact on Special Protection Areas (SPAs).</td>
</tr>
<tr>
<td>Sustainability Appraisal</td>
<td>SA</td>
<td>A process of appraising policies for their social, economic and environmental effects.</td>
</tr>
<tr>
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<tr>
<td>Sustainable Urban Drainage Systems</td>
<td>SUDS</td>
<td>A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimises run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be take off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.</td>
</tr>
<tr>
<td>Topic Group</td>
<td></td>
<td>A group of NP volunteers formed around a specific topic (eg. The Economy)</td>
</tr>
<tr>
<td>Townscape Assessment</td>
<td></td>
<td>A document produced by RBWM which divides the built up areas into character classifications depending on the the age and style of buildings and the character of the area.</td>
</tr>
<tr>
<td>Tree Preservation Order</td>
<td>TPO</td>
<td>A legally enforceable order made the the Local Planning Authority (in this instance RBWM) to protect trees and woodland in the interests of public amenity.</td>
</tr>
<tr>
<td>Use Classes</td>
<td></td>
<td>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. A short description of major use classes associated with employment follows below; for a more detailed description, visit the Government’s Planning portal: <a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a> A1: Shops including retail warehouses, hairdressers and sandwich bars A2: Financial and professional services including banks, building societies, estate agents and betting shops A3: Restaurants and cafes (for consumption on the premises) A4: Drinking establishments including pubs and bars A5: Hot food takeways B1: Business including offices and light industry B2: General industrial B8: Storage or distribution C1: Hotels and guest houses C2: Residential institutions including care homes, hospitals, boarding schools and residential colleges and training centres D1: Non-residential institutions including clinics, health centres, day nurseries, libraries, halls and places of worship D2: Assembly and leisure including cinemas, concert halls, bingo, swimming baths, gyms or areas for indoor or outdoor sports and recreations Sui Generis: Uses not in any use class. Examples include petrol stations, motor dealerships and scrap yards.</td>
</tr>
<tr>
<td>Windfall Sites</td>
<td></td>
<td>Sites not allocated for development in the Borough Local Plan that unexpectedly come forward for development.</td>
</tr>
</tbody>
</table>
Appendix B: Detailed Maps and supporting photographs

Maps 7a – 7f: Gaps between villages

Map 7a: Gap – Ascot to Cheapside

Map 7b: Gap – Ascot to South Ascot
Map 7c: Gap – Ascot to Sunninghill

Map 7d: Gap – South Ascot to Sunninghill
Map 7e: Gap – Sunninghill to Sunningdale

Map 7f: Gap – Old Sunningdale to Sunningdale
Maps 8a–8d: Larger scale maps of Green corridors

Map 8a: Green Corridors NE

Through woodland linking ponds and sections of streams above ground

Waterways linking Fish Pond, Brewer’s Pond, Silwood Lake, Mill Pond and Great Pond to Virginia Water

Map 8b: Green Corridors SE

Through woodland linking ponds and sections of streams above ground

Railway embankments from Ascot to Sunningdale
Map 8c: Green Corridors SW

- Green Corridors: Detail South West
- Railway embankments from Ascot to Sunningdale
- Through woodland linking ponds and sections of streams above ground

Map 8d: Green Corridors NW

- Waterways linking Fish Pond, Brewer’s Pond, Silwood Lake, Mill Pond and Great Pond to Virginia Water
- Blackmoor stream from Englemere Pond to The Rough
- Blythewood Lane identified in an ecological survey by the Binfield Badger Group in 2013
- Through woodland linking ponds and sections of streams above ground

Ascot, Sunninghill & Sunningdale Neighbourhood Plan
Maps 10a – 10e: Landmark views and buildings

Map 10a: Ascot and Cheapside Landmark views and buildings

3a. Golden Gates, Cheapside Rd
3b. Lodge at Golden Gates
3c. View through Golden Gates, Cheapside Rd

4. North of London Rd & Cheapside Road

5a. The Mikado, Ascot
5b. View from Mikado towards Ascot
6. The Old Courthouse, Ascot
7. Thatched Tavern, Cheapside
Map 10b: North Ascot & Ascot Landmark views and buildings

1a. Old Huntsman’s House
1b. Kennel Avenue to Old Huntsman’s house
2a. Ascot Racecourse Grandstand
2b. Ascot Racecourse Grandstand
2c. Racecourse view from Windsor Road
Map 10c: South Ascot Landmark views and buildings

8. All Souls Church, South Ascot
9. South Ascot Village Green
10a. View entering South Ascot with playing fields on left
10b. Southern entrance to South Ascot
11. St Francis Church, South Ascot
Map 10d: Sunninghill Landmark views and buildings

12a. St Michael’s & All Angels Church, Sunninghill
12b. Church Lane, Sunninghill
12c. Gateway view of Cordes Hall
13a. Cordes Hall, Sunninghill
14. The Terrace, Sunninghill
15. St Michael’s School, Sunninghill
Map 10e: Sunningdale Landmark views and buildings

