

Dear Sir/Madam,

I would like to object to appeal reference P/2015/0399 – Land South of Big Green Farm Penley on the following basis:

Firstly I would like to whole heartedly agree with the decision the Wrexham County Planning Inspectorate reached in respect of the rejection of this application on the basis of its potential to change the rural nature of this location. Currently development on Ellesmere Lane is of a linear nature with houses being ranged along the lane in a very low density and ad-hoc fashion. The addition of a modern high density development in this particular spot would represent a significant and detrimental change to the rural setting of the area contrary to the guidelines outlined in the decision document.

Added to the above reasoning I think the proposed location would be almost impossible to provide access to in a safe manner as it lies on an S bend with very poor visibility on either side, as a result of the current low density nature of the existing housing vehicles tend to use this lane at the maximum permissible speed (at best) and therefore I feel that any development in this location is inappropriate.

Penley is in the process of a huge amount of planned development at present, in common with much of the rest of the country, and a significant number of dwellings have recently been constructed and provision has been made for a further significant expansion of the village without I might add any provision for improvement in infrastructure or new school places etc. If further developments were to be sanctioned outside the current provision I feel it would be completely impossible for the county to keep pace with the community infrastructure which is already a huge challenge and therefore I feel strongly this development should be refused both in its own right and also to prevent further proposals coming forward over and above the already significant provision of development land.

Thank you
Kieron Williams