

Kerry Anne Wain

From: James Harland
 Sent: 19 September 2019 09:12
 To: Kerry Anne Wain
 Subject: FW: OBJECTION TO REPLACEMENT DEVELOPMENT PLAN (PEULWYS LANE.)

From: Mark Sillitoe [REDACTED]
 Sent: 19 September 2019 00:02
 To: James Harland <James.Harland@conwy.gov.uk>
 Cc: Cllr Cheryl Carlisle <cllr.cheryl.carlisle@conwy.gov.uk>
 Subject: OBJECTION TO REPLACEMENT DEVELOPMENT PLAN (PEULWYS LANE.)

FOR THE URGENT ATTENTION OF HEAD OF SERVICE OF PLANNING POLICY. OBJECTION TO REPLACEMENT DEVELOPMENT PLAN.

Dear Mr Harland

Firstly I would like to raise issue with your online facility to raise an objection to the Replacement Development Plan. Limiting objections to a mere 100 words is no where sufficient to allow proper arguments against such development to be aired.

I am not against planning or development per say as it would be hypocritical for me to do so as I speak from a point of expertise both having Town and Country planning qualifications and from years in Planning Compliance and Enforcement in several local Authorities.

My objections to the Replacement Development Plan are based on hard facts that have not been properly considered in this proposal. If development needs to take place it should firstly consider wether its location is suitable for the existing local community. It should not put the need for increased numbers and developers low cost option of building on farm land before the needs of the community. Consideration for housing should be firstly given to infill and brownfield sites along with empty housing stock before new greenfield development. I detail these objections as follows;

1. Loss of Public Open Space Amenity. In that the Old Colwyn promontary when viewed from Colwyn Bay and the surrounding area will be substantially altered to the detriment of the overall public amenity. The clear division between existing development and open green space will be lost and result in increased urban sprawl. This will substantially alter the landscape of the area to the detriment of Public Amenity.

2. The existing road network of narrow unclassified road roads will not cope with the Proposed Peulwys Lane development together with the approved social housing development in Llysfaen and approved Quarry Development off Craig Road. There will be a huge increase in vehicular traffic both household and service. It would be very naive to believe that the Proposed new road through the development will be the only route used.

People will use both Peulwys Lane and Peulwys Road particularly to access Aldi , Old Colwyn shops , doctors surgery etc. Service traffic will take the shortest route. Peulwys Lane is a very narrow unclassified road with many blind hazardous bends is already a 'rat run ' for those seeking to avoid traffic conjection in Old Colwyn.

Vehicles frequently travel at too fast a speed for such a road and HGVs try to find a short cut following Sat Nav directions to llysfaen .This is magnified when there is traffic conjection issues on the A55 , an ever increasing common occurrence.

In addition Peulwys Road an uadopted road will also be subject to increased traffic with a very poor potholed road surface.

The closure by way of a Traffic Order of Peulwys Lane at its junction with Craig Road should of be considered as part of the Proposed Development Plan as this is the only viable option to address these issues. Traffic from the development would be forced the new development roads instead of the existing poor road network that services existing residents.

3. Marine Round about and llanellian Road There already is increased vehicular traffic from the new development off Dolwen Road.

How ever with this proposal traffic with be greatly magnified. An already very busy and narrow road particularly near the school. No off road parking for residents causes issues together with parents parking vehicles on pavements and in prohibited areas. The development will further increase these problems with increased child places at the school.

The road already is a hazardous location as it is monitored by mobile speed camera vans and despite a new 20 mph limit motorist still choose to travel far too fast .

Marine Round about is already under pressure as a road junction and is hazardous at the best of times, with increased traffic it will worsen. It is an vital important road junction as it connects both Old Colwyn, Colwyn Bay and the A55 and serves both the North Wales Police HQ , Fire and Ambulance Stations . No proposal has been put forward to address these issues as part of the new plan.

4. Sewerage. The existing sewerage network in this area is not suitable for such a development the developer will link in to the existing sewer network that will not be able to cope with demand placed on it.

5. Doctors Surgery. The existing doctors surgery has difficulties in attracting placement of qualified staff as do many surgeries in North Wales. The surgery is already up to maximum patient capacity with the closure of the other surgery in the locality some time ago. Building a satellite surgery is all well an good.....but the reality is who going to man it ????

I Urge you to consider this proposed new plan carefully and reject it on the grounds I have put forward .

Kind Regards

Mark Sillitoe

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