



Ascot, Sunninghill and Sunningdale Neighbourhood Plan Highlights Summary

This is a “Highlights Summary” of what is included in the Neighbourhood Plan, including a list of all the policies in it with a brief general explanation of what the main aim of each policy is. This document is intended as a convenient and helpful guide; for more detail and actual wording of the policies please refer to the full Neighbourhood Plan. This is available to download on our website www.ascotandthesunnings.com or in local libraries and the two parish offices.

The Ascot, Sunninghill & Sunningdale Neighbourhood Plan was produced by a team of over 50 local residents, all volunteers, and reflects the majority views of our community following wide consultation involving hundreds of people over the last three years.

Its aim is to put policies in place which will be used to help determine future planning applications and to guide the type of development that is in keeping with our area and where it should be located. The main aims of the Plan are to:

- protect our green and leafy environment and our trees
- retain the openness of the gaps between our villages
- ensure that the right types of homes are built in the right locations to protect the character of our area
- deliver a better mix of housing types
- encourage local biodiversity and the protection of green corridors
- support our high streets and protect local employment
- improve cycling, pedestrian routes and parking

There is also a requirement for the local community to be consulted at an early stage on proposals for significant new developments.

There are two types of policies included in our Neighbourhood Plan:

General policies:

These are policies that apply to all planning applications for new development in our area.

Strategic site policies:

Policies relating to specific strategic sites.

General Policies

Environmental Policies

NP/EN1 – Gaps between villages

Separation between our villages is seen as being important to protecting the semi-rural character of the area.

Development proposals in the areas that form the gaps between villages should be located and designed to maintain the separation of the villages and to complement, and wherever possible enhance, the landscape characteristics of the gaps.

NP/EN2 – Trees

To retain and protect the green and leafy character of our area, to which trees are a major contributor. Tree species that help define the character of our area include Oaks and Scots Pine, Birch, Sweet Chestnut, Hornbeam and Holly.

To seek to retain trees of recognised importance, such as mature trees and trees of high arboricultural and/or landscape value and/or those which contribute to cultural values including conservation, for the benefit and enjoyment of future generations of local residents and wildlife.

NP/EN3 – Gardens

To protect the landscape and character of the area from inappropriate development on residential gardens. Development should not result in an unacceptable reduction of the green space created by the garden, whether on its own or in combination with surrounding gardens, or have an unacceptable impact on the landscape and environmental value of the site.

To minimise loss of habitat for local flora and fauna.

NP/EN4 – Biodiversity

The overall aim is to protect and increase the area's biodiversity.

More specifically, where there is risk of harm to important habitat or species, to ensure that appropriate mitigation measures are included in the development proposals.

NP/EN5 – Green corridors

To secure and protect an important network of "green corridors" and the critical function they serve of connectivity – allowing local wildlife and flora generally to circulate within the area, and between our neighbourhood and the natural habitats which surround us of Chobham Common, Swinley Forest and Windsor Great Park.

Housing Policies and Design Guidelines

NP/H1 – Development Briefs

This is an important core policy in our Neighbourhood Plan. It will ensure that the community is consulted early on in the process on "sizeable" development proposals. This applies both for the identified strategic sites in our Plan but also on any future "sizeable" housing windfall sites. "Sizeable" means proposals which include 10 or more dwellings on sites larger than 0.4 hectares (c. 1 acre).

Any such development proposals will have to submit a Development Brief and consult the community about all aspects of it – such as:

- Ensuring infrastructure is put in place to support the proposed development (roads, pedestrian and cycle routes, parking provision)
- Building design is in keeping with the character of the surrounding area
- Public amenities, open spaces, community benefits that will be provided as part of the development
- Impact on trees and landscape

NP/H2 – Mix of housing types

The overall aim is to ensure that future housing development delivers a balanced mix of property types and sizes to better meet the needs of the local community into the future. The Plan specifically would like to see more small and medium houses built in the area.

