

Kerry Anne Wain

From: James Harland  
 Sent: 11 September 2019 08:36  
 To: Cllr Bob Squire  
 Cc: Kerry Anne Wain  
 Subject: RE: Proposals to build 450 houses in Old Colwyn.

Switch-MessageId: ac887ecdd4534d6399ce03dbd4a38fbb

Thanks for this Bob and for attending the other night.

I will register your comments officially to the consultation. There are matters that you have raised that still to be resolved but I will you informed about these as we go along.

James

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From: Cllr Bob Squire  
 Sent: 10 September 2019 20:35  
 To: James Harland  
 Subject: Proposals to build 450 houses in Old Colwyn.

I would like to STRONGLY OBJECT to the above proposals to build 450 houses in Old Colwyn on virgin greenfield land which is in open countryside outside the settlement boundary and not in the LDP. The sole reason this land has been selected is because there is nowhere else available to build such a large number of homes and not for any sensible Planning reasons or practical considerations.

The land in question is well away from shops, schools, services, GP Practices and all other infrastructure necessary to sustain a potential additional population of some 2000 people.

This will destroy the quality of life for the people of Old Colwyn and will be seriously prejudicial to the soundness of the LDP.

The topography of the land in question is such that it will lead to serious environmental and engineering infrastructure problems which will not support this number of properties particularly in relation to main sewerage, water supply and land drainage.

There are also major concerns regarding the following :-

1. Education.

Bryn Elian school which is the main secondary school in the catchment area for the proposed houses is excessively over capacity and seriously cannot cope with current and ongoing demand, necessitating regular and constant appeals for admissions. The feeder schools in Old Colwyn are equally over subscribed and cannot cope with demand for places.

2. Health.

There is now only one GP Practice left in Old Colwyn when there were previously three, Ithaca the result that some 2500 patients had to be re-allocated mainly to the Cadwgan Practice, who will readily confirm that they are struggling to cope and cannot possibly accommodate any more patients.

Appointments are difficult to obtain and there is much disquiet in Old Colwyn as a result. There is considerable difficulty in attracting GP s to the area generally.

As a consequence the Health Board is ultimately is put under increasing pressure with the result that waiting times for appointments and treatments are increasing, leading to a resultant decline in conditions and delay in remedial action being taken as I myself have personally experienced over recent years.

3. Highways.

The provision of a connecting road from Highlands Road to Peulwys Lane to accommodate traffic from 450 houses will still necessitate the use of Llanelian Rd. or Coed Coch Rd. to access Old Colwyn.

Both these roads are currently extremely dangerous with on street parking, often on both sides.

There are some 25 roads that gain access to Dolwen Rd. and Llanelian Rd. and the latter particularly is used by hundreds of pupils of Bryn Elia to get to school.

There are no crossings on these roads and children are at risk at various points where visibility is obscured or impaired.

Considerable additional traffic will only make these roads worse and will inevitably lead to more accidents and considerable risk to children accessing and leaving school.

Traffic must then use the very busy roundabout at Abergele Rd. / Holyrood Ave. which is accessed from 5 directions and is a major hazard where you take your life in your hands regularly.

Worse still is that Llanelian Rd., Abergele Rd. and Holyrood are crossed by children when it is foreseeable that they could be hit by traffic leaving the roundabout to access these roads. This is a major issue to residents with increasing traffic use, speeding to get across, and lack of visibility especially from Abergele Rd. into Holyrood where pedestrians are obscured when crossing.

It would be madness to permit traffic from a further 450 houses to access a road and roundabout which is getting busier by the day, is narrow in the extreme, is accessed by at least 24 side roads, has no crossings and is a major route to school for hundreds of children.

4.

Welsh Water have previously raised concerns in this area because of the engineering problems which will not support any additional properties particularly in respect of water supply, main sewerage provisions, foul surface water disposal, land drainage, overloading of the Waste Water Treatment Works and concerns about minimal pressure in water mains in that area.

5. Needless to say the construction of 450 houses as well as 250 already agreed will have devastating consequences on the sustainability of local wildlife.

In conclusion these proposals will be "Building for Building Sake" on land in the green belt and outside the settlement boundary.

Welsh Government seem determined to destroy the quality of life in parts of Wales including the destruction of Welsh villages.

Councillor Bob Squire.

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