

From: Ralph Hardy [REDACTED]
Sent: 06 April 2020 20:24
To: Wales
Subject: Appeal WAG Ref. H6955/A/19/3238470 - Land North of Holt Road Wrexham
Attachments: 2016 LDP Extract.PDF; 2019 LDP Extract.PDF; Dean Road - GU Site Plan.pdf

Dear Sirs... further to the letter of 17/03/20 issued by Wrexham Council Borough Council (WCBC), I wish to comment upon the above planning appeal lodged by Glyndwr University (GU) in respect of "Land North of Holt Road Wrexham (more commonly known as Dean Road playing fields and have taking this email approach as one of the suggested methods. Therefore I hope that this email will be considered as part of the appeal. I did look to use the web online system but was confused by the labelling of the portal site as "trial" and was not therefore sufficiently confident of it being submitting in that way.

It is my strong belief that the Planning Appeal should be rejected by the Wales Inspectorate for a number of reasons;

1. I believe that the Inspectorate should uphold the original decision of local people and Members of Wrexham Council's original Planning Committee 1st July 2019 who reject the application.
2. The application should once again be rejected for reasons based upon Road Traffic survey information. One of the main reasons why the original application was rejected was because of the evidence given to the meeting by WCBC's own Highways Officers. Technical Traffic Survey data using standard traffic estimation algorithms suggested that the infrastructure couldn't cope with the increased traffic flows arising from 74 more houses being built off Holt Road as proposed in this application.
3. The plot proposed development land known locally as Dean Road playing fields, is not part of Wrexham CBC's Local Development Plan (LDP) 2013-2018 which is about to be adopted and published.
4. Initially, 2013-218 LDP documents published in February 2016 considered and rejected Dean Road as potential housing development land as "there are site constraints that are unlikely to overcome to allow the site to be developed". I attach document "2016 LDP Extract – page 516" detailing this.
5. The same attached document "2016 LDP Extract – page 516" details the plot of land "Current Use" as "Playing Field". The applicant Glyndwr University refuses to acknowledge the land as Formal Sports Pitch, or Playing Field or Public Open Space which for many years has hosted formal rugby and cricket pitches and latterly football pitches. The fact that GU wishes to describe the land as a "amenity area" or a "brownfield site" is totally wrong. They simply want to profit from the sale of the land to housing developers in order to raise monies. This is totally disingenuous as the land has been used for sports purposes way back into time. When I first arrived in Wrexham in 1982 my property in Goulbourne Avenue backed onto the field which at that time was used for the playing of Senior level Rugby, the home of Wrexham Rugby Club. It has been given to use by a local Youth Football Club since that then, as well the perimeter Open space being by dog walkers and runners etc.
6. The same attached document "2016 LDP Extract – page 511" shows the extensive area of land "Tyn Twll Farm" earmarked for the development of 1680 houses. This is also documented in the later document "2018 LDP Extract – page 39 and page 41" which is appended. The relevance of this I detail in 7 below.
7. The attached document "2018 LDP Extract" is an update to the "2016 LDP Extract". In this latest 2018 LDP version, the proposal to develop "Dean Road/ Land North of Holt Road" has been dropped. Very simply, the Local Authority WCBC have heeded their own comments (see 4 above) of the earlier version and in the updated version have dropped any suggestion that Dean Road is suitable to be developed.
8. The application to develop Dean Road at this point in time and this subsequent appeal is an attempt to usurp planning regulations by obtain planning ahead of the incoming 2018 LDP being adopted and published.
9. I am concerned about the ability of the area's infrastructure to cope with any increase in traffic (also see 2 above) and have two observations about this. Firstly, the Greyhound roundabout is overloaded at peak times and the Dean Road development proposes one access onto Holt Road for 74 houses approximately 300 yards from there, on the wrong side of Holt Road. Secondly, and this is massive, this would be in addition to the 1680 house proposed in the "Tyn Twll Farm" development, see 6 above which would

certainly overload the area. The document "2018 LDP Extract – page 41" shows the proximity of both developments which are extremely close to each other and will both exit towards Wrexham using the Greyhound roundabout further compounding the existing traffic flow problems.

10. The applicant has set great store by the fact that it is planning to create a football pitch. But to be clear, they are not planning to develop anything sporting. They are not, for example creating an all weather MUGA pitch or in fact looking to improve what is already there. Yet in their application they stress that they are creating a football pitch, but not all the land is theirs to give as in part it belongs to WCBC, without which football pitches could not be accommodated document "Dean Road GU Site plan" shows this. So again to use this argument as part of their application is simply a bogus attempt to fulfil planning regulations which requires as a condition of approval, that they retain and improve leisure and open spaces. Attached document "2018 LDP Extract – page 21" shows WCBC LDP Objective S06 aspiration to "promote and encourage a healthy, active safe lifestyle" through high quality open space... and sports facilities. This application if approved would be contrary to this aspiration.
11. I am sure that there have been many objections to this development that focus upon; usability, loss of green open space, the length of time used for sports, the lack of infrastructure schools, doctors etc all of which are extremely valid, all of which should be taken into consideration, but I'll leave you to follow up those points of objection and arguments through the appeals of others.

I trust that my objections and comments will be taken into proper consideration by the Inspectorate when they are considering the facts of the matter as regards the Planning Appeal.

I would appreciate an acknowledgement that my comments above have been received and passed to the appropriate Reviewing Inspector.

Regards... Mr Ralph Hardy – [REDACTED]

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