



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jo Richards
Planning Officer
RBWM
By email

26 March 2021

Dear Jo

**21/00621 Stone Court and Stone Court Cottage London Road Sunningdale Ascot
Redevelopment to provide 40 No. Retirement Living apartments with associated communal facilities,
parking, landscaping, and pedestrian access.**

The Planning Committee considered this application at its meeting on 23 March 2021.

Visual Urbanisation

The townscape description for this area is 'villas in a woodland setting'. The proposed 40 apartment, 60-bedroom apartment block, with 38 windows and 18 balcony doors facing the London Road occupies the entire width of the site and represents extreme visual urbanisation of the area. This is evident by comparing the former Stone Court and the proposed development as shown below.



The 36 parking spaces occupy the area in between the building and London Road adding further to the built form and urbanisation. In the picture below the only real green spaces on the site frontage are off site on the verge area.



The proposed scheme will totally dominate the adjacent Chadlington House as can be seen by the size, height and bulk of the side elevations shown below. The ground also slopes downhill towards Chadlington House exacerbating the problem.



The current proposal would therefore conflict with saved Policies H10, H11 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted 2003) (Local Plan) and Policies NP/DG1, NP/DG2 and NP/DG3 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026 (Neighbourhood Plan) (2014). The extant scheme (13/01834) also pre-dates the 2014 Neighbourhood Plan.

Safety

The site is positioned within a 40mph speed limit. However, exiting the site and turning right towards Bagshot can be difficult. Firstly, there is a long bend obscuring the drivers view and secondly the exit from

Stone Court is an uphill gradient. Hence, any development should not seek to significantly increase the number of vehicle movements out of the site.

The extant scheme (13/01834) approved by RBWM comprised 61 bedrooms – so almost identical with the 60 bedrooms proposed under 21/00621. However, the extant scheme is a C2 classification so those residents would have been much older, required more nursing care, been much less active and had lower vehicle ownership than the C3 classification residents with the current scheme. The differences are very marked and can be demonstrated by comparing the on-site facilities approved under 13/01834- (4 x dining rooms, 6 x lounge/ quiet room, 1 x treatment room, 1 x hairdresser, 1 x care station, 1 x café lounge) with the onsite facilities proposed under 21/00621 (just 1 small communal lounge). One is a C2 high dependency unit for people in need of extra care (13/01834) versus a C3 residential dwelling house where only one resident needs to be over 60 years old (21/00621) but both schemes have almost identical bedroom numbers (60 vs 61) .

For 13/01834, RBWM approved a transport statement that referred to a similar earlier approved scheme (10/02850) which indicated there would be 118 trips a day that included all the residents and all the full-time staff. (Transport Statement section 5.1) This was also adopted for the 16/02052 scheme (withdrawn).

The Parish Council therefore find it hard to understand the proposition put forward by McCarthy & Stone that the same site with an almost identical number of bedrooms but with much more active and younger residents would have 50% less vehicle trips per day than was the case with the very elderly residents requiring nursing care under the extant scheme. The chart below states that just 62 trips per day are expected. Under 13/01834 there were 118 trips expected each day.

| Proposed Site (McCarthy & Stone Research) | AM (0800-0900) | PM (1700-1800) | Daily (12-hour) |
|---|----------------|----------------|-----------------|
| Trip Rate per Retirement Living (M&S) | 0.06 | 0.078 | 1.55 |
| Trip Generation (40 Retirement Living) | 2 | 3 | 62 |
| Total | 2 | 3 | 62 |

Table 6: Proposed Trip Generation (McCarthy & Stone Research)

Exiting the site and turning right is one of the most significant concerns of the Parish Council. Proposing such density of residential accommodation concentrated on to one site with one access point and with a transport policy trip assessment that underestimates the number of vehicle trips (in comparison to previous assessments) is of great concern given the site location at this point of the busy A30. Whilst there are many references in the current application to the extant scheme the Parish Council were unable to find any reference under 21/00621 concerning the 118 trips a day referred to under 13/01834.

Car park spaces

The RBWM Tree Officer was most concerned about the impact of the withdrawn scheme (16/02052) on the onsite and offsite trees. Many of these concerns are still applicable to 21/00621. The car park spaces are positioned closer to the offsite London Road trees than the previous schemes. Car park spaces 7,8,9,10,11 and 12 are directly within the RPA of these trees and they are under the tree canopies. This can be seen in the charts below. The trees form an important screening effect for the property so preserving their integrity is important.



