



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

	Personal Details	Agent Details (If Applicable)
Name:	D. J. FINCH	
Organisation (If Applicable):		
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Telephone No:		
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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

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):

Objection to proposed density of new housing development in Llanfairfechan and stipulations/suggestions related to any new housing developments.



Local Development Plan 2018 – 2033 Preferred Strategy: Vision and Objectives

The Preferred Strategy is formed on evidence base gathering and an understanding of the issues impacting on Conwy. These have informed a new Vision and 15 Objectives.

Do you have any comments to make on proposed Vision and Objectives?
Please comment below:

No Comments.

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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:

WOULD LIKE TO QUESTION

1) AREA OF EMPLOYMENT LAND RELATED TO JOBS.
ie 1 NEW HA OF LAND SUPPORTS 150 JOBS
Is this including infrastructure (roads) and assuming
only single storied building? Very low density of
jobs to land.

2) 5150 homes suggests minimum 10300 people.
But only 1800 new jobs. So what is the
correlation? Are the new homes therefore
holiday homes?



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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:

No COMMENTS

Do you have any comments to make on the proposed Strategic Policies? Please comment below:

THE POLICIES ALL SOUND EXCELLENT. HOWEVER, NO INDICATION IS GIVEN OF LEVELS OF PRIORITY OR ENFORCEMENT: MANY CONTRADICTIONARY ACTIONS SEEM TO OCCUR WITHIN A GUIDELINE OF SUSTAINABILITY/GREEN INFRASTRUCTURE IE MATURE TREES FELL'D FOR ROAD WIDENING/BUILDING & NOT REPLANTED. SIMILARLY ROAD REPAIRS INVOLVING LARGE VEHICLES BEING USED SIMPLY TO HEAD SINGLE LANE TRAFFIC; WHY NOT USE ELECTRIC BICYCLES OR FUEL EFFICIENT HYBRIDS? LARGE BUILD UP OF WAITING VEHICLES AT RECYCLING CENTRES, NO APPARENT USE OF RECLAIMED BUILDING MATERIALS IE CUT/FAÇED STONE IN NEW STRUCTURES. WHY NO DEPOT FOR MATURE TREE BUTTS TO FACILITATE PLANTING RATHER THAN RINGING FOR FIREWOOD?

Are there any other policies that should be included? Please comment below:

NOT AWARE OF ANY POLICY/REQUIREMENT FOR NEW HOUSING OR OTHER BUILDING TO INCLUDE SUSTAINABLE HEATING SOURCES. IE SOLAR OR GROUND SOURCE. CONCENTRATION ONLY ON CURRENT BUILDING REGS REGARDING U-VALUES. SIMILARLY A COMPLETE SEPARATION OF HOUSING AND EMPLOYMENT (OFFICE/WORKSPACE) DEVELOPMENT RATHER THAN CONSIDERATION OF

JOINT/MULTIUSE BUILDING.

IE ACCOMMODATION OVER WORKSPACE: LESS BUILDING LAND, HEATING AND SANITARY APPLIANCES, LESS TRAVEL & HENCE EMISSIONS, 24 HR USE OF BUILDING & SO ON.



Preferred Strategy: Sustainability Appraisal (SA) and Habitats Regulations Appraisal (HRA)

Do you have any comments to make on the Sustainability Appraisal (SA)? Please note that summary versions are provided on the Council's website. Please comment below:

No Comments

Do you have any comments to make on the Habitats Regulations Appraisal (HRA)? Please comment below:

No Comments

Local Development Plan 2018 – 2033 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.

SITE REFERENCE 157 LLANFAIRFECHAN

A PROPOSAL FOR APPROX 400 NEW HOUSES IE
MINIMUM 800 PEOPLE AND CARS IS COMPLETELY OUT
OF PROPORTION TO THE CURRENT POPULATION AND TO THE
OVERALL STRATEGY (5150 NEW HOMES IN ALL OF CONWY).
THE N. BOUND EXIT/ENTRANCE TO A55 ALREADY SUFFERS FROM
CONGESTION AT PEAK TIMES, SURELY 50 NEW HOMES
IS A RELEVANT/ABSORBABLE INCREASE? IF THIS PROPOSAL
GOES AHEAD, THEN THE PEOPLE FINANCIALLY GAINING
SHOULD MAKE THEMSELVES ACCOUNTABLE TO A PUBLIC
MEETING.

WOULD ALSO FURTHER SUGGEST THAT THE NORMAL
GUIDELINE OF 10% SOCIAL HOUSING BE INCREASED
TO 25% AND THAT THE NEW HOMES ONLY BE MARKETED
AS PERMANENT HOUSING IE NOT AVAILABLE AS HOLIDAY
HOMES.