NP/DG1 – Respecting the Townscape

A RBWM report divides all built up areas into a number of "Townscape Classification categories". The types that are most prevalent in our area are "Leafy Residential Suburbs", "Villas in a Woodland Setting" and "Executive Residential Estates", and these can be said to define the general character of the area that surrounds the "Victorian Villages". Types that are less extensively represented are "Late 20th Century Suburbs", "Post-War Suburbs (to 1960s)", followed by "Inter-War Suburbs" and "Post-War Residential Flats".

The intent of this policy is to ensure that the key characteristics that define the character of each of these townscape categories are retained and respected when new development takes place.

General Policies (continued)

NP/DG2 – Density, footprint, separation, scale, bulk To ensure that new development responds to local character and history and is in keeping with both the character of the surrounding area and neighbouring properties. New buildings should be sensitively positioned in their plots and shouldn't dominate, in height or bulk, the streetscape or the neighbouring properties.

NP/DG3 – Good quality design To encourage new development to deliver a creative and high quality standard of design that sits comfortably with the existing built and natural environments.

To ensure that new development, especially that intended for families, includes sufficient garden areas; that parking is designed to fit in with the character of the development; that green hedging and/or trees are used for highway boundaries wherever possible and appropriate and that safe access is secured for pedestrians, cyclists and road users.

NP/DG4 – Heritage assets To ensure that any development that might impact on our heritage assets (listed buildings, Conservation Areas and their settings) respects and where possible enhances their significance, quality and character.

To avoid development having a negative impact on identified valued landmark views and buildings.

NP/DG5 – Energy efficiency and sustainability To encourage new development to be energy efficient and sustainable.

Economy Policies

NP/E1 – Retaining and encouraging employment The community wants to retain jobs locally. NP policy is to retain current employment sites, unless they are clearly not viable.

To encourage business enterprise but make sure it does not adversely impact on the character of our area, the amenity of neighbours or the safety of road users.

NP/E2 – Encouraging micro & small businesses There is a growth in micro and small businesses, many of which are eminently suited to our area. NP policy is to encourage supply of suitable spaces for micro and small businesses wherever possible.

NP/E3 – Retaining and enhancing Retail We want to retain vibrant and prosperous retail centres in Ascot, Sunninghill and Sunningdale. Any new retail development in these areas should broaden the range of shopping opportunities for local residents and visitors.

Aim is to restrict retail uses such as banks and building societies, estate agents and betting offices to no more than 30% of retail frontages.

Any change of use on retail frontages should not result in unacceptable increased pressure on parking or increased large vehicle deliveries.

Transport Policies

NP/T1 – Parking and access Development proposals must make adequate provision for parking and access not only for residents or workers but also for deliveries, service vehicles, tradesmen working on-site and social visitors.

New developments should provide sufficient parking on-site to reduce increased reliance on on-street parking.

NP/T2 – Cycle routes To establish or enhance cycle routes that link all the villages in our area and beyond, avoiding heavily trafficked routes where possible.

Strategic Site Policies

NP/SV1 – Sunninghill Village Centre Policy

Not strictly speaking a Strategic Site, this policy is specific to Sunninghill Village Centre.

Development that is likely to result in a severe independent or cumulative increase in traffic congestion in Sunninghill will only be permitted if appropriate mitigation measures can be put in place. Similarly, for development likely to result in a severe increase in HGV or large vehicle deliveries.

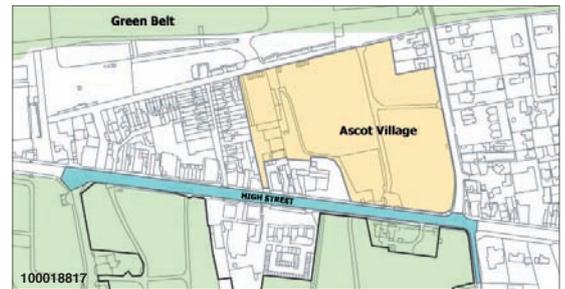
Development for new buildings in or around Sunninghill village will only be permitted provided sufficient on-site car parking is made available so that there is no increase in on-street parking demand in the village.

