
From: Bryn Kyffin
Sent: 01 October 2019 09:59
To: Kerry Anne Wain
Subject: FW: Replacement LDP

Switch-MessageId: cdb3211ba10a4a1aa050cef0c09a45b0

From: Cllr Geoffrey Corry
Sent: 30 September 2019 16:48
To: James Harland <[REDACTED]>
Cc: Bryn Kyffin <[REDACTED]>; TKBTC Clerk <clerk@tkbtc.co.uk>; Cllr Michael Smith <cllr.michael.smith@conwy.gov.uk>; Cllr Nigel Smith <cllr.nigel.smith@conwy.gov.uk>; Cllr David Johnson <cllr.david.johnson@conwy.gov.uk>
Subject: Replacement LDP

Dear James

LDP considerations.

Should there be a change to the current planning restrictions referenced to flood plain, either by flood defence work or other reasoning then probability may well prove that potential land, other than the noted brownfield locations, within the Kinmel Bay community boundary may well become available as suitable housing sites as prior to the planning restrictions currently in place.

Other Sites that may well offer more scope than the brownfield sites noted, not only offering wider choice but also possibly a more fairer placed competitiveness and in particular possible wider flexibility in the interest of our community as a whole.

By Opinion the LDP should not be restrictive by referencing or offering priority ring fencing to any particular site, however, maintain total flexibility as stated.

I request this to be considered within the LDP scoping
Flooding.

The River Gele has more recently shown level rises which appear to be above the norm , there have been recent flood warnings particularly for the River Gele and the River has overtopped this year, west of St Asaph Avenue.

In general , in relation to global sea rises and Flood defences reviewed there has been more concentration on the Kinmel Bay sea front promenade and the river Clwyd West Bank.

Subject to the River Gele not receiving improved flood defence improvements at any time or planning restrictions as a whole on the flood plain being lifted then in the interest of safety perhaps consideration may well be practical to place a more restrictive planning no build exclusion zone either side of the river Gele for its length.

Local to St Asaph Avenue, Gwellyn Avenue may well demonstrate a practical no build boundary distance. I request this to be considered within the LDP scoping.

Kind regards
Geoff