



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Briony Franklin
Planning Officer
RBWM

8 July 2021

Dear Briony

Application 21/01558:The Coppers London Road Sunningdale Ascot SL5 0JN

Construction of 9 no. flats with underground parking, visitor parking, bin store and new gate and piers following demolition of existing dwelling and outbuildings.

The Planning Committee considered this application at its meeting on 7 July 2021 and has a number of issues and concerns related to this application.

This is an application for a block of nine flats to replace a single house. It is located on the busy A30.

There are a number of issues which touch upon planning policy:-

Scale and Bulk

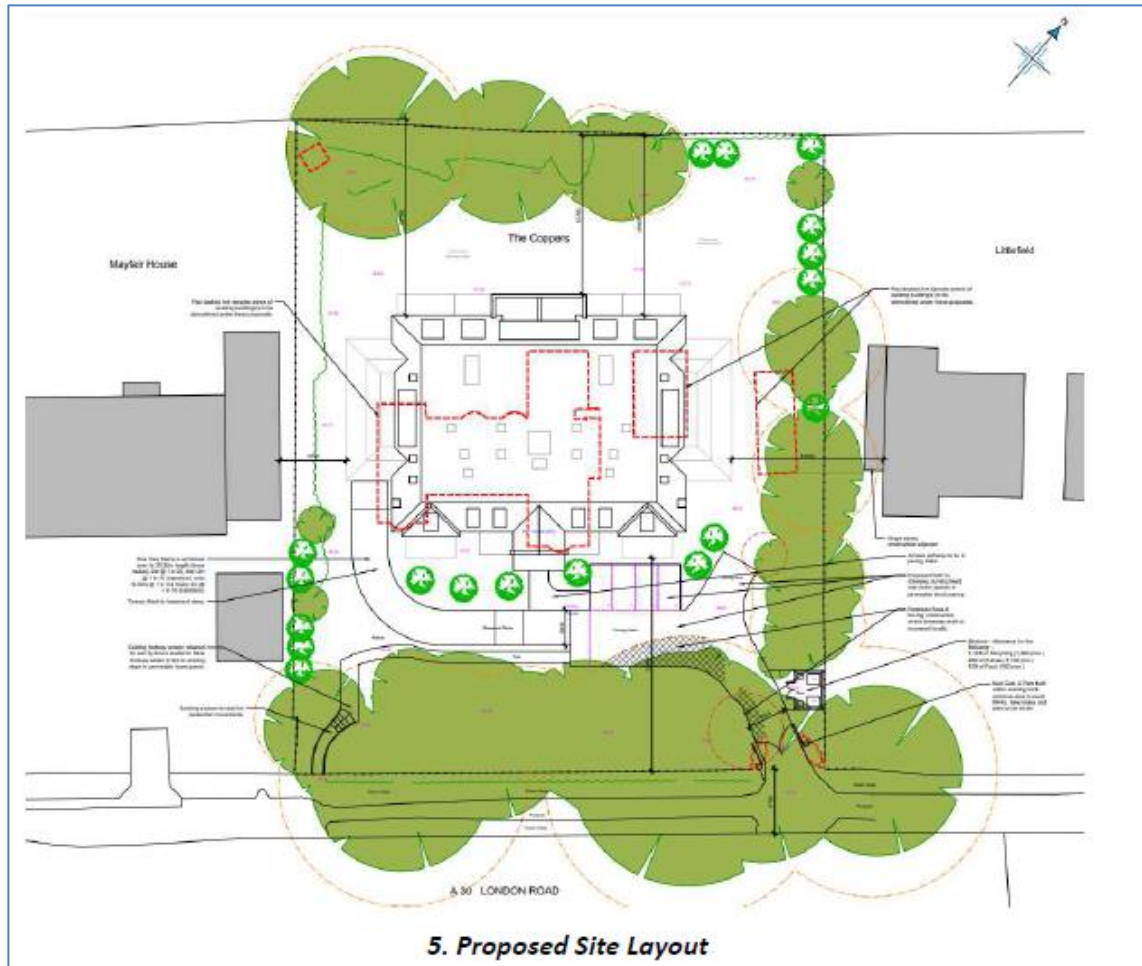
This proposed dwelling has considerably more scale and bulk than the existing dwelling and represents an increased density on this site. This is confirmed in the Design and Access statement, which states:

“The end wings to the block are designed so that they are subservient to the main ridge heights with a better relationship in scale and mass to the adjoining properties”.

