

West End Action Group (WEAG)

2 March 2021

UPDATE ON APPEAL AGAINST REFUSAL FOR 24 HOUSES AT FENNS LANE

Dear WEAG supporters,

The joint WEAG/WEVS team has been busy writing a submission to the Planning Inspectorate, opposing the developers' appeal against refusal to build 74 houses at Fenns Lane. The document was finished and sent to the Inspectorate today. A copy can be found on the WEAG website [here](#)

The Inspectorate only wanted new evidence. All the 100+ previous objections to the original planning application 19/0154 have been sent to them, so these did not need to be sent in by residents again. The deadline for new representations or new points is 4 March; our previous newsletter on 2 February (available on our website) gave more information.

We did in fact find a good deal of new evidence, and our submission runs to 13 pages. Some of it was rebuttal of various points put forward by the developers in documents produced since the Borough Council turned down the planning application. We also found several recent examples of Planning Inspectors or the Court of Appeal turning down appeals against refusal of similar applications; these made useful precedents. In addition new photographs illustrated some of the points we were making.

The core issues are that the proposed development is inappropriate in the Green Belt, and that the development would destroy the openness of this part of the village, urbanising and harming the rural character. There are several sub-issues underlying these arguments (for example, 'inappropriate' covers a range of aspects), each of which needed examining. Hence 13 pages.

The date for the hearing of the case has not yet been determined. The earliest would be 30 March but it could be significantly later. It will be a 'virtual' online hearing, using Zoom, Teams or similar.

Regards, and keep safe

Guy

Guy Consterdine
Chairman, WEAG
contact@weag.info