



Mr & Mrs M. Chaplin
The Barn
Horseman's Green
SY13 3DY

6th January 2018

The Planning Inspectorate
Crown Buildings
Cathay's Park
Cardiff
CF10 3NQ

Dear Sir/Madam,

Planning Application : P/2017/0725

Erection of Detached Dwelling with associated Garage and Parking - Land South of Boundary House, Horseman's Green Road, Horseman's Green, Wrexham

Welsh Government Ref/Planning Inspectorate Ref : H6955/A/17/3191218

Objection to Section 78 Appeal : Appellant's Name - Mr R. Forrester

We wish to make representation in connection with the above referenced appeal, and object to the appeal on the following grounds :

We are in our sixteenth year of residency at The Barn, and in that time have had to field a whole host of planning applications from the land owner, ranging from housing developments, stable blocks and agricultural buildings. All previous applications have been contested and rejected. Furthermore, numerous other appeals have also been contested and rejected, all dismissed along the same lines as the latest application.

Horseman's Green (HG) is a wonderful setting with an excellent community spirit. In spite of the fact that HG is a small hamlet, Mr Forrester has never once introduced himself to us, neither has he consulted with ourselves in relation to any of his previous planning applications. This is not the behaviour of someone keen to integrate with the 'locals', moreover simply the behaviour of a property developer wishing to make financial gain.

The appellant does not live in HG, his recent offer of a financial inducement associated with the HG committee's purchase of the old scout hut was simply allayed to gaining favour for his own commercial interest.

As mentioned above all previous applications have been regularly rejected by the Council's Planning Committee due to conflicts with the Wrexham UDP, the proposed site being Greenfield and outside any settlement limits. Why would this particular

application differ from the others in this respect ? The appellant's assertion that the Council's Planning Committee were ignorant of certain facts is both incorrect and utterly demeaning, and smacks of arrogance.

HG is not a sustainable community, it is an isolated rural hamlet lacking the necessary infrastructure to support housing development. There is no local bus service, the roads to Hanmer and Penley (the nearest larger settlements with appropriate facilities) are not supported by street lighting and are unsafe for walking or cycling.

Our hamlet does not have any facilities as such, there is no school, shop, doctor's surgery, dental facilities, church, or even public house. There is no street lighting, the only regular services being refuse disposal, postal service, and provision of a water supply. We do not have a mains gas distribution system.

There is a huge issue in the local area associated with overloaded drains. There is no surface/foul water mains drainage and therefore the hamlet of HG is prone to flooding. The Wrexham Development Plan has stated that there should be no further development due to the aforementioned poor drainage, or until mains drainage is installed.

We are wholly reliant on drainage ditches. We receive a lot of rainfall throughout the year, and many parts of the hamlet flood on numerous occasions. We feel that this general situation would be exacerbated should there be any further housing development.

Any further building development would increase the area of impermeable ground and therefore increase the overloading of the existing drainage ditches. The aforementioned flooded roads, already a safety hazard, would degenerate even further should additional development be granted.

Being a rural farming area the roads are consistently layered with detritus, the introduction of additional water in the wet seasons only serves to make driving conditions dangerous enough as they are at present.

HG has, and is still currently, a safe haven for young children to play. Our worries are that, should further housing development be permitted, then this would cease to be the case.

The proposed site is overlooked by ourselves at The Barn, also by various other properties in our hamlet. A new housing development would 'over dominate' the surrounding area. We would also realise increased noise levels due to the associated additional traffic. The current low noise level is one of the attractions of living precisely where we do.

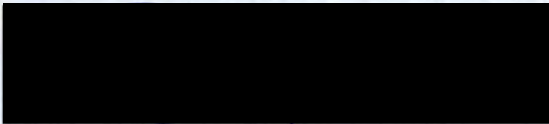
Boundary House represents the edge of the hamlet, so we would question the proximity of the proposed site to the development boundary limit.

Any access to the proposed site would prove problematic given the proximity of the access way in relation to the bend in the road and the junction a matter of only metres away. We consider this a potential safety risk to all road users and pedestrians. The existing footpath stops at Boundary House on the edge of the hamlet, therefore pedestrian safety would be compromised.

Finally, from our personal viewpoint, it would be great shame to destroy this rural farming area and valuable natural high quality farm land. By doing so we would also lose the abundance of wildlife currently existing in the area.

In conclusion, we consider this type of proposal wholly inappropriate, and from both environmental and safety standpoints. Since there are no material considerations to justify deviation from the 2011 UDP we would respectfully request that this latest appeal is dismissed.

Yours Sincerely

A large black rectangular box redacting the signature of Mr & Mrs M. Chaplin.

Mr & Mrs M. Chaplin