



HOUSE OF COMMONS
LONDON SW1A 0AA

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

24 June 2016

Our Ref: ZA13325

Dear Sir/Madam

Town and Country Planning Act 1990
Section 78 Appeal at: , HOME FARM, GRESFORD ROAD,
LLAY, WREXHAM

I refer to the above appeal regarding the proposed development at Home Farm, Gresford Road, Llay.

I oppose the proposed development, and as MP for Wrexham have been contacted by a number of constituents with their concerns about it. It is clear to me that there is substantial opposition to these proposals within Llay.

The development would be on what is currently agricultural land and would be outside the previously defined settlement area – an unplanned development on green land.

The number of houses proposed will increase, substantially, the size of the village. I am concerned that the increase will put pressure on both health and educational facilities in Llay. The village's primary school is already very full and the development will have consequences both for that school and, potentially, for others nearby.

Such a large residential estate will also have implications for health facilities such as GP surgeries, when these are already under



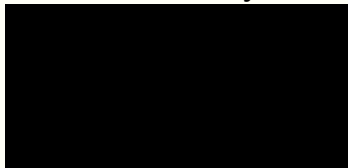
pressure.

Finally, I am also concerned about the increase in traffic in the area. Gresford Road itself is a semi rural road which would inevitably see an increase in traffic if hundreds of houses are built nearby.

Similarly, the B5102 Straight Mile road, which links traffic to the roads serving settlements in eastern Flintshire and to the A483, would also be affected by greater traffic movements if this development is approved.

It is for these reasons I made clear my opposition to the application when it came before Wrexham Council's planning Committee, and I wish to re-iterate that opposition to the inquiry with this letter.

Yours sincerely

A solid black rectangular box used to redact the signature of Ian Lucas.

Ian Lucas M.P.

Mr Dennis Owen
Gresford Road Action Group
114 Gresford Road
Llay
Wrexham

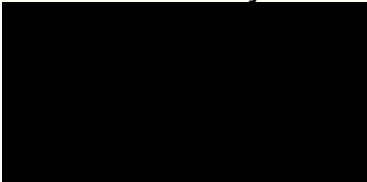
24 June 2016

Our Ref: ZA13325

Dear Mr Owen

Thank you for your recent letter. I have written to Lawrence Isted at Planning Department on your behalf and will write to you again when I have a reply.

Yours sincerely

A large black rectangular box redacting the signature of Ian Lucas M.P.

Ian Lucas M.P.