

REPRINTED 04/07/2015
(photos not copied)



Heathfield
Horseman's Green,
Whitchurch,
Shropshire
SY13 3EA
14th October 2014

Dear Sir/ Madam,

Objection to the Planning Application P/2014/0687 dated September 2014 - Erection of a Dwelling on Land at Willington Grange, Horseman's Green

Flooding

UDP Policy EC13: "Development which would result in unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted."

PPW Policy GDP1(i): "Ensure the development does not result in, or is subject to, flooding ... either on or off the site."

TAN 15 Section 8.1: "In all zones, development should not increase the risk of flooding elsewhere"

There is a real problem in the area with flooding, the problem is not of being within the flood plane of streams or rivers, but by the drainage system which often cannot cope, hence the filling of the drainage ditches leading to the flooding of the roadways regularly occurs. The appended two Photos, taken near to the proposed building land, illustrate the nature of the problem. The drainage system is frequently overwhelmed leading to flooding, on one occasion there was even an ingress of water into a property.

Concreting over land, thus increasing the area of impermeable land, would increase rapid surface water run-off and exacerbate the problem of overloading the drainage ditch. The proposal that foul and surface water can be dealt with using a soak-away into what are often saturated land is not realistic. We are all reliant on septic tanks for sewage disposal, this inevitably adds to the water drainage problem in the area.

The sentiment in the previous Wrexham LDP, which is under review, that no further building in Horseman's Green should be permitted until the drainage problem has been properly addressed is an eminently sensible one.

Access to services

UDP Policy PS4 "Development should ... be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car."

PPW Section 9.3.2: "Infilling should be avoided where this is likely to result in unacceptable expansion of travel demand and where travel needs are unlikely to be well served by public transport."

PPW GDP1(e): "... ensure that built development is located where it had convenient access to public services."

Being a Hamlet the facilities in this area are few. For example there is no Shop, Bus Service, Doctors, Dentist, Pub or Church. The only regular services in the Hamlet are Refuse Disposal, the Postal Service and the Water Supply so inevitably residence in the Hamlet requires journeys by car to access these services. An extra dwelling would mean extra car journeys, this is specifically contrary to the Wrexham UDP criteria.

Horseman's Green cannot be considered a sustainable settlement.

Position of development in the Hamlet

UDP Policy PS3 "Development should use previously developed brownfield land... in preference to the use of greenfield land ... particularly so where greenfield land... comprises agricultural land of grades 1, 2 or 3a quality."

UDP Section 6.12 "Policy is designed ... to prevent ribbon development in the countryside as it would result in a loss of visual quality and landscape character..."

PPW Section 1.1: "The Welsh Government will seek to ensure that previously developed land is used in preference to greenfield sites".

The land on which it is proposed to build is good quality land which has in recent past been used to graze sheep.

The policy in the UDP of building on brownfield sites and restoring derelict buildings throughout the Borough before developing greenfield sites should be implemented as it is "a key principle of the plan".

Traffic

PPW Policy GDP1(d): "ensure safe vehicular and pedestrian access ... both on site and in the nearby locality."

The access to the proposed site is on a dangerous bend. The Hamlet is not suitable for even more cars to say nothing of the undesirability of extra traffic noise. There is no pedestrian pavement near the site and so there would be greater danger for pedestrians.

In summary

1. The erection of more houses on greenfield sites in this Hamlet is not wanted by the residents.
2. Access to services other than by car is not feasible for the majority of people and an increase in traffic would be inevitable. This is not in accord with Wrexham's planning policies.
3. The incidence of flooding would be exacerbated by further building. Already the waste water disposal system is struggling to cope in wet weather.
5. There is no infrastructure to support more houses.

We request that this application be dismissed.

Dr D Andrews

Mrs H Andrews

Appended: Two photographs

Head of Community Wellbeing & Development Wrexham County Borough Council
16 Lord Street
Wrexham LL11 1LG

copy

Your ref: P/2015/0273

Heathfield
Horseman's Green,
Whitchurch,
Shropshire
SY13 3EA
10th May 2015

Dear Ms Sutherberry,

Objection to the erection of 3 Bedroom Dwelling and Garage at Land at Willington Lodge, Horseman's Green, Whitchurch

We wish to repeat our objections to the previous application (P/2014/0687) since the points made are all pertinent to this current re-application. We have appended, for your convenience, a reprint of our previous objection letter, dated 14th October 2014, and request that the contents be considered again in this context. The reasons for the dismissal of the 2014 proposal by Wrexham County Borough Council all remain valid.

Yours sincerely

Dr D Andrewws

Mrs H Andrews

Planning ref : P 2015 0273

Welsh Government ref: H6955/A/15/3129752

PLANNING INSPECTORATE

17 AUG 2015

Heathfield
Horseman's Green
Whitchurch
Shropshire
SY13 3EA
12/08/2015

Dear Sir/Madam,

re. Appeal: Land at Willington Grange, Horseman's Green, Whitchurch

I wish to object to the appeal. I have enclosed for your convenience copies of my objection letters to the two rejected planning applications (P/2014/0687 and P/2015/0687). My additional comments refer to the various paragraph numbers in the "Statement of Case" document submitted by the applicant.

Para 2

The proposed build is well outside the development boundary for Horseman's Green as defined by the Wrexham UDP.

Para 4

Notwithstanding the Wrexham UDP still being under review, the Welsh Planning Inspector has already determined (in March 2015, in connection with another rejected planning appeal for housebuilding in the Hamlet; ref APP/H6955/A/14/2226862), that "whilst the UDP 2005 is out of date it remains the statutory development plan for the area".

Para 5

Second application (P/2015/0273) did not address the Council's objections to the first application (P/2014/0687).

The erection of a single dwelling would not significantly contribute to Wrexham Council's housing shortage.

I pass the site every day and would assert that further building is bound to be visually intrusive and conflict with the open aspect of this rural area.

Para 6

The Council is quite correct in declaring that the Hamlet is not a sustainable area. The bus service inferred in 6.2 amounts to one bus into Wrexham on Monday and a return three and a half hours later. This is the totality of such a bus service in the Hamlet and definitely does not provide an adequate public transport link to shops and other services (none of which are available in the Hamlet). There would be an inevitable increase in journeys by car.

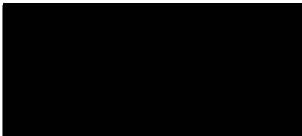
There is no bus service to the local Primary School in Hanmer which is 1.7 miles away.

The mobile library van does not call each week as asserted, it calls once every three weeks.

Para 7

There is significant opposition to this development, not all of it will be committed in writing. Whilst I have not canvassed opinion I personally know of at least ten local households which are very much against further building in this small Hamlet. It is also worth repeating that further building would exacerbate the already significant drainage problems.

We would be obliged to be informed of the outcome of this appeal.

 Dr D Andrews

Mrs H Andrews
