

INTENT

To encourage redevelopment of the present Shorts site for alternative uses.

To deliver environmental improvements to the Green Belt and protect it from inappropriate development.

To ensure that any redevelopment includes improvements to St. George's Lane and the access to the Winkfield Road roundabout.

Policy NP/SS3 – Shorts Recycling Transfer Station site

POLICY NP/SS3 – SHORTS RECYCLING TRANSFER STATION SITE

NP/SS3.1 This is a site in Green Belt and redevelopment of it should only be considered in accordance with relevant Green Belt policies.

NP/SS3.2 Proposals for the appropriate re-use of the site should demonstrate:

- (a)** Environmental improvements to the Green Belt
- (b)** Improvements to St. George's Lane and to the access to the Winkfield Road roundabout
- (c)** Provision of on-site parking to ensure there is no additional demand on parking elsewhere in Ascot centre.

8.3 Heatherwood site (NP/SS4)

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CONTEXT AND REASONED JUSTIFICATION

Heatherwood Hospital is one of the larger sites providing job employment in our NP area. It is part of the Heatherwood & Wexham Park Hospitals NHS Foundation Trust ("HT") and there have been various engagements and consultations over the last couple of years by Berkshire East PCT and the HT about its future.

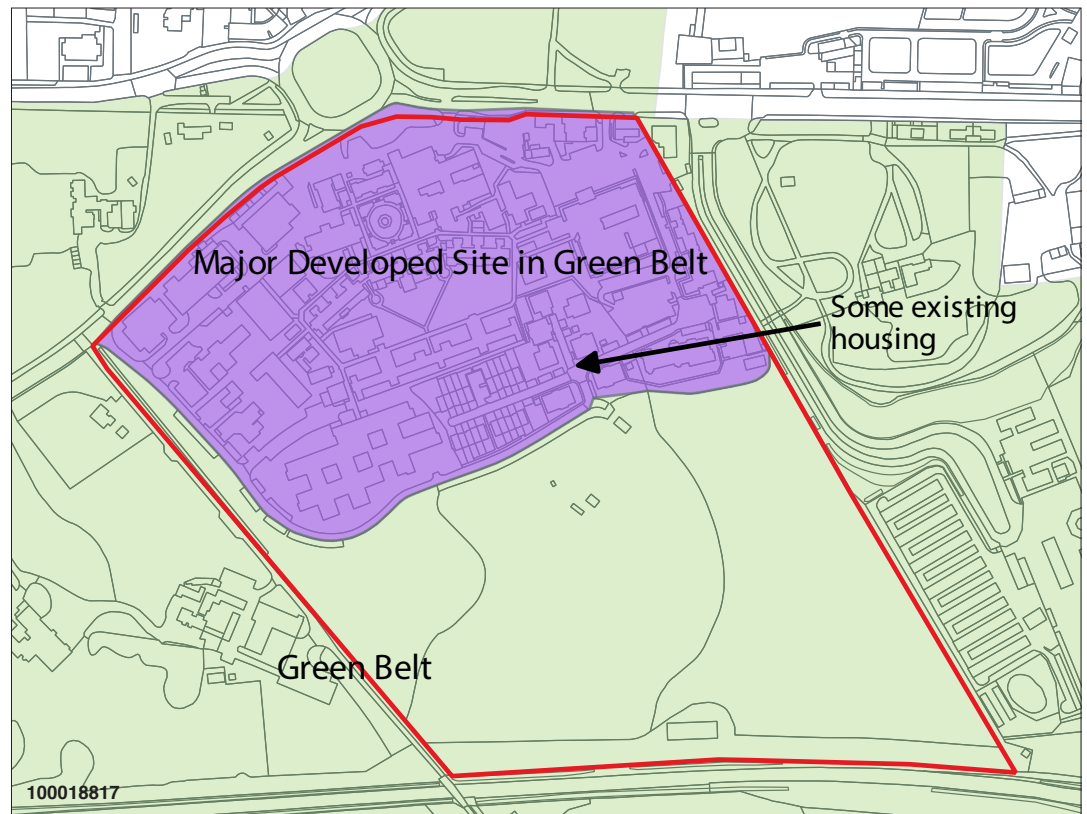
The site comprises:

- A Major Developed Site of approximately 8.74 hectares in Green Belt, which includes the main hospital building, various secondary buildings, staff accommodation for key workers and an area of market housing of houses and flats
- A sloping partly wooded area of c. 9 hectares to the south of the site which is undeveloped Green Belt
- There is also a prehistoric Bell Barrow which is a scheduled ancient monument

There is a very strong public desire to retain a hospital on this site but the degree to which this can be delivered is outside the scope of this Neighbourhood Plan.