16. Broomfield Hall Stables
17a. Holy Trinity Church, Sunningdale
17d. Trinity Crescent, Sunningdale village
17b. Holy Trinity Church, Sunningdale
17c. Trinity Crescent, Sunningdale village
17e. War Memorial, Sunningdale village
18a. Broomhall Stables
18b. View of Broomhall Stables
Maps 11a – 11c: High Street retail frontages

Map 11a: Ascot High Street retail frontage

Map 11b: Sunningdale retail frontage
Map 11c: Sunninghill retail frontage
Appendix C: Development Brief

A Development Brief shall include all relevant information needed to facilitate an informed and effective consultation, including but not limited to:

- A site map showing the site’s location and its context within its immediate neighbourhood – including any areas of Green Belt, flood zones, the location of any SSSIs, SPAs, LWSs and heritage assets, landmark buildings or views
- An illustrative layout that shows how the proposed development could be accommodated on the site
- Scale, footprint, bulk and height of buildings
- Mix of dwelling types and tenure
- Design style and guidelines
- Improvements to infrastructure and facilities to be provided
- Access, parking, cycle and pedestrian ways and any required traffic congestion and parking assessments
- Landscaping and publicly accessible open spaces
- The location of trees and any that may be affected by the development
- Indicative timing and phasing of the proposed development
- Community benefits to be provided
- An analysis of how the development proposals comply with the whole policy framework including the Neighbourhood Plan.
Appendix D: Statement of Community Consultation

An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. And many of our policies expressly call for community involvement designed to understand local views about development proposals before planning applications are submitted.

Where a policy in this Plan includes a requirement for a **Statement of Community Consultation** to accompany a planning application this must, as a minimum, include the following:

1. An explanation of how a broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, were consulted on the development proposals in a timely fashion
2. The means used to involve and engage with local people in consultation, using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending events in person
3. A record of the views expressed by local people and the Parish Council
4. An explanation of how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and the Parish Council.
Appendix E: Supporting Evidence Base list of documents

The following plans, documents and strategies have informed the making of our Neighbourhood Plan and support the various policies in it:

Ascot Centre Community Workshop Report by The Prince’s Foundation
AS&S Housing Completions 2001–2012
Ascot and the Sunnings Information Pack
BCIS construction costs
BIS estimates CO2 emissions
CABE Housing design in everyone’s interest
Census 2001 and 2011
City of London Tree Strategy SPD
DCLG Code for sustainable homes
DCLG Development Briefs Guide to better practice
DCLG Parades of Shops Understanding performance & prospects
DCLG Parades to be proud of
DCLG PPS3 – Housing
DEFRA Biodiversity 2020
DfT Cycle Infrastructure Design
DoE Planning Service Parking Standards
DTLR Creating mixed communities
English Heritage Listed Buildings
English Heritage Register of Parks and Gardens
Flat sale prices analysis
Government SN on Housing Density, Brownfield Sites and Gardens
GP Patient Survey
Green Infrastructure Guide TCPA & The Wildlife Trusts
Land Registry house price comparisons 2012
Lawton Report Making Space for Nature
Locality Neighbourhood Plan Guide and Roadmap
Natural England Badgers & Development
Natural England SPAs
Natural England website re SPAs
NPPF
ONS data on health in RBWM
PCT and live birth dates
Planning Aid on Submitting a Neighbourhood Plan
Planning Use Class Orders SN
Public Transport timetables
RBWM 5yr land supply July 2012
RBWM About Neighbourhood Planning
RBWM Definitive rights of way
RBWM Employment Land Review
RBWM Employment Site Assessment Criteria
RBWM Green Belt Boundary Study
RBWM Highways Design Guide
RBWM Landscape Character Assessment
RBWM Local Plan
RBWM Local Plan Sites consultation
RBWM Local Transport Plan 2012–2026
RBWM LTP Issues and Options Paper
RBWM Open space audit
RBWM Parking Strategy
RBWM Planning for an ageing population SPD
RBWM Primary School Sector
RBWM Retail Capacity Update
RBWM Retail Health Check
RBWM Secondary School Sector
RBWM SHLAA sites
RBWM Thames Basin Heaths Special Protection Area SPD
RBWM Townscape Assessment
RBWM Traffic Modelling report
RBWM Tree and Woodlands Strategy 2010–2020
Relevant Planning history
RHS The Garden 2012
Sunningdale Conservation Area Statement and map
Thames Valley Environmental Resource Centre website
The Portas Review on the future of high streets
Think Cycling, a CIT(UK) Guide for Local Authorities
UK National Ecosystem Assessment
What Houses Where RBWM projection 2011 to 2026

Our Evidence Base also includes the following:
Statement of Consultation
Maps, photographs and information on land ownerships
Site assessments by members of the Neighbourhood Plan team
Other site specific or other evidence researched and compiled by members of the Neighbourhood Plan team
Ascot, Sunninghill & Sunningdale Neighbourhood Plan produced by the Steering Group on behalf of Sunninghill & Ascot Parish Council, as the Qualifying Body, with the support of Sunningdale Parish Council.

The Clerk
Sunninghill & Ascot Parish Council
The Courtyard (Ascot Racecourse)
High Street, Ascot
Berkshire SL5 7JF

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