

Dear WEAG Supporters

An update on the continuing saga on developers with yet another emerging into the frame.

NEW - Land South of Kings Road – Thakeham Homes Site

A leaflet has been received by many residents regarding this proposed development for 35 new homes on the site which lies due north of Brook Nursery. To view the detail and make your comments click on: www.southofkingsroad.co.uk

If commenting, you may wish to consider these points:

- This is 'reserve land' which the Borough's Local Plan has safeguarded against development until the mid-2020s (Policy H8). Relevant policies in the National Planning Policy Framework (para.14.4 & Footnote 9, and para.85.4) mean that the NPPF's presumption in favour of sustainable development does not apply in these circumstances.
- This should only be changed, if at all, if a review of the Borough's Local Plan recommends development on this site. There has not been any such review.
- The Inspector's decision to approve William Lacey's application to build 84 dwellings on adjoining land was flawed, partly due to the reasons listed above. Therefore, that decision should not be used as a precedent for approving the Thakeham application.
- The development would not be sustainable because of shortage of relevant facilities such as schools and medical services, and the chronic traffic conditions on the roads.
- There are a host of other reasons with which WEAG supporters will be familiar.

Land South of Kings Road (14/0532)

William Lacey's outline application approved for 84 dwellings with access via Rose Meadow.

Now under reference **16/0554** a full planning application has been received by the Borough Council (the successful previous application was outline only). All who made representation under the previous reference should receive a letter inviting comment on the detailed application; comments should be received by 8 July 2016. WEAG will be making representation on this in due course and in the meantime would welcome your views. As mentioned above there is evidence that this site is part of the existing habitats of protected and listed species.

Land North of Beldam Bridge Road

Taylor Wimpey submitted an outline application for up to 85 dwellings with access from Beldam Bridge Road (14/0594). The application included the provision of adjoining land for public recreation: a SANG (Suitable Alternative Natural Greenspace).

New - Taylor Wimpey have withdrawn the appeal on this first application (reference 14/0594).

Current 15/0884: this was Taylor Wimpey's second application, identical to the first, with SANG in West End. Planning permission was granted subject to legal agreements and conditions - which are still outstanding. Legal challenges to the granting of planning permission have not succeeded, and the development will therefore go ahead. This is why Taylor Wimpey have now withdrawn their appeal on the first application.

Current 16/0323: this is Taylor Wimpey's third application, without the SANG land in West End. Instead they are applying to have part of the Chobham Meadows SANG land attributed to them. It is 2.5 miles from West End. The Borough's Planning Applications Committee has yet to consider it; an extension of time for determination has been agreed as 22 July 2016.

Land north & East of Malthouse Farm (15/0445)

Southern Heritage Developments' application to build 95 dwellings.

This is the subject of an appeal Hearing, with a change of date to 20 September 2016. However, with the withdrawal of the Taylor Wimpey appeal there is a chance this date could revert to 19 July; we will keep you updated. WEAG intends to participate in the appeal Hearing, to help put across the resident's views. We hope that as many residents as possible will attend.

Land South of Beldam Bridge Road - Redrow Homes (14/0451)

A full planning application with amendments has been received by the BC. If you made representation previously you are now being invited to review this and submit your comments. If you have not made an objection previously please do so now. Again the most important reasons for objection to this are as set out above under Thakeham Homes

With best regards

Beulah Kingston
Chair, West End Action Group (WEAG)

contact@weag.info