



Cynllun Datblygu Lleol
Newydd 2018-2033

Replacement Local Development
Plan 2018-2033



SAFLEOEDD YMGEISOL– ADRODDIAD SYLWADAU
CANDIDATE SITES – REPRESENTATION REPORT

Tachwedd 2019
November 2019

Mae'r ddogfen hon ar gael i'w gweld a'i lawrlwytho ar wefan y Cyngor yn: www.conwy.gov.uk/cdlln Mae copïau hefyd ar gael i'w gweld yn y prif lyfrgelloedd a swyddfeydd y Cyngor a gellir eu cael gan y Gwasanaeth Polisi Cynllunio Strategol, Coed Pella, Ffordd Conwy, Bae Colwyn LL29 7AZ neu drwy ffonio (01492) 575461.

Os hoffech chi gael gair â swyddog cynllunio sy'n gweithio ar y Cynllun Datblygu Lleol ynglŷn ag unrhyw agwedd ar y ddogfen hon, cysylltwch â'r Gwasanaeth Polisi Cynllunio Strategol ar (01492) 575181 / 575445 / 575124 / 574232.

Gellir darparu'r ddogfen hon ar Gryno Ddisg, yn electronig neu mewn print bras a gellir ei chyfieithu i ieithoedd eraill. Cysylltwch â'r Gwasanaeth Polisi Cynllunio ar (01492) 575461.

Mae'r ddogfen hon yn cynnwys sylwadau gwreiddiol Cymraeg a Saesneg gan y cyhoedd, ac o'r herwydd, nid ydynt yn cael eu cyfieithu.

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This document can be provided on CD, electronically or in large-print and can be translated into other languages. Contact the Planning Policy Service on (01492) 575461.

This document contains Welsh and English representations from the public, therefore they haven't been translated..



Candidate Site Register

Summary of Representations & Council's Initial Response

Section: Site Register

1 Land to the rear of Dolwen View, Bwlch y Gwynt, Llysfaen

Representation(s)		No of People	Nature
27917	Cerian Dickman [6627]	1	Comment
Total Number of People:		1	
Summary:		The infrastructure isn't in place to support extra housing. Roads are congested already, through Old Colwyn & Llysfaen & Llanelian rd. Doctor isn't able to cope with local residents needs now, no dentist locally. Swn y Don "unsatisfactory" at Estyn inspection & other schools under budget pressure & experiencing staffing cuts, not a good educational environment for children. Wildlife habitat will be destroyed, proposed site is in open countryside. Parking is very limited in the Old Colwyn area with no visible way of improving it. This site has already been refused planning permission & the decision upheld previously.	
Change to Plan:			
Response:		Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.	

Section: Site Register

1 Land to the rear of Dolwen View, Bwlch y Gwynt, Llysfaen

Representation(s)

27920 Mr Neil Mahoney [6628]

No of People

Nature

1

Comment

Total Number of People: 1

Summary: My objections are based on the following, traffic levels on Llanellian road leading to increased congestion, Insufficient infrastructure to support the additional population (schools, dentist, GP, shops, parking).

Change to Plan:

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27663	Mrs Vicky Bell [6476]	1	Object
27662	Mr Nathan Bell [6411]	1	Object
Total Number of People: 2			
Summary:	I strongly object to the development of proposed land. Access to the site is very restricted, Ffordd Triban is a narrow cul-de-sac that already has restricted parking, passing, turning space. It simply couldn't cope with increased traffic. The blind junctions at either end of Cherry tree lane are unsuited to more traffic pressure. Concern over further erosion of green field sites. Development would require the removal of well established trees/hedgerows, vital habitat to birds, bats, badgers and other wildlife. Infrastructure like Roads, schools, GP's are already at full capacity in the local area. Loss of peace, privacy and character.		
Change to Plan:	I request that the site (5) is removed from the RDLP. Its been refused before because of issues such as access and those issues still exist (have got worse). Green field areas should be protected not developed. As a county we should be looking at redevelopment of brownfield sites and infill as options going forward.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27628	Miss Natalie Pritchard [6445]	1	Object
27690	Mr Peter Tolhurst [6505]	1	Object
27683	Mr David Williams [6496]	1	Object
27784	Mr John Fletcher [6585]	1	Object

Total Number of People: 4

Summary:

This site was previously rejected due to access issues and since then vehicle ownership has increased. It's a narrow cul-de-sac with 2 sharp bends. Access is already restricted with parked vehicles on the road, service vehicles struggle to manoeuvre, emergency vehicles can be obstructed and this is with the resident population as it currently stands. An increase in traffic will exacerbate this issue. The development of the land will destroy the habitat for bats, foxes, badgers, frogs, newts and birds. Development should not take place on green land but on more suitable brownfield and infill sites.

Change to Plan:

I request that this site (5) is removed from the RDLP. There are sites with better and safer access, which should be considered. The protection of green land should be a priority and more imaginative consideration given to the redevelopment of brownfield and infill sites.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27563 Mr David Child [6406]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Access very narrow if a car is parked on Ffordd Triban it is extremely difficult to drive another car past it let alone an emergency services vehicle or refuse vehicle. Increase throughput of traffic will increase chance of an accident due to narrow road and 90 degree blind bend. Site is prone to excessively high wind speed due to natural funneling effect and is unsuited to housing.

Change to Plan:

Locate another site for LDP with better access and shelter from high winds.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27561 Mrs Tiffany Child [6407]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The access road is too narrow to increase traffic and is not able to be expanded. We already have difficulty driving up and down the road. The open space is a haven for wildlife. Weather conditions I.e. wind strength does not make it a safe environment for building- danger to current residents and wildlife. Unsuitable access for further development

Change to Plan:

Consideration to other more suitable areas to build on primarily due to access

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27568 Mr Anthony Keysell [6415]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Site ref 5 Pen y Waen Farm This site was previously rejected due to access problems. Ffordd Triban is a narrow cul-de-sac and vehicles parked on the road often restrict access, causing problems for emergency vehicles and recycling / dustbin vehicles and even, sometimes, for the residents of Ffordd Triban.. The area outlined lies outside the current residential boundary, and is home to a variety of wildlife, including bats, foxes, badgers, frogs, newts and many species of birds.

Change to Plan:

I request that this site (5) is removed from the revised LDP

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27572	Miss Bianca Child [6419]	1	Object
Total Number of People:		1	
Summary:	The access road, Ffordd Triban, has not been built/signed for further traffic throughput but merely as a cul de sac. It is extremely narrow with minimal passing opportunity for a car nevermind emergency services vehicle. Therefore I would consider it a threat to life and safety for residents.		
Change to Plan:	Due to restricted access and lives and safety of residents it is not a suitable piece of land for development. Other areas in the county should be considered and not this one.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27599 Mark Williams [6431]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Ffordd Triban is a narrow cul-de-sac, negotiating it is already extremely difficult, vehicles parked on the roadside already cause a severe hindrance to existing traffic, let alone emergency service vehicles. 'Riding' the pavement to pass each other is the only option when a single car is parked on the roadside. Waste collection vehicles already cause temporary grid lock each week. An existing blind corner further exasperates issues. Ffordd Triban could simply not cope with any increase in traffic and there would inevitably be accidents as a result. The site should be withdrawn.

Change to Plan:

Due to the existing narrow width of Ffordd Triban as an access road and the existing traffic issues, the site (5) is unsuitable and should be withdrawn from LDP.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27600 Mrs E Williams [6435]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

*The road is too narrow *to have construction vehicles up and down the road on a daily basis for an uncertain amount of time (years?) would be intolerable for residence along with the noise created with having a building site at the back of our homes/end of our road * concerns over construction dust and its environmental and health consequences *the character of the neighbourhood would be lost by the transition of Ffordd Triban into a main busy road *Local GP services are already at breaking point *strain on the local primary school *significant extra traffic to Kings Road.

