

RE: Planning reference P 2014 0905, Home Farm, Gresford Road, Llay

I remain strongly against the proposed plans for the development of the Home Farm site (I am still yet to speak to anyone with a positive view). The appeal form and accompanying documents do absolutely nothing to address any of the concerns raised by those people in opposition to the plans – so nothing has changed from when these plans were rightfully rejected in the first instance.

Infrastructure

The original development plans (and subsequent appeal documents) offer nothing in the way of enhancing local infrastructure (schools, primary care, community health, social care etc) to meet the needs of such a huge increase in population. Local services, such as doctors, schools and the local hospital, are already under a massive strain from the population as it is, and such a drastic increase in population should be avoided at all costs. In addition, many of the roads surrounding the site are small, rural roads that would be unable to cope with the increase in traffic. The development plans do not offer adequate solutions to any of these problems.

Environment

Despite the land not being designated green belt, it's appalling to think that the local environment will be destroyed to make way for housing. I am very familiar with the Home Farm site and it floods on a regular basis. Building on such unstable land will only cause further destruction to the environment.

Character

Part of this area's charm and appeal to walkers, tourists and visitors is its wonderful rural landscape. Developing the site would unnecessarily destroy that and cause irreversible harm. Estate development of this nature would totally overwhelm the qualities of what is currently a wonderful place to live and visit. These plans do not just suggest building a small number of houses – what is being suggested is in essence a small village in itself! Trying to fit a small village in such a small place alongside a pre-existing community has no merit.

Planning history

This proposal has already been rejected. No further amendments to the proposal have been made that suddenly turn it into a positive suggestion for the local area. I totally understand the need for new housing in the local area, but I also know that there's enough brownfield land that could be used for it, rather than eradicating the countryside unnecessarily.

Yours faithfully,

Mrs P.A Raw.

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