
From: Alun Williams [REDACTED]
Sent: 14 September 2019 19:08
To: CDLL-LDP
Subject: Local Development plan 2018-2023-OBJECTION

We would like to object to the proposed Local Development Plan for the proposal of 450 dwellings listed on the LDV for Old Colwyn.plans

Our objections are

- That it would have a detrimental effect on the environment and wildlife of the area-With an increasing awareness within Governments across the world over the importance of protecting the environment, Conwy Council propose to destroy green spaces. The use of green spaces and managing sites to improve wildlife can be seen at Raynes Quarry where good management of the site has shown 132 species of wildlife (flora and fauna) on site. This planned development will destroy wildlife including badger setts and other wildlife.

The building of 450 homes will add considerably to traffic and road congestion. As the houses will be new build, I am confident that most of the houses will use 1 car. An Assembly document showed that in 2008, 28.7 of households in Conwy owned or used 2 or more vehicles, slightly higher than the average for Wales. I am confident that this figure will have grown since 2008. I estimate that vehicle usage for this site would at a conservative estimate be at least 600+. This is too much for the infrastructure that is in place especially on Coed Coch Road, Llanelian Road, Peulwys and LLysfaen villages. The roads are not suitable for this increase in traffic and the pollution caused would be detrimental to the health and wellbeing of current residents.

According to what I was informed at the public meeting last week the building of this development will also change the settlement boundary. This would open up land for further development across Old Colwyn and the Old Colwyn Golf club which will have further impact on the village.

I have already mentioned the adverse effect to the transport infrastructure. Added to this would be the increased pressure on our GP, dental, hospital and school services which are already at full stretch. Our Councillor has already expressed concerns over the lack of GP's in the area. It is already difficult to obtain Non serious appointments at the Cadwgan surgery. The last time I tried I was advised it would be in two weeks time. An additional 450 families in the area would make getting appointments almost impossible.

There may be issues on the impact on drainage-water already flows off the golf course onto the road from this land so any blocking of the natural flow may well have a detrimental effect on other properties

I also believe that priority should be given to empty housing stock in the Colwyn Bay area which I believe is quite high. If resources were diverted into converting these into habitable dwellings, especially decent housing for low income families, only then could we see what further housing stock would be required. The houses proposed would be out of the price range of those in most need in this area.

The fear that if this is passed further proposals would be made which would be difficult to reject and which would completely transform the area into an urbanised area, completely changing the character of the district, which with the lack of facilities would create further social problems in future.

ALUN & PAULINE WILLIAMS
152 Coed Coch Road
LL29 9UN