

Re: P/2022/0869 Appeal

4th September 2023

Dear sir or madam,

With reference to the above appeal.

I understand that the applicant owns a substantially larger area of land than that of this application. There is a simultaneous housing planning application underway in the village. As happened in Cheshire East where loopholes were exploited in an unadopted Local Plan situation, care must be taken so as to not set a precedent for mass development on farmed fields and Open Countryside.

There are two nearby houses unsold (as of 4th Sept). One has been reduced in price in February.

In the absence of mains sewers, we need to remember that the site runs parallel to a drainage ditch which flows down Cadney Lane in the direction of the nearby *National Nature Reserve, SSSI*. Any new heavy construction and ground disturbance could alter the delicate chemical balance of surface water flowing into Britain's third largest lowland raised bog, a site of international interest

As well as there being no public transport, Bettisfield is at minimum a car journey from shops, schools, employment and entertainment.

Nine family houses with a (conservative) modal average of two cars per family will substantially increase the vehicles and environmental impact on the narrow rural lanes. There are no public electric vehicle car charging points in the area and Bettisfield's overhead electric supply is always vulnerable in the winter and stormy weather. As is usual these days, the rural narrow lanes with soft grass verges in the absence of pavements would indicate a preference for larger 4x4 type Internal Combustion Engine family vehicles.

Please take these observations into context when determining this appeal.

Yours faithfully,

Steven Morris
The Brambles,
Bettisfield.