

Planning Reference: P2022 0869. Site Address: Land East of Cadney Lane Bettisfield Wrexham. Outline Application for Erection of 9 Dwellings

Planning and Environment Decisions Wales Ref: CAS-02639-F8F7J9

Appellants Name: Mr Richard Hall

Dear Sirs,

I confirm that my original objection to this development still stands.

My objections are:

1. Bettisfield is a rural village accessed by very narrow country lanes with no street lighting, shops, post office, public house, schools.
2. Public transport – other than 1 bus on a Monday at 10am to Wrexham there is no public transport therefore a car is a necessity. Cadney Lane and Bettisfield is a busy with traffic with most households owning at least 2 cars.
3. As the car is a necessity here this development will result in probably another 12-18 cars commuting down Cadney Lane from Bettisfield.
4. The road by this development is a narrow lane generally in poor repair. We are keen cyclists but due to the narrow poor road conditions (no cycling lanes) cycling is a risky option.
5. Flooding – Bettisfield's water table has risen considerably over the last few years possibly effected by climate change and the rewilding of Bettisfield moss. Bettisfield is suffering with localised flooding particularly last winter. The majority of houses have septic tanks and the high water table is now affecting their drainage.
6. The field for this proposed development suffers from winter flooding. Some recent developments have installed sealed tanks for sewerage and drainage but these need emptying every 6 weeks on average resulting in even more traffic from heavy tankers.
7. This area of land is outside the designated development area and is classified as a 'Tier 5 Hamlet' and is unsuitable for further development as designated by Wrexham council.

Unless there is a major investment in infrastructure e.g roads, mains drainage, public transport etc Bettisfield is unsuitable for any further development.

Yours faithfully,

Michael Giles

The Gables

Cadney Lane
Bettisfield
SY13 2LW