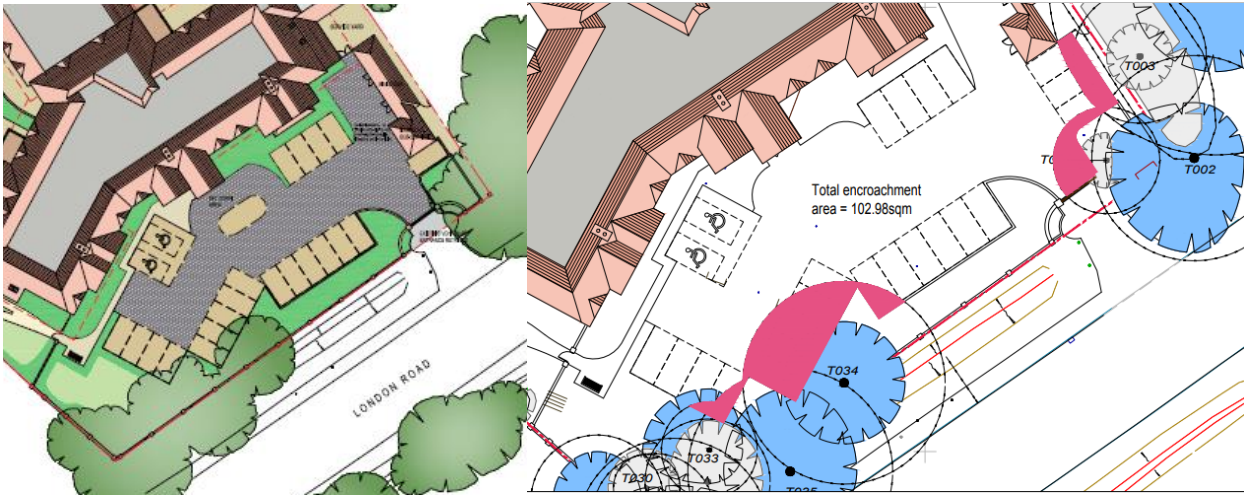
McCarthy & Stone are proposing a total of just 36 car park spaces that includes 2 disabled spaces and all parking for visitors. This follows their site assessment of the RBWM Parking Strategy (2004) for C3 dwellings for Active Elderly residents. A site with poor accessibility to local facilities would require 40 car park spaces and one with good accessibility would require 20 spaces. The Parish Council do not share the view that this is sufficient.

| | Units | General Residents Poor Accessibility | | General Residents Good Accessibility | | Active Elderly Poor Accessibility | | Active Elderly Good Accessibility | |
|-------|-------|--------------------------------------|-----------|--------------------------------------|-----------|-----------------------------------|-----------|-----------------------------------|-----------|
| | | Standard | Provision | Standard | Provision | Standard | Provision | Standard | Provision |
| 1 Bed | 20 | 1 | 20 | 0.5 | 10 | 1 | 20 | 0.5 | 10 |
| 2 Bed | 20 | 2 | 40 | 1 | 20 | 1 | 20 | 0.5 | 10 |
| Total | 40 | n/a | 60 | n/a | 30 | n/a | 40 | n/a | 20 |

Table 3: Parking Standards and Provision

The provision for visitor parking for 40 apartments is woeful and the car park spaces interfere with trees. It is understood that proximity to flood zone areas may prevent underground parking, but we would have hoped for a proposal that might have considered this as an alternative given the intensive development of the site. If underground parking were possible this would have also had the effect of increasing the green space at the front of the site.

Both 13/01834 and 16/02052 had better arrangements for the location of the car park spaces at the front of the site – and they still attracted concern from the Tree Officer. This can be clearly seen in the diagrams below.



Consequently, the scheme fails to comply with policies H10, H11 and N6.

Affordable Housing

There is an acute shortage of affordable housing within Sunningdale.

The current proposal would therefore conflict with saved Policy H3 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted 2003) (Local Plan) which has a target to achieve the provision of 30% of the total units provided on any individual site as affordable housing.

Emerging policy HO3, of the BLP, reinforced this target saying:

“A minimum requirement of 30% affordable housing units will be sought on sites proposing over 10 net additional dwellings, or which have a combined gross internal floor area over 1000m2.”

The current scheme fails to make any provision for onsite affordable housing, let alone 30%, which the Parish council believe is a serious omission and fails those Sunningdale residents for whom affordable housing is a necessity.

Conclusion

This proposal represents extreme over development and urbanisation of the site. If successful, McCarthy & Stone would be offering 40 flats for sale that occupy the entire site width and as much as feasibly possible of the site depth under the banner of a C3 classification. The onsite communal facility of just one lounge for 40 apartments appears a token gesture to ‘C3 community living’. The proposal has no resemblance to ‘Villas in a woodland setting’, site access is a very real problem, car parking is poorly specified and there is no affordable onsite housing.

The Parish Council request this application be **REFUSED**

Yours sincerely,

Yvonne Jacklin and Michael Burn
Co-Chairs of the Planning Committee