APPENDIX 11:

HOUSING - SITE IDENTIFICATION SUMMARIES
<table>
<thead>
<tr>
<th><strong>SITE</strong></th>
<th><strong>Phase I</strong></th>
<th><strong>Phase II</strong></th>
<th><strong>Phase III</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Fratons, Newlands Drive, Maidenhead</td>
<td>Maidenhead Isolation Hospital, St Mark's Road, Maidenhead</td>
<td>Badnell's Pit, Blackamoor Lane, Maidenhead</td>
</tr>
<tr>
<td>2.</td>
<td>Heywood Court and 5-20 Heywood Court Close, Woodlands Park</td>
<td>Little Lowbrook Farm, Woodlands Park Road, Maidenhead</td>
<td>Altwood Crest House, Cannon Lane, Maidenhead</td>
</tr>
<tr>
<td>3.</td>
<td>Jenkinson's Yard, Simpson Close, Maidenhead</td>
<td>Land off Whurley Way, Maidenhead</td>
<td>Kennel Green Nursery, Burleigh Road, North Ascot</td>
</tr>
<tr>
<td>4.</td>
<td>Land to rear of Blackamoor Lane, Maidenhead</td>
<td>The Chase, Cannon Court Road, Maidenhead</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>5.</td>
<td>Land at Lonsdale Close/Ray Mill Road East, Maidenhead</td>
<td>Berkshire College of Art &amp; Design, Raymond Road, Maidenhead</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td></td>
<td>(remainder of the site to be released upon completion of Flood Relief Scheme)</td>
<td>Land at King Edward VII Hospital and land adjacent, St Leonard's Road, Windsor</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>under construction</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>under construction</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>6.</td>
<td>Norden Farm, Altwood Road, Maidenhead</td>
<td>Land rear of The Nest to Middle Kimbers, Dedworth Road, Windsor</td>
<td>under construction</td>
</tr>
<tr>
<td>7.</td>
<td>Land adj. Courthouse School, Courthouse Road, Maidenhead</td>
<td>Blythewood, rear of Sutherland's Chase, North Ascot</td>
<td>complete</td>
</tr>
<tr>
<td>8.</td>
<td>Clarefield Court Hospital, Furze Platt Road, Maidenhead</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>9.</td>
<td>Land to rear of Alma Road/Clarence Road, Windsor</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>10.</td>
<td>Burnel House, Bolton Avenue, Windsor</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>11.</td>
<td>Clewer Hill Lodge and adjacent land, Clewer Hill Road, Windsor</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>12.</td>
<td>Land off St Luke's Road, Old Windsor</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>13.</td>
<td>Land north-west of Charters Way, Sunningdale</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>14.</td>
<td>Crown Hill Court and land to rear, Brockenhurst Road, South Ascot</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>15.</td>
<td>Agincourt, London Road, Ascot</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>16.</td>
<td>Woodcote, Windsor Road, North Ascot</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td>17.</td>
<td>25 Windsor Road and land adjacent Poulcott, Wraysbury</td>
<td></td>
<td>Site Plan attached</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>complete</td>
<td>complete</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>complete</td>
<td>complete</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>complete</td>
<td>under construction</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>under construction</td>
<td>complete</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>Site Plan attached</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>Site Plan attached</td>
<td>Site Plan attached</td>
</tr>
<tr>
<td></td>
<td>complete</td>
<td>Site Plan attached</td>
<td>Site Plan attached</td>
</tr>
</tbody>
</table>

**Adopted Plan**
SITE: 3
AREA: 0.5 HECTARES / 1.2 ACRES
EXISTING USE: WORKSHOP AND YARD
No OF DWELLINGS: 30
STATUS: PERMISSION GRANTED FOR 30 ONE-BED STARTER HOMES
PHASING: 1991-1993

JENKINSON'S YARD, SIMPSON CLOSE, MAIDENHEAD

SCALE: 1:2500

Adopted Plan
LAND TO THE REAR OF BLACKAMOOR LANE, MAIDENHEAD.

SITE: 4

AREA: 2.1 HECTARES / 5.3 ACRES

EXISTING USE: GRAZING LAND

NO OF DWELLINGS: 66

STATUS: PERMISSION GRANTED FOR 42 HOUSES AND 24 FLATS


SCALE: 1:2500

Adopted Plan
BERKSHIRE COLLEGE OF ART AND DESIGN, RAYMOND ROAD, MAIDENHEAD.

