

Filbert House
Horseman's Green
Nr Whitcurch
SY13 3DY

4 July 2014

Mr Lawrence Isted
Head of Community Wellbeing and Development
Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Your Ref P/2014/0421

Dear Mr Isted

P/2014/0421 Outline planning application for residential development (two dwellings), land south of Boundary House, Horseman's Green, Wrexham

I am writing in response to your letter dated 17 June 2014, asking for comments on the above application. I object to the proposed planning application and make the following comments. These are numbered in line with the application and are a direct response to the content of each numbered point.

Comments on the document: 'Outline Planning Application for Two Dwellings: Planning/Design and Access Statement'

page 3 point 8, states the Council is currently preparing its Local Development Plan and therefore it would seem reasonable that no decisions regarding land supply should be taken until this has been prepared and agreed.

Page 4 point 13, I would not consider the area to be 'built up' as described in this section which could be a misleading phrase to use in describing the local area.

Page 4 point 14, I would suggest that the proposed development would detract from the local character and landscape setting.

Page 4 point 15, the hamlet is fairly compact with the junction at Boundary House acting as a metaphorical full-stop. The proposed site is part of open country side and separated from the hamlet by other fields. Further building in a linear fashion as proposed in this application would not result in enhancing the community as the properties would be outside the confines of the village boundary which at present is well contained, has a nucleus and functions as a

community despite the tone of this application. The proposed dwellings, when erected, will be visible to properties located to the side and back of the proposed dwellings.

Page 4 point 16, the proposal is outside the defined settlement boundary.

Page 4 points 18, 19, 20, the local area has housing for a range of incomes and families. Horseman's Green is socially sustainable.

Page 4 points 21 and 22. Young families are living within Horseman's Green.

Page 7, 2.3: the application states 'the site fronts on to the main road through the village', however, this road cannot be described as a main road; two-way traffic passing can be problematic especially with a number of farm vehicles working the land.

2.4 Horseman's Green as a hamlet is not a significant rural settlement as others in the surrounding area.

2.7 The photograph in section 2.7 is not of the proposed site. The proposed site is the field with the tractor and oak tree shown on the middle right of the photograph.

Page 11, 2.4 The Council refused permission (correspondence dated 15 May 2013, code no HAN P/2013/0219) to a request by the applicant, Mr R E Forrester, to erect a Stable, store and Personal facilities area, stating that the "scale of the proposed development would have a significant visually detrimental impact on the appearance of the site". An appeal by the applicant was dismissed (correspondence 07/10/13 Appeal reference APP/H6955/A/13/2200637. In 2012, correspondence from the Planning Inspectorate outlining the outcome from Welsh Ministers following an appeal by the applicant regarding the erection of a stable block, store, kitchen, toilet block was dismissed. (Application reference P/2012/0380; Appeal reference number APP/H6955/A/12/2184288). The correspondence identified the main issues as "the effect of the development on the character of the site and on the visual amenity and nature conservation interest of the area."

Page 12, 3.2 Concern is raised that the shared access to the garages will incorporate the route of the existing footpath', which could be dangerous to the local community who frequently use this footpath such as local walkers, dog walkers or children. The existing proposal is outside the defined settlement boundary.

Page 13, 3.6 The proposed dwellings will be visible to more than Boundary House and The Barn as evidenced by other photographs in the application pack.

Page 15, 3.17 The site has been flooded in recent wet seasons and water can be seen lying on the surface in the photographs provided. A number of properties in Horseman's Green have suffered from flooding into gardens and into actual dwellings.

Page 15, 3.19 The proposal does not alleviate the availability of mortgages.

Page 17, 4.4, Horseman's Green is not accessible by public transport.

Page 21, 6.3 The site proposed is a Greenfield site and there are concerns regarding access, availability of local transport, services/amenities.

Page 22, 6.5 This application does 'create an adverse precedent for other development which would be harmful to the character of the village'

Page 22, 6.6 Horseman's Green does not have a meeting room but a Scout Hut.

Page 24, 6.8 Horseman's Green already has a mixture of housing stock to cover a range of incomes.

Page 24, 6.9 Horseman's Green already has a mixture of housing stock to cover a range of incomes and properties have become available for purchase over the past years. Young families live in Horseman's Green and I see no reason why that should not continue given the housing stock.

Page 24, 6.10 to 6.12 A number of rather emotive statements making assumptions

Page 26, i) Horseman's Green has suffered with standing water with a number of properties flooded, both gardens and properties. The fields and ditches surrounding Horseman's Green have been flooded and suffered as a result.

Comments relating to 'Outline Planning Application for Two Dwellings: Additional Information' document:

The applicant explains in the 'Additional Information' document, section 'Movement to, from and within the development' (second page), that the submitted D&A explains the sustainable transport options available in the hamlet but this is not the case with transport being accessible from Hanmer and Penley.

The formal application form indicates that the local community have been consulted. I have not been consulted and am not aware of any consultation process. The formal notice has not been placed in a prominent position as others have been in the past such as at head height on the telegraph post.

General comment: The application is well presented with colour photographs and lengthy narrative; however, this should not distract attention from the key issues regarding the impact on the local environment.

To reiterate, the local community of Horseman's Green is not densely populated. The proposed development is outside the village boundary.

There is a concern that the proposed two buildings will have a negative impact on the surrounding area and give a linear appearance to the hamlet. The buildings will be visible to the neighbouring properties as they are two storey in design – it was noted that a former rejected proposed stable on this site would detract from the area and be visible to other property in the area. Two three-bedroom houses with detached garages will be visible.

Horseman's Green is not on a public transport route and access to local bus services is from Hanmer and Penley.

Access and drainage are a concern to the local community and even though specific details of how this is to be managed are not fully available in this outline planning application, the impact on the local area is obviously of concern.

As previous applications for building on this site have been rejected in the past, it is clear that there is concern over the impact of this proposal and that all proposals need to be sensitive to the local area and to preserve the green belt. There is a national need to build affordable housing but this should be with access to public transport and to areas of employment. These should be considered as important factors in deciding where to build new housing that is relevant and meets the needs of the community. This application appears to support a desire to build rather than taking into consideration the impact this would have on the local countryside. I do not believe that the proposal, evidence and justification within this application warrant building outside the current boundary.

I have attached a copy of an article from the Daily Telegraph, dated 13 June 2014, by Eric Pickles, the Communities Secretary, who commented that brown field sites in and around towns should be the focus of new housing development to maintain and preserve the countryside. The proposed development will be beyond the boundary limits of Horseman's Green.

Yours sincerely

Mr Keith Jones