

My comments against the above planning application are as follows:

- My major concern is the location and access to the site of the proposed development. The site is located along Bottom Road and the road linking Bottom Road and the A541 Mold Road. Both of these roads are single track with limited passing places. In particular the long and windy 'link' road is particularly dangerous in some places due to blind bends. The proposed number of residential dwellings (59) will significantly increase the amount of traffic using the lane to reach/ return from the A541 as well as an increase in Bottom Road. Widening of the existent passing places will not solve the problem of what is a dangerous road. The passing places are only sufficient for one or two cars travelling up and down the road. There is no means to widen the road and the narrowness of the railway bridge approach and the bridge itself is a hazard even with only one or two cars meeting at that point. The condition of the 'link' road is treacherous in the Winter due to its steepness. The proposed loss of the trees at the road junction will not solve the problem of the road's safety.
- I consider the proposed application to be over development of a rural area. Summerhill already has "Summerhill Park" built on former farmland which is adjacent to the intended development. Section 3.22 of AAH Planning Consultants' 'Planning Supporting Statement' states "The proposed site falls within the area of the Wrexham Unitary Development Plan 1996 – 2011 which was adopted on the 14th February 2005. Paragraph 3.4 relates to Settlement Strategy This states:
" Large scale extensions of settlements which occurred in the past are no longer appropriate. The strategy therefore seeks to safeguard the amenity of settlements and secure economy and efficiency in the use of land resources through the re-generation of built-up areas together with limited outward growth..
Section b) The Urban Villages states; "... However, in some villages (including Gwersyllt, Penycae and Rhostyllen) recent developments have been rapid and extensive. As a result, environmental thresholds have been reached and services and facilities are under pressure. In addition, many of the urban villages are separated from each other by narrow areas of open countryside. The strategy aims to safeguard the individual character of the villages by maintaining these open areas... It is therefore considered inadvisable to promote major development on the edge of the urban villages beyond existing commitments"
I believe that the application goes against the above Local Planning Policy.
- Section 3.14 of The Planning Supporting Statement is focusing on the lack of need for car transport in support of the development. It refers to TAN 18 Transport (2007) "focusing housing development at locations with good access by walking and cycling to schools and public transport stops, employment opportunities and shopping and leisure"
Section 5.8 of the Planning Supporting Statement (table) refers to distances to local amenities. I do not consider these distances to be correct. In particular the 'Petrol Station and shop' are much further than 623m (unless the measurement is 'as the crow flies').
Section 5.10 states "Cycling can substitute for car trips, particularly for journeys of less than 5km. Within a 5km cycle area there are further services and employment opportunities including those at Hope, Llay Industrial Estate, Gresford, Pandy, Wrexham, Rhosrobin industrial Estate, New Broughton, and Coedpoeth."
My point is that the although the site is close to public transport it is at the top of a steep hill which is a challenge to walk up let alone cycle up and down. (I know from experience) so I cannot imagine these modes of transport will feature above car transport. No matter what is put in the proposals suggesting that prospective residents will walk, cycle or use public

transport, the site is in a predominantly rural area and I would suggest that the majority will always use a car for convenience and time constraints.

- Other considerations; the development will put increased pressure on local services including the Health Centre and local schools. The proposed number of houses (59) suggests a minimum of 118 people signing onto the health centre based on 2 residents per household.
- The site lies on Grade 3 (good) agricultural land (section 5.29 of the Planning Statement). If it is good agricultural land, it should remain so.

Planning Application P/2016/0738 dated 29/7/16; Land east of Bottom Road, Summerhill, LL11 4TR
Additional comments to support my original objection to the proposed development

- My original and foremost objection against the development still stands in that the location and access to the site is entirely unsuitable for residential development. The site is located along Bottom Road and the road linking Bottom Road and the A541 Mold Road. Both of these roads are single track with limited passing places. In particular the long and windy 'link' road is particularly dangerous in some places due to blind bends.
The proposed number of residential dwellings (59) will significantly increase the amount of traffic using the lane to reach/ return from the A541 as well as an increase in Bottom Road. Widening of the existent passing places will not solve the problem of what is a dangerous road. The passing places are only sufficient for one or two cars travelling up and down the road.
There is no means to widen the road and the narrowness of the railway bridge approach and the bridge itself is a hazard even with only one or two cars meeting at that point.
The developer does not own all of the land where the proposed widening of the road is planned.
The condition of the 'link' road is treacherous in the Winter due to its steepness.
The proposed loss of the trees at the road junction will not solve the problem of the road's safety.
The Highways Authority have already rejected the development on the grounds of safety.
- The proposed application is over development of a rural area. Summerhill already has "Summerhill Park" built on former farmland which is adjacent to the intended development and a new small estate has been completed at Chestnut Walks on the former gardens of Gwersyllt Hall. The village is being increasingly put under threat of over development with a recent application submitted in August for a housing development on farmland