

Dear Member

Since my last Newsletter six months ago SPAE has made significant progress on a number of important issues. Our web site ([www.spae.org](http://www.spae.org)) is now up and running as a facility to members and this will be updated monthly after each Committee meeting with breaking news. You are encouraged to use this and it is intended eventually to phase out the Autumn Newsletter, which is becoming increasingly expensive to produce. Committee Agenda and Minutes are now circulated by email and our archive storage at the new Durning Library has been halved.

### Membership Campaign

Although members are now increasing gradually, it was agreed at our October meeting to commission out of accumulated funds a mailshot to a broad spectrum of potential members in our Area of Benefit organised by our new Committee member, Keith Streams. This is in addition to continuing publicity by normal means, so please continue your efforts to obtain new members. Application forms can be obtained from any Committee Member and we have resolved not to increase fees for 2007.

### Important Planning Appeals and Overview

The appeal for **Ashish Nivas** and **2, Sunning Avenue**, was refused on 25 September with the assistance of the Sunningdale Parish Council, a local SPAE inspired and organised publicity campaign, and energetic vociferous local resident opposition. It was particularly encouraging that, apart from the normal Chobham Common EUSPA Directive grounds, the Inspector found other grounds for refusal. I can supply copies of the Decision to members who call. Another important appeal refusal was on 26 July on **Rosewood, Burleigh Road**.

The RBWM moratorium on new residential development involving an increase in density, effective from 1.11.05 (Policy H5), remains in place as the Borough has already met its housing targets until at least 2011. Bracknell Forest Borough Council, however, are not in this position and are still needing to increase the number of new dwellings in the Borough, although prevented from doing so at the moment by restrictions on increased density within 5km of the Thames Basin Heaths SPA.

In summary, the last year has been successful for SPAE in our planning objections but vigilance is needed to cater for the future backlog created by the current temporary RBWM H5 and the EU Directive blockages.

### Local Development Framework (LDF)

The LDF replaces the Local Plan and will guide planning decisions up to 2026. RBWM has now reached the fourth



and final round of public consultation on the Core Strategy for which responses are due by 15 December. SPAE made representations on the original version and is considering the latest version, which can be seen on email at [planningpolicy@rbwm.gov.uk](mailto:planningpolicy@rbwm.gov.uk)

### Local Issues

Detailed reports will be issued in our 2007 Annual Report and only the most notable items are reported overleaf by the Area Team Leaders.

### Coworth Park House

SPAЕ and the Sunningdale Parish Council Planning Committee attended site meetings and a presentation on 18 October by the proposed developer of this new luxury hotel conversion of the historic house and other buildings on this 200 acre polo related estate. We are told that some £25m is earmarked and no expense is to be spared to restore the dilapidated house and grounds to their former glory. Plans can be inspected at the Parish Office, and SPAE will continue to monitor the proposals, as they involve inappropriate development within the Green Belt for which special circumstances have to be advanced in justification.

### CPRE

As your Chairman, I have for the last year attended monthly Committee Meetings of the Berkshire Branch of the Campaign for the Protection of Rural England (CPRE), of which I am a keen supporter and which I commend to you. Set up 80 years ago to combat urban sprawl, it has successfully promoted development codes (including the 1947 TCP Acts), National Parks with Areas of Outstanding Beauty, the 1949 National Parks and Access to the Countryside Act, the 1955 Green Belt Circular, the 1970 Hedgerow Campaign and the regulation of advertising and reforms to architectural design. It is cross-party and independent, subscribing to similar views to those of SPAE.

### SPAЕ Committee

We have been delighted to co-opt to our Committee Tony Crowe on his recent retirement and return to the area from the USA. Both of us just about recognised each other from 30 years ago thrashing round the courts at Ascot Squash Club! A Happy Christmas to you all.

Tower Lodge, Charters Road  
Sunningdale, Berkshire, SL5 9QB  
01344 620 375

Rodney Stubblefield  
Chairman

## Parish News

### SUNNINGDALE

The last six months has been a period of rationalisation. In almost one hundred new planning applications none have been sought for multiple developments in Sunningdale.

