

CHETWYND GROVE,
MARCHWIEL.
WREXHAM.
LL13 0TF.
Telephone: [REDACTED]

Our Ref: EJP

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff.
F10 3NQ



22nd March 2017

Dear Sir/Madam,

Planning Inspectorate Reference – H6955/A/17/3167412

Planning Reference - P/2016/0533

Section 78 Appeal at: Land North of Cross Lanes Roundabout, between Sesswick Way and Bedwell Road, Cross Lanes, Wrexham.

I am in receipt of the Notice of this Appeal under Section 78, and write with my further observations subsequent upon my letter of objection dated 15th July 2016, submitted to Wrexham County Borough Council, of which you will have a copy.

Turning to the Planning Appeal Form Wales(Online Version) Section J. (part two) the Applicants acknowledge this site does constitute an Agricultural Holding, which is further supported by Section E, stating the Area as 3.7 hectares, and therefore ineligible to gain access to Single Farm Payment, under current Agri/Environment Schemes.

The Grounds of Appeal (Section H) states '*The proposal is considered to be acceptable in terms of Policy EC3 of the Wrexham UDP*' – Agricultural Buildings, which states '*the construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape*'

In my opinion this proposal is in a prominent and elevated position above Sesswick Way, and on a level with Bedwell Road, and the proposed planting/screening will not mitigate the impact on the surrounding landscape!

The *development should form part of an existing farm complex*', which the Applicants have stated it is not, and goes on to state '*Isolated buildings will only be permitted in exceptional circumstances*', which in my view has not been substantiated, and no reasonable alternative location for the development'

This has not been justified given the number of 'brown field' sites available on the Wrexham Industrial Estate, less than ½ mile away, which would equally fulfill the Applicant's assertion of 'food miles', proximity to feedmills and processing facilities.

Furthermore such a site would not be adjacent to residential property(Cross Lanes), and surrounding dwellings, and removed from proximity to watercourses (Bedwell Brook leading to the River Clywedog and ultimately the River Dee, and the likelihood of substantial 'run off' given the underlying heavy clay substrate)

Taking the above comments in mind I fully support WCBC' Planning Authority's decision to refuse permission, and in my view they have correctly interpreted the Policy EC3, which is the currently adopted Policy, regardless of the Applicants comments made in their 'Supporting Information' from Acorus Rural Property Services, and their reliance on statements from Welsh Government, which have not been adopted by Wrexham Unitary Authority.

The 'Conclusion' in their submission *'It would appear that Policy EC3 of the Wrexham UDP when it was drafted and adopted had no consideration or appreciation of modern farming practices, which require discreet sites and cannot be sited within existing farmsteads'*

It is accepted that development criteria may have altered, but it is not considered that this is a *discreet* site, given it's proximity to Cross Lanes, and furthermore the use of the term 'cannot' is both misleading, ambiguous and basically incorrect, given the large number of other such units located on many other Agricultural Holdings, countrywide.

Why do the Applicants not erect this unit on their existing farm, without the necessity of having to provide additional accommodation in an isolated location 40 miles away from their current enterprise, or choose another site?

In view of the above comments I hope this Appeal will be refused.

I understand that the Appeal Hearing is likely to be heard on 23rd May, and I would be grateful if you would advise time and place of Hearing so I may attend.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

Mrs EAAJones-Perrott