



Case Reference: P2014 0480

Welsh Assembly Government Reference: H6955/A 14/2229480

**Site Address: Land opposite St. Peters Close, Off Llay New Road, Rhosrobin,
Wrexham**

**Sender Details: Ann Gray
9 Olivet Gardens
Old Rhosrobin
Wrexham
LL11 4RJ**

Status: Neighbour near to site boundary.

I am writing in support of the Planning Application.

1. The natural boundary for the village should be Pandy Lane. The land beyond Pandy Lane falls to a valley with the River Alyn flowing through it.
2. Between Pandy Lane and Llay, the next village, there is a mile of green field sites.
3. The site is very convenient for the Gresford Roundabout. One of the roads off, is a new road to the Wrexham Trading Estate.
4. A new large prison is being built on the Wrexham Trading Estate, which will employ a large number of people some of whom will need housing.
5. The last Wrexham Local Development Plan was rejected, because not enough land had been identified for new housing.
6. As part of this Planning Application a much needed roundabout is to be situated on the Llay New Road at the junction with Dodds Lane. The Lane is difficult to exit at busy times and this had led to road accidents.
7. Article in the Wrexham Leader 21st March 2015 enclosed. The village of Old Rhosrobin needs growth.
8. Public footpaths on the land have been poorly maintained over many years.
9. Planning permission has already been given to accommodate the dead, so equal opportunity should be given to the living.

I hope the above points can be taken into account when deliberating on this planning proposal.⁶

'Without growth, villages will decline and stagnate'

VILLAGE expansion could encourage positive change for the future, said a planning firm.

Growth of villages may be on the cards over the next 15 years, according to a report published by Wrexham Council.

The borough needs up to 13,000 homes and 61 hectares of employment land up to 2028, according to the Vision and Strategic Growth Options published by the local authority.

Helen Howie, of planning consultancy firm Berrys, believes sensitive growth can help make villages more vibrant places for the 21st century.

"Without growth the villages will

continue to leak vitality and become ever more dated. To revitalise our villages we need positive investment," said Mrs Howie.

"The Local Development Plan could encourage positive change for the better. We don't want to see another decade of stifled ambition. Now is the time to find your voice and influence the future.

"The most concentrated option would put most of the growth in Wrexham, condemning villages to continued decline."

The council is inviting comments by April 10.

Wrexham is forecast to have the second highest population growth rate in Wales, according to the Welsh Assembly Government's population projections.

'To revitalise our villages we need positive investment'

Wrexham, together with Cardiff, Swansea and Newport are projected to be the population growth centres in Wales.

On average, 287 homes per annum were built over 2009 to 2014 in Wrexham County Borough. The new Local Development Plan 2013-28 proposes a much higher rate, of at least 670 dwellings per annum.

This growth could be directed to the key villages of Chirk, Cefn Mawr, Rhos, Coedpoeth, Gwersyllt and Gresford/Marford, according to the

middle option of the three options under discussion.

Alternatively, growth could be spread more widely, to include villages such as Overton, Penley, Holt, Rossett, Holt, Brymbo, Minera, Penycae, Glyn Ceiriog and Ruabon.

The most concentrated option would put most of the growth in Wrexham, condemning villages to continued decline, says Mrs Howie.

She added: "We urge people to speak up for the future of their villages."

Wrexham Council is inviting comments until April 10. To submit feedback, write to Head of Development, Wrexham Council, Lord Street, Wrexham, LL11 1LG, call 01978 298994 or email planning@wrexham.gov.uk.

Saturday, March 21, 2015 **13**

Wrexham Leader