



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Chris Sawden
Planning Officer
Royal Borough of Windsor and Maidenhead

24th May 2017

Dear Chris

Ref: 17/01188 Ben Lynwood Community Health Centre

The Planning Committee considered this application at its meeting on 23 May 2017, and **strongly objects** to this application.

Our objections are as follows:

The Government attaches great importance to Green Belt – the fundamental aim being to prevent urban sprawl by keeping land open; the essential characteristics of Green belts are their openness and their permanence.

The application for a medical centre does not fall within the definition of permitted development, therefore does not satisfy any of the requirements for building on Green Belt under **GB1**.

- New buildings for agriculture or forestry
- Facilities for outdoor sport / recreation / cemeteries
- Residential development which is compliant with **GB3 - GB5**
- Infilling compliant with **GB9**

This application also contravenes the Green Belt permitted development under **GB2**

- Harm of character of green belt
- Scale of building
- Impact on the green belt through loss of woodland

This application also **contravenes NP/EN1 and Paragraph 80 in the NPPF**, both of which refer to the gaps between villages and neighbouring towns and the prevention of these merging into one another. The land south of the Lynwood site is identified in the Neighbourhood plan as the strategic gap between Sunningdale and Sunninghill and retention of this gap was supported by over 60% of the responses during the consultation for the Neighbourhood plan.

As detailed in the NPPF, **Very Special Circumstances** must be proven to warrant approving a development in the Green Belt. The information provided within the application, Grimes Report, fails to demonstrate these very special circumstances for the following reasons:

- It fails to demonstrate that alternative sites have been looked at in any proactive manner since 2015 with mention of Sunningdale Park being for sale, when in reality it was sold to known developers in December 2016; Broomhall development being too far in the distance to provide a real alternative when the parish council has been included in correspondence from Savills, the land agent in 2015 welcoming a discussion with Magnolia House on how this development could move forward and confirmation from Savills that they have not received correspondence since that date.
- There is no justification for the **scale of the building**. The report details the application to total 2026sqm which represents a considerable increase over the current surgery sizes of 540sqm or the NHS recommendations of 1095sqm. The justification for this increase uses the DERA development, additional nurse training, changing healthcare requirements and a large pharmacy. However, we disagree with the inclusion of the DERA site as it is our understanding that this proposed development is to include its own medical facility, and question why the report does not explore the option of utilising the Heatherwood facility to include additional healthcare options. Additionally, the application is a large building on one level. It is stated that wheelchair access and access for elderly patients is the reason for this. However, there are no evident reasons as to why administrative functions could not have been sited on a second floor design. This would then result in a smaller footprint and a demonstrably lower impact on the green belt.

This site also presents ecological and protected tree issues, neither of which have been addressed in the application other than to note the removal of 2 protected trees. The current development by Ben Lynwood has resulted in a significant impact on the Green Belt and actions taken to provide a car park for contractors has created ecological issues which have yet to be rectified. Therefore, allowing further development before these issues are corrected would not be supported by the Council.

Parking on the site of the existing development and on the local roads around the site has caused significant impact on the surrounding residents and this application fails to address this or the impact of the additional Traffic.

The parish council is aware this application will be reviewed at the Windsor Rural Development Control Panel and will be pleased to represent our reasons for objection at this panel

Yours sincerely

Yvonne Jacklin, Vice-Chair of the Council
Ruth Davies, Clerk to the Council