Change to Plan:

Not suitable, site should be withdrawn

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27630 Ms Kathy Cook [6447]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This area off Ffordd Triban, Cherry Tree Lane, Old Highways and Llanwrst Road is already under immense pressure from significant traffic flow along roads that were not designed to take this burden. The proposed area will be even more remote from the limited local bus service and any other service, such as school or medical services, will need to be accessed via personal transport or as a pedestrian along areas with no dedicated footpaths which in turn will increase pressure on narrow roads and runs the risk of increased accidents and potential loss of life.

Change to Plan:

This area should retain it's notation of 'not suitable' and retained as an area of biodiversity for local flora and fauna.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27631 Mr John Whittle [6449]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

It would appear clear that Ffordd Triban would serve as the access road to a new development. Assuming that the number of properties would be in excess of five it is a requirement that the minimum width of the road is 5.5 mts to allow reasonable separation between vehicles travelling in opposite directions. The width of Ffordd Triban is 4.8 mts thus rendering it unsuitable for access purposes. Any development would have an adverse impact on Cherry Tree Lane (feeder road) with potentially well over 100 additional daily vehicle movements negotiating the dangerous Cherry Tree Lane/Old Highway T junction.

Change to Plan:

The site must be removed from the RDLP as access status cannot be approved by the Local Highways Authority.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27632 Adrian Ives [6451]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

I believe an application for residential development on this land was previously submitted to Colwyn Borough Council. The access to the development was along Ffordd Triban and the application was refused on the grounds that the carriageway was too narrow to accommodate the resulting increased traffic flow. The land now earmarked for inclusion on the RLDP makes no provision for alternative access. In view of the refused application to develop, this would result in the land being inaccessible and I am confounded as to why it would even be considered for inclusion unless the previous application had been overlooked.

Change to Plan:

In consideration of my representation, I request that Site Reference 5: Land at Pen-y-Waen farm, be removed from the Replacement Local Development Plan.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27633 Mrs Christine Ives [6453]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Ffordd Triban is a narrow road and can be hard to access as it currently is.

The land at Site 5 (Land at Pen y Waen farm, Old Highway, Colwyn Bay) has been previously put forward as development land and was rejected by the Council because of the road width and access constraints of Ffordd Triban.

Change to Plan:

The situation regarding access has not changed since the last application was refused.
I strongly object to Site 5 going forward to the RLDP and request it be withdrawn.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27637 Mr Michael Roberts [6457]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Ffordd Triban was quite obviously not designed for anything other than to serve the few houses built on it at a time in the early 1980's when car ownership per house hold was not anywhere near as high. The road is unusually narrow, with a less than safe junction onto Cherry Tree Lane. An increase in traffic would cause congestion and accidents. The character of the area which includes the Bryn Seion Chapel would be spoilt. Lastly, Conwy Council must make the process of objecting more user friendly. Finding, registering, navigating and finally placing an objection was quite a mission!

Change to Plan:

Site five should be rejected as it previously has been on the grounds that Ffordd Triban is too narrow to serve as a main access road.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27638 MR Stuart Gregory [6458]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The proposal for 117 new houses would increase the traffic flow by an estimated 234 additional cars (two cars per family through the proposed access road of Ffordd Triban. This is an extremely narrow road with already restricted access for home owners when cars are parked on the side of the road. This is totally unsuitable for heavy building traffic and will cause massive inconvenience with a total disregard for residents. The development of this land will destroy a beautiful habitat for wildlife and should take place on the more suitable brown field sites.

Change to Plan:

I request that this site(5) is removed from the RDLP. There are sites with better and safer access, which should be considered. The protection of green land should be a priority and more imaginative consideration given to the redevelopment of brownfield and infill sites.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27655 Mr John Drew [6467]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The road leading to Ffordd Triban is narrow, as is the cul-de-sac. This has already led to access problems for emergency and service vehicles due to increased car ownership in recent years, and roadside parking. Any increase in traffic will exacerbate this issue, which is already a problem. This, with the resident population as it currently stands. The development of yet more green land will destroy valuable wildlife habitat for newts, bats, badgers etc. Protection of wildlife and green land should be given priority. The surrounding area has become very built up increasingly limiting habitat / range to Pwlycrochan woods.

Change to Plan:

I request that the site (5) is removed from the RDLP . There are sites with better and safer access which should be considered, with less damage to local wildlife, and quality of life of local residents.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27656 Mrs Barbara Whittle [6469]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Ffordd Triban would appear to be the proposed access road. The width of the road not only fails to meet the requirements for access road purposes but the visibility splay where the road swings at no.11 obstructs driver vision thus reducing driver reaction time to a hazardous level. This was not an issue when the road and plots were laid out as the now established hedge did not exist. Increase traffic passing through this point will undoubtedly increase the current acceptable hazard level to a dangerous classification.

Change to Plan:

Rejection of the proposed addition to the LPD on the grounds of road safety

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27658	Matthew Jones [6471]	1	Object
Total Number of People: 1			
Summary:	The sewerage system serving Ffordd Triban has historical problems. Any development would surely require additional sewerage infrastructure to be installed. The junction from Ffordd Triban onto Cherry Tree Lane is obstructed on each side by the properties occupying the corner plots, Cherry Tree Lane is already a cut-through with heavy traffic flow. The first corner once on Ffordd Triban is blind and dangerous and can only be safely taken at 10mph or less, vans and 4x4's parked-up make this corner an accident risk waiting to happen as it currently stands. Heavy construction vehicles could not use this road safely.		
Change to Plan:	Alternative sewerage infrastructure required, an alternative access road required, destruction of the areas character unavoidable. Road unsuitable for heavy construction vehicles-one car parked on the road would render any construction vehicle trying to pass impossible without causing a risk to residents health and safety.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

28136 Mrs Chris O'DONNELL [6481]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

A formal objection is attached comprising:

- 1 Access
- 2 Services
- 3 Environment
- 4 Protection of countryside
- 5 Summary

Change to Plan:

We request that this candidate site 5 Land at Pen y Waen Farm is removed from the Conwy RLDP and does not proceed further.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27681 mr thomas whiteley [6495]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This site had previously been rejected due to access, there are now more families, young and old people, children playing on these roads, we do not want high congestion of traffic, site vehicles for over 2 or 3 yrs or mud on the roads, noise and pollution to the environment, unable to move our vehicles safely on the road with site congestion, being worried if our vehicles are safely parked without any site vehicle causing damage, access for emergency services will be restricted, we have a wonderful environment with wild animals, beautiful views of the countryside, fresh green land that should not be built on.

Change to Plan:

choose another location, that does not affect families? wild life?

