



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Michael Lee
Planning Officer
RBWM

14 April 2022

Dear Michael

**22/00721/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.**

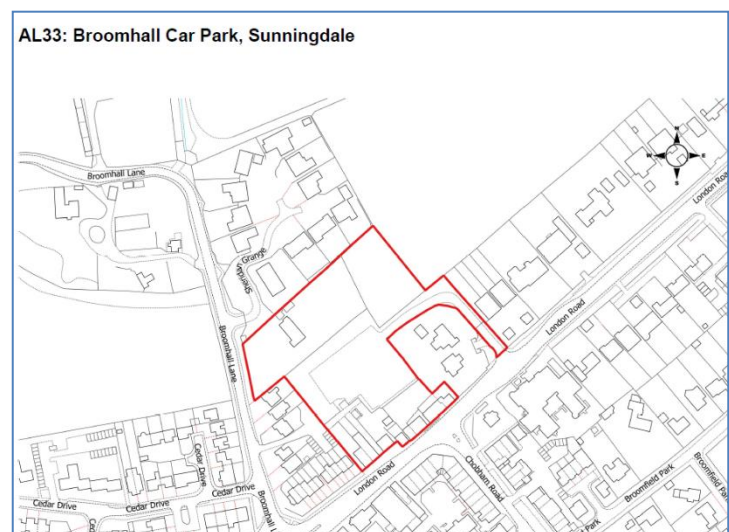
Sunningdale Parish Council reviewed this application at the meeting on the 12 April 2022. Whilst the Parish Council acknowledge this is an outline application for access layout and scale there are several points it would like to make.

This application follows a previous application (reference: 21/01543/OUT) which was withdrawn. This current application is almost identical to application 21/01543 and Sunningdale Parish Council comments on this latest application remain therefore largely the same.

However, in the intervening period the Borough has adopted its new Borough Local Plan 2013-2033 (BLP).

The curtilage comprising Old Boundary House and New Boundary House sits adjacent to the Broomhall Car Park Site, which is a strategic site identified for redevelopment under the BLP, reference AL33, as shown.

Development AL33 completely wraps around the site under consideration here.



Whilst details of the AL33 development are not yet known, there is a presumption that this development will go ahead during the plan period and will be a Mixed-Use scheme including approximately 30 residential units, retail, employment and public car parking.

In addition, this site will

- Provide high quality green and blue infrastructure throughout the site
- Retain mature trees located on the northwest boundary of the site
- Improve pedestrian and cycle access into and through the site, including linking Broomhall Lane and London Road, with additional cycle parking provision for new retail uses
- Enhance pedestrian crossing facilities on London Road
- Enhance vehicular access into the site from London Road
- Provide a high quality, sensitive design which supports the character and function of the area and takes account of views into the site from Chobham Road (B383)
- Provide 30% affordable housing
- Provide appropriate mitigation measures to address the impacts of noise and air quality so to protect residential amenity
- Provide a financial contribution to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area
- Minimise the visual impact on service areas with appropriate screening.

This application for New Boundary house and Old Boundary house must therefore be considered not just against the character of the village and surrounding area as it is currently – but also against this significant pending AL33 development which will significantly increase the density of this part of Sunningdale on its own.

1. Overdevelopment

This development of an additional 28 apartments is windfall development which represents considerable over-development in this area, especially when viewed against the intended development of AL33.

As shown to the right:

- The density is much greater than that of the surrounding area
- The current site is largely green space and has a feeling of openness
- The built mass of this development would be substantial compared to the building density that currently exists.

