



Local Development Plan 2018 – 2033
 Preferred Strategy: **Contact Details and Summary**
Comments

| | Personal Details | Agent Details (If Applicable) |
|----------------------------------|------------------------------------|----------------------------------|
| Name: | Iolo Kars Jones | |
| Organisation (If Applicable): | | |
| Address: | 1 Mount Pleasant Llanfairfechan | |
| Postcode: | LL33 0UL | |
| Telephone No: | | |
| Email: | | |

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| Do you wish to be kept informed regarding future stages of the Plan's preparation? | Yes |
| Preferred means of contact | Email |
| Do you wish to correspond in English or Welsh? | English or Both |

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):

If Cae Ffynnon in Llanfairfechan is to be developed it should be >250 units to necessitate infrastructure upgrades. However the Stanlaw LPG pipeline should act as a hard border to the site.

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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:

According to UK government guidelines any settlement of less than 5000 residents is classed as rural. I would welcome clarification as to why Llanfairfechan (3700 pop.) is expected to take an urban level of growth.

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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.**

Llanfairfachon Cae Ffynnon (site 842):

If this site is included in the LDP it should comprise of more than 250 units, as the developer would otherwise not be required to ensure the infrastructure is up to standard.

However the old bunker, flooding issues and Stanlaw LPG pipeline easement will make development difficult. In no circumstances should the site be extended south of the pipeline to Gwylt Rd, as this would open a huge swathe of countryside to future development.

Llanfairfachon St Mary's fields (Upper Uan):

Should not be used due to access problems and dangers.