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27685	Ms wendy orsmond [6497]	1	Object
Total Number of People: 1			
Summary:	This site was previously rejected due to access issues the access road is a narrow cul-de-sac with 2 sharp bends and has an increased number of parked vehicles. Due the high volume of traffic this proposed site would only add to the problems of obstruction for emergency vehicles, residents and pollution. The council need to take into account the schooling of the new residents children as Ysgol Pen y Bryn is already over subscribed . This site may impact negatively with problems of flooding the drainage during heavy rainfall is inadequate around the old High way hardly cope at the moment.		
Change to Plan:	I request the removal of site (5) from the RDLP. This site will have serious negative impact on the local residents and flooding issues in Colwyn Bay. Priority should be made to sites that are better situated and are brownfield sites.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27684	Mr Ronald Thursfield [6498]	1	Object
Total Number of People: 1			
Summary:	Ffordd Triban a narrow road with tight bends, unable to safely give access to plot of land. Vehicles already parked at kerbside makes it difficult for deliveries, recycling vehicles, lorries and ambulance/fire services. Access to Ffordd Triban is difficult as Cherry Tree Lane has nasty blind bend outside Capel Seion, also steep sharp bends at other end. Also zoo traffic. Development will cause destruction of wildlife habitats. Pen y Bryn Primary cannot take any more children. I had to walk my two children to Mochdre as Pen y Bryn Primary School is oversubscribed.		
Change to Plan:	Greenfield land should be used to grow crops so that we don't have to rely on food imports. Definitely not for housing development. Utilise existing areas, which inevitably would require renovation of properties to make attractive homes. Brownfield areas exist throughout the County.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27693	Mr Andrew Mckean [6514]	1	Object
Total Number of People: 1			
Summary:	I wish to object to the proposed development due to the following reasons: A: The sewerage system is inadequate now let alone having to deal with upwards of another 100 houses, B: It is very obvious that the road in Ffordd Triban is far too narrow to accommodate additional traffic. C: Inadequate amenities and NO GP SURGERIES in Colwyn Heights. The current surgeries cannot cope with yet more patients. D. The detrimental affect it will have on the residents already living in the area with additional pollution, lack of playing areas for children etc.		
Change to Plan:	The area is simply not suitable for the additional number of houses. I object in the strongest possible terms!!!		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27694	Mrs Dawne Mckean [6515]	1	Object
Total Number of People: 1			
Summary:	Ffordd Triban is a narrow road with a blind corner from Cherry Tree Lane. The building of over 100 new houses would increase the cars by upward of 200 (assuming 2 cars per household) plus any visitors. Sewerage problems are already an issue for some residents. A development of this size will surely have a negative impact on the local school and GP surgeries. Plans have also previously been rejected and nothing has altered since then.		
Change to Plan:	I object to this development it should not be allowed to go ahead		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27896	Ms Ann Jones [6519]	1	Object
Total Number of People: 1			
Summary:	If access is via Cherry Tree Lane and Ffordd Triban then these roads are too narrow for increased traffic and heavy vehicles needed for building work. There are already problems if cars are parked in these roads when the recycling vehicles come. If cars are parked on the pavement to allow large vehicles to pass there is a danger to pedestrians, wheelchair users and people with prams.		
Change to Plan:	I request that this site (number 5) be removed from the RDLP and remain as green land		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27832	Mr Bobbie Roberts [6529]	1	Object
Total Number of People: 1			
Summary:	In the mid 1980s cherry tree lane's road was adopted by the council, after the second time of being taken to court, at the time of the adoption the council, in court stated that the road would not be used for a one way system or a thoroughfare to Mochdre. At the time the zoo entrance to the lane was of concern to the court due to volume of traffic. If planning permission is granted for this site, the volume of traffic will cause safety problems.		
Change to Plan:	Site number 5 be taken off the RDLP on the grounds that Cherry Tree Lane is not suitable to carry a larger volume of traffic		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27702 Mrs Claire Smart [6531]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This is a narrow cul-de-sac with two sharp bends. Access is already restricted with many vehicles parked on the road. With an increase in population extra traffic will only make the problem worse. More importantly development of this land will destroy the habitat for a lot of wildlife including foxes, badgers, birds, bats, frogs and newts. Development should not take place on green land but on brownfield and infill sites which are more suitable.

Change to Plan:

I request that this site (5) is removed from the RDLP. Sites with better and safer access should be considered. The protection of green land should be an absolute priority and consideration should be given to the redevelopment of brownfield and infill sites.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27703 Mr Joe Smart [6533]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This site has previously been rejected due to the access problems and since then the situation has got worse. There are already serious problems in this narrow cul-de-sac with parked cars making difficulties for service vehicles to access properties. We look to preserve the natural beauty of this area and with it's natural habitat such as bird, foxes, badger, bats, frogs and many others. It would be far better selecting a more suitable site that is not spoiling the beauty of this country side area and creating havoc for already existing residents.

Change to Plan:

Request for site to be removed from RDLP. Select a site that is safer and has better access to it.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27704 Miss Leanne Kappler [6537]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I strongly object to the planning of new homes on this site. Not only because of the access issues and the increased traffic flow it would bring to an already busy area. But mainly as I believe I don't believe the school could handle an influx for that many new homes, with funding as it is I believe ysgol pen y Bryn already struggles to provide for its students.

Change to Plan: Please remove this site from RDLP, and choose a site with better access and a better infrastructure. Please protect the green land for future generations.

Response: **Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.**

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27713 Mr Thomas Pye [6541]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

We strongly object to the proposed development. Ffordd Triban is a very narrow cul-de-sac and very often have restricted access due to vehicles parked on the road. Ffordd Triban can only just cope with the residents traffic. The infrastructure around Colwyn Heights is already at breaking point, Cherry Tree lane, the Old Highway are only just capable of coping with existing traffic. The school and doctors are already at full capacity. If CCBC has previously turned down applications to develop this land on the grounds that Ffordd Triban is too narrow why has it accepted another application for this land?

Change to Plan:

Application to be denied.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27714 Mr David Roe [6543]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This site has previously been considered and rejected on the basis of inappropriate access. I cannot see how it can be demonstrated that a proposal for safe vehicle movement has been improved since this last application. There are 2 right angle bends in the cul-de-sac with limited visibility, especially due to the fact that there are now more cars parked on Ffordd Triban than previously and the UK Governments proposal that pavement parking should be discouraged. A substantial increase in traffic on this road will naturally make it intolerably dangerous in my opinion.

Change to Plan:

My thoughts and comments above should be seriously considered and remove this site from the RDLP. There will surely be MANY other sites within the County that would be more suitable, particularly when you're considering fitting accss.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27716 Mr Keith Toy [6545]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

I believe the land in question is part of a "green wedge" as defined in "Planning Policy Wales" (2002) where it states in Para.2.6.18 that developments would be "...inappropriate unless they maintain the openness of the... green wedge." The Colwyn Borough Local Plan (1995), Policy CN5 specifies a "Green Barrier" between Bryn Y Maen and Colwyn Bay, and Para 2.45 talks about minimizing the encroachment of developments into open countryside, preventing "town cramming" and protecting green spaces within defined settlement limits which are of high value "in terms of local amenity and public enjoyment and to prevent " the merging of settlements." This proposal, I believe, breaches these wise sentiments, nibbling into the "wedge". Further, I do not believe the local infrastructure, especially roads and drainage, can be adapted without much disruption to the amenity of local residents. Finally, the area currently is the habitat for badgers and foxes (they dig holes in my lawn regularly!) and should remain protected.

Change to Plan:

Remove the site from the RLDP.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27717	Mr John Stewart [6550]	1	Object
Total Number of People: 1			
Summary:	Until proper roads and access are established what a waste of time this would be, Ffordd Triban is too narrow and too residential as is Cherrytree K Lane.		
Change to Plan:	Removal of this application from the RDLP as a travesty to our already diminishing countryside and to protect the beautiful fir trees growing on the land.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27770 mrs sandra lloyd [6551]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Ffordd Triban is a narrow cul-de-sac, as you turn into the road you encounter a sharp blind bend. Cars are parked along the road, there is usually only access for 1 vehicle to pass in either direction. I live opposite the entrance of Ffordd Triban and have witnessed wagons having difficulty maneuvering into the cul-de-sac. Living on the heights, access to work, supermarkets etc is not easy, the majority of households have at least 1 car. If over 100 additional cars use Ffordd Triban, this will have an adverse effect on the residents, i.e. safety and noise.

Change to Plan:

Remove site 5 from the RDLP

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27729 Mr Roger Owen [6558]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Site previously rejected due to access issues, vehicle ownership is increasing yearly making vehicle access even worse, not just in the immediate cul de sac but surrounding roads which are all narrow. As we are constantly being made aware of conservation and environment issues development should not take place on green land but more suitable brownfield sites. The number of houses proposed would put a huge strain on local infrastructure which would impact on all local residents.

