



The Poplars
Darland Lane
Rossett
Wrexham
LL12 0BA

Ref: P/2016/0172

1st June 2017

Dear Sirs

Land at The Bungalow, Darland Lodge, off Darland Lane
and Gamford Lane, Rossett, Wrexham

I am writing to object to the granting of planning permission for the erection of houses on the above site.

The application should be rejected for the following reasons:

1. Flooding

The land is low lying. The junction of Darland Lane and Gamford Lane regularly floods and this will be made worse if there is run off from 47 additional dwellings and the catchment of a large field is removed.

The grounds for appeal states that "the concern surrounding drainage primarily stems from an existing problem around Darland Lane, Gamford Road junction. This was due to the drain blockage caused at the time of the construction of Charles Church Development houses off Darland Lane at Pippin Close." It also states that "the problems having first occurred after the houses at Pippin Lane were constructed".

Both these statements are totally incorrect. I have lived at the above address in Darland Lane since 1990 and can confirm that the flooding issue at the above junction long predates the Charles Church Development. In 1995 the flooding was so bad that we were only able to get into Rossett via Trevalyn as the water was so deep that vehicles could not drive through it for some days. The flooding has happened nearly each winter both before and after the aforementioned development.

It is true however that the Charles Church development was built over (and thus blocked) the drainage ditch which went into the Darland Lane pond. This made the flooding issue at the junction worse.

The grounds for appeal state that the issue can be overcome. Welsh Water have stated that mains drainage cannot be used for surface water drainage. Wrexham

Council held a public meeting some years ago about the issue and proposed that as the ditch could not be reinstated as it had been built over (causing a flooding in the gardens of the relevant houses) a pipe should be run into the pond on Darland Lane in lieu of the blocked drainage ditch. That is not possible because the landowner will not give consent plus the pond is almost totally silted up. The pond outflow is totally blocked and the channelling of more water into it will mean that it will overflow and flood adjoining houses thus causing a new flood issue.

In addition the pond now more than fills up every time there is heavy rain due to the silting up. It is not capable of taking any more water.

2. Access/ traffic

Gamford Lane is primarily single lane. It is already used as a short cut to Chester Road. It is already too dangerous for pedestrians and the proposed development will add to the traffic and make it even more dangerous particularly as the entrance/exit is very close to a 90 degree bend..

Gamford Lane is a country lane leading onto Darland Lane which in the mornings and evenings is heavily congested with parked vehicles due the dropping off and collection of pupils at Darland High School. There are also a lot of children crossing the road at that time. Despite speed humps many vehicles still speed and more vehicles will make a dangerous situation even worse.

3. Designated Green Barrier and Special Landscape

The land in question is agricultural. It is not zoned for housing. Extending new housing to the west side of Gamford Lane would be an extension of the urban boundary and is an encroachment into open countryside. It is totally untrue that it rounds off the urban area. In addition the proposed development would be totally different in scale and type to adjoining buildings.

The immediately adjoining field and wood have a badger sett and foxes den. I can see these from the rear of the above property. There are also many other wildlife in the vicinity and a barn owl nest box in the aforementioned field. These will all be disturbed or displaced by the proposed development.

4. Other matters

Rossett has already had significant development, particularly at the northern end. The primary school, secondary school and medical centre are already inadequate and cannot support any further expansion of population.

Rossett is already under provided in relation to green spaces. The proposal would reduce this deficiency further.

Yours faithfully



J G Berry