

Mr D. Simcock
409, Cheadle Road
Cheddleton
Leek
St13 7BH

18th April 2021

Ref: SMD/2021/0155

Dear Sir/Madam,

Thank you for your correspondence dated 07.04.2021, notifying of planning application referenced above.

We would like to state our views regarding the proposed planning application to 403 Cheadle Road Cheddleton and object to the proposal on a number of grounds, as listed:

1. The proposal would lead to further over utilisation of surrounding/adjacent land affecting the existing dwellings. In recent years planning permission has been granted to the development of the 'Pointon Park' facility, The Oaks development (397, Cheadle Road) and a further dwelling within the existing 401 Cheadle Road site. Taken collectively these developments and 'garden grabbing' schemes have had a clear impact on the existing dwellings with marked increase in light and noise pollution. The addition of a further 4 houses would further impact on the quality of life/residential amenity of the existing home owners.
2. We have been directly affected by excess ground water infringing into the fabric of our home; the proposed site offers natural water retention with an adjacent drainage ditch leading to and beneath the A520. The development of the 4 houses, garages and additional hard surfaces would impact on natural water retention and soak away.
3. As with point 1. The development and over utilisation of a relatively small area has had significant impact on entry and egress to the A520; the relatively recent addition of 'Bones Lane' has had a negative impact and this proposal would further impact on safely accessing an 'A' road with limited clear observation of traffic flow.
4. The existing dwellings bordering the A520, namely 403 through to 411 Cheadle Road, have rear gardens with an easterly aspect, the proposal of 4 x two storied houses would significantly reduce direct sunlight and impede on privacy. This is of particular concern with site 4, within the planning application, which would appear to have a stark proximity.
5. The proposed site and paddock immediately behind have, for many years, been actively utilised by wildlife including: bats, numerous bird species including ground nesting, insects including butterflies, bees, dragonfly; mammals including hedgehogs (notable as being protected in the UK under the Wildlife and Countryside Act, 1981, a Priority Species under the UK Post-2010 Biodiversity Framework, and is on the IUCN Red List for British Mammals - vulnerable to extinction), field mice, pygmy shrew (protected in the UK under the Wildlife and Countryside Act, 1981) and Muntjac Deer, which is protected in the UK under the Deer

Act 1991. We believe the existing site and surround should be left to preserve existing natural species, which is also highlighted by the fact that the site itself is noted as a Network Expansion Zone under National Habitat Network in order to enhance the resilience and coherence of England's ecological networks. To this end we believe the land and rear paddock are listed as a Priority Species for CS Targeting for Lapwings- which is a notable 'red-list' species. There have been recorded sightings of the UK BAP species Necklace Ground Beetle, and the Reed Bunting, Siskin, and Swift which are protected in the UK under the Wildlife and Countryside Act, 1981. Alongside these species, Starlings have been sighted in the area, this species is classified in the UK as Red under the Birds of Conservation Concern 4: the Red List for Birds (2015); protected in the UK under the Wildlife and Countryside Act, 1981; and is a Priority Species under the UK Post-2010 Biodiversity Framework.

Overall, the fact that so many different species have been sighted in such a small area of land illustrates the variety of ecological niches that utilise this site, alongside having an abundance of biodiversity in the constantly challenged natural climate.

Yours Sincerely

Mr & Mrs D. Simcock