

Dear Sir/Madam – Planning Inspectorate.
Ref P/2015/0875

Having perused the revised planning application, **Allen and Christine R. Prescott of 11, Briarswood, Rhosrobin, WREXHAM LL11 4PX** have the following points to make:

1. There appears to be anomalies and inaccuracies of information provided in the various reports; these contradict each other regarding accessibility of a proposed footpath on the dismantled railway line at the back of Briarswood and on the northern boundary edge of the proposed development.
2. **Document 2699266. Revision D 10.11.2015.**
 - Is this the current proposal?
 - In this new layout, is there a footpath along the dismantled railway line? It is hard to see.
 - Is the deep cutting at the back of Briarswood untouched?
 - In document 2699276. March 2015 the Plans/Drawings Web shows a footpath at the back of Briarswood. Document 269927 March 2015 shows the proposed footpath outside the Tree Protection area but open to Briarswood. This would be a security and anti-social issue for both developments.
3. **Document 2699263 5th November 2015 Extended Phase 1 Habitat Survey.**
 - **Fig.1** site planning showing site and disused railway line *does* appear to indicate a footpath along the disused railway line.
 - Page 14. Disused Railway Line. Target note 3: Scrub/Tree Line/Rubble/Debris Piles states: *"To the north boundary of the disused railway line the area was impenetrable."* This contradicts 10.8 and 11.2 on pages 17&18 that states that the disused railway line is currently used by local residents. **Certainly not true in the area of development (east) Not accessible by residents here. Deep cutting and tall trees.**
 - **Page 17. 10.8** states: *"... particularly in relation to the creation of paths for recreational use that may be incorporated within the development scheme; it should be noted however that use of the line is currently used by local residents for recreational purposes."* **Not true for the major part of the line within the development area. See target Note 3. Page 14.**
 - **Page 18. 11.2** states: *"it should be noted however that use of the line is currently used by local residents for recreational purposes."* **Mis-informed regarding the disused line in the area of development - deep cutting - tall trees. Also see P.14, Target No 3, Disused Railway Line.**
4. **Document 2699257. Design and Access Statement - Web. 11th November 2015**
 - **Page 3. 2.7** states, *"There is a dismantled railway line to the north of the site which is within our Client's ownership; this is now a green space and which we understand is used as an informal path."* **This is mis-information regarding the area within the proposed development area.** (See 2699263. Page 14)
 - **Page 9** relates to Community Safety. P.10 in 9.2, states *"Dwellings to be designed with security in mind with secure rear gardens with 1.8m secure walling and fencing and 2.1m where boundaries adjoin public footpaths or public open space."* Secure for residents of proposed development regarding fencing where boundary adjoins public footpath. **Not secure for residents of Briarswood as users of proposed footpath could have easy access to the rear of Briarswood. This will impact on security and encourage anti-social behaviour.**
 - **Page 18. 19.2** states: *"The proposal provides community benefits, further improvements, footpaths, public access etc."* **It is not a benefit to provide a**

public footpath accessible to all from the main road, and thus providing access to existing dwellings by the public. If the field is to remain a field for grazing and as stated would not/ should not be used otherwise, what is the purpose of providing a footpath for unlawful access to the said field?

○

Finally. The reports clearly indicate that findings are contradictory and factually incorrect in places. This provides a false picture of the true impact of a development on land to the rear of Briarswood which is in a desirable and quiet area. The local councillors and local police have worked hard to stamp out anti-social behaviour over the last few years, some of which affected the residents of No 11. personally.

Regards

Allen and Christine R. Prescott

11, Briarswood, Rhosrobin, WREXHAM. LL11 4PX