

From: noreply@jdi-consult.net
Sent: 05 September 2019 16:23
To: CDLL-LDP
Subject: LDP Help Enquiry

LDP Help Enquiry

7, Parc Menai
Llanfairfechan
LL330AY

To whom it may concern,

Re: Building 400 houses on Cae Ffynnon Llanfairfechan

We wish to inform you of our concerns regarding the planned housing development on Cae Fynnon in the hope that these concerns can be given consideration before this development is given the 'go ahead'.

Whilst we appreciate the need for housing; BUT building 400 new houses will have huge implications on Llanfairfechan. There have already been a number of concerns raised on social media, with many residents worried about the tremendous affect this number of houses will have on the already stretched services and limited infrastructure within Llanfairfechan. For example:

- Has the doctor's surgery been consulted about how they will cope with probably around 1,000 new patients registering with them?
- What will be the impact on/for ysbyty Gwynedd, which we know is already overstretched in providing a number of services?
- Are the police services geared to cope with, potentially, extra crimes and traffic difficulties?
- How will the traffic be organised, and streets be equipped to adjust to a potential rise of up to 800 additional cars on the roads. This is not an exaggeration; as nowadays 2 cars per family is the norm.
- We also understand that the existing sewerage system in Llanfairfechan is very old and would require a major overhaul to deal with such a large number of houses.

We agree, there may be a need for housing, but we are also aware that there are already a good number of properties for sale in Llanfairfechan and within the surrounding Conwy area that, perhaps, could be modified to meet the apparent shortfall of houses. Therefore, we would also query the demand for even more properties on sale? In addition, the idea that it will supply more 'affordable' housing is somewhat mythical, when only a small number of each new development is likely to be designated as 'affordable'. We have also heard that the likelihood of houses on this new development going to locals is, by no means, a foregone conclusion. So it is likely that very few, if any, Llanfairfechan residents will benefit. As for the potential increase in jobs, this will only pertain to the time it takes to complete the development, therefore this will only mean a temporary growth in the job market.

Notwithstanding the negative impact on services etc., this development will also impact on the local environment with the loss of yet another piece of green belt. We believe that we all benefit from 'green spaces', be it in terms of being able to enjoy walks, breathe better air, or wonder at the diversity of life that they hold. We sincerely hope that should this development go ahead that the trees surrounding the plot are protected at all costs. Trees are the pillars of any green environment as each tree will support an enormous

biodiversity of insects, birds and animals. Furthermore, the trees and land act as a natural barrier in the reduction of water in the area, therefore protecting surrounding houses and roads from a greater risk of flooding. With the advent of more unpredictable weather flooding is becoming more of a potential problem year on year.

We hope these concerns are taken into account before you arrive at any decisions regarding the development. Your ability to act and influence how this development goes ahead is needed now. We hope you are able to act for the benefit of the local area, the community and the environment.

Thank you for your interest and time in this matter. Your thoughts and actions are much sought after.

Yours faithfully,

Vanessa and Peter Dye

Email: [REDACTED]

Your name: Vanessa DYE

System: Conwy County Borough Council LDF