

Dear Sirs

I confirm that my original objection to the development stands but would add the following, based on the Planning Appeal and Planning Appeal Statement:

Planning Appeal

1. *The document clearly states that an appeal submitted more than 6 months after the LA decision date will not be accepted. This appeal is 9 months after the decision date and presumably therefore will be rejected.*

If however there are factors / dates about this appeal which have not been disclosed / released, please confirm that any relevant information will be released and the response time scale will be extended.

2. Section E. States that flooding is not an issue, yet as per the original application, at least part of the site is at risk of flooding.
3. Section K. States the land is ***not part of an agricultural holding***. The parcel of land is an integral section of a significantly larger field (approx. 80 acres) all of which is now and always has been used for growing the same crop.

Planning Statement

This document is full of inaccurate and misleading statements which misrepresent the facts. The main points are:

Statement claims: the land fronts a main / principle highway – **Fact:** the road is a narrow country lane ‘no through road’ which peters out to rural footpaths

Statement claims: the land is opposite similar developments and the application will ‘mirror’ existing development. – **Fact:** the land is opposite a long-established chapel, the side gable of one house, two other long-established and individual houses and a paddock.

Statement claims: The development should ‘....be integrated with existing transport network to help reduce need to travel and encourage alternatives to the car’. **Fact:** Residents of Bettisfield are 100% reliant on cars as there are NO facilities and NO other transport alternatives.

Statement acknowledges that the proposal does not fit the recognised definition of ‘infill’ but continues to suggest the proposal is ‘infill’.

Wrexham Unitary Development Plan

The land in question is ***OUTSIDE*** the designated development area and Bettisfield is classified as a 'Teir 5' Hamlet which is unsuitable for further development for reasons well known to the Council but to quote ' ***Bettisfield is a very small hamlet with no street lighting, no mains gas, no mains sewerage and no services or facilities, it is simply a group of private dwellings. There is a serious lack of infrastructure and no further building, especially housing, should take place. The roads are in a poor state of repair.*** '

The above is a summary of my understanding of the appeal – there may well be other factors which I have not addressed however, if that is the case, such factors will not in any way override my principle objections.

For the sake of completion, a copy of my original objection is attached.

Given the above facts, I support Wrexham County Borough Councils rejection of the planning application and ask that the ***APPEAL BE REJECTED.***

I would be grateful if you would notify when the appeal decision is made.

Peter R Grayburn
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