

CONWY C.B.C

16 SEP 2019

FINANCE DEPT.

6481.28136



Local Development Plan 2018 – 2033

Preferred Strategy: **Contact Details and Summary**

Comments

	Personal Details	Agent Details (If Applicable)
Name:	CHRIS O'DONNELL JOHN O'DONNELL	
Organisation (If Applicable):		
Address:	18 Ffordd Triban Colwyn Bay	
Postcode:	LL28 5YY	
Telephone No:		
Email:		

Do you wish to be kept informed regarding future stages of the Plan's preparation?	YES
Preferred means of contact	e-mail
Do you wish to correspond in English or Welsh?	English.

Please provide a summary of your comments below (maximum of 100 words). It is important that a summary version is provided in order to register your comments.

Summary Comment (maximum 100 words):

FORMAL OBJECTION TO CANDIDATE SITE 5, 12-09-19
LAND AT PEN Y WAEN FARM, OLD HIGHWAY, LL28 5UY
REQUEST THAT SITE 5 IS REMOVED FROM CONWY R DLP
AND DOES NOT PROCEED FURTHER.



Local Development Plan 2018 – 2033 Preferred Strategy: Vision and Objectives

The Preferred Strategy is formed on evidence base gathering and an understanding of the issues impacting on Conwy. These have informed a new Vision and 15 Objectives.

Do you have any comments to make on proposed Vision and Objectives?
Please comment below:



Local Development Plan 2018 – 2033

Preferred Strategy: **Proposed Level of Growth**

The Preferred Strategy will make provision for a level of growth comprising of 12 – 14 ha of employment land to accommodate a forecasted 1,800 new jobs. This will be supported by land for 5,150 new homes.

Do you have any comments to make on proposed levels of growth?
Please comment below:



Local Development Plan 2018 – 2033

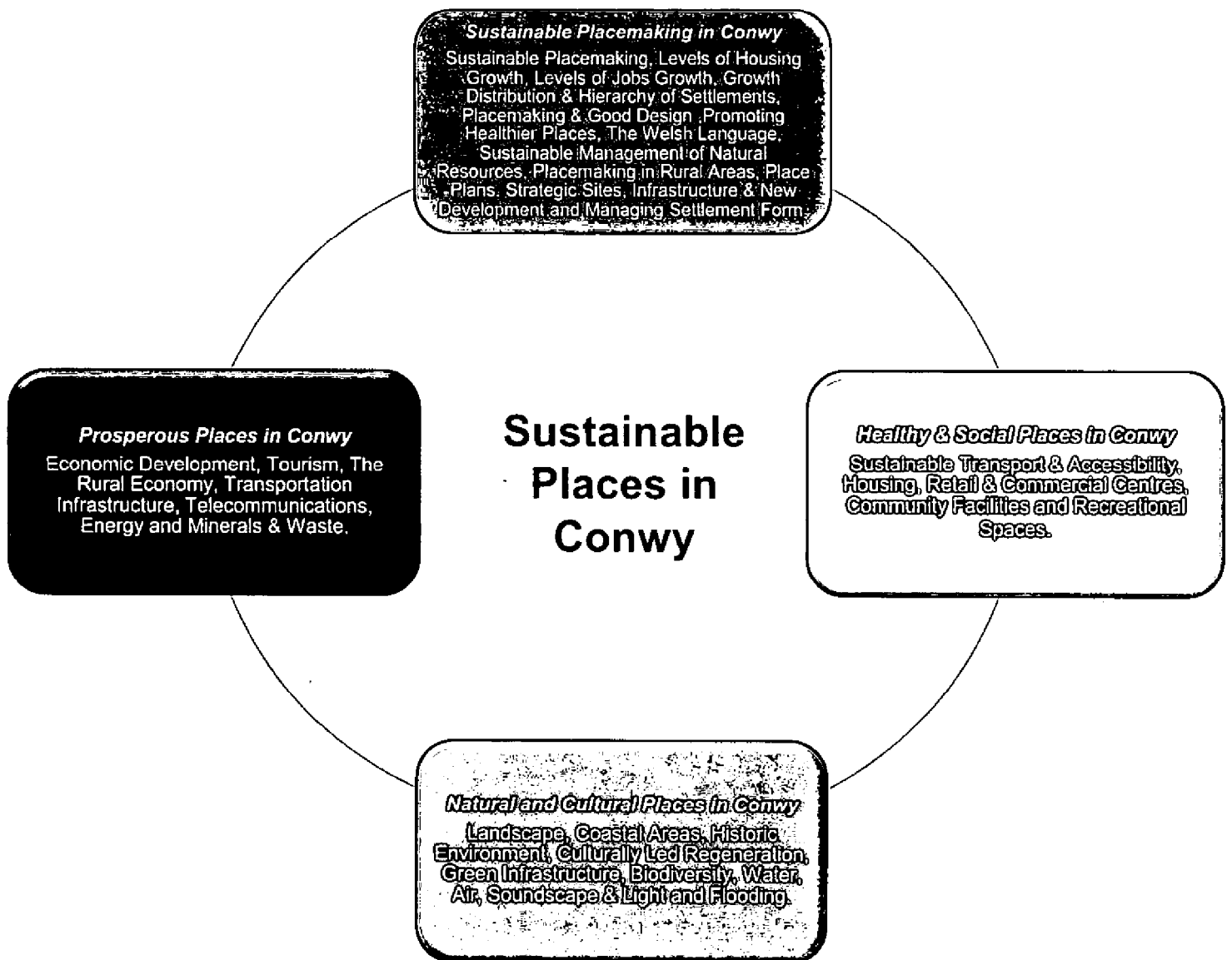
Preferred Strategy: **Proposed Spatial Strategy**

