

Clare Whiting

From: Philip Forster
Sent: 24 November 2016 16:57
To: planning_admin
Subject: FW: Gamford Lane, Rossett P/2016/0712
Attachments: 2978-R-001-FCA and SWMP Final-Bound.pdf

Please attach the report and email to file as FCA - web

-----Original Message-----

From: joanne@laplan.co.uk [mailto:joanne@laplan.co.uk]
Sent: 04 October 2016 16:04
To: Philip Forster
Cc: patrick@laplan.co.uk; jon@laplan.co.uk
Subject: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

We are still looking to assist with the existing surface water flooding around Darland Lane / Pippin Lane. We believe this is a 'blockage that can be unblocked'. Feedback from Neil Taunt is that their team is currently in the process of trying to secure a remedial scheme to reinstate flow within the system.

We have also engaged TerraConsult to carry out a Flood Consequence Assessment and Conceptual Surface Water Management Plan for the site at Gamford Lane. Please see the attached. This report indicates that suitable measures can be designed to accommodate surface water within this site and the conclusion states the following:

"It is concluded that surface water generated from the assessable site area can be successfully directed to, and contained in, the proposed attenuation structure to appropriate Greenfield runoff discharge rates. This will further mitigate potential for on- site and off-site surface water flooding affecting vulnerable receptors such as households."

A full, detailed scheme will of course be provided as part of a reserved matters application, subject to outline approval, but I trust the attached information will nonetheless be of benefit to allay some of the fears from the local community regarding the surface water flooding in the village.

As the application was validated by the 1st of August, please could you confirm if there is a decision date scheduled yet? We would just like to update all interested parties.

Many thanks
Jo

> On 12 September 2016 at 08:49 Philip Forster
> <Philip.Forster@wrexham.gov.uk>
> wrote:
>
>
> Hello Joanne,
>
> Apologies for the delay in acknowledging this additional information.
> I will ensure that the details as submitted are given due consideration.
>
> I will be looking to bring everything together on this over the coming
> week and I will be in touch with our stance on the merits of the scheme.

>

> Many thanks,

>

> Phil

>

> -----Original Message-----

> From: joanne@laplan.co.uk [mailto:joanne@laplan.co.uk]

> Sent: 02 September 2016 16:49

> To: Philip Forster

> Cc: jon@laplan.co.uk; patrick@laplan.co.uk

> Subject: Gamford Lane, Rossett P/2016/0712

>

> Hi Phil

>

> We wanted to update you with regard to the public consultation open

> day that we held on Wednesday this week. The event was well attended

> throughout the day by members of the local community. I believe the

> majority of the residents that had submitted formal objections

> attended, which was beneficial as that allowed us the opportunity to

> discuss their concerns and explain how they could potentially be

> overcome. A feedback form was made available to leave any comments or

> suggestions relating to the scheme, which has given us a useful insight into possible future details.

>

> The key issues raised were the existing surface water drainage

> problems around Darland Lane and Gamford Lane; the potential traffic

> generation from the development on Gamford Lane and the impact on the

> infrastructure of the village, specifically the local schools and doctor's surgery.

>

> We explained to residents that the scheme was purely in outline form

> at this stage and as such, the full details of the application were not yet available.

> Nonetheless, we believe that the existing surface water drainage

> issues can be rectified and of course a detailed drainage scheme would

> be developed for the proposed site, subject to outline approval and

> therefore the development of the site would certainly not exacerbate

> any existing issues. Linking drainage with biodiversity, residents

> suggested creating a large pond within the site to attract more

> wildlife and assist with natural drainage. This is a feature that we

> think could work really well and could fit within one of the proposed public open space areas.

>

> With regard to the traffic and access concerns, many comments related

> to the view that Gamford Lane is often used as a cut through road and

> any measures to reduce traffic using it as a short cut or reduce the

> speed of the traffic would be beneficial. Other suggestions included

> some form of safe crossing between the proposed path within the

> development site across Gamford Lane to the public footpath leading to

> the school. Understandably all issues relating to the road would need

> to be discussed with Wrexham Council's Highways team, but we are

> willing to consider all options to create safer access, specifically for pedestrians, as part of the development.

>

> In relation to impact on local infrastructure, we did explain to

> residents that an educational contribution would no doubt be required

> as part of any permission and therefore funding would go directly

> towards enhancing existing facilities to make way for future residents.

>

> There were mixed comments about the affordable housing provision, but

> on the whole, many people were keen to see more affordable housing

> within the village, specifically as house prices in the area are quite
 > expensive and therefore most young people within the village are
 > unable to purchase property locally.
 > Suggestions for affordable housing included potentially including
 > maisonettes as well as traditional semi-detached or terraced units.
 > The open day was very beneficial, allowing us the opportunity to
 > alleviate some of the concerns of residents, as well as gain valuable
 > feedback with positive comments relating to potential future benefits
 > of the site and key aspects of the layout and style that could help to
 > shape the full details of the scheme in the future. Several people
 > showed an interest in purchasing one of the proposed houses,
 > demonstrating a demand for this type of housing in this area.
 >
 > Kind regards
 > Jo
 >
 > Joanne Ellis-Jones
 > On behalf of Patrick Lomax
 > Land Planning Limited
 > The Wyvern
 > Church Street
 > Malpas
 > Chester
 > SY14 8NU
 >
 > Tel: 01948 861484 / 01928 740913
 >
 > Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw
 > ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
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 > eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk.
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Joanne Ellis-Jones
 On behalf of Patrick Lomax
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