

Dear Sir/Madam,

Wrexham County Borough Council has informed Gwersyllt Community Council that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site and will be determined by an Inspector appointed by the Welsh Ministers.

The Community Council's previously submitted objections are set out in my note to Philip Forster of Wrexham Council dated 26 September 2016, which is reproduced below When the matter of the appeal was discussed by the Community Council at its recent meeting, it decided to adhere to its previous objections and to express its full support for the reasons given by Wrexham Council for refusing the application namely:

1. The highway network surrounding and giving access to the site, being of limited width with poor horizontal alignment and sporadic pedestrian and cycle provision, is considered to be substandard and insufficient to cope with the additional traffic movements associated with the development. The development is, therefore, considered to represent a detrimental impact upon the safety of motorists, cyclists and pedestrians and would be contrary to policy GDP1 of the Wrexham Unitary Development Plan.
2. The proposed development would be unsatisfactory and undesirable because the development involves a greenfield site, partly designated as a Special Landscape Area, and it is located outside any settlement limits as defined in the Wrexham Unitary Development Plan. The development is considered to represent a poor standard of design in terms of its indicative layout, density and highway alignment and is overly suburban in its character. As such the proposal is considered to have a detrimental effect upon the wider environmental character representing an illogical extension of the existing settlement and does not seek to preserve or enhance the character of the Special Landscape Area. To allow the development would not accord with policies PS2, GDP1 and EC5 of the Wrexham Unitary Development Plan or the principles of Welsh Government Technical Advice Note 12 - Design.
3. The proposal fails to satisfactorily determine whether the site could attenuate excess surface water to allow it to discharge at or below the existing greenfield run-off rate, nor has the applicant demonstrated whether sustainable drainage systems can be employed on site in accordance with guidance contained in Technical Advice Note 15 - Development and Flood Risk. As such it would not be possible to determine whether the proposal accords with policy EC13 of the Wrexham Unitary Development Plan.
4. The submitted protected species report does not satisfactorily assess the impact that the development will have on statutorily protected species. In the absence of such information, the development will prejudice the favourable conservation status of those species and would not accord with policy EC6 of the Wrexham Unitary Development Plan and the guiding principles set out in Technical Advice Note 5 - Nature Conservation and Planning.

It would be appreciated if you could kindly provide the Community Council with a copy of the appeal decision letter in due course.

Yours faithfully

Peter Mullen
Clerk to Gwersyllt Community Council

From: Peter Mullen [gwersyllt community council]
Sent: 26 September 2016 14:03
To: @wrexham.gov.uk
Subject: Fw: Response to Planning Application P/2016/0738 - Outline Application for Residential Development - Land East of Bottom Road, Summerhill

Good afternoon Phil,

This matter was discussed by Gwersyllt Community Council at its meeting last night.

I am instructed to advise that the Community Council strongly objects to the application on the following grounds:

1. The proposed siting of the development is particularly ill-considered as the site forms part of the green barrier and is outside the settlement limit . . . It is considered that the development would represent an unnecessary and undesirable encroachment into the countryside and the proposal is, in the Council's opinion, contrary to a number of existing planning policies that have been put in place to protect green barrier land from inappropriate development and to safeguard the character of existing settlements.
2. The Council fears that that the proposed development will generate a significant increase in the amount of local traffic and the Council has concerns about the impact on road safety particularly having regard to the unsuitability of the existing local highway network . . . Bottom Road is narrow in places and this sometimes makes it difficult for traffic to move freely . . . The proposed development will exacerbate this problem causing traffic congestion and making it difficult for emergency services to access the area . . . The creation of unsafe conditions on the road and the potential danger to pedestrians cannot be over emphasised . . . It should be noted, too, that the single track access road linking Bottom Road to the A541 Mold Road is in a rural environment and little more than a 17th century lane bounded by hedgerows . . . It is totally unsuitable for the increase in traffic flows that the development would generate and the Council strongly contends that if the site were developed this would cause unacceptable harm to the character and appearance of the area.
3. The Council also has concerns about the adverse effects on wildlife in this rural environment as well as the impact of the development on the existing, local infrastructure . . . Local facilities such as schools and doctors' surgeries are already under pressure and the

Council considers that the existing infrastructure just cannot cope with the increase in population the scheme would bring about.

4. The Council considers that little regard (if any) has been paid to the Wales Spatial Plan in bringing the application forward for discussion by the Planning Committee . . . It is particularly concerned that the community of Gwersyllt is becoming a regular target for new development at a time when the preparation process for the Wrexham Local Development Plan 2 for 2013-2028 has yet to be completed . . . This is putting the community under great pressure and is, in the Council's opinion, contrary to the spirit of the Wales Spatial Plan which promotes the building of sustainable communities whilst retaining their character and distinctiveness.

Regards.

Peter Mullen
Clerk to Gwersyllt Community Council