Change to Plan:

I request that this site (5) is removed from the RDLP.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27952	Mrs Fiona Taylor [6596]	1	Object
Total Number of People: 1			
Summary:	I am concerned that the site identified does not have sufficient access to support the potential future development of the land for housing. Ffordd Triban is a narrow cul -de-sac off Cherry Tree Lane. Both roads already have a number of parked vehicles which restrict potential access. Any potential increase in the resident population will make access for emergency vehicles, council recycling vehicles and existing residents more challenging.		
Change to Plan:	I request that site (5) is removed from the RDLP. Consideration for development of land should be focused on brownfield and infill sites.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27883	Mr Trevor Brown [6613]	1	Object
Total Number of People: 1			
Summary:	The proposed access to the site is a narrow cul de sac often with vehicles parked on the road. This entails negotiating the blind bends slowly on the wrong side of the road. Any increase in traffic will significantly increase the risk of an accident. The noise and pollution generated by the increased traffic from this development, both during construction and once completed, will have a major detrimental effect on the adjacent area and to the quality of life for those already living here.		
Change to Plan:	That the proposed development is not included in the Replacement Local Development Plan		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27888 Dr Brian Tehan [6616]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Acknowledging this represents an extension of houses already built, of key concern are the following; - a. Already under great strain, the load to current arterial road routes cannot sustain further increase. Others recognise car usage (a necessity given the geography), to which one must factor traffic associated with services the proposed houses; 2. Water and sewage infrastructure; 3. Impact on local schools with limit opportunity for expansion; 4. An adverse impact on an area of great beauty, which includes a richness of wildlife; 5. Why this re-application where its extremely unlikely reasons for the previous rejection decision still prevail.

Change to Plan:

That its withdrawn and before extending house construction onto green belt, active efforts are made to optimise use of lands currently zoned for this purpose.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)

27891 Mr Colin Lovell [6618]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

New properties in this area are mainly large detached. Doing intensive property development will change the nature of the area, The access road to this site is not suited to a large site development. If it were developed a small number of "cul-de-sac" houses should be maximum. Ffordd Triban road is narrow & sharp bends. Not suitable for widening or straightening. Adding dozens of houses at the far end will cause dangerous traffic conditions. The field is important to Eithinog Leonard Cheshire Disability Centre which cares for many disabled people. This development would change the nature of that hospital.

Change to Plan:

The site is not suitable & I would ask for it to be removed from your list.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

5 Land at Pen y Waen Farm, Old highway, Colwyn Bay

Representation(s)		No of People	Nature
27953	Mr Lee Evans [6656]	1	Object
Total Number of People: 1			
Summary:			
Site has been turned down previously.			
Site suffers from a lack of amenity, public transport service, increasing reliance on motor vehicles.			
The site is green farm land, home to a wide variety of different species. Residential targets should be achieved through the more efficient use of high street vacant uppers and brown land, building higher, not destroying green spaces.			
Poor access through a residential road sub 5.0 metres wide, with two blind bends, resident and visitors cars parked on pavements narrowing the road further, relevant in light of campaign / proposals by government to make it illegal to pavement park.			
Change to Plan:			
I am requesting that this site (Land at Pen Y Waen Farm - Number 5) is removed from the RDLP. The inclusion of this site would be lazy on the part of the local authority. There are numerous alternative sites with better and safer access that should be considered. The protection of green land should be a local authority priority and more imaginative consideration given to the redevelopment of brownfield land and better building design to achieve higher densities through building higher in urban locations where there is better public amenity and access provision. Protecting green land in our beautiful local area should be of paramount importance to the local authority.			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)

27634 Mr Gareth Lloyd-Williams [6452]

No of People

Nature

1

Comment

Total Number of People: 1

Summary: Re:Site7. Why has it been included? It exists as an important wildlife corridor between two Sites of Special Scientific Interest: Creuddyn 112m distant and the Little Orme 227m away. As such it has significant ecological value to the networks of habitats that these areas support. It is currently part of the agreed green area plan. There may also be drainage issues, both foul & run off, due to the to the steep slopes on either side that create a significant depression. Increased traffic pressure at the brow of the hill would present further problems.

Change to Plan:

Response: Noted. Statutory bodies will be consulted and a green wedge review carried out.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27818	Ms Mary Wang [6587]	1	Object
27817	Tom Wang [6588]	1	Object

Total Number of People: 2

Summary: It has remained as an important wildlife sanctuary for many decades and provides significant ecological value that supports many habitats and removing this including any protected trees will negatively impact the residential amenity. Any construction work could impact the root stock of the trees during and after construction. The foul and run off drainage issues and sloped areas means that this is likely to detrimentally affect the stability of the proposed developments. Similarly, excavation work could have a serious adverse impact upon the stability of existing surrounding dwellings. The existing single-track road next to the site limits wildlife disturbances.

Change to Plan: NO development on the site and to remain as a wildlife sanctuary

Response: The land is not designated as a wildlife sanctuary. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27822	Mr F Lee [6546]	1	Object
27823	C M Lee [6597]	1	Object
Total Number of People: 2			
Summary:	Re. site 7. I object to the proposal. The land should remain in the agreed green 'wedge / belt' plan for the wildlife, residents and visitors. Developing the land would have an adverse impact on the amenity of the surrounding areas and properties. Disturbance, noise and pollution would increase. There would also be an impact on sewage and drainage. Increase in traffic would cause a safety issue as there is poor visibility at the brow of the hill for road users and walkers.		
Change to Plan:	Re. site 7. I object to the proposal. The land should remain in the agreed green 'wedge / belt' plan for the wildlife, residents and visitors. Developing the land would have an adverse impact on the amenity of the surrounding areas and properties. Disturbance, noise and pollution would increase. There would also be an impact on sewage and drainage. Increase in traffic would cause a safety issue as there is poor visibility at the brow of the hill for road users and walkers.		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)

27697 Mrs Zoe Duffy [6512]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object due to the increase in road traffic on that road, making it dangerous for cars joining the main road up penrhyn hill

Change to Plan: No houses to be built

Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27861	Miss j Lee [6520]	1	Object
Total Number of People:		1	
Summary:	RLDP proposal for site 7 has left a distasteful taste in our mouths,and existing private areas will be overlooked and result in an invasion of privacy.		
Change to Plan:	This beautiful piece of green land should always remain as it is. Building any development should not be considered.		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. Design issues can be addressed at design stage.		

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27873	Mrs Lisa Lewis [6523]	1	Object
Total Number of People: 1			
Summary:	The proposed development is inappropriate as it would mean the destruction of the wildlife sanctuary which has significant ecological value; it would have a detrimental overbearing effect on residents and surroundings; it would create road safety hazards in terms of parking, manoeuvring and visibility issues; it would result in an unacceptable amount of noise nuisance, disturbance and bad odour - both from the increased population and impact on the poor drainage and sewerage systems; and it would result in a clear invasion of privacy.		
Change to Plan:	Remove site 7 from RLDP. It is currently part of the agreed green wedge/area plan therefore for this reason and for the reasons described in the representation section there should be no development on this site.		
	Propose affordable homes are built for local people at more suitable and larger sites over the size of 10 hectares, as indicated in the RLDP and associated documents.		
Response:	The land is not designated as a wildlife sanctuary. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. Design issues can be addressed at design stage.		

Section: *Site Register*

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27833	MR HENRY LEE [6553]	1	Object
Total Number of People:		1	
Summary:	I object to the proposal of site 7 of having 15 detached houses on a 0.6 acre land. This is not within keeping of the Bryn-y-Bia area and would bring an overwhelming amount of congestion, noise and disturbances to the local home owners in the area. There would also be a significant highway safety risk to children, the elderly and local wildlife, as the top of the road is a blind spot on both sides of the road.		
Change to Plan:	Not to approve the building proposal.		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27874	Mr Edward Lee [6556]	1	Object
Total Number of People: 1			
Summary: The site is an important wildlife corridor between two Sites of Special Scientific Interest: Creuddyn 112m and the Little Orme 227m away. It has significant ecological value and should remain as part of the agreed green area plan. Any development could lead to drainage issues, both foul & run off, due to the steep slopes on either side that create a significant depression. Increased traffic pressure at the brow of the hill would also present further problems. Overall the amount of intrusion, disturbance and nuisance would be unacceptable for the limited development potential of the site.			
Change to Plan: Remove site 7 from RLDP. Should remain part of the agreed green wedge/area plan and should not be developed for housing. Propose affordable homes are built for local people at more suitable and larger sites over the size of 10 hectares, as indicated in the RLDP and associated documents.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)

27777 Mrs Susan young [6580]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to Site Register - 7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside. The increase housing will be undesirable to the area as it will increase traffic , create more traffic problems along the bend and up/down Bryn-Y-Bia Road. The existing landscape and beauty of the area will be affected and give rise to changes to environmental factors.

