

3, Sesswick Halt Cottages,
Holt Road,
Cross Lanes,
Wrexham
LL13 0UD
15th June 2021

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

wales@planninginspectorate.gov.uk

Dear Inspector,

Re: Planning Reference P/2020/0363. Commercial glasshouse with packing facility and office space, energy centre and associated infrastructure, carbon dioxide recovery plant, reservoirs, car parking and landscaping.
Land west of Sesswick Way, Marchwiell, Wrexham LL13 0TF

I write this as a community councillor and resident to convey my sentiments as well as the many comments I hear from people in the community. It has not gone unnoticed how in recent years the views of local people in response to proposed planning applications appear to carry no weight whatsoever. This was not always the case in the past.

There have been many incidences in more recent times when having followed the recommendations of the UDP and Planning policies, decisions supported by the planning authority and local community councils have been overturned when taken to appeal. It has become common place these days for applications to automatically go to appeal when refused at local level, to the point that local authorities, councillors and residents are adopting the view that there is hardly any point refusing an application, because it will more than likely go to appeal to be overturned by one person who has far less knowledge of the area and it will involve considerable cost to the council.

At community council level the general feeling is that our views are of little significance and we question the purpose of our existence.

The purpose of the community council and the county council is to provide local knowledge and advice providing a better understanding of the possible effect and consequences of new planning applications, which we have to live with into the future when things go wrong and they often go wrong. Some of our residents are even now living with foretold consequences relating to historical applications which have been passed on appeal against the advice of local councils.

It seems to me that politics plays a greater part in the making of these decisions, rather than the wisdom of local knowledge and advice, and is dominated by those who have the power to override decisions to suit their purposes.

This brings me to the current planning application above. This was refused by Wrexham council and by neighbouring local community councils and for the most part by residents who live in the neighbourhood, at least from those who did not stand to benefit from this development. The local county and community councils opposed the application from the o

Initially it received objections from Natural Resources Wales, and the Department for Environment and Rural Affairs stated....

The proposal has failed to apply the sequential test and justify the loss of Best and Most Value (BMV) agricultural land in accordance with the procedure required by PPW 3.54 & 3.55. Consequently the Dept. for Environ. and Rural Affairs of Welsh Government wishes to express its OBJECTION to this planning application.

How can these views suddenly be reversed, without a presumption that pressure was brought to bear and from which source?

What could possibly have happened to cause this dramatic change in opinion?

The site is still Best and Most valued farmland, it still lies sandwiched between the flood risk zones of The Clywedog and Bedwell Brook. The site is still underlain by a clay substrate with a high water table level and prone to water logging and flooding during the winter and spring seasons, with roads being cut off, causing huge problems for residents and businesses alike.

What has changed?

Today's Welsh news headlines, Wales must prepare for a 'Hotter, Wetter, Future' (See attachment news article dated 16.06.2021).

Such a development as this is likely to create an obstruction to the natural hydrological processes, causing a chain reaction affecting other areas peripheral to the site, both upstream and downstream of the Clywedog, along with the brooks and ditches which drain the surrounding fields. As the water table rises the Clywedog is the only outlet and when the |Dee is in full flood there is nowhere else for the water to go. You only have to look at the photos of the river Dee in the area around Bangor on Dee in past winters to see the chaos on the roads and there about. **See photos in attachments.**

The A525 and Cefn Road are regularly cut off to traffic in the winter and spring seasons due to high flood levels, which not only disrupts the lives of local residents but also businesses on the Wrexham Industrial Estate.

The data on flooding in the area, supplied by Low Carbon Farming 2 Ltd, does not relate to recent times, in particular the previous three to four years, which has mirrored the floods seen in many areas across the country due to global warming. This problem is not likely to go away, but likely to become a more regular event in future years, which brings in the question of sustainability of this development in future years and not just the present time.

There has been a well established extensive Marshland area flanking Five Fords Sewage works forever, which is there because of the very nature of this waterlogged zone.

The low lying nature of the proposed site in question lends itself to wet and marshy conditions and no amount of water management can change that. Nature will have its way whatever measures are taken.

There are many other reasons why this site is unsuitable for such a development, which I am aware have been recorded previously and therefore I will not repeat.

I am hoping that on this occasion common sense will prevail in spite of any pressures brought to bear from dominating powers. You, as the inspector in charge, will have the final say, and I wait with bated breath in the hope that you will make the right decision, which is to abandon the scheme at this unsuitable location, for a site which is more fit for purpose without the destruction of Best and Most valued farmland.

Yours sincerely,

S Heather Rowland (Mrs)







