

# Reserved Matters Proposals for Heatherwood Hospital, Ascot

Application reference: 21/02792/REM

Taylor Wimpey

NHS

Frimley Health  
NHS Foundation Trust



View of the proposed development (View looking over the Bowledge Green)

## Welcome

Taylor Wimpey and the Frimley Heath NHS Foundation Trust are pleased to announce that following consultation with the local community and stakeholders, the residential reserved matters application associated with the redevelopment of Heatherwood Hospital, Ascot has now been submitted to the Royal Borough of Windsor & Maidenhead (RBWM).

The reserved matters application seeks consent for the creation of a high-quality residential scheme on a brownfield site that has been allocated for development and benefits from outline planning consent.

This newsletter provides more information on our submitted plans, including how we have sought to respond to the feedback received during our consultation with the local community and the benefits our scheme will deliver locally.

If you have any questions, please do not hesitate to contact us using the details provided.

## Summary of our reserved matters application

**The residential reserved matters process represents the final planning stage in the redevelopment of the existing Hospital site. In accordance with the parameter plans agreed by the consented outline permission, our recently submitted residential reserved matters application seeks consent for:**

- A total of 230 high-quality new homes, on an allocated development site which benefits from outline planning consent
- A mix of one, two and three bed apartments and two, three and four-bed houses to respond to identified local housing needs
- Four access points for cars, with multiple access points for pedestrians and cyclists
- 368 car parking spaces including visitor parking and car club spaces, in line with adopted parking standards
- Parking spaces to include electric vehicle charging points
- 434 cycle space and cycle storage facilities to encourage sustainable modes of travel
- Large areas of attractive public open spaces, including the retention and enhancement of the historic Bell Barrow heritage asset and new play areas for children
- Retention of high-quality trees on site, along with substantial new tree and landscaping to reflect the spirit of the original Hospital development
- New toucan crossing on the High Street



Site layout for the proposed residential development

## Listening & responding

We are committed to listening and responding to local views. To help us achieve this, we undertook a public consultation exercise in July of this year to gather views from residents and stakeholders on our emerging residential proposals.

Over 1,300 households and businesses were invited to take part in the consultation and in response to the feedback received, we have updated our plans to:

- Increase pedestrian priority across the site
- Encourage more sustainable modes of travels
- Create new routes to the SANG for pedestrians
- Reduce the number of three storey dwellings across the site
- Decrease the amount of hard surfacing across the site
- Better respond to the local climate emergency
- Improve the quality of the proposed open space
- Reduce the amount of on-street parking across the site

## Highways & parking

**The site is sustainably located close to the High Street and the Train Station. In response to RBWM's climate emergency declaration, officers are seeking to limit the amount of car parking provided on new developments in sustainable locations.**

Notwithstanding this, our application includes a sufficient amount of car parking to avoid overspill on neighbouring roads. A Car Park Management Plan will also be submitted and agreed upon the development to control parking on the site.

The proposed layout provides convenient and direct links to the adjacent footway networks, thereby ensuring a high level of connectivity for movement towards the surrounding areas including the services and facilities within Ascot.

## Sustainability & energy

At Taylor Wimpey, we are committed to creating sustainable developments, with reduced carbon emissions from new homes. The residential reserved matters application includes the integration of a range of sustainable and environmentally friendly measures in line with the Royal Borough of Windsor and Maidenhead's Environment and Climate Strategy.

### Our proposals will deliver:

**20%** A 20% reduction in carbon emissions and 12% of total energy demand to be offset by renewables

Installation of electric vehicle charging points for vehicles

Renewable technology to generate electricity across the site, while also reducing the cost of energy bills

House designs which feature access to natural daylight and passive solar power to minimise the need for artificial indoor lighting and space heating, reducing the associated energy demand

Every new home to be provided with water conservation measures to make efficient use of water to meet needs

Recycled, responsibly-sourced and sustainably-manufactured materials, from local sources where practical. These materials will have a low environmental impact throughout their life cycle



View of the proposed development (from London Road Frontage)



## Benefits of the residential proposals

The sale of the former Hospital site to Taylor Wimpey will play a key role in the funding and delivery of the new Hospital, GPs practice and associated health facilities. Alongside this, our residential proposals will deliver a range of important benefits for the local area.



Redevelopment of a brownfield site, which has been allocated for residential development and benefits from outline planning permission



Delivery of 230 new homes as part of a high-quality, landscape-led development



A range of apartments and house types to respond to identified local housing needs



An enhanced green gateway into Ascot and the surrounding areas



New, attractive open spaces, including the enhancement of the setting of Bell Barrow heritage site



A range of sustainable and green technologies to combat climate change, including charging points for electric vehicles



Substantial new planting and landscape across the site along with the retention of existing trees where possible



Estimated financial contributions of £3.6 million to support the delivery of new infrastructure locally

## Further information

If you have any questions regarding the reserved matters application, please do not hesitate to contact the project team on **0800 298 7040** or **feedback@consultation-online.co.uk** and we will endeavor to respond as soon as possible.

You can also keep up to date with the reserved matters application via the project's dedicated website at **www.heatherwoodhospital.consultationonline.co.uk** or via Taylor Wimpey's own website at **www.taylorwimpey.co.uk/new-homes/ascot/heatherwood-hospital**