Change to Plan: No housing development to be granted as other sites are more suitable.

Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27824	S Lee [6595]	1	Object
Total Number of People: 1			
Summary:	Site 7: Land adjacent to Eryl Arran. I object to this site being included in the RLDP. Any development would have a detrimental effect on the current open space, surroundings, residents, wildlife and protected trees. The land is part of Conwy's Green Wedge and is to safeguard against further urban encroachment. Any houses built would need to be in keeping with the surrounding area and I feel this would not meet the housing crisis / needs as the area is classed as affluent. There is little visibility at the brow of the hill and increase traffic would impact highway safety.		
Change to Plan:	Remove site 7 from the RLDP.		
Response:	The land is not designated as a wildlife sanctuary. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)

27826 Charlie Lee [6599]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The proposal represents an un-neighbourly form of development that would have an adverse impact on the amenity of surrounding properties by reason of an overbearing effect. It would result in an unacceptable loss of privacy, adversely affecting the amenities enjoyed by the occupiers of the adjacent dwellings. The proposals could lead to vehicles overhanging the highway verge/road to the detriment of other road users who have little visibility at the brow of the hill. Increased parking would put more of a burden on highway safety and create highway safety issues from people trying to squeeze their cars into inadequate spaces.

Change to Plan:

Remove site 7: land adjacent to Eryl Arran from the replacement local development plan (RLDP)

Response:

The land is not designated as a wildlife sanctuary. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)

27830 Mee Fung Lee [6600]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

For many decades it has remained as an important wildlife sanctuary and provides great ecological value that supports many habitats. Removing this including any protected trees will significantly have a negative impact to the residential amenity. Any construction work could impact the root stock of the trees during and after construction. Site 7 should remain in the agreed green 'wedge / belt'. The foul and run off drainage issues and sloped areas means that this is likely to detrimentally affect the stability of the proposed developments. Excavation work could have a serious adverse impact upon the stability of existing surrounding dwelling

Change to Plan:

remove site 7 from RLDP

Response:

The land is not designated as a wildlife sanctuary. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)

27889 Mrs Lorna Roberts [6617]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

On behalf of my entire family, I would like to object on this proposal. My whole family has grown up in Llandudno and we strongly feel that the disturbance, noise and pollution would increase considerably. This will have an high impact on the sewage and drainage. Increase of traffic would cause a safety issue as there is poor visibility at the brow of the hill for road users and walkers. We as a family and dog often take walks along this area and it would be a real shame to see any development on the piece of greenery

Change to Plan:

No development and wildlife sanctuary to remain how it is

Response:

The land is not designated as a wildlife sanctuary. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
27956	Steven Chaplin [6657]	1	Object
Total Number of People:		1	
Summary:	Construction at site 7 within the SSI/Green Wedge would be hugely detrimental to wildlife and the environment, could cause significant flooding and drainage issues for the site and surrounding area, would present numerous additional dangers for road users and impact negatively the well-being of existing residents. It would also severely degrade what is currently a very picturesque approach into Llandudno.		
Change to Plan:	Strike this application from the LDP and do not permit development in this area.		
Response:	The land is not reserved for agriculture or a SSSI. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

7 Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside

Representation(s)		No of People	Nature
28076	Dr Gerald Murphy [6663]	1	Object
Total Number of People: 1			
Summary:	The land is reserved for agricultural land. Area of Special Scientific Interest. Would cause a significant safety risk due to volume of traffic on the brow of the hill. The drainage on the land is very poor indeed. The valley is enclosed and the additional noise would echo around the valley. Bryn y Bia Road is part of the North Wales cycle path - additional traffic would be hazardous for cyclists. The additional houses would detract from the beautiful view of Llandudno. There appears to have been little consideration for the preservation of green sites.		
Change to Plan:	Do not allocate this site in the RLDP.		
Response:	The land is not reserved for agriculture or a SSSI. Service providers will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

9 Llanrwst Road, Upper Colwyn Bay

Representation(s)

27687 Simon Glanville [6338]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Site sits within Green Wedge designed to stop coalescence and urban encroachment

Change to Plan: Deletion from RLDP

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

9 Llanrwst Road, Upper Colwyn Bay

Representation(s)		No of People	Nature
27699	Bridget Osborne [6527]	1	Object
Total Number of People: 1			
Summary:	The road here is very narrow and traffic comes down into the built up area very fast. Cars tend to travel slowly here, especially when people are looking at the stunning view of the Conwy estuary from the corner (which tourists often stop to do). I have personally had a number of near misses with traffic travelling too fast (despite the recent speed limit). Building here will also encroach on the area of separation of the town from the village of Bryn y Maen, which remains a rural hamlet.		
Change to Plan:	Reconsider keeping this area as agricultural land, which will preserve the stunning views and avoid the almost certainty of accidents.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

9 Llanrwst Road, Upper Colwyn Bay

Representation(s)

27836 Mr Patrick Hamilton-Hunter [6605]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

These comments apply equally to Nos 77 and 110. The B5113 (Llanrwst Road) is particularly narrow with several "pinch points" between Nos 196 to 230 and involves 2 blind bends where vehicles regularly have to squeeze by or reverse.
I feel that the additional traffic generated by these possible developments would lead to many more such incidents. Additionally, access to Llanrwst Road from any of these sites would be far from ideal.

Change to Plan:

I believe that these sites should not be included in the development plan.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27947	Cadnant Planning (Mr Rhys Davies BA (Hons) MRTPI) [131]	1	Object
Total Number of People: 1			
Summary:	The site is detached from the existing built up form of the settlement by undeveloped land. Development of this land for housing would not be considered to be a logical extension to the settlement.		
Change to Plan:	Discard progression of this candidate site.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27728	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanellian Rd and Dolwen Rd these roads are too narrow with a limited pavement along Dolwen Rd. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)

27558 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also

Change to Plan: Remove site from development plan.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)

27872 mrs janet brennan [6428]

No of People

Nature

1

Object

Total Number of People: 1

Summary: This would place a massive burden on the local infrastructure. Doctors, schools, sewage. Llanelian/dolwen road cannot cope with the amount of traffic this development would generate. I have concerns about the impact on the properties to the north due to the risk of flooding as there would be less land available to absorb rainfall

Change to Plan: This development should not go ahead

Response: **Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.**

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)

27612 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This is opposite Bryn y Mor which was built outside the settlement boundary and on part agricultural land . The increased volume of traffic on Dolwen Rd/ Llanelian Rd as a result of this planning decision is noticeable. Any further development in this area needs to be prevented. The area is already beginning to represent an urban sprawl. Please don't make further ridiculous decisions in this area of Old Colwyn

Change to Plan:

Remove from plan

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27765	Mrs June Ryan [6552]	1	Object
Total Number of People: 1			
Summary:	The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.		
Change to Plan:	No further development in Old Colwyn		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27787	george ryan [6574]	1	Object
Total Number of People: 1			
Summary: Infrastructure cannot sustain existing community.			
Change to Plan: Remove from plan.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

26 Land East of Dolgau, Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27865	Rhys Griffith [6611]	1	Object
27853	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary: Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.			
Change to Plan: ynnu'r safle oddi wrth y cynllun datblygu			
Response: Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.			

Section: Site Register

33 Land at Maes y Felin, off Llanrwst Road, Glan Conwy

Representation(s)

28140 Mrs Audrey E Parry [5357]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This land was previously removed from the above plan as being unsuitable and due to public demand.

It is an unjustifiable intrusion into open countryside and very close to Green Wedge and SSSI sites

The construction of a new road would significantly increase pressure on existing adjacent roads.