NP/SS1 – Ascot Centre/High Street – “Ascot Village”

Any proposals for development must first engage in consultation with the local community through a Development Brief. And development must be phased over time so that infrastructure improvements are delivered alongside the development.

The policies for Ascot should take into account a number of community aspirations:

- Improvements to the road infrastructure including the High Street and Station Hill & Winkfield Rd roundabouts
- Pedestrian crossings and wider pavements along both sides of the High Street
- Pedestrian and cycle routes to connect Ascot Centre to North & South Ascot and Ascot Station
- Sufficient car parking
- A Community Hall and Village Square at the heart of Ascot for use by the community
- Retention of important mature trees



Residential development north of Ascot High Street (“Ascot Village”) to be similar in character and scale with existing two storey housing around Course Road. With sufficient car parking and approximately 15% of the area retained as green spaces.

New retail or mixed development along the High Street with shops or cafes/restaurants at ground level and offices or flats above.

NP/SS2 – Ascot Hotel

The Neighbourhood Plan supports the idea of a new hotel on Ascot racecourse. Provided it has good access, with connectivity to the High Street, sufficient car parking of its own and the impact from noise, light and environmental pollution is not unacceptable for local residents.

The hotel should also include a leisure centre that can be used by local residents.

NP/SS3 – Shorts Recycling Transfer Site

This site is a previously developed site in Green Belt. Our policy encourages redevelopment of the site for alternative uses. Proposals should demonstrate environmental improvements, improvements to St. George’s Lane and access onto the Winkfield Road roundabout and sufficient provision for on-site parking.

NP/SS4 – Heatherwood site

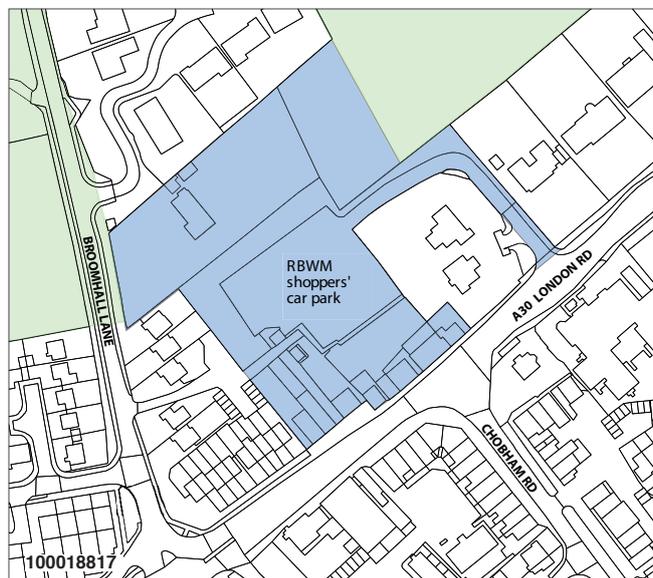
It is expected that the previously developed land at Heatherwood that will not be required for a new hospital or healthcare facility will be developed for residential use. Our policy requires a Development Brief to be submitted and any proposals to take into account the community’s feedback – to provide:

- A mix of housing types
- High quality design that respects the site’s gateway location and includes substantial green landscaping and green space(s) for the benefit of the community
- Safe and accessible pedestrian and cycle routes
- Conservation and enhancement of the scheduled monument of the Bell Barrow on Bowledge Hill, with public access

Strategic Site Policies (continued)

NP/SS5 – Sunningdale Broomhall Centre

The policy allows for the delivery of a new mixed development of high quality design on the site that includes the RBWM-owned car park near the junction of the A30 and Chobham Road. Any proposals will have to include a Development Brief and engage in consultation with the local community.



