

Objection to the proposed Local Development Plan for Conwy

To whom it may concern.

I wish to object to the new LDP and in particular the plans for 450 plus houses in Old Colwyn.

The land that is proposed is outside of the settlement boundary and therefore in open countryside a point that it was rejected on in the last LDP and will mean a loss of public amenity for the area.

The local secondary school is at this time full and has lost 13 staff to redundancies this year with the threat of more. The council have stated that they will have the money to pay for extra staff for extra pupils yet the council is facing a shortfall of 12.1 million in the next financial year. The head teachers had no idea about these plans and what effect they would have on the already oversubscribed schools.

The one doctor's surgery in Old Colwyn is full; residents have to wait weeks to get a routine appointment. The plans suggest that there would be a new surgery on this development however that would mean recruiting a doctor which the health board are having great difficulty in doing already. Again the doctors had no idea of the LDP.

There is a question on the viability of this plan from the point of the developers, we have seen in the recent past the preferred developer saying a planning isn't viable and I fear this would happen again when they say they can't afford to build the required road.

The main issue is the traffic issues, the traffic from the estate would feed on to Peulwys Lane a single track road and then on to Coed Coch Road or Llanellian Road. Coed Coch Road is in effect a single track road due to parking on both sides of the road as most of the houses don't have driveways or anywhere else to park, people struggle all day with this road having to reverse or pull on to the pavement so other cars can move along the road.

The roundabout at the bottom of Llanellian Road is a nightmare in a morning, cars can wait at least five minutes to exit the roundabout, despite what traffic surveys have said in the past. If traffic goes the other way towards Peulwys estate then it will be passing through a housing estate and passed a school and join Aberegele Road where there have already been 13 fatalities.

There is no public transport within easy reach of this proposed development, having more buses on Coed Coch Road will lead to complete grid lock.

Although there is a need for houses in Conwy people cannot afford three and four bedroom houses and these will be advertised by the developer in Cheshire as previously done so by the preferred developer. They should be affordable houses for the local residents of Conwy not Cheshire residents.

This plan is ill thought out and ignores the residents thoughts and concerns as it did 10 years ago.

Yours sincerely
Gail Jones
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Old Colwyn