Glan Conwy should not be considered as a main village, we are just a rural village.

Change to Plan:

I would please like to see this site removed from the Unitary Development Plan permanently.

Response:

Not accepted. This site remains an allocated site in the current LDP where residential development has previously been accepted.

Section: Site Register

38 Land between Hawes Drive and Maes y Castell, Deganwy

Representation(s)		No of People	Nature
27562	Mr Peter Williams [690]	1	Object
27570	Mr Peter Crabtree [4278]	1	Object

Total Number of People: 2

Summary: The historic, protected, cultural area of Deganwy Castle and the Vardre and surrounding areas are a natural environment which must be protected. Tourism will continue to be a major economic driver according to the LDP and the existing GREEN WEDGE NTE/2 status of a unique coastal belt must be maintained and our cultural heritage conserved for future generations. Looking from Deganwy Castle the land is a natural flow from the Vardre with the hilly Bryn Gosol outcrop to the north looking over to Llandudno and Bryniau Tower.

Change to Plan: GREEN WEDGE POLICY NTE/2 TO CONTINUE

Response: The site has been subject to consideration as part of the green wedge review. The LDP is considered the relevant time to review the green wedge designations as stated in PPW. A balanced and sequential approach will be needed. it will be further consulted on and the site assessed for suitability for inclusion in the Deposit LDP.

Section: Site Register

38 Land between Hawes Drive and Maes y Castell, Deganwy

Representation(s)		No of People	Nature
27571	Mr Philip Williams [6418]	1	Object
27601	Mrs Lucy Wybraniec [6437]	1	Object
27573	Mrs Shirley Williams [804]	1	Object

Total Number of People: 3

Summary:

The historic, cultural area of Deganwy Castle and the Vardre - a natural environment, must be protected.

The existing green wedge status of a unique open coastal belt area must be maintained and our cultural heritage conserved for future generations.

As tourism will be a major economic driver according to the LDP the coastal green wedge NTE/2 must be maintained especially The Vardre and the Deganwy Castle areas.

Change to Plan:

Candidate site Number 38 land between Hawes Drive and Maes Y Castell should remain under the GREEN WEDGE POLICY NTE/2 .

Response:

The site has been subject to consideration as part of the green wedge review. The LDP is considered the relevant time to review the green wedge designations as stated in PPW. A balanced and sequential approach will be needed. it will be further consulted on and the site assessed for suitability for inclusion in the Deposit LDP.

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)		No of People	Nature
27515	Ms Jeanne MACINNES [6342]	1	Object
Total Number of People: 1			
Summary:	Any plan to build Deganwy's primary school here in rural area of Llanrhos goes against your stated objectives of: 1 minimise need to travel and dependency on car 2 reduce overall levels of pollution 3 distinctive and special characteristics are protected and enhanced 4 appropriate ... right location 5 appropriate soundscapes. This scandalous proposal will increase traffic multi fold and totally alter a beautiful rural aspect, fast disappearing from Llandudno. It would be the thin end of a wedge to develop even further until the whole of Llandudno, if not the whole coast, is just one huge conurbation.		
Change to Plan:	Put Deganwy primary school nearer to Deganwy residents! You have a few sites in the list to consider. No developments at Llanrhos before you ensure we all have access to mobile phone signals.		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)		No of People	Nature
27436	Mr Michael Bailey [6355]	1	Object
Total Number of People: 1			
Summary:	Objection to the scale and repercussions of the proposed plan		
Change to Plan:	Ideally, this field should not form part of the scheme. If however it must be included, then the extent of the developments should just run alongside Bryn Lupus Rd and should not extend far (maybe 30 metres?) up the field , and no further towards the Vardre. The development should also cease at least 50metres from Maes Y Castell. There should not be any public access to the remaining portion of the field, to avoid anti social behaviour at the rear of Maes Y Castell- but how could this be prevented??		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)		No of People	Nature
27520	Mrs Tracey Warburton [6384]	1	Object
Total Number of People: 1			
Summary: Over recent years the traffic has increased on Bryn Lupus Road, it is already a very busy road and has increased traffic during term times, as it is used as a route for school buses, to build a school on this site would only increase the volume of traffic causing problems with highway safety and noise disturbance resulting in a negative impact for local residents and development would spoil the character of the village. Also when there is heavy rainfall water runs off the Vardre and floods the field and runs down Bryn Lupus Road.			
Change to Plan: I can't see any changes that would make the development of this site positive			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)

27576 Ms Deborah Haynes [6421]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Concerned on the possible impact of the plan for Llanrhos regarding the impact on the population and with e.g. infrastructure. Evident that already are problems in the area with e.g. flooding when the rain water comes down from the Vadre/Deganwy Castell areas.

Change to Plan: Remove site 39 from the RLDP.

Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)		No of People	Nature
27577	Ms Maureen P Barrie [6422]	1	Object
Total Number of People:		1	
Summary:		Concerned with regard to destruction of natural habitat of wildlife/bird life primarily in the field bordered by Bryn Lupus Road. Flooding issues in same location.	
Change to Plan:		Remove site 39 from the RLDP.	
Response:		Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. Ecological networks will be expected to be retained and enhanced as part of any new development.	

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)

27578 Mrs P Hill [6423]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Llanrhos is predominately made up of retired people. If this planning horror goes through - the demographics will be changed completely and certainly not for the better either. We, together with so many others, bought properties here for a peaceful time spent in enjoying a well-deserved quality of retirement. The planning committee members would be well aware of these criteria - and have chosen to ignore facts.
Horrendously increased traffic numbers - all along an already busy "rat run" of a road.

Change to Plan:

Remove site 39 from the RLDP.

Response:

Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. Local age demographics could be improved through new development.

Section: Site Register

39 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)

Representation(s)		No of People	Nature
27583	Mr B Hill [6425]	1	Object
Total Number of People: 1			
Summary:			
This amount of development will increase air pollution which will cause deterioration in air quality and traffic noise. Not only will the residences of this new development cause an increase in traffic this will also cause an increase in delivery traffic, public transport increases and construction traffic and noise. Looking at the presentation I noticed no mention of a doctor's surgery or dentist. Before embarking on large developments within the county the infrastructure needs to be addressed for the wellbeing and safety of the existing residents and visitors.			
Change to Plan:			
Remove site 39 from the RLDP.			
Response:			
Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

40 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)

Representation(s)		No of People	Nature
27517	Ms Jeanne MACINNES [6342]	1	Object
Total Number of People: 1			
Summary: Any plan to build in this particular part of Llanrhos goes against your stated objectives of: 1 distinctive and special characteristics are protected and enhanced 2 [building in] appropriate ... right location 3 minimise need to travel and dependency on car and overall levels of pollution This proposal will change the very nature of Llanrhos itself, by destroying a part of its green belt long enjoyed by both residents and passers-by. Plan to preserve Llandudno's green hinterland - it is as vital as beach and Orme to Llandudno's tourism. It would increase traffic multi-fold along Bryn lupus Road			
Change to Plan: Choose the alternative site 91 in your plans. It will have less obvious detrimental impact - with the provisos given in representation 27516. No developments at Llanrhos before you ensure we all have access to mobile phone signals.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. The site is currently within a green wedge, not green belt as defined by PPW.			