Development proposals will be expected to include:

- Improvements to road access
- Safe and accessible pedestrian walkways and road crossings
- A public open space
- An increase in the current parking capacity

Delivered by a new mixed development of:

- Smaller retail units, to complement the existing units in the village & restaurants/cafes
- Housing in the form of houses and/or flats
- Commercial or other development

NP/SS6 – Sunningdale Station and Waitrose Car Parks

This allows for the Station Car Park to be double decked to provide more parking capacity and for a small number of modest size shops to serve the needs of commuters.

Any proposals to double deck the Waitrose Car Park would be subject to considerations of traffic congestion.

NP/SS7 – Gasholder site

Proposals to redevelop the Gasholder site in Sunninghill for housing will require community consultation as part of a Development Brief process and must take the following into account:

- A mix of dwellings across the site, with larger houses at the Cavendish Meads end and smaller houses at the Bridge Road end of the site
- Traffic assessment to consider potential access to the site and to ensure that resulting traffic will not impact negatively on overall levels of congestion and parking demand in Sunninghill
- Sufficient parking on-site and safe and accessible pedestrian and cycle routes
- 15% of the area to be green space for the benefit of the community

NP/SS8 – Sunningdale Park

Policy requires community consultation as part of a Development Brief process on any proposals to redevelop the site. The stated preference is for the site to continue in employment use if at all possible.

Any redevelopment must take any opportunities offered for environmental improvement of the Green Belt and must be sympathetic to the green and leafy character of the area, especially bearing in mind the importance of Northcote House and the Registered Park and Garden.

Development proposals must also include appropriate mitigation measures for any increase in traffic and provide safe and accessible pedestrian and cycle routes.

NP/SS9 – Silwood Park

Policy requires community consultation as a result of a Development Brief on any proposals to redevelop the site.

Proposals to redevelop all or part of the previously developed part of the Silwood site must take any opportunities offered for environmental improvement of the Green Belt and must demonstrate sensitivity towards the landscape, its biodiversity, historic and visual value and the listed buildings on the site.

We wish the majority of the site to be retained in education and research uses. Any redevelopment must include mitigation measures for traffic and provide pedestrian and cycle routes to help connect Sunninghill, Cheapside and Ascot.

Projects

A number of Projects have also been included in the Neighbourhood Plan. These are not policies but they are initiatives that the local community propose to drive forward in the future, in partnership with the Borough, the Parish Councils and/or other appropriate partners. They include the following:

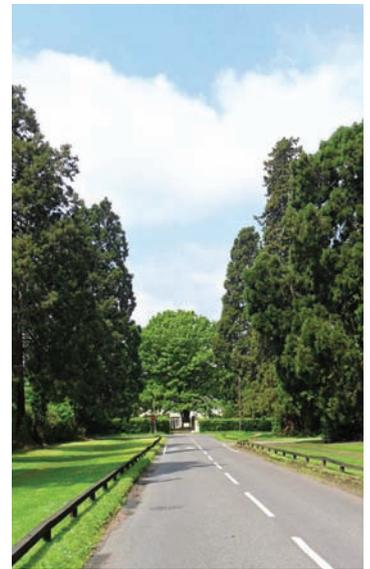
- The redevelopment of some of the area in Green Belt south of Ascot High Street (“Ascot Green”)
- The redevelopment of Ascot Station and car park
- Delivery of a Village Hopper Bus Service
- Identification of Potential SANG sites
- Protecting and improving biodiversity
- Provision of additional primary school places
- Better transport management

What happens now

The Ascot, Sunninghill and Sunningdale Neighbourhood Plan is due to be voted on in a Public Referendum shortly. If 50% or more of those voting, vote “Yes” to the Plan, it will become part of the planning policy for our area.

If more than 50% vote “no”, there will be no Neighbourhood Plan at all for our area.

Having a Plan will not affect whether development happens. Development will take place, whether there is a Neighbourhood Plan or not. If there is no Plan, none of the policies in it, which set out the type of development that is in keeping with our area’s character and the importance of the community being consulted over it, will have any effect. Future planning decisions will instead be based on the Borough’s policies and national guidance.



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