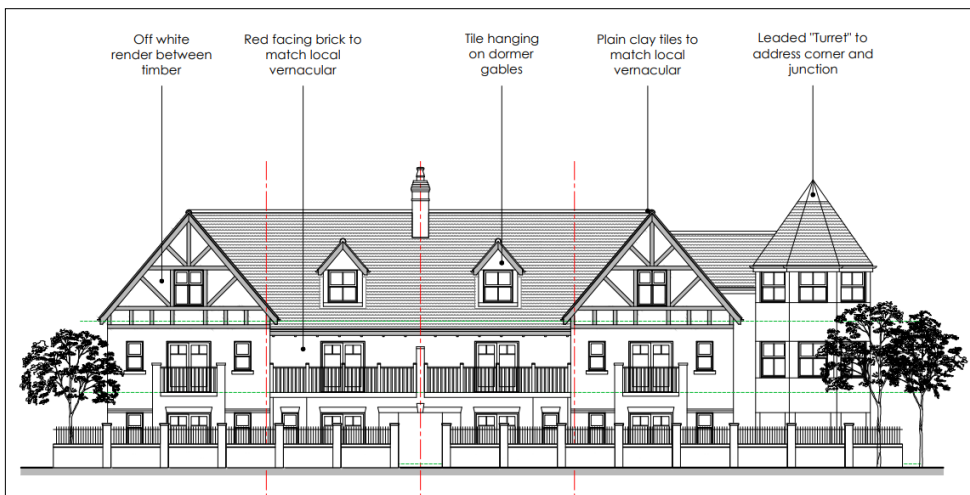


This would be contrary to **BLP/QP2** and **BLP/QP3**.

Comparison with The Ambassadors opposite is not considered to be valid as this is a retirement housing complex.

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

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



2. Trees, Woodlands and Hedgerows

The percentage of built form versus green space on the plot can be seen in the outline plan to the right.

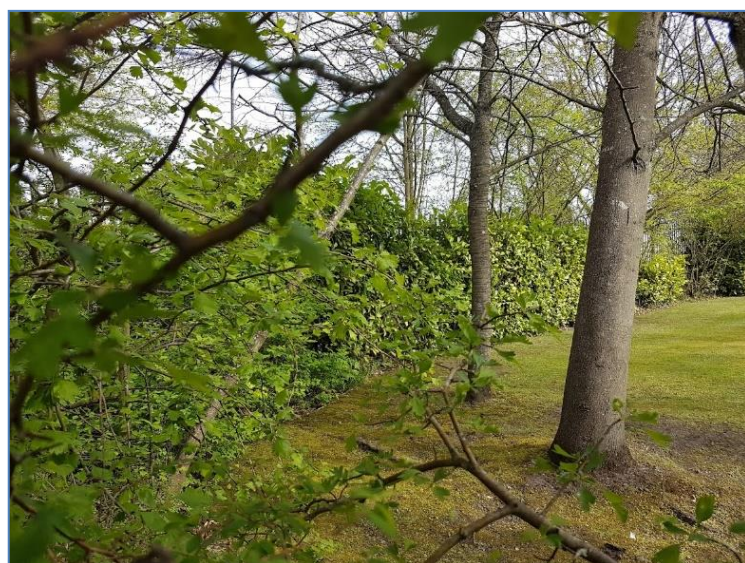
Green spaces are almost non-existent. The application states that minimal tree works are envisaged and that no tree works are recommended at the present time.

This new application now shows more trees, along the boundary with the car park access road behind, which are being retained, but it is difficult to see how many, if any, of the existing trees could remain as their RPAs will be severely impacted by the development.



There are existing laurel hedges and evergreen borders on the site which are shown to the right.

The application does not appear to have addressed the loss of amenity resulting from the removal of hedgerows, and substantial green areas, which would take place as a result of the development of these blocks which in some cases sit close to the boundary. This would be contrary to **BLP/NR3**.



3. Affordable Housing

The applicant's statements about affordable housing states 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 Parish Council would certainly encourage the inclusion of a substantial number of affordable housing units within the scheme and would strongly oppose these being replaced by a financial contribution to provide off-site affordable housing.

4. 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 into Chobham Road.

The intended development of Broomhall Car Park (AL33) includes 'Enhance vehicular access into the site from London Road'. It is difficult to see how this can be achieved when the proposed development for Old and New Boundary houses also needs to address issues of access. Adding a further complication of negotiating traffic entering and exiting this proposed new development 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. 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.

Also, there seems to be no provision for disabled parking, nor electric car charging facilities and therefore is not in line with **BLP/NR5**

5. Open Space

Policy **BLP/IF4** states that residential development on non-allocated sites of ten dwellings or more should normally provide new open space and play facilities. This may be the reason for the inclusion of a raised communal deck over eight car parking spaces in the parking area, but its design and purpose is unclear - and its visual impact to the development has not been shown.

6. Conclusion

The Parish Council understand this is an outline application and that a comprehensive assessment is difficult as essential facts are missing. Main concerns are summarised above.

Sunningdale Parish Council **OBJECTS** to this application and asks for it to be **REFUSED**.

Yours sincerely

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