

West End Action Group (WEAG)

20 March 2019

FENNS LANE: 74 HOUSES ON WEST END'S GREEN BELT

Dear WEAG supporter,

As you may know, the planning application by Fairfax Acquisitions for 74 houses in Fenns Lane (discussed in our mid-February newsletter) has been published, and residents have until 10 April to lodge any objections. WEAG has been busy examining the application, and drafting a formal objection. We will circulate the draft for your comments during next week. It is not likely to be ready before then because of the sheer volume of documents supporting the application which we need to study, and the investigations we need to do on certain aspects. The incomplete draft already runs to five pages and will end up longer.

Accordingly this newsletter is just an interim note. It is clear however what the most critical points are. The proposed site is on Green Belt land, which the National Planning Policy Framework (NPPF) states in principle should not be developed. There are however several exceptions, and Fairfax are relying on one of them for seeking planning approval. NPPF paragraph 145(g) states that an exception which may permit building on Green Belt is:

“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

We will argue that only a small proportion of the land proposed for house-building qualifies as previously developed land; that it is impossible for the proposal to satisfy the requirement to not cause substantial harm to the openness of the Green Belt; and that very little of the housing will be so-called ‘affordable’.

There are many other points of objection, including infrastructure in all its aspects, which will all be put into our objection, but it is the points above which are likely to prove most crucial.

WEAG held a public meeting about the Fairfax proposal on 11 February, and we have recorded all the points discussed. Although that was before the planning application was published, the actual application is very much as we understood it then, following the Fairfax public exhibition. Accordingly we have no plans for another public meeting.

It is in the interests of everyone who believes West End should not expand into the Green Belt surrounding the village that the Fenns Lane application should be rejected. To this end, WEAG encourages you to submit an objection, even if only a sentence saying (in your own words) there should be no building on Green Belt land which is mostly not previously developed land, which would greatly harm the openness of the Green Belt, and where most of the housing will not be 'affordable'. To see details of the planning application, and how to object, see the footnote below. The deadline is 10 April.

Regards

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Chairman, WEAG
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How to see and object to Fenns Lane planning application 19/0154:

You can find full details of the planning application on the Surrey Heath Borough Council (SHBC) website:

www.surreyheath.gov.uk/residents/planning/planning-applications-search

Click on the green Search heading, then in the dialogue box enter the application number: 19/0154.

Objections may be made in several ways:

- On SHBC website. The main search link above also has a heading 'Comment or object to a planning application'; clicking on that explains how to do it. When it asks for the location of the planning application enter *ROSEDENE FARM AND LAND SOUTH OF FENNS LANE, WEST END, WOKING GU24 9QF*
- By email: development.control@surreyheath.gov.uk
- By letter to: Regulatory Services, Surrey Heath Borough Council, Surrey Heath House, Knoll Road, Camberley GU15 3HD

Be sure to quote the reference number 19/0154. The deadline is 10 April.