SITE: 22
AREA: 1.3 HECTARES / 3.2 ACRES
EXISTING USE: COLLEGE
No OF DWELLINGS: 35
STATUS: PLANNING APPLICATION FOR 46 UNITS
PHASING: 1996-2001

SCALE: 1:2500
BADNELL'S PIT, BLACKAMOOR LANE, MAIDENHEAD.

SITE: 26

AREA: 3.8 HECTARES / 9.4 ACRES

EXISTING USE: FORMER GRAVEL PIT USED FOR WASTE DISPOSAL.

No of Dwellings: 119

STATUS: EXTANT PERMISSION FOR 135 UNITS OF WHICH 16 BUILT

PHASING: 2001-2006

SCALE: 1:2500

Adopted Plan
ALTWOOD CREST HOUSE, CANNON LANE, MAIDENHEAD

SITE: 27
AREA: 2.2 HA / 5.4 ACRES
EXISTING USE: RESIDENTIAL / GARDEN
No OF DWELLINGS: 40
STATUS: NO APPLICATION
PHASING: 2001 - 2006

SCALE: 1:1250

Adopted Plan
APPENDIX 12:

GUIDANCE NOTE "HOUSE EXTENSIONS"
HOUSE EXTENSIONS
This leaflet is a guide for anyone wishing to extend their house. Key areas for consideration will be identified together with general pointers to producing a good design.

When planning your extension it is important to consider three questions:

1. **What effect will it have on the character of the area?**
2. **What effect will it have on neighbouring properties?**
3. **How will the extension look in relation to the existing house?**

Each of these questions will be examined in turn.

### WHAT EFFECT WILL IT HAVE ON NEIGHBOURING PROPERTIES?

The size and position of your extension may affect your neighbours. They will be consulted when you submit your application, so it is important that your extension is designed in such a way that it will not adversely affect them.

- To avoid excessive loss of light single storey extensions should not extend beyond a line drawn at 60° from the centre of the nearest habitable room window (including kitchens) of an adjoining property.

```
<table>
<thead>
<tr>
<th>Dining Room</th>
<th>Kitchen</th>
<th>Dining Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room</td>
<td></td>
<td>Living Room</td>
</tr>
<tr>
<td>Front Garden</td>
<td></td>
<td>Front Garden</td>
</tr>
</tbody>
</table>
```

- A line drawn at 45° applies in the case of two storey and first floor extensions.

- Extensions should not result in a loss of privacy and/or serious loss of daylight or sunlight to adjoining properties and gardens, nor should they seriously restrict the outlook from adjoining properties.

- The extension should not dominate an existing garden area or other open/amenity space.

- Existing off-street parking should be retained. Where additional bedrooms are formed, further parking will usually be required.

**WHAT EFFECT WILL IT HAVE ON THE CHARACTER OF THE AREA?**

Every area has its own character. Look at your house and the surrounding area. How much space is there between buildings? Are they regularly spaced? Are some properties more prominent than others? Try to envisage what your extension would look like from the road and other properties. Corner properties are prominent and so require particular care. Remember that cars and people use the street so it is important to retain existing vehicular and pedestrian sight lines. Loss of trees should be avoided; some may be protected by a Tree Preservation Order.
HOW WILL THE EXTENSION LOOK IN RELATION TO THE EXISTING HOUSE?

What type is the existing house? Is it detached, semi-detached, or terraced? How old is it? What materials have been used? Is the roof hipped or gabled? What sort of windows and doors does it have? Use the answers to these questions as a guide to designing the extension, which should reflect the appearance of the existing house. In addition consider the following points:

**SIDE EXTENSIONS**
- On semi-detached and end of terrace properties it often looks better to make a 2 storey extension appear as an obvious addition by keeping it behind the front wall and below the ridge of the existing house, as shown below.

- A minimum gap of at least one metre should be kept between any wall of a 2 storey extension and a boundary with an adjoining property to provide visual separation between properties and to avoid a terracing effect.

**MATERIALS**
- Building materials should match those of the existing property where possible.
- Where matching materials are not available, a contrasting appearance may be more successful. (Stone-cladding should generally not be used).

**ROOFS**
- Pitched roofs should match existing roof lines. The angle of the proposed roof should be the same as the angle of the existing roof.
- If the existing house has a hipped roof then the extension should generally also be hipped. If the existing house has a gabled roof then the extension should generally be also gabled.
- Flat roofs should be avoided wherever possible, but particularly on front and 2 storey extensions.

