

20th September 2019

1966.28212

Strategic Planning and Communities Manager
PO Box 1
Coed Pella
Conway Road
Colwyn Bay
LL29 7AZ

Dear Sir

Re: Preferred Strategy – Strategic Policy 11, Land at Llanfairfechan.

This representation is submitted on behalf of our Clients, Beech Developments Ltd.

Having previously suggested that the release of land in this locality would be an appropriate part of the Council's future development plan strategy, our Clients are pleased to see that the Council has considered it appropriate to consult on the site at Llanfairfechan within their Preferred Strategy as a potential Strategic Site.

Beech Developments, therefore, confirm their support for the proposed allocation, they have held positive discussions with all of the relevant landowners and there does not appear to be any reason why development in this area cannot be delivered within the Plan period in a comprehensive fashion so as to deliver the range of uses that the Council envisages.

However, as part of their investigation into the suitability of this site for development, the presence of a high pressure gas main crossing the south-western section of the site has been revealed, this represents a significant constraint to development, not only along the line of the pipeline itself, but also within a corridor to either side of the pipeline where an easement is understood to preclude development.

Therefore, whilst initial work had indicated that the proposed site could deliver 400 dwellings, in addition to the proposed school site and associated public open space, this approach has had to be revised. The attached Illustrative Masterplan 'A' has reassessed the capacity of the site taking

account of the pipeline, the site capacity is reduced to approximately 280 dwellings. Beech Developments emphasise that the site is still viable and deliverable on this basis.

However, the Preferred Strategy site forms part of a larger area of land within the same ownership, Beech Developments have, therefore, investigated the potential to extend the site, to the south beyond the pipeline, in order to maintain a development capacity of 400 dwellings, the attached Illustrative Masterplan 'B' identifies the potential implications of such an approach.

The landscape implications of both options are considered within the attached Landscape and Visual Overview document. It is concluded that the site is well enclosed by existing trees and hedges and that Aber Road, Brynaneuadd Hospital, the A55 and the cemetery to the west of the site, all contribute to the character of the site already being influenced by urban features.

In overall terms we consider that the site is an appropriate site for development from a landscape perspective and that whilst extension of the site beyond the pipeline would require careful consideration and landscaping, this should also be viewed as a realistic option.

In conclusion, therefore, Beech Developments support the identification of this site as an appropriate location for Strategic Development. Having regard to the constraint of the pipeline the capacity of the proposed site looks to be in the region of 280 dwellings as opposed to the 400 dwellings originally envisaged, whilst this would still be a viable and deliverable development, Beech Developments also invite the LPA to consider the potential for the allocation of an extended site that would maintain the 400 dwelling contribution from this site.

Beech Developments confirm their willingness to work with the LPA in further progressing proposals for this site.

Yours faithfully

M GILBERT