

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/17/3173915

DETAILS OF THE CASE

Appeal Reference	APP/H6955/A/17/3173915
Appeal By	MR & MRS SIMON TAYLOR
Site Address	Darland Lodge Bungalow, Darland Lane Rossett WREXHAM LL12 0BA

SENDER DETAILS

Name	MR STEVEN BAGNALL
Address	3 Gamford Cottages Gamford Lane Rossett Wrexham LL12 0EP

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

These are the objections we raised with Wrexham council and would like to raise with the appeal - the objections are still relevant.

We wish to give our objections and observations on the above planning application.

We are Gamford Lane residents and are very familiar with the proposed site.

This is an area in the 'green barrier' and a 'special landscape' as referred to on page 11 of the planning statement. The very fact that a site of this size is being considered in an area which cannot sustain it for multiple reasons is ridiculous.

Also please take into account that there is another application already submitted extremely close by for eight houses on Gamford Lane - Planning reference P/2016/0384.

In relation to both applications (we have already made representations for the one above) Gamford Lane simply cannot sustain any more traffic pressures.

The Lane is very narrow, winding and dark where visibility can be significantly reduced by hedgerows and trees or lack of lighting. In winter and at times of heavy rain it is particularly dangerous. It is not built for this type of development.

Drivers do not drive sensibly along this Lane and we have already been in contact with the council and our local councillor numerous times, before both applications were submitted, to raise this. We have also previously contacted the local PCSO to look at the number of heavy vehicles using this road which ignore the size warning. We believe any added pressure on this road will result in a serious accident.

Gamford Lane sees a lot of very heavy traffic, particularly at peak times, and is used as a 'rat run' for parents taking their children to school, work vehicles - including vans and lorries - and commuters, to get to and from the old Chester Road. It is used by caravans and motorhomes, farming machinery and a significant number of large 4x4s.

We have seen countless near misses, cars having to back up and stop in the verges to let others go past, with many vehicles travelling at very fast speeds and having to brake heavily. Our wall was recently smashed by a driver in a 4x4 vehicle who was trying to reverse due to congestion. There's always a smashed wing mirror somewhere along this Lane. Reducing the speed limit will not completely solve this problem - it is too narrow for the amount of vehicles using it.

There are potholes in the passing places and the Lane floods at both ends during significant rainfall. Flooding is particularly bad around the area of the speed bump and 30 mph zone on Darland Lane. It is flooded every year and cars cannot pass. Indeed the flood officer has noted in the planning report a notable portion of the site "is identified as being at serious risk of surface water flooding as defined on NRW's updated flood map for surface water" with "a number of properties located within this area of flood risk" and has recommended "the application is refused as it has not been demonstrated that flood risk can be acceptably managed".

The bend from Darland Lane to Gamford Lane where the 30mph zone starts is incredibly tight and dangerous. Cars constantly speed from the 60 mph zone and near misses are a regular occurrence. Add into this the cyclists, runners and dog walkers already using the Lane. To say 'the additional traffic created should easily be accommodated safely on Gamford Lane' is clearly written by a naive person who does not witness this Lane on a daily basis!

As stated, the Lane is often used by groups of cyclists, runners and walkers and has no pavement. It is also very dark with overhanging hedgerows with no lights in the winter causing visibility issues. The application suggests removing hedgerows and trees to improve visibility. This will not improve the

width of the lane or limit the speed problems.

A development of this size is far too large to accommodate the extra number of vehicles users it will generate onto the Lane. Already in the documents for P/2016/0384 the Highways document on May 24 states that it is not a site suitable for significant development and does not meet the requirements of TAN 18 – and this new application is nearly six times bigger!

As noted in that report "Gamford Lane has no footway or street lighting provision. Pedestrians would therefore have to walk a significant distance along an unlit rural lane. I would therefore not consider this site to be in a sustainable location to support any significant residential development." A single dwelling generates about 11 vehicle movements a day – that would be an additional 517 vehicle movements along Gamford Lane which simply cannot sustain that.

To say that the character of the village would be 'enhanced' is a ludicrous statement. If you build on the green barrier here where will Rossett stop? It sets the precedent for more developments to ruin the landscape. The infrastructure here simply cannot take any more. The small roads and country lanes are already at breaking point. As for more lighting and pavements, this is just taking away all the rural character of this area. There are a couple of shops, pubs and hairdressers and a doctors surgery already full to capacity.

We see numerous birds including geese, buzzards, owls, hawks and swallows as well as snakes, bats, hedgehogs, mice and so on in the hedgerows of Gamford Lane. Please seriously consider their habitat in making any decision.

Also, this area regularly floods. As mentioned earlier, the Lane floods every year. We always see flooding on the fields where this is proposed. More houses here will put even more pressure on this problem.

On page 6 of the planning statement it is also accepted "In accordance with the Wrexham Unitary Development plan, being outside the settlement boundary and within an area designated as Green Barrier and Special Landscape Area, the development would be contrary to the local policy."

The developers try to argue the proposed development is in a high density area and not in a low density area, when in fact the vast majority of the surrounding area is open green fields "enclosed on three sides by established natural tree and hedge boundaries" with "agricultural land to the south of the site and to the east".

Overall, the size of this development causes major fears and worries for the safety and future of Gamford Lane which is buckling under the pressures already experienced.

This is a speculative and dangerous application clearly made to take advantage of planning uncertainty due to the lack of an LDP which could cause incredible harm to a rural community. The detrimental affect clearly outweighs the so-called 'exceptional circumstances' it is attempting to pacify.