**WINDOWS/DOORS**
- Match the type, shape and size of these with those of the existing.
- Doors and windows should be positioned so as to respect the design of the existing house.
**DORMER WINDOWS**
- These should be of a similar size to (or preferably smaller than) other windows in the house.
- Use hipped or gable ended style dormers rather than flat roofed.
- Match materials with those of the existing dwelling.
- Overbearing or top-heavy dormers which destroy the existing roof slopes should be avoided.
- Dormers which wrap around two sides of a hipped roof or interrupt the roof profile by going higher than the existing ridge line are not recommended.

**DETAILS**
- Reflect existing detailing around doors, windows and eaves in the new design.
- Internal divisions within new windows should match those of the existing.
- Retain features such as chimneys and decorative ridge tiles.

**GRANNY ANNEXES/EXTENSIONS**
- These should be designed to be ancillary to the existing house. Internal links to the main accommodation should therefore be provided to enable the extension to be used as part of the main house in the longer term. (Note - a condition to this effect will be attached to any planning permission given).

**PLANNING PERMISSION AND BUILDING REGULATIONS**

Planning permission is not needed for all house extensions. Some come under the regulations for "permitted development", which are complex and subject to change. Please check with the Council before any work is undertaken.

Most house extensions also require approval under the "Building Regulations". Information on this can be obtained from the Council's Building Control Officers in the Planning Directorate.

**SPECIAL CASES**
- Green Belt
- Conservation Areas
- Listed Buildings

Additional controls apply to these cases. Officers in the Planning Directorate will be happy to advise you on these matters.

If you would like to discuss your proposal please contact the Development Control Unit on one of the following numbers:

**NORTH TEAM**
- 📞 0628 796050
  (Maidenhead and surrounding parishes inc. Bray)

**SOUTH TEAM**
- 📞 0628 796585
  (Windsor and surrounding parishes.)

The guidelines in this leaflet apply to most house extension proposals. However, in some instances, exceptions may apply.
APPENDIX 13:
MAJOR DEVELOPED SITES IN THE GREEN BELT
APPENDIX 13 : MAJOR DEVELOPED SITES IN THE GREEN BELT

Site 1: Berkshire College of Agriculture

Location: Burchetts Green, Nr. Maidenhead

Current Use: A college of further education containing education, research, horticultural and farming facilities together with residential accommodation and other ancillary facilities.

<table>
<thead>
<tr>
<th>Site Area: (approx.)</th>
<th>Building Height:</th>
<th>No. of Employees:</th>
</tr>
</thead>
<tbody>
<tr>
<td>180 ha</td>
<td>1/2/3 storeys</td>
<td>140</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developed Footprint: (approx.)</th>
<th>Floorspace: (approx.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>17,000m²</td>
<td>24,200m²</td>
</tr>
</tbody>
</table>

(Excludes Top Farm)

Description of the Site: The main buildings are grouped around Hall Place, a large 3 storey country house that dates back to the 17th and 18th Centuries. Hall Place is a Grade 1 Listed Building. The site contains a number of other listed buildings and structures. The main group of buildings is set in a formal landscape. The site has been developed extensively over a number of years as a further education establishment including buildings used for temporary classrooms, workshops and horticulture.

Planning History: The site has been in use for educational purposes since the late 1940's. It has been viewed as an institution standing in extensive grounds and has been the subject of numerous planning permissions for student and other residential accommodation, extensions, greenhouses, temporary classrooms, stables, sports facilities, nursery, car parking and various ancillary buildings.

Future Intentions for Site Development: It is anticipated that the college will continue to wish to replace and develop educational related facilities on the site. They are currently looking to expand the nursery, construct a new veterinary centre, construct a new sports centre, and relocate the media centre.

Compliance with the Criteria for Designation:
1) The existing use of the site is one of the uses defined in paragraph C1 of Annex C of PPG 2 (Revised).
2) Estimates indicate that the site size and floorspace are above the thresholds set out in the supporting text to Policy GB9.
3) The existing development of the site is generally well grouped and occupies one part of the site although there are a number of isolated buildings located away from the main complex. Rebuilding or infill development can be undertaken without affecting the openness of the Green Belt or causing harm to the listed buildings and their settings or the character of the site. The redevelopment of some of the buildings would considerably enhance the character and appearance of the site and the setting of Hall Place.
4) New education-related development within the defined development envelope would not generally be contrary to policies in the development plan.

