

Kerry Anne Wain

From: [REDACTED]
Sent: 20 September 2019 21:57
To: CDLL-LDP
Subject: Site no 7 land adjacent to Eryl Aran Bryn y Bia Road craigside - consultation comments

Dear Sir

We are writing to object to the inclusion of this piece of land into the local development plan.

key reasons for our objection are:

1. Our main objection is that the land is reserved for agricultural land under the article 4 act and this prohibits residential construction and makes its pointless to include in the local development plan.
2. This is an area of significant wildlife and this should be protected. Indeed it is an area of Special Scientific Interest. There is a badger set in this area and also a den of foxes. There are also numerous bats.
3. The addition of 20 houses would cause a significant safety risk due to volume of traffic on the brow of the hill.
4. The drainage on the land is very poor indeed. Building 20 houses could have a knock on affect on the existing houses further down the hill resulting in serious flooding to existing properties. No new drainage system would be able to cope.
5. The valley is enclosed and the additional noise would echo around the valley causing significant impact on the local community.
6. Bryn y Bia Road is part of the North Wales cycle path - additional traffic would be hazardous for cyclists.
7. The additional houses would detract from the beautiful view of Llandudno from the top of the road damaging tourists first impression of Llandudno.
8. There appears to have been little consideration for the preservation of green sites in this beautiful part of North Wales.

Our understanding is that the relevant assessments have yet to be completed on this small site and we believe inclusion of this piece of land in the LDP without the assessments being undertaken in a timely way before the consultation is breach of the statutory duty.

We strongly object to this proposal.

Yours sincerely

Dr and Mrs Murphy

Bryn Eithin Bryn y Bia Road Llandudno LL30 3AY. [REDACTED]

20/9/19