



ASCOT  
SUNNINGHILL &  
SUNNINGDALE

NEIGHBOURHOOD PLAN  
DELIVERY GROUP

30 April 2018

18/00945 (OUT) Shorts Waste Transfer And Recycling Facility, St Georges Lane, Ascot SL5 7ET  
*Outline application for access only to be considered at this stage with all other matters to be reserved for the redevelopment of the existing waste transfer station and recycling facility to provide up to 131 dwellings with associated access, parking, open space, landscaping and other associated works, following the demolition of all existing buildings and structures, removal of existing stockpiles and regrading and reprofiling of land.*

Development Control Manager, RBWM  
By email to: [planning.maidenhead@rbwm.gov.uk](mailto:planning.maidenhead@rbwm.gov.uk)

We recognise that there is probably general support among the local community for the redevelopment of this site so that the HGVs are removed from this area. However, this application gives rise to several serious concerns and the A, S and S Neighbourhood Plan Delivery Group OBJECTS to it:

1. This is an outline planning application for access only. The applicant has submitted a considerable amount of information that does not necessarily relate to access and we are not therefore commenting specifically on this. We would like however to put on record that we have serious concerns with regard to Trees & Landscaping, Environmental & Design issues and lack of SANG as presented as part of this application. We must specifically express our concern that no provision for affordable housing is included.
2. The number of dwellings proposed is too high:
  - a. It is high in relation to the access challenges of this site
  - b. High in relation to NP/SS3.1 and the fact that this site is still currently classified as PDL in Green Belt – such density of development will clearly have a significant impact on the openness of the GB relative to the existing development
  - c. It is also high in relation to the total number of dwellings allocated in Pro Forma HA10 in the emerging BLP
3. With regard to access and St George's Lane, what is proposed is, in our view, insufficient to make this development viable and sustainable:
  - a. We consider that the proposed use of an un-adopted road as the main access for a residential development of this size, with future issues of who will be responsible for maintenance unresolved, is completely unacceptable
  - b. We question whether the proposed "improvements" to St George's Lane are sufficient to meet the Council's standards for a major access road
  - c. We challenge the transport assessment assumptions on vehicle movements pre and post the development, especially considering that peak times for the post development scenario will coincide with school drop-off peaks to St. George's, currently avoided by the HGVs
  - d. It is unclear whether any of the proposed changes will improve the access to the Winkfield Road roundabout, as required by NP/SS3.2(b)
  - e. The removal of parking spaces from St. George's Lane will result in insufficient parking being available for visitors and deliveries for the houses along St George's Lane who currently make use of this parking

4. We are further concerned that several of the local roads on the estate seem to be too narrow to accommodate refuse vehicles or fire engines.
5. There is insufficient parking allowed for visitors for the application to be compliant with NP/SS3.2(c) and NP/T1. This is made worse by the narrow local roads which would not allow for resident or visitor parking on street
6. Although the lack of garages would not perhaps normally be a matter of access, we are concerned that such a lack could become an access issue: if residents and visitors are forced to park on-street on roads which are too narrow to accommodate this, access - including that for refuse vehicles and emergency services - could be impeded.
7. Pedestrian and cycle access to Ascot High Street is questionable as it relies on access over land not in the applicant's control. Pedestrian and cycle access to South Ascot and the station requires considerable upgrading of St. George's Lane.

For these reasons, we urge you to refuse this application.

The Ascot, Sunninghill and Sunningdale Neighbourhood Plan Delivery Group