Susan Davies

From: Sue Willcock <sue.willcock@chaseville.co.uk>
Sent: 14 May 2017 21:06
To: wales@pins.gsi.gov.uk
Cc: Susan Davies
Subject: RE: APPEAL - NEIGHBOUR NOTIFICATION (H) - App ref P/2016/0712

Importance: High

I write with reference to the below and would like to set out our thoughts as requested.

To give context, I have worked in construction and property for many years (originally qualifying as a Chartered Surveyor) and my husband works in Social Housing, so we are definitely not 'not in my backyard' type neighbours and probably have a greater understanding of the need for housing in the UK than most. We are sympathetic to the needs of the village and know that we need more housing in the UK.

However, having read the appeal document, it does not address a fundamental issue which forms our primary objection on the grounds of safety - which is the levels of traffic this this development will bring to Gamford Lane. To argue that the traffic will ingress/egress via Darland Lane is a compete red herring - many people already use our road as a cut through, and in a previous planning application (on the same road and which has been passed for a smaller development) it was described as a 'rat run'.

Ironically, the applicant had two people guiding drivers in and out of the annual boot fair held on her land so as to avoid an accident earlier this year. This, in the place where the main road to the development would be.

We live just beyond the 'blind corner' (Cantref) and already are nervous about walking our dog and walking with our 5 year old daughter on the lane/crossing the road to walk to school. This has got significantly worse since we have lived here (6 years) and we have had cars swerve around the corner when driving too fast (on occasion, causing our family with small children to have to quickly pull the children into a hedge outside our house). Two cars cannot pass at various points in the lane and there are often hooting cars on the bend as it is a blind bend or where people mis-judge it/drive too fast.

I understand there are concerns with flooding and that this is only an outline application and that the design is fluid, but the road on the corner is an immovable issue as the land belongs to a private residence so cannot be dealt with by hedgerow removal.

The appeal also does not address the school issue - we have a class of 43 children in reception this year and precious little being done to address the size of the school given this and other developments proposed in Rossett.

I trust our previous comments will be taken into account too, but wanted to highlight the road as a particular and very real concern - just an hour at 8.30am or 5.30pm on weekday spent looking at the traffic would reveal this.

Please contact me shoul you need further information.

Sue Willcock

-----Original Message-----
From: Susan Davies [mailto:Susan.Davies@wrexham.gov.uk]
Sent: 11 May 2017 13:34
To: Sue Willcock <sue.willcock@chaseville.co.uk>
Subject: APPEAL - NEIGHBOUR NOTIFICATION (H) - App ref P/2016/0712

Please find attached document

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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