

From: [REDACTED]
To: [Wales:](#) [REDACTED]
Subject: Planning Ref P2016 0712, Government Ref Planning Inspectorate ref H6955/A/17/3173915
Date: 13 May 2017 12:13:28

To whom it may concern at the Planning Inspectorate,

I am writing to oppose the proposed housing development on Gamford Lane, Darland, Rossett, Wrexham (Planning Ref P2016 0712, Government Ref Planning Inspectorate ref H6955/A/17/3173915). My concerns with this development are as follows:

Flooding - Darland Lane current suffers from significant flooding and this proposed development will significantly increase the risk. The flooding on the corner of Darland and Gamford Lanes, especially (but not exclusively) in the Autumn/Winter, can be quite severe. Any increase in drainage from a big housing development feeding into a drainage system that cannot cope now will only exacerbate the problem. I have serious concerns that the flooding will return and potentially damage my property if this development goes ahead. This also potentially impacts on road safety (see below). The flooding issue was almost certainly caused by a previous housing development in the area and there have been depressingly frequent flooding issues - never properly addressed - since!

Road Safety - The development will likely adversely affect highway safety or the convenience of road users. There will likely be an extra circa 100 vehicles moving around the area then add visitors and deliveries to that figure which would significantly increase. The lanes around here, in particular Darland Lane and Gamford Lane, are totally unsuitable for such a development unless some significant road works are undertaken. It has difficulty coping with the traffic currently using the road, especially during school in-out times. Traffic has a tendency to speed around the bend and sometimes into a huge flood on the corner of Darland and Gamford Lane - the flooding will almost certainly get worse if this development goes ahead. In my opinion someone will get seriously injured or even killed one day on that bend. There is also a school entrance on Darland Lane for the local secondary school thus exacerbating the safety issues with this development.

Local Infrastructure - local infrastructure has already failed to keep up with the increase in local developments. The doctor's surgery for example is tiny! To make things worse, there is an even bigger development planned for another part of Rossett, which will further increase demands on local services.

Effect on local community – There will also be an adverse effect on the residential amenity of locals with additional noise, disturbance, overlooking, etc. I am also concerned about the increase in noise that will accompany circa 50 new houses being built in what is a beautiful and scenic part of the village.

Visual Impact – The visual impact of the development will be detrimental taking away some lovely scenery and the development will impact on the character of the neighbourhood.

Loss of existing views - The loss of existing views from neighbouring properties will adversely affect the residential amenity of neighbouring owners.

Impact on Darland Hall - Darland Hall is a Grade II listed building and the development will be in the immediate vicinity, there will be an adverse effect of the development on the setting of this Listed Building.

Given the concerns raised above I cannot believe anyone feels this is a suitable area for a development given the flooding issue/drainage problem, poor road system and local infrastructure.

I can understand that there is a significant amount of money in this appeal for the land owners/developers but I would also point out that a decision not to approve this development has been made at a local level taking into account all the facts presented. I am not aware that anything has materially changed and consequently I would

respectfully ask you to consider and respect local Wrexham democracy and turn this application for an appeal down.

I would be grateful for some acknowledgement that you have received this e-mail and that it has been submitted correctly and has been taken into account. Alternatively, please let me know the correct procedure if this has been submitted incorrectly.

I look forward to hearing from you.

Yours Faithfully

Benjamin Skelton



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