



Local Development Plan 2018 – 2033

Preferred Strategy: **Contact Details and Summary**

Comments

	Personal Details	Agent Details (If Applicable)
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Do you wish to be kept informed regarding future stages of the Plan's preparation?	✓
Preferred means of contact	email
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):

I object to the proposed development on Aber Rd as it will destroy beautiful countryside and views. The size of the proposed development is too large and will place huge strain on infrastructure and facilities and doesn't appear to be based on evidence of local need. Sufficient new homes could be found by bringing empty properties back into use and developing brownfield sites. Green open spaces should be the last resort.

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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:

Given the estimated population growth and demographic forecasts, I don't understand why 30% of new homes are 4-5 bedroom properties.

People moving into the area are predominantly retired people therefore small households.

Young people don't leave the area due to lack of affordable family-size homes. They leave because there's a lack of well-paid jobs in the area.

I can understand the need for more 1-2 bed properties but such a large percentage of big properties doesn't seem to be supported by the figures.

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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.

Re Sites: 58 / 157 - Aber Rd, Llanfairfechan

I strongly disagree with the proposed development. The location of the development would have a negative impact on the village, destroying the stunning views from Aber Rd across the fields to the Carneddau. These views are part of what make Llanfairfechan a beautiful place to live and visit. We should not be destroying our natural assets.

The Council should ensure that the need for additional homes in the village is first addressed by bringing empty properties in the village of which there are a number - back into use and developing brownfield sites. Destroying greenfield sites should be a last resort.

The proposal for 400 homes on the plot is excessive and out of proportion for the size of the village. The development would see the population increase by 25-40% (depending on occupancy levels of new houses). There is simply not the infrastructure to support this. The doctor's surgery already struggles with current demand and given the difficulties recruiting GPs in N. Wales, this will not be easily remedied. There also appears to be evidence that there's a need for 400 new homes in Llanfairfechan. The LDP contains no job creation opportunities for Llanfairfechan so the development will result in ever more traffic on the A55.

I fully support the need for affordable homes for local people and I understand the Council's obligations to develop the LDP, but development needs to be done sensitively and proportionately in a way that doesn't destroy what makes this area special - our landscapes. I don't think this proposal does this.