The Preferred Strategy will focus development in the more sustainable and serviced Urban Settlements and Tier 1 Villages within the Coastal Development Strategy Area (CDSA) and Key Service Centres within the Rural Development Strategy Area (RDSA). More limited local growth and diversification will be promoted in other lesser service settlements. The Preferred Strategy also proposes a new Eastern Regeneration and Improvement Area (EIRA) to recognise the high level of constraints (e.g. flooding) within the east of the County Borough.

Do you have any comments to make on the proposed spatial strategy? Please comment below:

Local Development Plan 2018 – 2033
Preferred Strategy: **Strategic Policies**

The primary aim of the Preferred Strategy is to contribute to Sustainable Places in Conwy. This is supported by four overarching sections and draft Strategic Policies as detailed below in the diagram





Do you have any comments to make on the proposed Strategic Policies? Please comment below:

Are there any other policies that should be included? Please comment below:

Preferred Strategy: Sustainability Appraisal (SA) and Habitats

Regulations Appraisal (HRA)

Do you have any comments to make on the Sustainability Appraisal (SA)? Please note that summary versions are provided on the Council's website. Please comment below:

Do you have any comments to make on the Habitats Regulations Appraisal (HRA)? Please comment below:

Local Development Plan 2018 – 2033
Preferred Strategy: **Candidate Sites Register**

If you wish to comment on any of the proposed Candidate Sites please do so below.
All comments should include the reference number of the particular site they refer to.

A FORMAL OBJECTION TO ~~SITE S~~ IS ATTACHED
COMPRISING

1. ACCESS
2. SERVICES
3. ENVIRONMENT
4. PROTECTION OF COUNTRYSIDE.
5. SUMMARY

SUBMITTED 12.09.19

Local Development Plan 2018 – 2033
Preferred Strategy: **Any Other Comments**

Are there any other comments that you would like to make on the Preferred Strategy? Please comment below:

**Local Development Plan 2018 – 2033
Preferred Strategy**

Thank you for your comments on the Preferred Strategy

If you have any further questions or require any assistance, please do hesitate to contact the Strategic Planning Policy Service on: 01492 575461 or email: cdll-ldp@conwy.gov.uk

See the Council's website for information on where to view the Preferred Strategy and for a list of drop-in sessions being held throughout the County Borough.

Comments must be received by 5pm on **20/09/2019**

Comments made after this time may not be considered.



Local Development Plan 2018 – 2033

Preferred Strategy: **Consultation Form**

Comments are encouraged via the Council's website www.conwy.gov.uk/spps/consultations using the on-line form available. Using the online form ensures that your comments are registered and you receive updates.