Section: Site Register

40 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)

Representation(s)		No of People	Nature
27437	Mr Michael Bailey [6355]	1	Object
Total Number of People: 1			
Summary:	Objection to the scale and repercussions of the proposed plan		
Change to Plan:	Ideally, this field should not form part of the scheme. If however it must be included, then the extent of the developments should just run alongside Bryn Lupus Rd and should not extend far (maybe 30 metres?) up the field , and no further towards the Vardre. The development should also cease at least 50metres from Maes Y Castell. There should not be any public access to the remaining portion of the field, to avoid anti social behaviour at the rear of Maes Y Castell- but how could this be prevented??		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

40 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)

Representation(s)		No of People	Nature
27528	Mrs Tracey Warburton [6384]	1	Object
Total Number of People: 1			
Summary: This will still have a negative impact for the residents of Llanrhos and especially Bryn Lupus Road access for this development is a huge problem for Bryn Lupus road with the increase of traffic safety concerns and disturbance from noise pollution.Llanrhos is an area with a lot of history,It will spoil the natural beauty of Llanrhos and the Vardre with development.			
Change to Plan: I don't know of any possible change to lessen the negative impact on Bryn Lupus road and Llanrhos.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

42 Land off Isgoed, Gyffin

Representation(s)

27560 Mr John Kendall [6402]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Candidate area 42 (land off Isgoed) should not be added to a revised LDP. It include area's already refused planning permission in 2005 and since. The reasons for refusal in 2005 are even more apposite today. In particular the narrow access afforded to the site via Isgoed or Allt y Coed, and access via the B5106 which is now busier than in 2005 and is unsafe. It is a greenfield area beyond the established settlement boundary for Conwy and there are still issues with flooding which have occurred and is more pertinent today - run off, climate change etc.

Change to Plan:

Remove candidate area 42 (land off Isgoed) from revised LDP.

Response:

Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

49 Pant y Fran Farm, Pentywyn Road, Deganwy

Representation(s)		No of People	Nature
27489	Mr John Taylor [6386]	1	Object
27490	Georgina Taylor [6385]	1	Object
Total Number of People: 2			
Summary: No Access, single track un-adopted farm road			
Change to Plan: This site is unsuitable for housing due to it's difficult access and location			
Response: Service providers and Highways will be consulted and the site further assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

50 Land on Bryn Lupus Road, Llanrhos

Representation(s)		No of People	Nature
27518	Ms Jeanne MACINNES [6342]	1	Object
Total Number of People: 1			
Summary: Any plan to build in this particular part of Llanrhos goes against your stated objectives of: 1 distinctive and special characteristics are protected and enhanced 2 [building in] appropriate ... right location 3 minimise need to travel and dependency on car and overall levels of pollution It would open the way for more development in Bryn Lupus green belt and change the very nature of Llanrhos itself. Plan to preserve Llandudno's green hinterland - it is as vital as beach and Orme to Llandudno's tourism. It would increase traffic multi-fold along Bryn lupus Road			
Change to Plan: Choose the alternative site 91 in your plans. It will have less obvious detrimental impact - with the provisos given in representation 27516. No developments at Llanrhos before you ensure we all have access to mobile phone signals.			
Response: Service providers including Highways will be further consulted and the site assessed for suitability of inclusion in the Deposit LDP. The site is not protected as open space. The area is currently a Green Wedge not Green Belt.			

Section: Site Register

50 Land on Bryn Lupus Road, Llanrhos

Representation(s)

27534 Mrs Tracey Warburton [6384]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Negative impact on local residents, no ideal access, would also increase traffic to the area. Field also gets very wet could cause more problems for Bryn Maelgwyn Lane and Bryn Lupus Road.

Change to Plan: Not suitable for development remove

Response: Service providers including Highways will be further consulted and the site assessed for suitability of inclusion in the Deposit LDP. The site is not protected as open space.

Section: Site Register

50 Land on Bryn Lupus Road, Llanrhos

Representation(s)		No of People	Nature
27475	Georgina Taylor [6385]	1	Object
Total Number of People: 1			
Summary: Single track road, no access			
Change to Plan: Remove from RLDP, there is no access for housing on this single track road.			
Response: Service providers including Highways will be further consulted and the site assessed for suitability of inclusion in the Deposit LDP. The site is not protected as open space.			

Section: Site Register

51 Land at Troed y Bwlch, Deganwy

Representation(s)

27749 Mr Keith Richards [3906]

No of People

Nature

1

Object

Total Number of People: 1

Summary: More green field sites up for destruction.... totally unsuitable. Can't believe you are serious. Would turn road junction at top of Marl Lane into a major crossroads.... already due to become worse with the 110 Beech houses at the top of Marl.

Change to Plan: Don't do it....

Response: noted, already ruled out at Stage 1 of the assessment.

Section: *Site Register*

51 Land at Troed y Bwlch, Deganwy

Representation(s)		No of People	Nature
27469	Georgina Taylor [6385]	1	Object
Total Number of People:		1	
Summary:		Pentywyn road is already too busy with traffic.	
Change to Plan:		We are losing too much of the countryside to housing. The dog walkers in the area already leave too much dog waste along the walking paths. The road is already too busy with traffic.	
Response:		noted, already ruled out at Stage 1 of the assessment.	

Section: *Site Register*

51 Land at Troed y Bwlch, Deganwy

Representation(s)		No of People	Nature
27483	Mr John Taylor [6386]	1	Object
Total Number of People:		1	
Summary:		No Access, single track un-adopted road	
Change to Plan:		Land is prone to flooding. Trees should be planted to resolve this problem and land left for bird life and nature.	
Response:		noted, already ruled out at Stage 1 of the assessment.	

Section: Site Register

54 Derwen Park, Penrhyn Bay

Representation(s)

27711 Miss Diane Farmer [6542]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Derwen Park is a narrow cul de sac with no pavements. With the current number of houses there are problems with access for large vehicles e.g. the bin lorries, delivery vehicles, ambulances, particularly when residents have a visitor or additional car parked on the road. The grass area is also used as a play area, dog walkers and pleasant green walk through on the way from and to the village. In summary, my objection is overdevelopment causing a nuisance to residents and road users and also the indulging of a pleasant green space in the middle of existing housing.

Change to Plan:

No further development of this green area.

Response:

Service providers including Highways will be further consulted and the site assessed for suitability of inclusion in the Deposit LDP. The site is not protected as open space.

Section: Site Register

55 Land to the rear of Bryn y Mor, Dolwen Road

Representation(s)		No of People	Nature
27727	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanelian Rd and Dolwen Rd these roads are too narrow with a limited pavement along Dolwen Rd. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

55 Land to the rear of Bryn y Mor, Dolwen Road

Representation(s)

27559 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also

Change to Plan: Remove site from development plan.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

55 Land to the rear of Bryn y Mor, Dolwen Road

Representation(s)

27613 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The increase in traffic on such a narrow lane. Access to the site. This area is over developed. Usual comments about strain on public services obviously apply. This area is over developed and the community is slowly being strangled.

Change to Plan:

Remove from plan

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

55 Land to the rear of Bryn y Mor, Dolwen Road

Representation(s)		No of People	Nature
27766	Mrs June Ryan [6552]	1	Object
Total Number of People:		1	
Summary:	The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.		
Change to Plan:	No further development in Old Colwyn		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

55 Land to the rear of Bryn y Mor, Dolwen Road

Representation(s)		No of People	Nature
27788	george ryan [6574]	1	Object
Total Number of People: 1			
Summary:	Infrastructure cannot sustain existing community.		
Change to Plan:	Remove from plan.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

55 Land to the rear of Bryn y Mor, Dolwen Road

Representation(s)		No of People	Nature
27866	Rhys Griffith [6611]	1	Object
27855	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	Tynnu'r safle oddi wrth y cynllun datblygu		
Response:	Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.		

Section: Site Register

57 Land at the corner of Pentwyn Road and Marl Lane, Deganwy

Representation(s)

27750 Mr Keith Richards [3906]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Yes, let's have a re-think on this one shall we..... 1300+ residents ignored.

Change to Plan: Don't build on it.

Response: the site already has planning approval therefore will not form part of the RLDP.

Section: Site Register

57 Land at the corner of Pentwyn Road and Marl Lane, Deganwy

Representation(s)		No of People	Nature
27480	Georgina Taylor [6385]	1	Object
Total Number of People:		1	
Summary:		This site already been approved against community objections	
Change to Plan:		this site development is going to cause traffic problems.	
Response:		noted	

Section: Site Register

58 Land off Aber Road, Llanfairechan

Representation(s)

27678 Mr Ricky Carter [6492]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land identified as Site 58 has caused significant and costly off site flooding of Aber Road and adjacent properties. During such events, the highway has been impassable, impacting both on residents, and the emergency services. TAN 15 (paragraph 10.4) "flood risk will be a material factor in the formulation of specific policies and allocation of sites". Other than generic reference to SuDS, there has been no specific flood mitigation measures proposed, nor the consideration of the implications of climate change. As such it is considered that the allocation of this site is considered premature.

