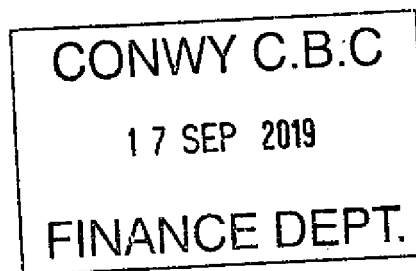


Strategic Planning Department
 Planning Department
 Conwy County Borough Council
 Coed Pella
 Colwyn Bay
 LL29 7AZ



3rd September 2019

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 Llanelian 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 Sw'n 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**.

Learners **WILL SUFFER**: budget cuts imply bigger class sizes and **LESS SUPPORT FOR CHILDREN WITH ADDITIONAL LEARNING NEEDS**.

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.

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 (see map) 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.

Name: Jon Kepr

Address: S Bryn Heli Old Colwyn

Signature: 

Date: 5-9-19

Additional comments:

New development built on site of the Old Hotel 70⁰ luxury apartments still empty. New affordable housing proposed is way out of affordability of local residents. Plus due to our services being stretched to the limit period, new houses which are unaffordable is just going to cause more stress and strain to our local community.