

## REPRESENTATION BY STEWART EDGE

I note that the decision notice for the rejection of the application points out that changes to Keepsake Close and Cascade Way would adversely affect the quality of life of residents in the Abbey View development. Indeed they would. What is not made clear is that the main adverse effect is not just the widening of the road and removal of trees, but also the increased traffic movements resulting from changing a cul-de-sac into the sole access for the 83 new houses. The officer reports to the Planning Committee are silent on this issue, which seems to have been shortchanged in the overall assessment.

Policy DM5 of the Local Plan (Part 2) 2023 is quite clear (para 1) that

**‘Development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences** including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.’

The change from a cul-de-sac into an access for 83 houses is surely such a change - affecting the amenity of existing occupants of nearby residences.

A second issue I would like to raise concerns the first reason given in the decision notice – being outside the Built Up Area. This is of course being assessed in the context that Waverley District Council is not meeting the 5-year supply rule. This is the rule and leads to less weight being given to Development Plan Part 1 policies: however I would ask that in judging how much less weight is given in this situation the inspector takes note of the fact that the primary reason for Waverley’s not meeting its targets is the failure of developers to develop sites which have planning permission – in particular those at Dunsfold (1800 homes given permission in 2018) and at the Woolmead site in Farnham (138 homes – demolished and empty for 5 years). Waverley does not have the power to force developers to build on these sites.