

Oak Grove
Cadney Lane
Bettisfield
Wrexham
SY132LW

20/09/2023

Re: Objection to Wrexham Borough Council's refusal of planning application P/2022/0869

Dear Ms Gemma Smith,

I wish to oppose the objection to Wrexham Borough Council's decision to deny planning consent to... My opposition is based on the fact that the original application, and its successor P/2022/0869 a year or so later do not make the case for either the need for additional housing in the Hamlet of Bettisfield, or the suitability of the land on which the proposed development is to be situated. The objection does not provide any further evidence that would change that situation, and therefore should be dismissed.

Natural Resources Wales identify two of the proposed plots, nearest 'The Hawthorns' as at a high risk of flooding and therefore are unsuitable for development unless that is addressed. NRW have also stated in respect of other proposed developments that they '...could not support...' further development in Bettisfield until a mains drainage and sewerage system are in place. Their view is that there would be insufficient dilution to allow further septic tank overflow to ground and therefore sealed tanks for sewage and gray water would be required which would be unsustainable.

Any further development within the Hamlet of Bettisfield would add to the risk of flooding in Cadney Lane. Drainage from the proposed development would have to be directed into the existing ditch network that struggles to cope with water run off from the existing housing and roads. Additional housing would overload the capacity of existing ditches to cope and would create a severe risk of flooding to properties in Cadney Lane. My garden and that of my next door neighbour was flooded in 2013 as a consequence of water run off from the very field on which this planning application is proposed. It is called 'Cadney' – an archaic term for a dry patch within marsh land- for a reason.

The development for which this appeal has been lodged is meant to be 'infill development' creating a positive 'frontage', but infill is usually defined as one or two houses, not nine, and contravenes policy H5 by blocking the view of open countryside for others which is not a 'positive frontage' for people faced with this prospect. To permit this development would be to contradict the existing Local Development Plan (Policy EC5) for the Hamlet of Bettisfield.

Bettisfield has no amenities and a very poor infrastructure. The existing roads are narrow offering room for two vehicles to pass with care, but are in a poor state of repair and have very limited dedicated pedestrian paved walkways. There is no public transport other than one bus a week on a Monday carrying passengers to Wrexham. All other necessary journeys for shopping, doctors, dentists, the school run and to and from work have to be by car. As much shopping is done on line that raises the number of courier vehicles entering the village. The reduction of car use is another factor that the Local Development Plan encourages. The condition of existing roads would not be improved by the vehicles of construction workers and heavy delivery vehicles using a road into the village that is signed as 'Unsuitable for Long Vehicles' and Cadney Lane that is unsuitable for large vehicles. The speed

monitoring sign for the Hamlet regularly records between 23,000 and 30,000 vehicles per month traveling through Bettisfield. Any increase in this number would be unwelcome and unsustainable given the condition of the road surfaces.

The nature of employment within Bettisfield consists of a few farms and a few self employed tradesmen/women so the opportunities for employment within the village is limited. For those wishing to work from home the internet connection is not that fast and may inhibit their ability to do so. In short, there is not requirement for additional housing as employment opportunities would require most to commute to and from work elsewhere. (Policy GDP2) This is clearly demonstrated by the time it takes for properties on sale in Bettisfield to be sold which is often many months and often a year or more.

Given Wrexham Borough Planning's refusal to grant Planning Consent for application P/2022/0869 for the same consistent reasons it has denied other development in Bettisfield over recent years I would request that the appeal be rejected on the grounds that there is no requirement for additional housing and that no additional evidence has been offered that challenges the original decision.

Yours faithfully,

Alwyn Reay