Other Reasons: The retention and development of further education establishments is supported and encouraged by national and strategic policy. The protection and enhancement of listed buildings is supported by national and strategic policy.

Comments on the Defined Development Envelope: The site contains a number of listed buildings that are located within an attractive setting. Any new development must seek to preserve and enhance these buildings and their setting. The site is visible from several footpaths and from Honey Lane and Hall Place Lane. The defined development envelope limits the area for future development.

Adopted Plan (Incorporating Alterations adopted in June 2003)
Policies for Development:

a) No development should be more than two storeys in height, 6m to eaves level, or 10 m overall.

b) Any planning application involving major redevelopment proposals should be accompanied with an assessment of the impact of any proposals on the landscape/parkland setting.

c) Any planning application involving major redevelopment proposals will be required to demonstrate enhanced public transport and cycling/pedestrian facilities in accordance with the Council's Integrated Transport Strategy. The applicant will be required to prepare an acceptable and implementable travel plan. Any major redevelopment proposals will also be required to demonstrate the enhancing of existing public rights of way. The Council will support the development of new public rights of way in any major development proposals.
Berkshire College of Agriculture

Adopted Plan (Incorporating Alterations adopted in June 2003)
Site 2: Beaumont College

Location: Old Windsor, Berkshire

Current Use: A training centre comprising associated training facilities and accommodation.

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>37 ha (approx.)</td>
<td>1/2/3/4 storey</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developed Footprint</th>
<th>No. of employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,000m² (approx.)</td>
<td>&gt;100</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>25,000m² (approx.)</td>
</tr>
</tbody>
</table>

Description of the Site: The site comprises Beaumont College that contains a variety of buildings dating back to the 18th century. The main mansion is a Grade II* Listed Building. The chapel has a separate Grade II listing. The site also contains other early buildings which have both historic and architectural interest in association with the main house and other modern buildings of little architectural importance. The buildings are situated in a parkland setting and the main building, The White House, overlooks sloping lawns that lead down to the entrance gates.

Planning History: The site has been used for educational purposes since 1864, and was acquired by ICL in the 1960's for use as a training college. It has been viewed as an institution standing in extensive grounds and has been subject to numerous planning permissions connected with its educational/training use. These have recently included residential accommodation, car parks, changes of use to offices, conference facilities, refurbishment to provide classrooms and permissions for other ancillary buildings.

Future Intentions for Site Development: A comprehensive package of redevelopment proposals is proposed including the demolition of ancillary buildings, new conference, kitchen and restaurant facilities, an extension to the swimming pool and a new accommodation block.

Compliance with the Criteria for Designation:
1) The existing use of the site is one of those defined in paragraph C1 of Annex C of PPG 2 (Revised).
2) Estimates indicate that the site size and floorspace are above the thresholds set out in the supporting text to Policy GB9.
3) The existing buildings are grouped together in one part of the site although some of the more recent development is located away from the main building. Redevelopment or infill can be undertaken without affecting the openness of the Green Belt or causing harm to the buildings of highest architectural importance. Redevelopment of some of the less architecturally important buildings connected to the main buildings could provide benefits particularly if this resulted in development which considerably enhanced the character and appearance of the site and the setting of the listed buildings.
4) New development within the defined development envelope would not generally be contrary to policies in the development plan.

Other Reasons: The protection and enhancement of listed buildings is supported by national and strategic policy.

Comments on the Defined Development Envelope: The listed buildings are located in an attractive setting and are visible from surrounding roads and footpaths. Any new development must seek to preserve and enhance these buildings and their setting. Accordingly the defined development envelope is drawn so as to protect the main buildings which are of highest architectural and historic importance.
Policies for Development:

a) Some of the smaller buildings contained within the envelope may also have to be retained as they are of architectural and historic importance, however they will be considered for sensitive conversion.

b) Building heights should be compatible in height with adjacent buildings.

c) Any planning application involving major redevelopment proposals should be accompanied with an assessment of the impact of any proposals on the landscape/parkland setting and an analysis of the buildings on site.