Conwy County Borough Council would like to hear your views on the Replacement Local Development Plan (RLDP) 2018 – 2033 Preferred Strategy. The Preferred Strategy is supported by 12 Topic Papers and 47 Background Papers. We are consulting on this document from **29/07/2019** to **20/09/2019**. All consultation documents are available on the Council's website, and copies are available for inspection during normal opening hours at Conwy's Council offices and libraries.

Once completed, please return your comments form to:

Strategic Planning Policy Service
Conwy County Borough Council
PO Box 1, Conwy, LL30 9GN
Email: cdll-ldp@conwy.gov.uk
Website: www.conwy.gov.uk/rldp

Please contact the Strategic Planning Policy Service if you require further information and advice by emailing cdll.ldp@conwy.gov.uk or contact us by phone on: 01492 575461

All comments received will be made publicly available and reported to Cabinet and Council as part of the report back on the consultation. Please continue on separate paper for each question if required.

Your contact details will not be released to any third parties and will only be used for the purposes of Conwy's Local Development Plan process. Please note that your name, comments, and your town/city will be made publicly available. In order to comply with data protection legislation, address details and email addresses will not be released.

Petitions are sometimes used by groups to offer their opinions on an issue. The petition should clearly state on each page the purpose of the petition, and should have a contact name/ address/ e-mail. Correspondence would be directed to this contact; individual acknowledgements will not be sent to all signatories of the petition.

FORMAL OBJECTION TO CANDIDATE SITE REFERENCE 5
LAND AT PEN Y WAEN FARM, OLD HIGHWAY, COLWYN BAY LL28 5UY.
CONWY REPLACEMENT LOCAL DEVELOPMENT PLAN 2018 -2033

WE FORMALLY OBJECT TO THE INCLUSION OF THIS LAND FOR DEVELOPMENT IN THE RLDP 2018-2033 .

WE OBJECT TO ANY DEVELOPMENT ON THE FOLLOWING GROUNDS:

1. ACCESS.

1.1. Ffordd TRIBAN is completely unsuitable for additional traffic. It averages only 16' wide ((4.90m) and is in part only 15'8" (4.78m) wide . The minimum width for residential roads is now 18' (5.5m). With multiple car ownership per dwelling, it is already frequently difficult to drive between parked cars, even though they are parked partly on the pavement.

The pavements are narrow , and with cars parked on them, people have to walk in the road around them. So there is nowhere safe for children and pedestrians to walk.

Any additional traffic would only make this even more dangerous.

Ffordd Triban can only be accessed from Cherry Tree Lane.

1.2 CHERRY TREE LANE has very steep and awkward access at the zoo end. It is sandwiched between two very sharp and narrow bends on the Old Highway. There is a mirror up but visibility is still very poor in both directions. In snow and ice it is often impassible on this steep part , and cars seen abandoned on the hill. The top end of Cherry Tree Lane has an immediate sharp blind bend off Llanrwst Road. It slopes enough to be frequently impassible in snow and ice. Zoo traffic and queuing across the bottom of Cherry Tree Lane sometimes creates a logjam.

1.3. THE OLD HIGHWAY is notorious. It is very narrow with blind bends. There is a particularly nasty bend before the zoo and another by Pen y Binc , where the roadside edge drops off steeply. There are frequent near misses if not collisions there , with headlamp glass to show it. From Mochdre, there is also the blind summit near Ffordd Uchaf towards the zoo.

From Colwyn Bay, there is no footpath from Kings Drive Colwyn Bay up to Cherry Tree Lane. Or on the narrow blind bends, or right up beyond the zoo . It is already difficult for pedestrians to cross to the zoo. There is a short section near Ffordd Uchaf then no further footpath at all until Mochdre.

Cars already back up across the bottom of Cherry Tree Lane for the zoo, and there are logjams because it is too narrow towards Llanrwst Road for most cars to pass each other.

Cyclists are rare, for the above reasons, and cycling cannot be encouraged in this situation.

On Ffordd Triban, It is not just residents' cars to consider, but their friends, families, school drop offs, deliveries, and recycling lorries. Crucially, emergency vehicles such as an ambulance need unhindered transit.

2. SERVICES

2.1. PUBLIC TRANSPORT. It can be seen that neither Ffordd Triban nor Cherry Tree Lane are suitable for public transport. The candidate site does not have any potential for access to public transport. Buses are infrequent in the Colwyn Heights area anyway. Conwy CBC encourages walking and cycling and sustainable transport but walking or cycling to this candidate site would be quite impractical. Especially with all the shopping, potatoes, milk, and perhaps a pram and a toddler and child in tow.

