AS&S NP Refresh - Policy Review Plan

20-0		

NP Policy/	Subject	Subject covered	AE comments	SPAE Comments		Equivalent	How has national/ local policy impacted this policy?	SG recommendations on next steps	Who?	Evidence needed?
text About the villages	Introduction to the area text		needs updating.		previous plan	BLP Policy		Update to reflect the current situation.	Anne Catherine - Sunningdale. Robin -	
NP/EN1	Gaps between villages	Restricting coalesence	Need to consider in light of national policy re towns v villages. Find way to strengthen coalesence text.		Check buffers in light of Linwood having been developed, the medical centre. Buffer zones largely still accurate	None	NPPF (2024) Section 13 - Protecting the Green Belt has changed the ground rules. Villages are not major built up ateas so the gaps between villages aren't protected, while gaps between towns are.		A&S Alison and Lilly?	
NP/EN2	Trees	Trees, Woodland, Hedgerows	strengmen coalesence text. Potential to retain, but only aspects now not covered by LP	Consider the policy topic to be well-covered by LP now.	Butter zones targety still accurate 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.		between viulages aren't protected, while gaps between towns are. 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 Sunngindale 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 BWDC principles 8.4- 8.7 covers the ground for new development and 10.1.3 for extensions to existing properties.		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.		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- Brackhell next. London Square development (application coming soon)- bracknell sang has been included.		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	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		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 seps. on ah was totally away from local needs and the borough need - le. 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	нна
NP/DG1	Respecting the Townscape	Character and Design of new developments.	the Townscape Guide to cover missing areas.	development site (or potential development site such as gaps between villages if possible). Suggest this policy is retained in the refresh	Guide. Links to the Townscape guide, which could be expanded to cover areas not considered at the moment. E.g. Cheapside		QP3.1.e makes brief reference to respecting high quality Townscapes.	development areas - e.g. Hollytree In 14 homes, all wants to change the look of the home through planning permission. Sunnungdale 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.		New sections to append to the Townscape guidance.
NP/DG2	Density, Footprint, Separation, Scale and Bulk	developments.	Retain.	BLP Policy QP3.1b covers this, but it may be appropriate to retain / update this policy.		QP1.3.1	covered in NP/EN2, NP/EN3, NP/DG1, NP/DG4 (which is specific to the NP area). The BWDG adds detail.			
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?	

SPAESpreadsheet showing NP policies and their BLP equivalents

NP/DG4	Heritage assets	Character and Design of new		This is NP area specific and is required.	Retain.	QP3.1	QP3.1.f is borough wide.	Retain. Any others to add (heritage/	Alison, Nikki, Olivia	
		developments.	views within the policy. Consider adding in an associated action to explore the use of Article 4 in certain areas to restrict what can be done under permitted development.	Protection against permitted				views?). See Olivia/Nikki work. Better mapping needed of the views.		
NP/DG5	Energy efficiency and Sustainability	Climate Change.	Review in light of best practice text here, while we await the Future Homes Standard.	Needs to reflect the 2024 NPPF and relevant borough documents.		SP2	Covered by BLP Policy SP3 but NPPF updated since, so check if any further detail can be provided.	Rely on LP policy. Delete.	Alison	
NP/E1	Retaining and Encouraging Employment.	Other Sites and Loss of Employment Floorspace.	Add in use classes and map showing where the key commercial employment sites are	ED3 covers the NP policy but is in part overridden by permitted development rules.		ED3	ED3 seems to cover NP/E1, but is in part over ridden by permitted development rules.	Retain	Alison	Map?
NP/ED2	Encouraging Micro and Small Businesses.	Encourage supply of suitable spaces for micro and small businesses	Retain but review in light of Use Classes.	ED3.6 covers this policy but due to the wide class E uses it is difficult to be specific about the size of retail units. A local Plan Area policy might help.		ED3.6	ED3.6.c is relevant but the wide uses allowed under class 3 makes it difficult to be specific about the size of retail units.	Retain	Alison	
NP/E3.	Retaining and Enhancing Retail	Retain. Update reference to Use Classes. Review the map. Consider upper floor residential.	Keep but update to cover the specifics of each retail centre?				New use classes.	Retain and update.	Alison	Мар.
NP/T1	Parking and Access		Consider including standards - although suspect you won't be able to go higher than the borough wide ones.		area? Can we repeat the car parking		Note: A new SPD is about to go out for consultation shortly.	Will need to carefully review the SPD and feed back on that too. Accepted that ascot is different from the rest of the borough (at the overview and scrutiny committee). Parking survey - Mangaret to supply. Survey of local car ownership - census data. Survey of local people to understand their views on what needs to be provided going forward. App coming forward - development for 5d dwellings (3/4bed) at 3 visitor parking spaces for all development. Garages being removed to add a room to a dwelling and not replaced with a dedicated space.	(Sunningdale)	Survey - basic - car ownership levels, locations of parking hotspots Link back to the townscape Old village High Street Church Road (Mirgs Road (outside PO) Ausses: lack of resi parking, lack of parking at school/PO RBWM parking survey undertaken earlier this year in Sunninghilt - see Olivia. Robin to ask borough for the data behind that survey.
NP/T2	Cycle Routes	To identify imrovements to cycle network	Needs reviewing - what about walking?	A joint group at the parishes reviewed the cycle work. The policy should consider the findings. Keith has a footpath map showing where links could be added - to dig out.				Needs a review. Incorporate the new evidence alluded to. As part of Ascot SPD, significant cycle ways proposed. The work from the joint patises remains (20mph linked). Amend to encompass cycle and walking.	Ceri Richardson	Map. Cycle evidence work. Walking route evidence.
NP/SV1	Sunninghill Village Centre Policy	Key principles for Sunninghill.	Needs to be reviewed.	Needs strenghening significantly to address parking, over development, character, building heights etc. Also, make Halfpenny's Garage a development site with sensible requirements. Tahe out of the High Street retail area?				Needs to be reviewed - needs some work to enhance what is there.	Robin.	
NP/SS1	Ascot Centre/High Street	Key principles for Ascot Centre		Needs a stronger policy which addresses each of our village High Streets as well as other parking hot spots. Note that a draft Parking SPD has just been approved for consultation.			See Ascot SPD	Needs to be reviewed - needs some work to align with the Ascot SPD. Aimed to coordinate development on the high street. Two individual developments have been agreed, third to come, but planning approved so retain but to re-emphasise.		Ascot SPD aspirations.
SS2 SS3	Retain in relation to hotel provision planning approval at reserved matters, so remove							Remove Remove		
SS4 SS5 SS6 SS7 SS8 SS9	so tenione complete in construction - remove Retain with no change Retain with no change Remove Remove							Remove Remove Remove Remove Retain (not quite complete?) ? Is this happening?		

Projects
9.2 Ascot Station - require multi-story car park to assist in parking on Ascot High Street - build into SS1 Retain hopper bus project - is in the business plan so retain

Lilly, Olivia