

1 Ffordd Gwenllian

Llay

Wrexham

LL12 0UW

The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff CF10 3NQ

13 June 2016

Town and Country Planning Act 1990

Section 78 Appeal at : Home Farm, Gresford Road, Llay, Wrexham

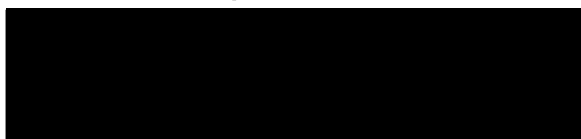
Dear Sir,

In response to your letter inviting comments on the proposed planning application, I would make the following points:-

- the construction of 365 dwellings at Home Farm would produce, in my opinion, intolerable levels of congestion, pollution and environmental damage to our neighbourhood
- it is quite conceivable that in 365 dwellings there could be 500 vehicles all competing on a daily basis for the limited road space available not to mention the pollution such traffic movements would generate
- the land on which the dwellings would be built is subject in a wet winter (not unusual now) to periodic flooding – would prospective purchasers be advised accordingly?
- is the local surgery able to accommodate all the people 365 dwellings contain? – have the local GPs been consulted?
- are local schools able to absorb the additional children that require local education? – have the Headteachers/ Chairs of Governors in local schools been consulted?
- we were led to understand that the local sewage works is struggling to cope with the current demands on it. Will sufficient funds be available to extend the facility?
- whilst accepting the need to build more houses, 365 in one place is excessive and perhaps 6 lots of 60 at various locations throughout Wrexham County Borough would be more appropriate
- a solution to this problem would be to construct all these dwellings on the site of the former Brymbo Steelworks, access to which has recently been improved with construction

of a new road. This is brownfield land which could be developed with the inclusion of shops, a school, and leisure facilities

Yours faithfully

A large black rectangular box redacting the signature of Peter Maddocks.

Peter Maddocks