

AS&S NP Refresh - Policy Review Plan

20-Oct-25

NP Policy/ text	Subject	Subject covered	AE comments	SPAE Comments	Comments from those who worked on previous plan	Equivalent	How has national/ local policy impacted this policy?	SG recommendations on next steps	Who?	Evidence needed?
About the villages	Introduction to the area text		needs updating.			BLP Policy		Update to reflect the current situation.	Anne Catherine - Sunningdale, Robin - A&S	
NP/EN1	Gaps between villages	Restricting coalescence	Need to consider in light of national policy re towns y villages. Find way to strengthen coalescence text.		Check buffers in light of Linwood having been developed, the medical centre. Buffer zones largely still accurate	None	NP/EN1 (2024) Section 13 - Protecting the Green Belt has changed the ground rules. Villages are not major built up areas so the gaps between villages aren't protected, while gaps between towns are.	Retain - but check wording to consider how to restrict coalescence.	Alison and Lilly?	
NP/EN2	Trees	Trees, Woodland, Hedgerows	Potential to retain, but only aspects now not covered by LP	Consider the policy topic to be well-covered by LP now.	The area is known for being green and leafy. Yet more housing means that trees are being removed. TPOs not working. Can we add something about the value of trees being replaced? E.g. young trees are fine, but impact local character. Need to be the right species.	NR3	N3 could replace NP/EN3	Light touch review to check if anything not covered in the LP can be included here. High Court case in Sunningdale unhelpful here - re: planting young trees (definition of a tree).	Alison and Catharine	tree survey
NP/EN3	Gardens	Character and Design of new developments.	Extend to cover existing development, not just new. See Wallington example	Applies to new developments, not extensions. Widen to include extensions?	This policy is often ignored.	QP3.1.j	The BLP policy covers the NP policy briefly. The BWDG principles 8.4-8.7 covers the ground for new development and 10.1.3 for extensions to existing properties.	Retain and strengthen to include the justification text from the LP in the policy. Notably extend to cover existing development. Reference the Borough-wide Design Guidance.	Alison	Peter and Keith
NP/EN4	Biodiversity	Nature conservation and Biodiversity	Update to make reference to BNG requirements including delivering locally within the parishes where possible.	BLP Policy NR22.3-5 covers the ground of NP/EN4.	Can we say anything about SANGs being provided locally when required, as our current one at Allen Field is largely to capacity.	NR2.3-5	The BLP policies cover the ground	Include a map showing the Green and Blue infrastructure - could combine the green corridors. Link text to the Nature Recovery Network. See evidence on Wildlife in Ascot site relating to tree survey and bat survey. Borough has used up Allens Field, plus Sunningdale Park - Bracknell next. London Square development (application coming soon)- bracknell sang has been included.	Catharine + Lilly	New map.
NP/EN5	Green Corridors	Nature Conservation and Biodiversity	Useful policy.		Has worked well. Corridors remain valid.	NR2.5.d	The BLP policy covers the ground	Whilst LP covers this, the map in the NDP adds additional local detail so this and the policy should be retained.	Catharine + Lilly	
NP/H1	Development Briefs.	Sustainability and Placemaking	Retain and review in light of the development. Embed place making principles.	The NP provides significant detail for development Briefs and community engagement.		QP1.3	The BLP policy covers the NP Policy briefly. Table 2 of the BWDG requires Concept and Master Plans for all but V small developments and tabulates the requirements.	Section 2 of the Design Guide sets out a design checklist which effectively covers this NP Policy and Appendices C & D, and needs to be tied into any Update.	Alison	
NP/H2	Mix of Housing Types	Housing Mix and Type	Policy fairly weak. Consider review of local housing needs.		Not working well. Not sure what we can say beyond what is in the LP. Not happy about people knocking down larger homes and building flats.	HO2	HO2 doesn't address NP/H2.1 and 2.2, but does so in ??????	Prepare a housing needs assessment at the parish level and use this to provide evidence on mix required. Include clause on removing larger buildings - not relevant now. London Sq application just gone through - housing mix esp. on ah was totally away from local needs and the borough need - i.e. 1 bed flats. PC did try to demonstrate that there were adequate flats, but did not succeed. No more retirement properties on the market. Can villas in woodland settings not include flat conversions	Alison and Yvonne	HNA
NP/DG1	Respecting the Townscape	Character and Design of new developments.	Retain but need to expand the work on the Townscape Guide to cover missing areas.	A key policy not covered by the BLP so needs retaining and strengthening (e.g. assign Townscape characteristics to any development site (or potential development site such as gaps between villages if possible). Suggest this policy is retained in the refresh	Make reference to the Borough Design Guide. Links to the Townscape guide, which could be expanded to cover areas not considered at the moment. E.g. Cheapside	QP3.1	QP3.1.e makes brief reference to respecting high quality Townscapes.	Retain. Expand to cover new development areas - e.g. Hollytree Ln 14 homes, all wants to change the look of the home through planning permission. Sunningdale villas (A30) - added on conservatories to add size. Woodland Drive (Ascot) - keep adding on additional bits to the home, slowly eroding the overall character. Inc. houses being knocked down and rebuilt.	? Does AC have a contact?	New sections to append to the Townscape guidance.
NP/DG2	Density, Footprint, Separation, Scale and Bulk	Character and Design of new developments.	Retain.	BLP Policy QP3.1b covers this, but it may be appropriate to retain / update this policy.		QP1.3.1	QP3.1.b covers this to some extent. It also briefly addresses issues covered in NP/EN2, NP/EN3, NP/DG1, NP/DG4 (which is specific to the NP area). The BWDG adds detail.	Retain. Used all the time. Happy with QP3.	Alison/ SPAE	
NP/DG3	Good Quality Design	Character and Design of new developments.	Retain but need to expand the work on the Townscape Guide to cover missing areas.	QP1.3 together with the BWDG cover this policy	Not a priority to update as well-covered by the Borough-wide design guide now.	QP3.1	QP3.1 covers most of NP/DG3 at a high level, and the BWDG adds detail (ref)	Retain and add any detail as required, although largely covered by the Borough Design Guide. Suggest no scope to produce a local level design guide but could draw on any embellishment to the Townscape Guide. Retain the part on garages. Restrict the rest of the policy to areas that don't duplicate LP policy.	AC contact to do photos (Peter Grover)? SPAE?	