Larger replacements of existing houses, and extensions are now common as developers have realised that the Special Protection Area considerations and the Borough's moratorium have not yet been resolved. The important **Ashish Nivas** and **2 Sunning Avenue** appeals were dismissed on overdevelopment grounds.

### SUNNINGHILL & ASCOT

The only new scheme involving an increase in density has been that for the innovative redevelopment of **Beechcroft Close** involving demolition of the six detached houses and replacement with 37 dwellings (including 15 affordable flats). Although such a scheme would sorely test the local infrastructure the proposed dwellings would be highly environmentally friendly, would help to meet a local shortfall in affordable housing and should provide an opportunity to improve the traffic bottleneck around the mini-roundabout at the junction with London Road. The application has still to be determined but is unlikely to be able to clear the SPA hurdle.

A marked increase in our work on appeals results from the Borough advertising in advance its intention to impose a Policy H5 moratorium. This allowed developers to submit a large number of applications before the 1.11.05 deadline. Following their refusal by RBWM a number of these are now at the appeals stage. We have provided Inspectors with written representations for developments at Alderbourne in **St Georges Lane**, Fauns Green in **Queens Hill Rise**, Larchwood in **Heathfield Avenue**, South Lodge in **London Road, Ascot** and at **17 Llanvair Drive** and we have attended Informal Hearings for developments at Jacaranda and Trade Winds in **Cheapside Road**, Rosewood in **Burleigh Road** and Woodberry Down in **St Marys Road**.

Two Public Inquiries for developments at Ascot Motor Works in **Winkfield Road** and Wetherby and

### WINKFIELD

As elsewhere in Ascot, Winkfield has also benefited from its proximity to the Thames Basin Heaths Special Protection Area, of which the Lookout Area is a part; its 5km perimeter covers parts of the parish. The proposed apartment development at 127a to 131 **Fernbank Road** has been particularly affected since the revised application has now been caught up in the SPA ruling. It will now go to a further appeal. Another application which would also have been effected by the SPA is that by The Licensed Victualler Trustees for the development of several properties into

Around the same time as those appeal hearings, five booked appeals for multiple dwelling developments were withdrawn by the applicants.

In regard to applications in the Green Belt, SPAE commented on eight cases, three were withdrawn and one refused. The proposal to replace **West Lodge, Bagshot Road** with a large house was dismissed on appeal. The **Coworth Park House** hotel application has yet to be decided.



Peter Stubblefield  
01344 620 859

Queenswood in **Burleigh Lane** are currently being held in abeyance but Public Inquiries in respect of Red Gables in **St Georges Lane** and Hakoyanagi in **Queens Hill Rise** are still due to proceed. A date for the Brockenhurst House and Birch Common Informal hearing has yet to be fixed.

The Fauns Green, Jacaranda/Trade Winds and Rosewood appeals were all dismissed. In the Rosewood case strong presentations at the hearing by local residents spearheaded by Roger Bailey and Peter Cannon, with the support of SPAE, resulted in the Inspector accepting that the proposed replacement building would be harmful to the street scene even though this had not been used by the Borough as a ground for refusal of the original planning application. No mean achievement by third parties in the absence of any support from RBWM on the issue.

Less satisfactory has been the recent decision to uphold the appeals in respect of Alderbourne and South Lodge. Both were dealt with by Written Representation and by the same Inspector. In complete contrast to other appeals which have been dismissed on grounds of "in combination" harm to the SPA in the absence of acceptable mitigation, this Inspector has decided that in his (lone) opinion these similar developments would not cause such harm! The RBWM is being actively urged to refer these decisions to the High Court (the only challenge possible) on the grounds that the Inspector did not have the evidence to support his decision.



Peter Standley  
01344 623 502

apartments at the **London Road end of Fernbank Road**. This has now been withdrawn.

The application for a permanent residence in Green Belt land at the end of **Prince Albert Drive**, has, thanks to strong opposition from local residents, been rejected by BFBC. The applicant, a local councillor, had claimed that an equestrian business justified the overturning of Green Belt regulations. As the Green Belt is such an important aspect of our local environment it is good to see such a refusal.



Stewart McDougall  
01344 621 797