d) Any planning application involving major redevelopment proposals will be required to demonstrate enhanced public transport and cycling/pedestrian facilities in accordance with the Council’s Integrated Transport Strategy. The applicant will be required to prepare an acceptable and implementable travel plan. The Council will support the development of new public rights of way in any major redevelopment proposals.
Site 3: Heatherwood Hospital

Location: High Street/Kings Ride, Ascot, Berkshire

Current Use: NHS Hospital

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>18.1 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Footprint:</td>
<td>22,500m²</td>
</tr>
<tr>
<td>Floorspace:</td>
<td>32,000m²</td>
</tr>
<tr>
<td>Building Height:</td>
<td>1/2/3/4 storeys</td>
</tr>
<tr>
<td>No. of Employees:</td>
<td>&gt;1000</td>
</tr>
</tbody>
</table>

Description of the Site: The site divides into two with an intensively developed part in the north (adjacent to the High Street and Kings Ride road frontages) separated from a wooded sloping part in the south of the site. The developed area comprises numerous buildings of varying sizes, ages, materials, heights, etc., mostly set within a loop access road. An older former mansion house and associated buildings lie in the south-east corner of the site. The remainder of the site has been developed over many years and now contains a mixture of buildings with older hospital buildings in the central part of the built up area. The eastern and western flanks of the site contain modern care buildings and nurses’ accommodation. Many of the buildings lie within attractive landscapes, open space and woodland areas. There is a scheduled ancient monument within the grounds of the site.

Planning History: Over the years, the site has been the subject of a significant number of planning applications for hospital related development, nurses accommodation, a day care centre and additional car parking areas.

Future Intentions for Site Development: Heatherwood Hospital is one of two hospitals operated by the Wexham and Heatherwood NHS Trust. The Wexham Hospital is the main hospital serving Slough, Windsor and Maidenhead. The operations of the Trust are continuously under review. Through their agents, it has been confirmed that the current plans of the Trust foresee the continuing use of both sites. There are currently no significant development proposals for the site. However, with continuing changes in the NHS system and various new initiatives, the situation is continually evolving. As a result there will undoubtedly be a need to change and adapt operations in the future. There is therefore a likely need for some redevelopment and infill within the existing site for hospital related uses.

Compliance with the Criteria for Designation:
1) The existing use of the site is one of those defined in Paragraph C1 of Annex C of PPG 2 (Revised).
2) The site size and floorspace are above the thresholds set out in the supporting text to Policy GB9.
3) There is scope for limited redevelopment and infill without causing an adverse impact on the Green Belt or local area.
4) New hospital-related development within the defined development envelope would not generally be contrary to policies in the development plan. The site is also reasonably accessible by public transport and is close to local amenities and services.

Other Reasons: As the use of the site provides valuable facilities, important to the local community, it is desirable to retain this facility in this location that serves surrounding settlements.

Comments on the Defined Development Envelope: The boundary of the built up part of the site is clearly defined by the frontage to High Street and Kings Ride in the north, the loop road that will define the extent of development in the west and south of the built up area, and to the east by the existing site boundary. Buildings within the site are very visible from the main roads to the north and north east from where the site gives the appearance of being part of the built up area of Ascot. However, the presence of woodland and strong landscaped boundaries on the other sides obscures most other views into the site. The loop road forms the extent of the upper level of the site and an appropriate boundary between the built up part of the site and the woodland areas beyond. The defined development envelope will allow the existing single storey buildings to be increased to two storey buildings and enable some minor infilling while not adversely affecting the openness of the Green Belt and important open space within the site.

Adopted Plan (Incorporating Alterations adopted in June 2003)
Policies for Development:

a) New buildings should be no more than two storeys in height, although some elements of higher, three and four storey development may be acceptable in the southern part of the site where such development will not be visible from the surrounding area.

b) New development should seek to retain the existing open spaces and landscape areas within the site, including trees, and maintain the existing semi-rural appearance and character of many parts of the site.

c) Regard needs to be paid to the presence of a scheduled ancient monument within the site and the possibility that there may be other finds within the Hospital site that could be uncovered by excavation. Any proposals for new development will need to have regard to the archaeology policies set out in the Local Plan.

d) Any planning application involving major redevelopment proposals should be accompanied with an assessment of the impact of any proposals on the landscape/parkland setting of the site.

e) Any planning application involving major redevelopment proposals will be required to demonstrate enhanced public transport and cycling/pedestrian facilities in accordance with the Council’s Integrated Transport Strategy. The applicant will be required to prepare an acceptable and implementable travel plan. The Council will support the development of new public rights of way in any new redevelopment proposals.
APPENDIX 13:
MAJOR DEVELOPED SITES IN THE GREEN BELT
Site 4: Imperial College at Silwood Park

Location: Silwood Park, Sunninghill

Current Use: A college/higher education institute and new business campus, comprising classrooms, business (research & development) units, residential accommodation and other associated facilities.

