



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Susan Sharman
Planning Officer
RBWM

14 June 2021

Dear Susan

21/01543/OUT: Old Boundary House and New Boundary House London Road Sunningdale Ascot Outline application for access, layout, and scale only to be considered at this stage with all other matters to be reserved for the construction of 28 apartments following demolition of the existing buildings.

Whilst the Parish Council acknowledge this is an outline application for access layout and scale there are a number of points we would like to make.

1. Affordable Housing

The applicant's statements about affordable housing are contradictory, misleading, and open to interpretation. It is stated that.

'a proportion of the dwellings will be affordable homes OR a financial contribution will be offered to provide off-site affordable housing secured through a Section 106 Legal Agreement in due course'.

The Block A area schedule charts- shown below- clearly allocate 8 apartments as affordable housing out of the 28 apartments total. Yet, reading the sentence above indicates that including affordable housing **on site** is not binding and that reallocation of any or all the 8 apartments to become 'Private Sale' classification would be permissible.

The Parish Council would certainly encourage the inclusion of a substantial number of affordable housing units within the scheme and would strongly oppose the approval of a 'loophole' that enabled affordable housing units to be substituted for Private Sale units after the approval of any planning application.

BLOCK A - AREA SCHEDULE - GROUND FLOOR			
FLAT	TENURE	MIX	AREA (G.I.A) m ²
01	Affordable	One bedroom 2 person	53.30
02	Affordable	One bedroom 1 person	42.60
03	Affordable	One bedroom 1 person	42.60
04	Affordable	One bedroom 2 person	53.30
05	Private Sale	One bedroom 2 person	53.40
TOTAL			245.20

BLOCK A - AREA SCHEDULE - FIRST FLOOR			
FLAT	TENURE	MIX	AREA (G.I.A) m ²
06	Affordable	One bedroom 2 person	51.30
07	Affordable	One bedroom 2 person	51.30
08	Affordable	One bedroom 2 person	51.30
09	Affordable	One bedroom 2 person	51.30
10	Private Sale	One bedroom 2 person	53.40
11	Private Sale	Two bedroom 3 person	63.50
TOTAL			322.10

2. Overdevelopment

The Parish Council support the development of the site but allocating 28 apartments into this area represents significant over development. These are all independent, private housing units.

The adjacent Lime Tree villas (original house shown on submitted plan below) have recently been redeveloped but their density of development is considerably less than proposed here. There is no density of accommodation per sq. metre supplied in this application. Comparison with The Ambassadors opposite is not considered to be valid as this is a retirement home.

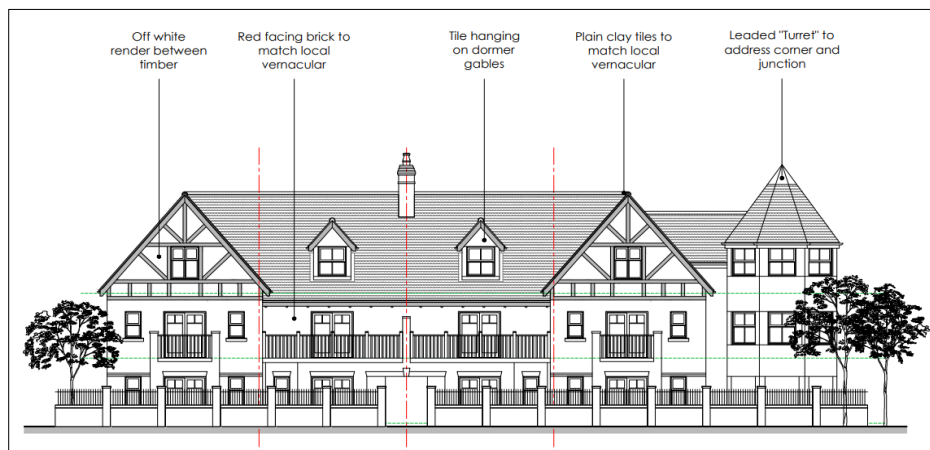


There are no street scene elevations shown and no side elevations and no rear elevations to view. Yet, the proposal is for a 10.5 metre high, 3 storey high building on the NE boundary corner of the property. There is also an identical 3 storey high turret at the front.

An archway containing 3 apartments is designed to link the vehicular access between Block A and Block B, but this is not illustrated in the application. This will surely add to the impression of scale and bulk and will be in full public view. Neither are there any plans included of these 3 apartments.

The percentage of built form versus green space on the plot can be seen in the outline plan below. Green spaces are almost non-existent. The application states that minimal tree works are envisaged and that no tree works are recommended at the present time. It is difficult to see how many, if any of the existing trees could remain as their RPA will be severely impacted by the development.

The building architecture is described as an arts and crafts interpretation as shown below. The Parish Council believe the scale, bulk, and size of the front elevation would be out of character with the street scene.



3. Traffic/ access

The intersection of the busy A30 London Road and Chobham Road is directly opposite the proposed development. Traffic exiting Chobham road and turning right on to the London Road often has to negotiate a difficult junction as traffic is commonly turning right across their path from the London Road to turn right on to the Chobham Road.

Adding a further complication of negotiating traffic exiting this proposed new development via a single carriageway road will only exacerbate the problem.

Only 34 car parking spaces are being provided on a 1 space for 1 apartment basis plus an additional 6 spaces. All traffic must enter and leave the site via the existing single carriageway vehicular access point and underneath the connecting archway. Manoeuvring and trying to park in the central square courtyard as well as sharing this confined space with delivery trucks and service vehicles does not appear to be a workable proposition.

4. Car Park

The adjacent car park is important to Sunningdale. It provides a much need parking facility. Any subsequent development of this car park is already included within the Neighbourhood Plan.

However, even though the car park directly abuts the site this is not mentioned in the planning application for Old Boundary House and New Boundary House.

The location and size of this car park is of strategic importance to the long-term development of Sunningdale. The only vehicular access to the car park is the same road accessing the Boundary House site. It would be a failure of the Neighbourhood Plan if the development of Old Boundary House and New Boundary House compromised the subsequent development opportunities for the car park.

The Parish Council are concerned that if this three- storey accommodation block of 28 apartments with one single carriageway entrance was approved it is likely to influence the subsequent development options for the car park. Any development of this Old Boundary House and New Boundary House site must be taken in full consideration of the future proposal options for the car park.

5. Conclusion

The Parish Council understand this is an outline application and that a comprehensive assessment is difficult as essential facts are missing. We have summarised our main concerns above. In our view the proposal fails to comply with the following RBWM Local Plan policies:

- a. Policy H11 states that permission will not be granted for schemes which introduce a scale or density of development which would be incompatible or cause damage to the character and amenity of the local area.
- b. Policy DG1 makes clear that development which is cramped or results in the loss of important features which contribute to character will be resisted.
- c. Policy H10 states that new residential development schemes are required to display high standards of design and landscaping in order to create attractive, safe, and diverse residential areas that enhance the existing environment.

The Parish Council **OBJECT** to this application.

Yours sincerely

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