

30 November 2018

Dear Sir / Madam,

North Ascot – Schools & Housing Project

I am writing on behalf of Marplace (No 480) Ltd to provide you with an update on the North Ascot project for new Schools, Market and Affordable Housing, Scout Hut and Recreation Ground between Rhododendron Walk and Forest Road, which will provide 21<sup>st</sup> Century education, community facilities and housing for North Ascot.

As you are aware, an outline planning application for this site was submitted to Bracknell Forest Council in July this year. Marplace has now decided to amend application due to current uncertainties over the timescale and delivery of the Academy Golf Course and further feedback from local stakeholders about the use of the remaining half of the field. Marplace formally submitted an amendment to the planning application to Bracknell Forest Council on 22<sup>nd</sup> November, removing all references to the specific use as an Academy Golf Course.

The western half of the field is now shown as a Recreation Ground on the amended Master Plans and Strategic Landscape Plan. The area of open space, which is about 2.5ha (6.0 acres) could, for example, accommodate a number of sports pitches for different uses. The revised masterplan shows how the area could be landscaped to preserve its openness and further enhance the overall setting of the site in the Green Belt. Due to the impact of the major gas pipeline located in Coach Road and Forest Road, which prevents future housing development on that part of the site, it is evident that outdoor recreation is the most appropriate use.

As this amendment constitutes a material change to the planning application, the Council requires that an additional statutory consultation period lasting 21 days be carried out, whereby interested parties can make representations on the amended proposals. As such, you will soon be notified by the Council of the dates of this consultation period. This information will also be available on our website. The planning application can be viewed and commented on via the Bracknell Forest Council planning portal (<http://planapp.bracknell-forest.gov.uk/online-applications/>) and entering the application reference number **18/00777/OUT**.

Marplace is open minded about the future of the Recreation Ground as open space for community use and are willing to discuss its potential use and whether it is in private or public ownership.

For the avoidance of doubt, all other aspects of the planning application remain unchanged from those submitted in July 2018, which we believe represent an ambitious and sustainable vision for North Ascot.

See below for a brief summary of the other key elements of our proposals:

- With the decision of the Governing Bodies of the Ascot Heath Infant School and Ascot Heath CE Junior School and the Local Education Authority to consider amalgamation, within the planning application there are two options for the schools' element of the development: No 1) maintains separate Infant and Junior schools in one building, and No 2) a single merged Primary school.
- The new school(s) would be a state of the art development and built to enable expansion should there be a shortfall in school places locally in the future.

## NORTH ASCOT SCHOOLS & HOUSING PROJECT

- The proposals also include the provision of a 50-place pre-school for local children, a new site and Scout hut for the 1st Ascot (All Saints) Scout Group.
- 24 high-quality family homes for sale and 12 affordable homes.
- A new road from Rhododendron Walk and from Forest Road to provide separate access to the schools and new parking areas with drop-off and pick-up facilities that will encourage parents to use them and cease to park on the local streets.

These proposals will deliver new schools costing approximately £8.5m, new infrastructure to support the whole development of circa £2.5m and a Community Infrastructure Levy payment to Bracknell Forest Council of £1.38m and all at no cost to the local taxpayer. As such, Marplace firmly believe that this development will provide a first class education facility that will benefit the entire community in North Ascot for many years to come.

I have attached alongside this letter a copy of our Myth Busting document, which seeks to provide clarity on some of the core elements of our proposals.

If you would like any further information about the project please visit our website, [www.northascotproposals.co.uk](http://www.northascotproposals.co.uk) or contact me at [clarke.heron@fieldconsulting.co.uk](mailto:clarke.heron@fieldconsulting.co.uk) or 0207 096 7733.

Kind regards,



Clarke Heron  
**Senior Account Manager,  
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For Marplace**