

Ascot & Sunnings Neighbourhood Plan: Notes of Neighbourhood Plan Community Engagement event held on 09/07/2025 at Ascot United Clubhouse

- Key themes which were considered:
 - Vision for the area – What would you like your area to be like in the next 10-15 years
 - The townscape/ character of Sunninghill & Ascot, including design, green space, biodiversity
 - Housing
 - Local infrastructure – getting around, parking etc.

1. Vision for the area:

What could be improved?

Clean hedges and road signs.

What opportunities do you see that we could take advantage of – e.g. from new housing, reviewing the neighbourhood plan etc.

Make sure we keep the housing at a sustainable level to schools.

School places will be a key driver. If we have school places, we should prioritise families. But those families then stay, even after kids have left home.

What are you most worried about in terms of the future of this area?

Too many cycle paths.

Thinking ahead (10-15 years), what kind of place do you want Sunninghill & Ascot to be?

Green with renewed open space. After the houses are built, nominate as SSSI, so they cannot be built on(?).

2. Local infrastructure:

If we were to have additional or improved facilities, what do you think is needed and where?

Sandridge House – land should revert back to cemetery.

Improve train access, e.g. build a train station at Sunninghill.

Add levels in the high street(?).

Ascot high street could be better utilised – design the shops in a better way.

Focus on brownfield, e.g. office space.

Mixed development makes better use of infrastructure.

Better transport facilities are needed, before parking can be reduced.

We need more diverse toilets. Public toilet for diversity(?)

Speed cameras (? More or less, it isn't clear)

School places are a key driver: if we have school places, we should prioritise families. But those families then stay, even after kids have left home.

Community facility needed NOW.

Are there areas of the rights of way network/pavement/road network that could be upgraded or better connected to reach our facilities?

Bikes are just not practical or safe.

Road safety is a key concern.

If possible, keep two lanes each way in Ascot.

Keep/improve path safety.

Pavements need attention.

Cycle storage in station should be non-paying.

Sunninghill roundabout (A329 London Road at junction with B3020, running east-west) needs widening. Footpath needs improvements.

Hedges on paths need cutting back.

Kings Corner – Charters path, reinstate this.

Buckhurst Road (B383) junction with London Road (A329) needs attention, speed needs to be reduced at this junction.

Ascot developments: need to build walkways to the train station.

Practical journeys: Where do you go to access local facilities such as schools, shops, community facilities etc.?

School drop-off: suggest children are dropped off in Victory Field Recreation Ground, so they can walk to St. Michael's School.

Better transport facilities needed before parking can be reduced.

How could we improve parking locally – what are the problems, where, what could be done about them?

Underground parking. Parking under buildings.

On-site parking as part of the design of houses.

Do something about on-street parking in Cheapside village!

Parking generally is very bad.

Enforcement of parking is urgently needed.

Road signs are hidden, you cannot see the 20mph signs.

3. Housing:

What sort of housing do you think we should be prioritising locally? E.g. homes for younger people, homes to downsize into, tenure of homes (rent/buy?), size of homes: larger or smaller, more affordable housing, type of housing: bungalows, flats/apartments, terraced, detached etc.? Would you support a scheme to bring forward a small number of affordable homes for local people locally?

Good balance of affordable housing BUT shared ownership, so would prefer more fully affordable basis.

Homes for younger people, but also smaller, 2 bed, cheaper priced homes.

Homes for downsizers: small 1 or 2 bed houses.

More small homes with small gardens.

More generously sized flats/apartments with parking and amenity space.

Social housing/affordable homes – having the option to stay in the area.

Need adequate 'social for rent.'

Have the borough subsidise London Square affordable (Heatherwood £6m).

Options for downsizing (houses vs. apartments) + parking.

People downsizing: retirement villages are still connected to communities.

Need to be genuinely affordable & genuinely local. Good mix of social for rent.

Too few smaller properties for gardens.

Needs to be a mix – houses preferable but apartments might help offer options.

Capacity to expand houses into family homes & provide affordable family homes for others. Affordable needs to mean affordable, actually cheaper.

Shared ownership favours developers. The Terms & Conditions of shared ownership don't benefit co-owners. Shared ownership is not ideal.

Challenge with rentals – different levels of care, there are unscrupulous landlords. The leasehold issue makes properties less attractive.

There is space in some of the big estates.

Developers focus on profit – not best use of land.

How do you define 'local.' It's fine to focus on 30 year olds, but there aren't the jobs.

Would more young people be able to find work? Work from home options, good transport connections.

Apartments are okay as long as they're not overpowering, but there is never enough parking. You can't get anywhere with public transport, so you need a car.

Look at garage blocks, e.g. Kingswick., Sunninghill(?)

Where do you think any new homes should be located?

Is there anywhere left around Sunninghill – unless commercial property is repurposed?

Make the car dealership/garage site opposite Cordes Hall a community space.

Repurpose commercial properties, e.g. the Wells pub and the scrapyard.

In terms of Ascot redevelopment, there needs to be walkways to the train station.

Apartments: need good quality developments and community feel. E.g. Sunningdale Park is a great example of family/retired etc. all together.

Are people downsizing? Retirement villages should still be connected to the local community.

Thinking of the design of homes, what are the most important things that should be included, e.g. front gardens, back gardens, garages (where? What sort?), space for bins, space to store bikes, eco features, e.g. solar panels, heat pumps etc.

Separate garage facilities don't work.

Space for storage.

Off-street parking.

Apartments need to include provision for visitor parking.

Car chargers are important.

Eco features needed, but these must be flexible, e.g. windows should be able to be opened etc.

Too many bike stores.

Definitely space for bins.

Small front and rear gardens needed.

People don't park their cars in garages. Is there any point having garages? We just need adequate on-street parking instead.

Enough space for a freezer and a Bentley/SUV to be able to park.

Heat pumps/solar panels should be on all new houses.

Living roofs.

Apartments/flats need to be of a good standard, with better design and clever use of space.

Apartments need to be of good development and community feel. E.g. Sunningdale Park is a good example of family, retired, all living together. (?)

Mixed development makes better use of infrastructure.

Small front gardens. Houses should also have back gardens.

Ensure adequate off-street parking. Override parking strategies(?)

A lot of people pave over front gardens – design property with parking.

Better solutions for bins, install bin cupboards.

Bike storage – starting in a consistent way. This would ensure consistency, rather than every house doing it differently.

No to bike storage.

Solar panels or some other form of solar generation, should be provided. Also car chargers.

Only provide heat pumps where it is feasible. Do not install solar panels on historic buildings.

Car chargers for those without off-street parking.

Houses should be flexible and have eco materials. Air conditioning?

On-site parking as part of the design.

Garages should not count as part of the design.

Underground parking under apartments.

4. Local character/townscape:

Thinking about our area, what are the characteristics that make it particularly distinctive? Can you think of examples of design that you like? What do you not like? Think about the height of buildings, the materials that are used, the age/style of buildings in different parts of the area, the use of green space, trees, hedges, fencing etc. Heritage assets? Architectural features? Restricting the merging of our village with neighbouring ones?

Prioritise green space/trees. Incorporate, rather than cutting down, trees.

Maintaining character includes retaining trees.

Areas of green space that are important to you, and which should be safeguarded from development?

Prioritise green spaces and trees.

Incorporate rather than chopping down trees.

Maintaining character includes retaining the existing trees.

Which natural features are particularly important in the parish?

What about protecting views and viewpoints?