At the time of writing, we understand that the stated intention of the HT is to build a modern, purpose-built hospital to house the services that will be retained on-site. This will require a much smaller footprint than that currently occupied by the hospital buildings. This would enable the HT to sell off the rest of the land for development, which would help finance the new hospital.

Map 18: Heatherwood site area



The likelihood of part of the Heatherwood site being developed for housing was made clear to the community in our Options consultation and we consulted on the type of housing development that residents would prefer to see take place.

Other factors about this site that are important to the community include:

- The site is a gateway location for Ascot and the Racecourse and its design should reflect and respect this
- Any development should include improved cycle and pedestrian routes to Ascot centre and the station
- Parking provision must be sufficient for staff and visitors as well as residents
- The Heatherwood roundabout is very busy, especially on race days; over-dense development will risk exacerbating the problem.

As at the time of writing, discussions are taking place between the Boards of Heatherwood & Wexham Park Hospitals NHS Foundation Trust and Frimley Park Hospital NHS Foundation Trust regarding the possibility of the latter potentially acquiring the former. It seems unlikely that this will have a significant impact with regard to the future of medical services or development at the Heatherwood site.

INTENT

To ensure that the non-developed part of the Heatherwood site remains subject to the Borough's and national Green Belt policies.

To secure as far as possible the continued existence of a hospital or healthcare services on the site, albeit we have no direct influence on what services are provided there.

For previously developed land that is not required for a new hospital, to support its change of use to become residential, thereby delivering an important contribution towards our housing needs, but ensure that any such proposals take account of the community's concerns, wishes and needs as in the feedback in our Options consultation. These included a preference for a mix of housing types including, in order of preference, small/terraced houses, retirement homes, modest family homes, live/work units that combine living and professional workspace in the same building, flats for single people households and 4+ bedroom larger executive houses.

For purposes of clarity the area shown on Map 18 as Green Belt which is not part of the MDS is subject to Green Belt policies.

Policy NP/SS4 – Heatherwood site

POLICY NP/SS4 – HEATHERWOOD SITE

NP/SS4.1 Notwithstanding our policy NP/E1, redevelopment proposals for the Major Developed Site area of the overall Heatherwood site, as shown on Map 18, for residential use shall be permitted provided only that part of the site remains in its current use as a hospital or a provider of healthcare services.

NP/SS4.2 In accordance with our policy NP/H1, a Development Brief must be produced prior to any planning application. This must encompass the entire Major Developed Site area being proposed for development, as defined on Map 18.

NP/SS4.3 Development proposals on this site are required to demonstrate high quality design reflecting the site's location as a gateway to Ascot.

NP/SS4.4 Development proposals for the Heatherwood site are required to demonstrate the following:

- (a)** A mix of housing types
- (b)** The position of buildings should respect the site's gateway location and its relationship with the roads. Substantial green landscaping should be included, in keeping with the overall green and leafy character of the area
- (c)** Provision of safe and accessible pedestrian and cycle routes to connect the site to Ascot station and Ascot High Street
- (d)** The creation of green space(s) to be for the benefit of the community
- (e)** The need to conserve and enhance the scheduled monument of the Bell Barrow on Bowledge Hill and allow public access to it.

8.4 Sunningdale Broomhall Centre (NP/SS5)

CONTEXT AND REASONED JUSTIFICATION

There is a strong desire to ensure the future viability, vitality and prosperity of Sunningdale's retail centre. This is currently split in two by the A30, the railway line and the difficult, busy junction of the A30 with the Chobham Road.

An important consideration to any significant development here is DERA, a major redevelopment site in Surrey, just across our border. The proposals include c. 79,000 square metres of employment development and up to 2,500 additional housing units.

8.4 Sunningdale Broomhall Centre (NP/SS5)