

Bridge Cottage
Cadney Lane
Bettisfield
WHITCHURCH
Shropshire, SY13 2LN

e-mail: [REDACTED]

WELSH GOVERNMENT - 2

08 SEP 2023

Planning and Environment Decisions Wales
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

4 September 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Section 78 Appeal at: , LAND EAST OF, CADNEY LANE, BETTISFIELD,

I am writing to you as I understand that an appeal has been made in respect of the above-mentioned site.

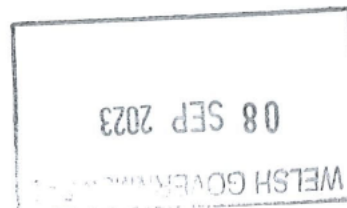
The appeal is to be decided on the basis of Written Representations, and as an interested party/neighbouring occupier, I wish to make an objection in connection with this appeal.

I originally objected to this planning application (P/2022/0869) in October 2022 and my comments still stand today. Please find attached to this letter the comments made to the Planning Officer at Wrexham County Borough Council.

[REDACTED]
Kind regards,

[REDACTED]
Jeremy Bartley
Jb230804

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Shropshire, SY13 2LN
Tel: [REDACTED]



The Head of Environment and Planning
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Your reference: P/2022/0869

24 October 2022

Dear Sir,

Re: Land East of Cadney Lane, Bettisfield, Wrexham, SY13 2LW
Outline application for erection of 9 dwellings (all matters reserved)

I am writing to object to this Outline application, and my comments supporting this are set out below.

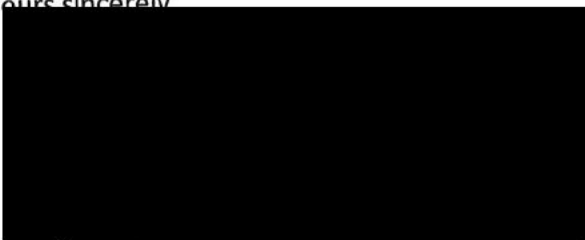
1. There is the premise that little, or no weight can be given to such issues as water tables or drainage in planning matters, BUT I would respectfully suggest that in the case of Bettisfield, there are serious exceptions that need to be considered as part of this Outline application.
 - a. The proposed land area for Outline application and development is extremely low lying due to the high-water table in the Bettisfield area and note that we border Bettisfield & Whixall Moss which is an SSI. The adding of some 9 dwellings and associated infrastructure (roadways etc) into this area will only compound the very delicate balance between the high-water content in adjoining ditches and serious flooding causing potential damage to nearby properties.
 - b. Risk of Flooding from Surface Water, as mentioned above, is a serious concern. A map from Natural Resources Wales showing quite clearly the high risk of surface water flooding in Bettisfield and on the area of the proposed development.
 - c. As previously noted, there is NO MAINS DRAINAGE in the village. Consequently, the high-water table in Bettisfield does give problems with the dispersal of storm water and more critically household sewage. There are real dangers of foul water leaking into the water table with inevitable results. The Environmental Agency have stated many times before that until there is a long-term solution in place for sewage there should be NO further development in Bettisfield.

2. We have already endured the nuisance of the construction of houses in the village over the last decade. This outline application for nine dwellings will exacerbate the situation even further. How many additional houses can our village stand (pop: under 500) when we have no infrastructure to support these developments? What is becoming blatantly clear is that the Village needs MAINS SEWAGE in order to support not only existing housing but also any future 'in filling'.
3. Bettisfield has had its fair share of new build in the last few years. To add a further 9 houses into a 'Greenfield' area will certainly impact on the village and will detract from the structure and character of the village as we know it. The effect on individual houses and buildings bordering and in sight of these proposed 9 new dwellings, will inevitably cause problems such as, being overlooked, potential loss of light, overshadowing, visual intrusion, noise, disturbance and smell.
4. The proposed outline application, and its potential future development will inevitably have an effect on Road safety and Infrastructure; road access and visibility, parking, and highway safety to name but a few issues. The potential generation of up to 27 additional residents' cars (3 per household is not uncommon), will only add to traffic congestion using an already busy lane through the village.
5. There are continuing problems of potholes and very poor road surface in Cadney Lane plus the current issue of potential damage to the culvert pipes under the road adjacent to Bridge Cottage / Canal & River Trust car park which has not been repaired. Any increase in heavy traffic caused by this proposed outline development will only exacerbate the problem.

I hope that the attached will illustrate just how concerned I am as to the very negative impact this proposed development would have on the nature of the Village, the ecology, environment, road safety and health of existing and potential future residents, and therefore in summary I object to this proposal of Outline application for the erection of 9 no. dwellings on land east of Cadney Lane, and would hope that due consideration will be given to my objections by the Planning Committee.

We are a very small rural village with no amenities, apart from a community run village hall. We wish to keep it this way.

Yours sincerely



Jeremy Bartley
Jb221024 wcb plng