

Town and Country Planning Act 1990 Section 78 Appeal at Home Farm Gresford Road Llay
Wrexham

Dear sir / Madam

As Landlord of a property in Llay for many years and has a keen interest in providing affordable rental accommodation for local people, I am writing to make representation against the planning appeal reference P20140905 at the above address. I have previously made my written objections against the planning application and was delighted when the application was refused by Wrexham Planning Committee at the meeting I attended via the public gallery along with many local residents with the same strong concerns. Once again I outline below my main concerns:

1. I can see perceived difficulties with proposed access and egress to the 365 house estate onto the Croes Howell Hill / Straight Mile as this is heavily used by large lorries and commercial vehicles who already struggle on the steep gradient. Additional traffic would cause considerable problems. The Gresford road access and egress route is a quite semi - rural road and is not designed for additional heavy traffic. At peak times both these routes are busy and traffic cues already build at the traffic lights at the Crown junction.
 2. With a proposed build of 365 houses this could yield 700+ cars. This would be an intolerable addition to the road system especially at peak times.
 3. Current Primary and Secondary School Places are already in short supply in the area. Castell Alun High School is oversubscribed and many Llay children therefore do not get a place there due to their geographical location in the village. School places are allocated by post code, therefore the proposed new estate would usurp school places from families who have been living in Llay for many years with generations of families attending Llay School and Castell Alun and Darland. The current capacity at Llay School is insufficient to cope with this additional demand from such a large housing development.
 4. As a former Cancer sufferer and local resident, I'm fully aware of the strains placed on the Alyn Family Doctors surgery. Dr Happs, senior partner made strong representation against the initial planning proposal based on the surgeries' abilities to cope with additional housing and patients. Recently they have had to restructure their appointments system and we are now offered appointments away from our main village surgery to ease pressure on the appointments system. This is already causing anxiety for many patients, myself included. I really feel for the doctors and health workers who could be put under intolerable pressure should this build go ahead.
 5. The proposed site is well known as an area that floods throughout the year, Hydraulic pumping seemed to temporarily ease the situation. However, it appeared that following the planning rejection the pumping ceased or became faulty and the historic problem of flooding returned very quickly (from the announcement of this appeal the flooding has disappeared, once again). I therefore strongly question the suitability of this land for building purposes.
- Finally I believe that if this building went ahead it would irrevocably change the nature of an entire community to its detriment, and hasten the demise of a village and its people.

Yours faithfully

Mr R Lea