

West End Action Group - WEAG

10 July 2016 **URGENT**

Dear WEAG Supporters

William Lacey – South of Kings Road – reserve matters - 16/0554

The cut-off date for making representations is now Wednesday 13 July

Remember - the Inspectorate approved outline planning permission for development of 84 dwellings on this site. We urge you to visit the Borough Council website and review the details on the proposed development. Possible areas for your review could include the following:

- Buildings (including type) – houses, flats,
- Materials, Density & Height,
- Building design
- Layout
- Access/Exit

- Sustainability
- SANG
- Schools
- Biodiversity & Wildlife
- Flooding & Drainage
- Parking

Diary Date – Thursday 21 July 2016

The Planning Applications Committee (PAC) will be considering the Taylor Wimpey application 16/0323 at 7pm on Thursday 21 July 2016.

This is the third application for planning permission on this site, all identical except that this one does not provide for a SANG (Suitable Alternative Natural Greenspace) at West End. The SANG, stated by Natural England to be acceptable and available, is at Chobham Meadows some 2.5 miles away. The purpose of the SANG is to give residents and their dogs a new space on which to walk, to save adding pressure on West End's Special Protection Area (SPA) on parts of Brentmoor Heath.

A previous planning application 14/0594 which did provide a SANG (adjoining the proposed estate) went to appeal and has subsequently been withdrawn. The withdrawal was because in the meantime application 15/0884, Taylor Wimpey's second application, identical to the first and including SANG in West End, was granted planning permission subject to legal agreements and conditions - which are still outstanding.

The SANG land that came with 15/0884 was the only positive benefit to West End of that application, and we do not wish the village to lose that benefit.

It is ridiculous to allege that West End's SPA could be protected by SANG which is 2.5 km away in Chobham, requiring people to get into their cars with their dogs, when the SPA itself is within a walkable distance. The only effective protection for the SPA would be to have the new SANG within West End.

WEAG has therefore urged the Borough to reject 16/0323 and make the developer take up the permission granted for 15/0884.

We have also reiterated our view that any development on this site is in serious breach of established national & local planning policy. It should not currently have been allocated for development as it was being safeguarded in order to protect the Green Belt boundary and was reserved for potentially meeting possible longer-term development needs, beyond the current Local Plan period 2011-2028.

Please if at all possible come to the PAC meeting on 21 July and encourage your neighbours and other residents to do so. We must continue to demonstrate our wish to open up to public access the large area of SANG land in West End, as the one benefit to existing and future residents of accepting Taylor Wimpey's 84 dwellings.

Diary date – Tuesday 20 September

Southern Heritage Developments' appeal against refusal of permission for 95 dwellings at Malthouse Farm, Benner Lane – 15/0445

20 September is the date for the Hearing by the Planning Inspectorate of Southern Heritage's appeal against refusal of permission for 95 dwellings on the fields around Malthouse Farm, Benner Lane. It will probably be in Camberley. It is open to the public. WEAG is keen that a large public presence should ram home to the Inspector the scale of local opposition to this development. Please put this date in your diary if you are available to attend. It is likely to occupy the morning and afternoon, but it will be possible to attend for only part of it. We will of course communicate further on this as we get nearer to the time.

Best regards

Beulah Kingston

Chair, West End Action Group (WEAG)

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