

Wrexham County Borough Council
Planning Dept
The Guild Hall
Wrexham
LL11 1AY



Mr and Mrs P Wills
4 Darland Lane
Rossett
Wrexham
15th May 2016

Dear Sir,

RE: Case Number P/2016/0712 – The Bungalow Gamford Lane Rossett

We refer to our letter of the 24th August 2016 (attached for reference) and note that the developer intends to appeal the planning decision. Whilst we have numerous concerns over the points raised in the appeal letter, the key concerns are:

1. It is without question, and all parties seem to agree, that there is an increased risk of flooding due to additional surface water run-off in such close proximity to a floodplain, not only for the houses being developed but also for the existing houses in the locality. Even with mitigating actions the risk is increased significantly as demonstrated by the numerous examples seen with new developments, including recent issues with the new housing development at Ruthin, with houses flooded before the development had been completed.

A risk of 1 in 100 years is given by the developer but that risk could materialise in year 1 as no doubt was the experience in the Ruthin development. Why take such a risk when there are more suitable development sites which would be far less prone to flooding?

The human heartache, compensation claims and negligence claims are just some of the consequences. We firmly believe the risks outweigh the benefits.

2. Darland Lane has already been identified as a high risk area with regard to traffic safety which is an ongoing issue and has already resulted in the need for traffic calming measures. The addition of 47 new dwellings with the potential of an exponential increase in traffic will only increase the risk to local residents, especially children given the proximity to Darland High School.
3. The existing infrastructure within the village of Rossett including schools, doctors, traffic etc., is already struggling with the existing population. Further development would only exacerbate the problems
4. With reference to section 8.0 in the appeal letter we find it incredulous that the developer can suggest that, as the UDP has not yet been updated they can ignore existing restraints and make assumptions that the revised UDP will change to their benefit. We believe the UDP is there to prevent unsympathetic and unsuitable developments and should be taken seriously

We appreciate the need for developments such as that being proposed but not at any cost and we believe the application should be rejected for a lower risk site.

We await your response.

Kind regards,

P and M Wills

Mr and Mrs P Wills
4 Darland Lane
Rossett
Wrexham
24th August 2016

Wrexham County Borough Council
Planning Dept
The Guild Hall
Wrexham
LL11 1AY

Dear Sir,

RE: Case Number P/2016/0712 – The Bungalow Gamford Lane Rossett

We have grave concerns over the proposed development of the land at the The Bungalow Gamford Lane, Rossett. These are:

1. The increased risk of flooding due to surface water run-off in such close proximity of a floodplain, not only for the houses being developed but also for the existing houses in the locality. Even with mitigating actions the risk is increased significantly as demonstrated by the numerous examples seen with new developments, including
 - a. Current issues on the junction of Gamford Lane and Darland Lane following the Pippin Lane development
 - b. Recent issues with the new housing development at Ruthin, with houses flooded before the development had been completed.

The human heartache, compensation claims and negligence claims are just some of the consequences. We firmly believe the risks outweigh the benefits.

2. Darland Lane has already been identified as a high risk area with regard to traffic safety which is an ongoing issue and has already resulted in the need for traffic calming measures. The addition of 47 new dwellings with the potential of an exponential increase in traffic will only increase the risk to local residents, especially children given the proximity to Darland High School
3. The existing infrastructure within the village of Rossett including schools, doctors, traffic etc., is already struggling with the existing population. Further development would only exacerbate the problems
4. Finally it is very sad and indeed wrong to see greenfield farmland turned into a development purely for the sake of profit when there are many alternative brownfield sites available for residential development

We appreciate the need for developments such as that being proposed but not at any cost and we believe the application should be rejected for a lower risk site.

We await your response.

Kind regards,



P and M Wills