

West End Action Group

Dear WEAG supporters,

The Planning Inspectorate has just released its decision on the developer's appeal concerning the application to build 84 houses on land behind Kings Road. It is bad news. Approval is given to build the houses! The document says:

"The appeal is allowed and planning permission is granted for 84 residential homes, including 34 affordable homes, with associated access at Land south of 24-46 Kings Road and 6 & 9 Rose Meadow, West End, Woking, Surrey in accordance with the terms of the application, Ref SU/14/0532, dated 5 June 2014, subject to the conditions contained in the attached Schedule.

"The development would deliver much needed housing, including affordable housing, and this weighs significantly in favour of the proposal, along with other benefits such as the creation of jobs during construction and support for local services from increased population. I have found no harm in economic, social or environmental terms that is sufficient to significantly and demonstrably outweigh these benefits and having regard to paragraphs 18 to 219 of the Framework taken as a whole, I conclude that the proposal represents sustainable development to which the presumption in favour applies."

The terms of the approval imply that the other two proposed developments, off Beldam Bridge Road and around Malthouse Farm, are likely to be approved during 2016 too.

All the arguments which have been robustly put forward in opposition have been ridden over: having sufficient land supply to meet housing targets for the next five years without using this 'reserve site'; the increase in the already-appalling traffic congestion at certain times of day; the inability of the village schools and surgery to cope with a large number of new houses; other aspects of the inadequate infrastructure; the harm to the rural character of the southern and eastern parts of the village; and so on. So much for local democracy! What is the point of the Borough's Core Strategy document when its provisions are put aside because of the National Planning Policy Framework's insistence on a 'presumption in favour of sustainable development'?

The West End Action Group committee will be examining the Inspector's report in detail, and will arrange a public meeting (which will also serve as WEAG's AGM) in January. Details to follow. Meanwhile the Inspector's report can be found on the WEAG website [here](#).

Best regards

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