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To whom it may concern,

As an Old Colwyn resident I am **extremely** concerned about the preferred housing development strategy proposed by the Local Authority (**450+ houses** to be built between Llanellian Road and Peulwys Lane)

The proposed development suggests a **population increase of OVER 1300 (~1/5 of the Old Colwyn population)** in a community which is already struggling to meet the needs of its residents.

I feel that the proposed plan will be detrimental to the residents' quality of life for the following reasons.

Traffic and amenities

- Abergele Road, Coed Coch Road and the Marine round about are already congested in the morning. The addition of 450+ houses will exacerbate the traffic issues
- There is very little parking in Old Colwyn. additional houses would make local shops even less accessible to existing residents.
- More houses outside the settlement boundary means more cars and therefore more pollution- the proposed site is too far from the town centre and on a hill (very few people will decide to walk or cycle).

- In addition, the proposed new road running from Peulwys Lane to Highlands Road is very unsafe. Peulwys Lane is a single track road and is one of the oldest lanes in the area. It cannot absorb additional traffic I am also extremely concerned about adding to the volume of traffic going through Peulwys Estate. The road would lead traffic through the estate **where young children are playing and walking home from school** (Ysgol Swn Y Don).
- There have been 13 fatalities registered on Abergele Road over the last 20 years: additional traffic using existing infrastructure would increase safety issues.

Education

- Colwyn Bay State funded schools have faced 4% budget cuts in 2018/19: local schools had to make members of the teaching/support staff **redundant**
- As residents, we were told that money would be allocated to schools so that teachers could be recruited: a one off payment cannot cover the costs of teachers' pensions etc .
- Further budget cuts are predicted for 2019/20. There is no evidence showing that Conwy Local Authority is in a position to welcome additional learners to the area
- The proposed housing development plan would put additional pressure on existing resources such as alternative education centres (Penmaenrhos Education Centre and Penrhos Avenue)

Health

- Cadwgan Surgery is currently struggling to meet the needs of the local community
- They were not consulted by the Local Authority with regards to this proposed development
- Members of the community already struggle making appointments to see a General Practitioner our GPs should have been consulted!
- The quality of care for the local community will suffer
- There are no dentists in Old Colwyn and only one surgery!
- There are GP recruitment issues shortage of doctors in North Wales

Land

- The proposed site is **outside of the settlement boundary**
- It is **open countryside** this is the reason why previous applications were rejected (same location).

Protection of the environment

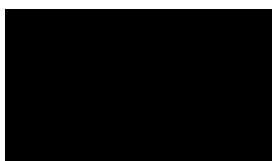
- **Building over 400 houses on open countryside land will have a SIGNIFICANT impact on local wildlife**
- The proposed development boundary is less than a mile away from the Marian Local Nature Reserve.
- Over 116 different species of insects, birds and mammals live within 1.5 km of Peulwys Lane
- Over 410 plant species were identified within 1.5km of Peulwys Lane
- **There are some sensitive species in the area (e.g. badgers...).**

Soundness

- Most residents were not aware of the plans
- The local Head teachers were not made aware of the potential increase in pupil numbers and potential changes to the catchment areas (in a context of financial difficulties).
- The local Health Board was not consulted. Cadwgan Surgery were NOT consulted.

I wish to register my objections to the proposed housing development because of all the reasons listed above.

Regards,



Dr Anna McCormack-Colbert