This is contrary to policy NP/DG2 of the Ascot, Sunninghill and Sunningdale neighbourhood plan.

Traffic and Access

Access in and out of this development would be directly onto the A30, which is a very busy road. There is also limited space in front of the block for visitor parking and space for deliveries, service vehicles etc to enter and turn (as shown in the picture below).



5. Proposed Site Layout

This is contrary to policy NP/T1 of the Ascot, Sunninghill and Sunningdale neighbourhood plan.

Trees

This property is surrounded by trees. Despite the statement made in the Design and Access statement that:

“Every effort has been made to retain as many existing trees and hedges along the site perimeter and important street frontage”.

the application still proposes the removal of a number of very large trees.

This is contrary to policy NP/EN3 of the Ascot, Sunninghill and Sunningdale neighbourhood plan.

Conflict with the Vision for Sunningdale

The Neighbourhood Plan for Ascot, Sunninghill and Sunningdale clearly states that:

1. *Sunningdale is an aspirational area with extensive Green Belt and leafy surroundings and with a rich variety of housing types.*
2. *The character of the area along the A30 itself has changed significantly in recent years by the replacement of a number of large houses in large plots by blocks of luxury flats and apartments. Local*

residents feel that this is impacting adversely on the character of the area and its social fabric, and there is strong resistance to this trend extending to other areas of Sunningdale.

- 3. Sunningdale has already seen considerable development along its main A30 artery, resulting in serious traffic and parking issues and an undesirable change to the character of some of the area. We need to strike a fine balance of delivering the most sustainable development that will support the local economy while not further harming the character of the area or aggravating the traffic and parking problems, especially bearing in mind the likely impact of the DERA development in Surrey.*

Under section 6.2.2 Mix of housing types (NP/H2) it states:

- 1. There was negative feedback expressed in community consultations about the number of “mansions” or very large houses being built in our area in recent years, as well as a strong sentiment against the large number of luxury blocks of apartments. These have been to the detriment of delivering a mix of housing that is affordable by “ordinary people” – the people who generally live here.*

Residents wish to see more houses built “that our children could afford”, typified as being 3–4 bedroom modest family homes. It is extremely important to the sustainability of the social fabric of our village communities that we ensure a continued mix of housing types that allow younger couples, families, and older people to settle or stay here.

The intent of this policy is: -

- 1. To ensure that future housing development delivers a balanced mix of property types and sizes to better meet the needs of the local community into the future.*
- 2. To deliver more small and medium houses in the area – “houses that our children could afford”.*

This application is the latest in a long line of applications which replace individual houses with a block of flats. Although this application is only for nine flats, to date this year we have seen planning applications totalling 150 flats. This lack of diversity is totally contrary to the strategy described in the Neighbourhood Plan and the wishes of the residents in Sunningdale.

The Parish Council realises that it can only comment on this application, but the many applications for blocks of flats are changing the face of Sunningdale, leaving Sunningdale in a vulnerable position in supporting the needs of our residents.

The fact that flats tend to attract couples (both young and old) but tend not to support families means that the housing stock available for families becomes a scarce resource.

Although the levying of CIL addresses the need for infrastructure to mitigate the affect of these developments on the village as a whole, it does not address the major infrastructure changes required to ensure safe, active, and balanced communities as described in the neighbourhood plan.

In the event that the council is minded to approve this application, the council would ask that an S106 agreement is negotiated as part of the planning conditions.

The scope of the S106 would be to:

1. Contribute to the improvement of the local footpaths to and from this development to schools, transport, and local amenities such as shops and recreation.
2. Contribute to the costs associated with reducing the speed limit from 40mph to 30mph along the A30 to ensure safe travel in line with the government policy on Active Travel. Also addressing the requirements for improvements in health and environmental issues related to carbon emissions and air quality.

The Parish Council would be pleased to work with RBWM and the developer on how these could be achieved.

Yours sincerely

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