
From: Bryn Kyffin
Sent: 01 October 2019 10:50
To: Kerry Anne Wain
Subject: FW: Replacement LDP

Switch-MessageId: 838bd9256c104d568bab3e268450089a

From: Cllr Nigel Smith
Sent: 01 October 2019 10:43
To: James Harland <[REDACTED]>
Cc: Bryn Kyffin <[REDACTED]>; TKBTC Clerk <clerk@tkbtc.co.uk>; Cllr Michael Smith <cllr.michael.smith@conwy.gov.uk>; Cllr David Johnson <cllr.david.johnson@conwy.gov.uk>; Cllr Geoffrey Corry <cllr.geoffrey.corry@conwy.gov.uk>
Subject: Re: Replacement LDP

Dear James,

I have to say I have to totally disagree with Councillor Corry regarding the opening up of green field sites here in the east, when in the first instance priority should be given to those brown field sites within the local boundary

Developers will always prefer virgin fields over previous developed sites but as PPW states "Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome."

Kimmel Bay and Towyn has a number of brown field sites which I have no doubt in the future may well be suitable for development which are in close proximity to both the River Gele and the Ffynnon a Dol, but are also close to the infrastructure, utilities and services such developments would need.

These sites must be give priority over green field sites especially those external of the towns boundary, to help with the regeneration and ultimately long term suitability of the Town.

Regards,

Nigel.

From: Cllr Geoffrey Corry <cllr.geoffrey.corry@conwy.gov.uk>
Date: 30 September 2019 at 16:48:29 BST
To: James Harland <[\[REDACTED\]](mailto:[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 Kinnel 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 Kinnel 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

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