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>113 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>(approx.)</td>
<td></td>
</tr>
<tr>
<td>Developed Footprint:</td>
<td>10,200m²</td>
</tr>
<tr>
<td>(approx.)</td>
<td></td>
</tr>
<tr>
<td>Floorspace:</td>
<td>20,600m²</td>
</tr>
<tr>
<td>(approx.)</td>
<td>(excluding the Science Park)</td>
</tr>
<tr>
<td>Building Height:</td>
<td>1/2/3 storeys</td>
</tr>
<tr>
<td>No. of Employees:</td>
<td>350+</td>
</tr>
</tbody>
</table>

Description of the Site: The main buildings are grouped around Silwood Manor House which is a Grade II Listed Building dating back to the 1870's and which is set in formal grounds. The site contains a number of other listed buildings including East Lodge, Virginia Water Lodge, Silwood Farm Barn, and South Lodge. In addition to these buildings, the site consists of college administrative buildings, laboratories and classrooms, residential blocks and the science park. However, the majority of the site has been set aside for research: the land being designated either as arable, grassland, woodland, succession plots or for pollution studies, that are all continually monitored. Silwood Park is designated as a Wildlife Heritage Site within the Adopted Local Plan.

Planning History: Silwood Manor was purchased by Imperial College in 1947; the Park Farm and other grounds were purchased a few years later. Recent planning history dates back to 1974. Since such time, the College has undertaken significant development on site, the majority of which being education/research related. The most significant permission was granted for the 'Technology Transfer Centre' and six two-storey units with associated access and parking in 1986. In 1989/90 the Science Park freehold was sold. In 1995 Listed Building Consent was granted for the restoration of the Manor's conservatory and for the Manor's roof and upper floor in 1997. A planning covenant exists between the College and the new owners of the Park that enables the College to approve new tenants and business uses.

Future Intentions for Site Development: The College has a strategy plan that details its future development intentions through the year 2000. It specifically relates to the expansion of the College's facilities. This includes the increased utilisation of the Manor, including additional office and teaching space, conference facilities and residential use; the demolition and replacement of the visitors lodge for residential use; the demolition and redevelopment of Garden Wood South Laboratories; the demolition of a building to incorporate staff into an extension on the ‘Applied Biology Institute’ building; an extension to the reactor building; the demolition of the existing student social area/refectory to be replaced with similar facility including a lecture theatre and the development of further student accommodation. The College is however rapidly evolving and thus these intentions may not fully reflect the College’s emerging development strategy.

Compliance with the Criteria for Designation:
1) The existing use of the site is one of those defined in paragraph Cl of Annex C of PPG 2 (revised).
2) Estimates indicate that the site size and floorspace are above the thresholds set out in the supporting text to Policy GB9.
3) Redevelopment or infill could be undertaken without affecting the openness of the Green Belt or causing harm to the listed buildings. The appropriate redevelopment or removal of buildings adjacent to Silwood Manor House would considerably enhance the site and the setting of Silwood Manor House.
4) New education-related development within the defined development envelope would not generally be contrary to policies in the development plan.

Other Reasons: The retention and development of further education establishments is supported and encouraged by national and strategic policy. The protection and enhancement of listed buildings is supported by national and strategic policy.

Comments on the Defined Development Envelope: There are a number of listed buildings contained within the site boundary that are located within an attractive setting. Any new development within the site must seek to preserve and enhance these buildings and their setting and must not adversely affect the wildlife interest on the site; an initiative which the College's use for environmental research as a field station naturally supports. New development designated
away from these listed buildings will ensure that this is achieved. The main views into the site are limited to Buckhurst Road and the site's main entrance. The defined development envelope allows for future infilling or redevelopment to meet the current development intentions of the college but ensures that any such development is located away from the listed buildings. The Science Park is excluded from the development envelope, as there is no reason for inclusion under PPG2 and little scope for infilling.

