



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jeffrey Ng
Planning Officer
RBWM

12 May 2022

Dear Jeffrey

**22/00950/FULL Land At Blacknest Pumping Station London Road Sunninghill Ascot
Construction of x 2 dwellings with associated parking and a landscaping and reinstatement of a dropped kerb.**

Sunningdale Parish Council reviewed this application at the meeting on the 10 May 2022 and object for the following reasons:

1. 'Very Special Circumstances'

As outlined in the BLP 6.8.4 'A 'very special circumstances' case to justify development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

The applicant claims that 'Very Special Circumstances' exist here on the Green Belt due to the site being existing developed land as well as it's historic use as a pumping station.

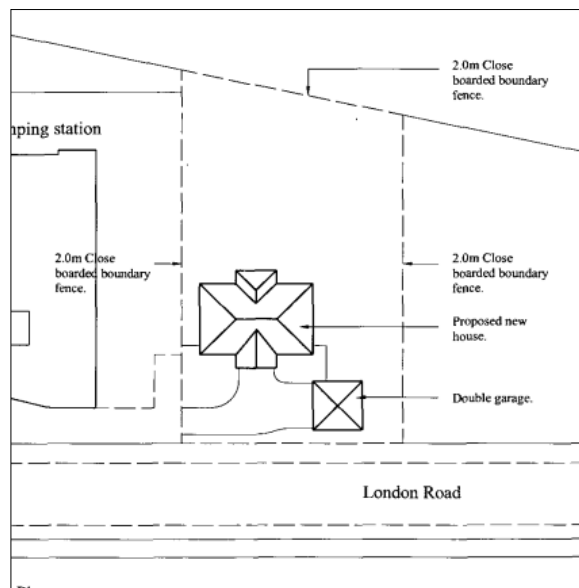
However, as can be seen in the site photograph to the right, only a very small percentage of the site is covered by hardstanding with the majority being grassland or trees.



A useful comparison can be made with the current proposal and an earlier application **10/00406** for a much smaller single house on the site (10/00406 plan shown to the right) which was Refused At Appeal.

The reasons for refusal by the Inspector stated:

- Site contained no buildings or structures.
- Area in the vicinity of the site is generally open, reflecting its status as Green Belt land.
- Site contributes to the openness of the Green Belt. This increases the presumption against new development.



Sunningdale Parish Council is of the opinion that the reasons stated by the applicant in the current application **do not** constitute 'Very Special Circumstances'.

2. Infilling

Paragraph 149 of the NPPF states: *'construction of new buildings is inappropriate in the Green Belt. Exceptions to this are: limited infilling or the partial or complete redevelopment of previously developed land, which would not have a greater impact on the openness of the Green Belt than the existing development.'*

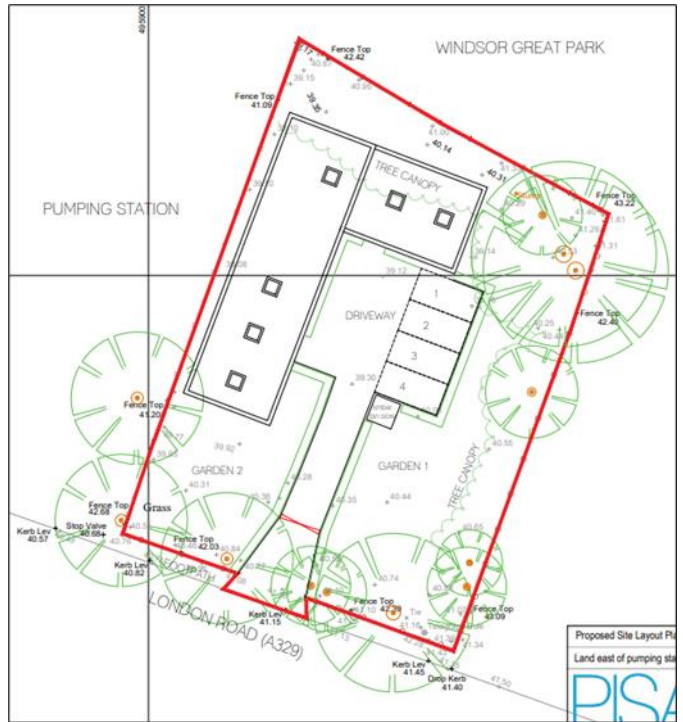
The applicant states that the current proposal is a form of infilling due to:

- It's location between developed land.
- The history as a pumping station with structures remaining mean this is a brownfield site.
- The site is very small piece of unusable grassland between areas of developed land.

However, referring again to earlier application 10/00406, the Inspector commented:

- "Construction of a new dwelling is inappropriate development unless it is "limited infilling" in an existing village."
- "The site does not form part of a recognised village and lies in open countryside."
- "All of the buildings are said to have been demolished in 2001 and I regard the intervening period as substantial and material. I therefore do not intend to place much weight on this submission."

22/00950. Proposed development, as shown to the right, occupies a significantly larger proportion of the site than the refused 10/00406



Sunningdale Parish Council is therefore of the opinion that, and as per the inspector comments for previous application 10/00406, the current application does not represent an exception to NPPF paragraph 149.

3. 40mph speed limit

A new access drive is proposed that will reinstate a dropped curb. The Parish Council has concerns whether this will be considered safe, given the close proximity of a bend and a 40mph speed limit at this point on the busy London Road.

Referring to the refused 10/00406 application the Inspector commented: *“If a new access was proposed at this point (front point as 22/00950), I am not satisfied that the necessary sight lines and visibility spays could be established with the length of frontage available.”*

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