

To The Planning Inspectorate,

I am writing to you with regards to the planning application Reference P 2014 0905.
Site Address: Home Farm, Gresford Road, Llay, Wrexham.

As residents of Gresford Road we naturally have concerns for this development which we would like to outline below. Our concerns extend not only to our own property but to that of the community of Llay and surrounding villages. Please note our points below:

1. **INFRASTRUCTURE.** We are deeply concerned about the infrastructure of our community. Already our doctors, health services and schools are under immense pressure due to the size of the village, and, this is already granted for expansion with the development of other housing estates within the village (by the Miners Welfare).
2. **OTHER DEVELOPMENTS.** There are smaller housing developments being granted for this area which need to be considered, we don't have the facilities to cope with an expanding village and residents will suffer and thus the area will become less attractive.
3. **GREEN SPACE!** We need to retain our green space around the village, it is valuable and should not be taken for granted, where is the humanity in tearing up green belt land when there are plenty of brown-belt sites available for development.
4. **TRAFFIC.** The flow of traffic around Gresford Road is already heavy in peak times, this can't be improved, any road alterations may simply remove the 'village-feel' and rural aesthetic and in turn reduce the likelihood of people wanting to live in or near to this area for reasons of environment and safety.
5. **LAND VIABILITY.** Llay is historically known for it's mining history. The area on which the houses are planned to be built are upon this history, this makes the land quite unstable for such a large number of property's. I also have concerns about the lands stability with regards to subsidence, this land has clearly subsided in recent years and in rainy period the fields are so covered in water they visualize small lake-like pools of water (living opposite I see this every time it rains!)
6. **GREED.** We are aware that the farmer selling this land has made similar agreements with developers in the past; buying land or farmland and then selling it to property developers for quick profit, this greed is not driven by the welfare of the community but personal gain and such should be monitored. We need to think about the community here and not lining pockets.
7. **GOVERNMENT.** We are all aware that the government are putting pressure on councils to provide housing, I would hope this isn't why such developments as Gresford Road are being considered **ESPECIALLY** with such strong and valid opposition. We have noticed things changing since the application for development (such as builder merchants moving locally etc) which, although could be coincidence is also highly convenient, we just hope that these appeals aren't in vain for a decision

already made. As the community we have a say and, in this instance, the points are truly concerning and valid; we are not talking about 20 houses, we are talking about 365 dwellings, therefore 1000+ residents with a likelihood of 600+ vehicles.

8. OUR COMMUNITY. School are already stretched; high schools and earlier education in Llay, Marford, Gresford and Hope. Crime is a concern with more residents and more area to target it will naturally increase. Sewage, traffic are practical concerns which will affect daily life but also deter people from the area. Doctors, health visitors and midwives were already turning away patients or moving them to other practices due to overcrowding.

Finally I would like to reach out to you to appeal personally and on behalf of our village to seriously look at the positives and negatives of this development and consider 'could it be somewhere else' (somewhere less saturated or established), we are concerned for our families, children (future generations) and our environment (our green land is so precious).

We strongly oppose this development and I would be surprised if anyone in the village was welcoming of a development of such magnitude,

Regards and Thanks for taking time to read this,
Noel and Ceri Williams
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