2.2. SCHOOLS. There is only the Pen y Bryn infant and primary school in the area and we understand it is full to capacity.

2.3. GP SERVICES There is no GP surgery near this candidate site or even in Upper Colwyn Bay. It is understood the two relevant GP practices down in Colwyn Bay do not have additional capacity. Indeed Rysseidene does not have sufficient permanent GPs for its patients as it is.

2.4. HEALTH CENTRE. There is no Health Centre near this candidate site or in Upper Colwyn Bay.

2.5. PHARMACY. There is no pharmacy near this candidate site or in Upper Colwyn Bay.

2.6. SUPERMARKET. There is no supermarket.

Because of this lack of services, at least one car, often two or even more where there are adult children living at home, or older relatives, are needed from up here. The candidate site would increase pollution and car dependency when the Council's policy is to reduce both.

3. ENVIRONMENT

3.1 THIS AGRICULTURAL LAND is a non renewable resource.

Grade 3 and above farmland as this must be protected so we can grow our own food, be less reliant on foreign suppliers, and reduce the carbon footprint of imported food.

The Coop has already changed to buying all its meat in the UK, including Welsh Lamb. Cereal crops are also grown on even more exposed land nearby.

Agricultural land like this is precious to our wellbeing and economy. It should be vigilantly protected for us and our children.

3.2. WILDLIFE HABITATS.

"A Conwy where nature supports our wellbeing and wildlife ". RLDP P.3.

This field is also home or a stopover to a wide variety of species including those in serious decline. A sample below:

BIRDS many species including the following

Song thrush - on red list of endangered birds as of serious conservation concern RSPB

Curlew - in drastic decline due to habitat loss such as this field would be. 'The situation is so grave, they could soon vanish from ..N. Ireland and Wales '. Gylfinir Cymru/Curlew Wales met Welsh

Government Minister Hannah Blythyn 14 Dec 18 and received her support. RSPB/Natural Resources Wales.

ANIMALS such as badgers, it's their home and daily habitat for foraging, pathways, latrines. Come into garden virtually every night judging by the latrines. Setts next field.

3.3 POLLUTION

Contrary to RDLDP Objective 12 P6, "to reduce air pollution", allowing such development here would increase it.

The steep hills down to Mochdre Colwyn Bay Llandudno and the A55 increase fuel consumption and therefore emissions.

At a time we are seriously trying to cut CO2 emissions, building on a greenfield site with such inaccessibility for public transport would mean far more cars up and down per day.

Few make the long steep walk from Cherry Tree Lane down to Colwyn Bay, without footpaths on the Old Highway or on Llanrwst Road by the zoo. It is dangerous for children in particular, just too far and steep for many including the elderly or infirm.

It is not practical to carry heavy shopping, push a pram or pushchair or walk toddlers and young children so far .

4. PROTECTION OF COUNTRYSIDE

4.1 SETTLEMENT LINE.

The field is outside Conwy CBC's longstanding Settlement Line for very good reason. As it stated, "the current undeveloped portion of the coastal belt which remains becomes more precious and is a non renewable resource." UDP 3.13.2001. Land inside the current boundary should be fully developed before encroachment on non- renewable agricultural land.

4.2 LINE OF SIGHT.

Objective 12 : "To protect and enhance our natural and cultural heritage assets " RLDP P6. Building development on this field would be directly detrimental to that.

This field is clearly in the line of sight from the World Heritage site of Conwy, Conwy Quay, Conwy Castle and Conwy Mountain. It is clearly seen from Snowdonia National Park, including Tal y Fan, and from the Great Orme as well as from parts of the A55 where our tourists and visitors travel.

It is also highly visible from our much loved and renowned local beauty spot, The View. The White House visible above Mochdre is referred to as acceptable, RLDP BP 29 ,and there are a few white houses visible here, too, but an estate of 117 - or even 20 -more houseswould completely change the character.

SUMMARY

We request that this candidate Site 5 Land at Pen y Waen Farm is removed from the Conwy RDLDP, and does not proceed further.

John and Chris ODonnell

12.09.19