

Supporters Newsletter #15

Dear WEAG Supporters

### **Further delay to deciding planning applications**

It has become clear that the planning applications for the three proposed developments on West End's 'reserve land' - the two large housing estates, south of Kings Road (application 14/0532) and north of Beldam Bridge Road (14/594), and the three houses on the 'horse field' south of Beldam Bridge Road (14/0451) - will not be considered at the Borough's Planning Applications Committee (PAC) on 30 April.

Earlier the Borough Council had formally agreed with the developers of both of the Beldam Bridge Road applications an Extension of Time for making a decision, on the basis that 30 April would be the date. But it is being delayed for some reason.

The next PAC meeting will be on 27 May at 7pm.

### Which housing targets are applicable?

In February, the Borough Council published a 5-year housing land supply report (described in one of our previous newsletters) which demonstrated that the Borough has enough land to meet its housing targets until at least 2023 without using the West End reserve land. This largely undermined the developers' case for building these houses.

Subsequently the developers of the two largest applications - William Lace and Taylor Wimpey have submitted further documents arguing that the Borough's targets for housing are much too low, and do not conform to the Government's National Planning Policy Framework (NPPF) which lays down a presumption in favour of development.

Clearly, the future of all three applications hinges largely on which set of housing targets is correct - the Borough's or the developers'.

We have been in touch with the Borough's Planning Policy & Support Manager who merely advised that the comments made by the developers to support their case have been noted, and that when considering the applications, the officers' recommendations to the PAC will be taking into account those comments, objectors' comments, National Planning Policy and the Council's Core Strategy's policies. In other words, "no comment"!

### Inglenook

While the Action Group's remit is to deal only with proposed large housing developments and the 'reserve land', you might be interested to see what is

proposed for the prominent site of the old black barn belonging to Inglenook, Benner Lane, opposite Malthouse Farm. A planning application (15/0171) has been published to demolish the barn ('coach house' in the plans) and replace it with a two-storey three-bedroom house. You can view the plans on the Borough's website.

#### Viewing planning applications

As a reminder, you can view any current planning application on Surrey Heath Borough Council's website by visiting:

<http://isharemaps.surreyheath.gov.uk/custom/planning/default.aspx>

and entering the application's reference number (such as 14/0532) or address. As well as details of the plans, the website shows all correspondence including objections.

Best regards

Beulah Kingston

Chair WEAG