

Henllys,
Fron Crescent,
Llanfairfechan
Conwy
LL33 0SF

19/09/2019

Dear Sir/Madam

Re The Replacement Local Development Plan. Re new houses and School in Llanfairfechan.

Summary

As I understand it I understand there is a plan growth for 400 houses and a school in Llanfairfechan. Our primary concerns with this development are the sheer size of it which will increase the population of the village by a third, the location which will have a massive impact on the appearance of the village and the impact on the local culture.

A more detailed explanation of the summary

This proposal will impact hugely on the population of the village – increasing it by nearly a third which seems grossly out of proportion. In recent years we have had developments in Cae America and Maes Dolfor - Llanfiarfechan has contributed to housing development. These developments impacted but were smaller in nature – of approximately 150 houses. We cannot understand the rationale for such a large development in a single village. Surely the developments could be distributed across the Conwy county more equitably.

Increasing the population by a third will place huge demands on the local services and infrastructure (Health and Social Care) which are struggling at the moment. This demand will lead to greater health and social care issues. This needs to be taken account of in any planning process.

The development will also impact on the local Welsh culture. Llanfairfechan has a Welsh cultural heritage and a large developments like this is likely to be diluted given Llanfairfechan's access to the A55 where folk can commute and the fact that there is very little local employment. Therefore local people are unlikely to be able to afford these houses.

Previous developments were also sited in areas that had less obvious impact on the village . The current location will change the appearance of the village as you enter and leave and will be built on one of the most beautiful parts of the area -unfortunately – just outside the national park which has made us quite vulnerable. The buildings are also likely to be out of character with the local stone built buildings. Conwy council should as part of its remit be looking to maintain the aesthetic beauty and its cultural heritage.

Why not make better use of existing empty buildings and areas that can be developed within the village such as empty plots and empty buildings in the upper village. These could be sensitively redeveloped to provide some housing within local resources.

We really think that this whole proposal needs a rethink and downsizing so that it does not destroy the nature of Llanfairfechan. There are alternatives and it strikes us that this has been planned as an easy option where more careful and sensitive planning across the Conwy county could meet the housing need with the severe impact a development like this will have.

Yours sincerely,

Jason and Lorraine devereux