**Policies for Development:**

a) Building heights should be compatible in height with adjacent buildings.

b) Development should not adversely affect wildlife interest within the site, either directly or indirectly. Wildlife interest should be assessed and provision made within any development proposal for the retention, protection and enhancement of this wildlife interest.

c) Any planning application involving major redevelopment proposals should be accompanied with an assessment of the impact of any proposals on the landscape/parkland setting.

d) Any planning applications for development within one half mile of the nuclear reactor will be referred to HM Nuclear Installations Inspectorate, through the Health and Safety Executive’s Area Office.

e) Any planning application involving major redevelopment proposals will be required to demonstrate enhanced public transport and cycling/pedestrian facilities in accordance with the Council’s Integrated Transport Strategy. The applicant will be required to prepare an acceptable and implementable travel plan. The Council will support the development of new public rights of way in any major redevelopment proposals.
Imperial College at Silwood Park

Adopted Plan (Incorporating Alterations adopted in June 2093)
Site 5: Civil Service College

**Location:** Civil Service College, Sunningdale

**Current Use:** A higher training college for the Civil Service, comprising education, training and research facilities together with residential accommodation and other associated facilities.

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>25 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>(approx.)</td>
<td></td>
</tr>
<tr>
<td>Developed Footprint:</td>
<td>10,100m² approx.</td>
</tr>
<tr>
<td>(approx.)</td>
<td>(An additional 1,208m² permitted December 2000.)</td>
</tr>
<tr>
<td>Floorspace:</td>
<td>18,200m² approx.</td>
</tr>
<tr>
<td>(approx.)</td>
<td>(An additional 2,232 m² permitted December 2000.)</td>
</tr>
</tbody>
</table>

**Building Height:** 1/2/3 storeys

**No. of Employees:** 240 approx.

**Description of the Site:** The site comprises a compact ribbon development incorporating the Grade II Listed Building Northcote House that dates back to the 1930's, and is set in formal grounds. The majority of the land surrounding the college has been leased out for farming use, while several other buildings on site have also been let to private tenants (market garden, South Lodge, The Farm and Dairy Cottages, Gardeners Cottages).

**Planning History:** The College was given over to the Civil Service in 1975, having previously been owned by the Ministry of Defence. Recent planning history dates back to 1989 and has been of a modest scale. This has included a new three storey residential block; a radio base station; the change of use of Park House from residential to lecture theatre and ancillary teaching use; the refurbishment of several residential blocks; an extension to Trevelyan Building; an extension to various parking areas; the temporary erection of portakabin and an external lift for disabled access. Planning permission has recently been granted for a new training block and extensions to: the Chaucer Building; Northcote House; Normansbrook Building and Gloucester Building.

**Future Intentions for Site Development:** The College has a strategic plan that runs up to 2001. Future development intentions include the relocation of the nursery at South Lodge to North Lodge and a new lecture theatre.

**Compliance with the Criteria for Designation:**
1) The existing use of the site is one of those defined in paragraph Cl of Annex C of PPG 2 (revised).
2) Estimates indicate that the site size and floorspace are above the thresholds set out in the supporting text to Policy GB9.
3) Redevelopment or infill can be undertaken without affecting the openness of the Green Belt or causing harm to Northcote House. Redevelopment of some of the buildings would considerably enhance the site.
4) New college-related development within the defined development envelope would not generally be contrary to policies in the development plan.

**Other Reasons:** The protection and enhancement of listed buildings is supported by national and strategic policy.

**Comments on the Defined Development Envelope:** The buildings on the site are located in an attractive setting. Any new development within the site must seek to preserve and enhance the site and Northcote House. The site is well screened; the only view into the site is along Larch Avenue at the site's main entrance. The defined development envelope tightly defines the area for future development, while protecting the setting of Northcote House.
Policies for Development:

a) Building heights should be compatible in height with adjacent buildings.

b) Any development should not adversely affect the character of Larch Avenue.

c) Any planning application involving major redevelopment proposals should be accompanied with an assessment of the impact of any proposals on the landscape/parkland setting.

d) Any planning application involving major redevelopment proposals will be required to demonstrate enhanced public transport and cycling/pedestrian facilities in accordance with the Council's Integrated Transport Strategy. The applicant will be required to prepare an acceptable and implementable travel plan. The Council will support the development of new public rights of way in any major redevelopment proposals.
Civil Service College

Adopted Plan (Incorporating Alterations adopted in July 2003)
Site 6: Legoland Windsor

Location: Winkfield Road, Windsor

Current Use: A family amusement/theme park or leisure activity centre incorporating water and land based entertainment and leisure activities.

