

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/14/2226862**

Address of site Land South of Boundary House
Horseman's Green
Wrexham, SY13 3DY

Postcode

Grid Reference: Easting

344520

Northing

341138

SENDER DETAILS

Name Mr Marcus Lokier

Acting On Behalf Of N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

With reference to the above planning application for a residential development we have to formally state our concerns of the proposal for the following reasons:-

Existing Planning

The original, and already approved, plans for a simple stable block are in line with the local area and are reasonable for the type of plot of land which is planned for development. This has been in place for a number of years although never started as the belief is that the owner always wanted to develop the beautiful footpath and field into residential.

Numerous Amendment Applications

There have been numerous amendments applied for from commercial activities to expansion of the original approved. All have failed as not in line with the village and the resident's wishes.

Risk of Future Development

YOUR COMMENTS ON THE CASE (Continued)

This planning, if approved, is against the wishes of the locals and would no doubt be subject for future development of the exiting plot of land behind the two proposed houses.

Public Footpath

There are concerns over the impact on the public footpath which runs through the proposed plot which is frequently used on a daily basis by the local community. It's also a great point for fellow villagers to meet.

Village Boundary and Structure

The village boundary ends at Boundary House and therefore further developments outside the longstanding village boundary will be in conflict with the village structure and local community.

Land Drainage

The village does suffer with land drainage run-off and is often very wet which will only worsen when more agricultural land is covered by additional residential developments.

Sewage System

The village is not part of the mains sewage system so interested to understand where the sewage system will be located - also the negative impact this might have on the local community and surrounding area.

Utilities

The electricity supply to the village is currently not great and the locals often see a "diming" when demand for electricity increases - again this will be negatively impacted by additional demands from such a proposal.

Road Access and Safety

The village, and proposed site, is only accessed by single lane local roads which is already not deemed very safe so any increase in the current level will only increase the risk of injury. This will be extremely dangerous during the construction phase and thereafter with extra residential properties. The village has a healthy population of young children whom are frequently on the bicycles and elderly walking which again is a great concern by this increased risk.

Noise Pollution

Similar to the above the extra traffic this will increase the noise levels on the local roads and negatively impacts a peaceful community. Not to mention the noise of construction negatively impacting the local residents.

Local Habitat and Wildlife

The existing field and hedge row are in keeping with the local community and are home to a number of interesting wildlife. Some of these trees and hedgerows are mature and would be great loss to the local environment. The local area is extremely beautiful and enjoyed by the whole village, and must be protected from un-necessary development.

Beautiful South Facing Views of Existing Residents

This proposal is to the south of the village and numerous properties enjoy south facing gardens that will be negatively impacted by such a development. These views are the main reason many residents purchased their properties which should not be compromised.

Wishes of the Residents and Local Community

This is one of numerous un-successful planning applications for this plot. The previous applications have been rejected as the local community together strongly objects, and does not want any further extension to the current format - Horseman's Green is a beautiful village and the local residents want to maintain this standard. The proposer does not live in the village so will not be impacted by any amendments.

Village Amenities

The current village amenities do not support any further development of the village.

It is based on these points noted above that we want to state for the records that we object to the proposed development. We are always keen for local villagers to add value to their property and lifestyle but not to the detriment of the local community which we feel this will

YOUR COMMENTS ON THE CASE (Continued)

have .