



ASCOT SUNNINGHILL & SUNNINGDALE

NEIGHBOURHOOD PLAN
DELIVERY GROUP

ASCOT CENTRE DEVELOPMENT PROPOSALS - DECEMBER 2016

These are the considered views of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan Delivery Group on these proposals:

HOUSING:

The number of new houses being proposed is 350, which is far in excess of anything we ever envisaged. We believe this is totally unsustainable and would dramatically and adversely change the character of Ascot. The total number suggested in The Prince's Foundation report was in the range of 157 to 183 units.

CONGESTION:

There has been little work done yet on how traffic congestion will be addressed, especially bearing in mind that Ascot High Street is already frequently grid-locked. There are proposals for how the High Street will be greened and made more attractive which are welcome. But there is no mention of improvements to the roundabouts at Station Hill or Winkfield Road, or on how traffic flow will work through the High Street, especially with the additional access roads to accommodate the new housing. Addressing traffic congestion is a pre-requisite to any new development.

PARKING:

Proposals for the High Street include at least as much on-road parking as we have currently, which will help our retailers and hence is welcomed. However, Car Park 6, which is already inadequate for current demand, will become part of the new housing development. We do not believe that the undercroft parking under the proposed new retail block will be sufficient to replace it and to provide sufficient additional capacity to cater for the extra visitors and workers resulting from the new development. Without sufficient parking for residents, shoppers, workers and visitors, no scheme can be considered viable.

TREES AND OPEN SPACES:

Our Neighbourhood Plan calls for mature trees to be retained. The proposals talk of the necessity to lose some trees but we have no idea of the scale of what is being proposed. Our Plan also provides for 15% open space to be retained North of the High Street and 25% South of the High Street. We are unclear that these proposals deliver these. The proposed new "green route" through the site, both South and North of the High Street, is welcomed.

VILLAGE SQUARE AND COMMUNITY HUB:

The original vision included having a village square as a community gathering place to allow for activities such as small markets or performance events. Alongside a Community Centre to be used

as a community hall and an arts space or small cinema. While the proposals do allow for a Community Centre, there is no space that is recognisable as a village square.

PEDESTRIANS AND CYCLISTS

The proposals do show improved road crossings for pedestrians on the High Street, together with a wider pavement on the South side, which we welcome. The plans however show nothing in respect of cycle routes or how connectivity for both pedestrians and cyclists between Ascot Centre to Ascot Station and North Ascot will be improved.

DESIGN

It is too soon to comment on design as the proposals have not been sufficiently developed yet. We wish however to express the hope that they will respect policy NP/H2 in our Neighbourhood Plan to provide a mix of housing types, as well as the character guidelines set out: For the site North of the High Street ("Ascot Village") designs that are similar in character and scale to the existing two storey terraced housing around Course Road; and for the site South of the High Street ("Ascot Green") designs that are in keeping with Townscape Assessment types "Leafy Residential Suburbs" and/or "Late 20th Century Suburbs".

2 December 2016