

Dear Sir/Madam

I'm sending this email regarding the above ref number and also Planning Reference number P 2016 0189. This relates to Land East of Tan Y Bont and the proposal for 189 dwellings.

I live at 39 Top Farm Road directly opposite to the proposed development. The site lies outside defined settlement limits and within a designated Green Barrier. It is bordered by residential development on 3 sides (N, E and S). I don't class it as worthy of exceptional circumstances to grant this planning application here. To allow the development would be contrary to Wrexham Unitary Development Plan policies PS1 and EC1 etc. It will detrimentally impact upon the openness of the green barrier and result in the coalescence of Wrexham and Old Rhosrobin as well as significantly eroding the existing gap separating Old Rhosrobin and Pandy. It will not protect the character and appearance of the area, far from it. I reject the notion that this proposal will provide a good level of affordable housing as only 47 out of the 189 relate to this. If WCBC were concerned with affordable housing then most of this proposal should relate to that.

As Wrexham don't have an up to date UDP, it seems they are absolving themselves from their planning responsibilities.

Brownfields land should be used to address the affordable housing issue e.g. the Air Products brownfield site which is a good example of this.

This proposal should also be refused on highways grounds and safety. Llay New Road is an extremely busy road (as a traffic count will corroborate)and it would put too much pressure on routes into and out of town. It can take 5 minutes to get out of our estate already. 189 houses with 2 cars per household would exacerbate this.

It should be refused on the grounds that the 2 nearest schools would not have the capacity to cope with the new pupils that a development of this size would create. Not to mention doctors and local shops.

Wats Dyke needs to be protected from such a development as well as any protected bat species, great crested newts and grass snakes.

I hope you will fully consider my comments as i feel very strongly that this proposal will not help address the community/ green belt/ affordable housing and conservation issues.

Please can you acknowledge this email and inform me of any updates to this proposal.

Kind regards

Tracy Philpot