Site Area: 60 ha
(Building Height: 1-2½ storeys)

Developed Footprint: 15,825m²
(No. of Employees: 450 FTE approx.)

Floorspace: 17,167m²
(approx.)

Description of the Site: St Leonard’s Mansion, the Operations Building and the Creation Centre and Lego Racers are the most significant buildings on the site. The remaining built development comprises of ‘activity clusters’ of rides, tented structures and small retail and eating outlets. Legoland Windsor is set within an attractive parkside setting. The landscape comprises areas of woodland and gladed wood, open hillside, grassland and water bodies. The whole of the site is covered by an area and a woodland Tree Preservation Order dating from 1963. The site lies adjacent to Windsor Forest SSSI and lies within an Area of Special Landscape Importance.

Planning History: The site was acquired by Lego Park Operation UK Limited in 1994 from Windsor Safari Park (in receivership). Up to 1970 the grounds of the former Windsor Safari Park were part of the parkland estate attached to St Leonard’s Mansion. In mid 1994 permission was granted for the Lego Park Project with the aim of achieving a ‘park within a park’ and a mix of inter-related ‘activity clusters’ and ‘peaceful clusters’ within the natural landscape with all its benefits for passive recreation. The original permission included a ‘buffer zone’ along the northern edge of the site between occupied neighbouring properties and the active part of the site. Since the opening of the Park, there have been numerous planning applications relating to various rides and related structures and most recently for the erection of a model education centre. As an amusement park, Legoland Windsor has extensive permitted development rights under Schedule 2, Part 28 of the Town and Country Planning (General Permitted Development) Order 1995.

Future Intentions for Site Development: It is anticipated that Legoland Windsor will continue to concentrate activities at the site to ensure that it retains its status as one of the country’s most popular theme parks. The intention is, in the main, to provide a mixed range and type of rides that are contemporary and that continue to meet the needs of customers to the Park.

Compliance with the Criteria for Designation:

1) The existing use of the site is not one of those defined in paragraph C1 of Annex C of PPG 2 (revised), however the site is of national standing and accordingly conforms to Criterion 1 of paragraph 2.1.45 of Policy GB9.

2) Estimates indicate that the site size and floorspace are above the thresholds set out in the supporting text to Policy GB9.

3) Redevelopment or infill can be undertaken without affecting the openness of the Green Belt.

4) New leisure-type development within the defined development envelope would not generally be contrary to policies in the development plan, particularly if the character of the proposed development were open in character.

Comments on the Defined Development Envelope: The buildings on the site are located in an attractive and well-landscaped setting. Any new development within the site must seek to preserve and enhance the general open character of the site. The site is well screened from Winkfield Road. The only short-range views into the site are from the site’s main entrance and from the footpath running along the western boundary of the site. Views from St Leonard’s Hill are limited. However, there are long-range views into the site from Sheet Street Road, within Windsor Great Park. The defined development envelope tightly defines the area for future development. It is drawn lighter than the existing buffer zone to protect the amenity of residents along St Leonard’s Hill and to provide a further buffer zone to the SSSI on the western edge of the site. The site also lies within an Area of Special Landscape Importance and as such any new development should aim to be undertaken sympathetically having regard to the character and appearance of the landscape within which Legoland Windsor sits. It is anticipated that all new development will respect the aims of this Policy.

Adopted Plan (Incorporating Alterations adopted in June 2003)
Policies for Development:

a) All new development that is under the control of the local planning authority will be restricted to a maximum height of the tallest existing building in the Park and should be sensitive to specific locations within the site depending on factors such as topography, tree cover and wildlife habitats.

b) Any development should not adversely affect the character of the ASLI. New development should seek to be open in character in order to respect this designation.

c) All new development that is under the control of the local planning authority should have regard to existing trees and where appropriate take measures to ensure their protection.

d) Any planning application involving major redevelopment proposals should be accompanied with a tree survey and an assessment of the impact of any proposals on the landscape/parkland setting.

e) Any planning application involving major redevelopment proposals will be required to demonstrate enhanced public transport and cycling/pedestrian facilities in accordance with the Council's Integrated Transport Strategy. The applicant will be required to prepare an acceptable and implementable travel plan. The Council will support the development of new public rights of way in any major redevelopment proposals.