Change to Plan:

Remove this site from the proposed Replacement Local Development Plan

Response:

Not accepted. The site has been sent to Natural Resources Wales for specific comments regarding flooding. Their comments will include if there is likely to be any impact on neighbouring areas. The Replacement LDP and all the sites which are to be allocated will be subject to a Floods Consequences Assessment.

Section: Site Register

58 Land off Aber Road, Llanfairfechan

Representation(s)

27893 Mr James Stevenson [6619]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

I object whole heartedly to development on this piece of land. My reasons are based on the impact that the development will have environmentally, culturally, historically and visually. This an area of natural beauty and a development of this scale will scar and blot the landscape beyond comprehension. With views out of the village up and into the Carnedau mountain range (part of snowdonia national park) this piece of land is stunninigly beautiful and forms a green area protecting the smalll rural community of Llanfairfechan.

The proposed development of 400 new houses on this site will stretch the local infrastructure.

Change to Plan:

Find an alternative site within the village. The Heath council offices, the old schools, many other suitable windfall and brown field sites exist that don't require digging up beautiful green field sites. But developers don't want that do they? They want sites that are easy to develop, costs less so they can make more profit.

Response:

Not accepted: an element of windfall has already been included as part of the RLDP housing figures. This would include the sites mentioned. Parts of the school and the Heath sites are floodplain and so cannot be developed for residential use. The infant school is Church owned and has not been submitted by the owner as a candidate site.

The number of dwellings the site is allocated for has been reduced.

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)

28133 Mrs Susan Jones [96]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is a busy adopted bridleway. Any more development would be highly dangerous to horses, children, hikers and dog walkers who use the bridleway regularly. It is far too narrow to accommodate any more traffic upon it.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)		No of People	Nature
27610	Mr Edward Adams [102]	1	Object
Total Number of People: 1			
Summary:	This should be considered along with 110 & 101. If either of those were to be accepted this one would also have to be accepted. Site access is only from the Bridleway of Honeysuckle Lane. Site would enable many new dwellings to be built. Bridleway has eroded with existing use. The narrowness and its use as bridleway and walkway is unsuitable for extra traffic. The character of the lane would be spoilt and there are no sewage facilities. There are no passing places for pedestrians or vehicles in the vicinity.		
Change to Plan:	Retain as Green Wedge to prevent further spoiling of a country lane and damage to the Bridleway.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)		No of People	Nature
27934	Koldo Azurza [6636]	1	Object
Total Number of People: 1			
Summary:	It is an expensive residential development due to its steep orography and is not focussed on the strategic growth areas identified. As an area of outstanding beauty, should become a publicly owned land for all to enjoy and remain rural without planning permission. Do not assume that this land had been purchased at the right price at any stage since sold by Welsh Water. Lastly, the lane serving this site is a "non-adopted" one. The Council should adopt the lane and provide the mandatory sustainable drainage systems for surface water disposal if pushes ahead with this development.		
Change to Plan:	Honeysuckle Lane to be adopted by the Council in order to approve and proceed with their plans. Otherwise, like many developments, they are pushed without proper investment on infrastructure in detriment of the subsequent wellbeing of the population they serve.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)		No of People	Nature
28127	MR ROY WHITE [6412]	1	Object

Total Number of People: 1

Summary: Honeysuckle Lane is a very narrow bridle path used extensively by horse riders and walkers, there are no passing places, no pavements and no street lighting. To develop any site listed would be detrimental to the safety of both residents and pedestrians. Previous applications for development have been refused by the local Council, planning policy Wales 5th edition 2012 and the Welsh Office inspectorate on appeal. The sites lie within a green barrier and special landscape area. No evidence has been submitted to demonstrate an exceptional need to override Development plan and National policy therefore should not be considered.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)		No of People	Nature
28137	Mr Gordon Nugent [6594]	1	Object
Total Number of People: 1			
Summary:			
Honeysuckle Lane is an adopted bridleway and is totally unsuitable for the weight of traffic it experiences today after multiple infill planning applications have been granted over the years.			
It is also heavily used by Welsh Water, who tarmaced the lane in the first place, and whose activity is obviously increasing year on year in my 15 years of observation as a resident.			
Change to Plan:			
Do not allocate the site in the RLDP.			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)		No of People	Nature
27834	Mrs Julie Davies [6604]	1	Object
Total Number of People: 1			
Summary:	Honeysuckle Lane is a single track unscripted lane. There are no areas for two cars to safely pass. There are no pavements and only narrow or steep embankment for pedestrians to access to avoid traffic. The lane leads to a nature reserve and bridlepath both of which are popular with dog walkers and families seeking to enjoy nature. The area is abundant with wildlife which would be compromised. There is no mains gas. Development on this plot would forever change the character of the lane.		
Change to Plan:	For potential planning to be refused to ldp		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)

27912 mrs clare azurza [6624]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

- ~ safety and access especially for my disabled son due to generation of more traffic
- ~loss of natural habitat esp for grey crested newts seen to have habitat there ~trees for sustainability
- ~history of rejection
- ~approval sets a precedent
- ~proposal is inappropriate development within a green belt and does not contribute to needs of affordable housing?aging population housing due to its location with no transport links
- ~negative impact on my property through loss of privacy and safety of my disabled son who uses the lane with a wheelchair and is registered severely sight impaired
- ~nature conservation
- ~ neg impact

Change to Plan:

dismiss this application

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

65 Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay

Representation(s)		No of People	Nature
28130	Ms Susan Evans [6737]	1	Object
Total Number of People: 1			
Summary: Honeysuckle Lane is a single track lane, bridleway with a blind bend at the start. Additional traffic would be unacceptable/unsafe.			
Change to Plan: Do not allocate the site in the RLDP.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27918 Cerian Dickman [6627]

No of People

Nature

1

Comment

Total Number of People: 1

Summary:

The infrastructure isn't in place to support extra housing. Roads are congested already, through Old Colwyn & Llysfaen & Llanellian rd. Doctor isn't able to cope with local residents needs now, no dentist locally. Swn y Don "unsatisfactory" at Estyn inspection & other schools under budget pressure & experiencing staffing cuts, not a good educational environment for children. Wildlife habitat will be destroyed, proposed site is in open countryside. Parking is very limited in the Old Colwyn area with no visible way of improving it. This site has already been refused planning permission & the decision upheld previously.

Change to Plan:

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27921 Mr Neil Mahoney [6628]

No of People

Nature

1

Comment

Total Number of People: 1

Summary: My objections are based on the following, traffic levels on Llanellian road leading to increased congestion, Insufficient infrastructure to support the additional population (schools, dentist, GP, shops, parking).

Change to Plan:

Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27557 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also

Change to Plan: Remove site from development plan.

Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27614 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to this in the strongest terms Peulwys Lane is a very narrow Lane . Traffic will use this to link up with Coed Coch Rd and Llanellian Rd. The road is not suitable for heavy traffic. Linking this development in some way to HighlandsRd is a nonsense as you will cause further congestion on Llysfaen Rd and Abergele Rd as traffic from Bryn Colwyn and Tan Llwyfan join the affray. This will be the ruin of Old Colwyn as a village community. Schools, surgeries cannot cope. Our infrastructure is up to capacity. This madness needs to stop

Change to Plan: Remove from the plan and don't resurrect it at a later date

Response: **Noted.**

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27639	Mr Ian Davies [6460]	1	Object
Total Number of People: 1			
Summary:	I object because of the impact on wildlife in the area , the loss of open countryside. Also the extra traffic and congestion it will put on Peulwys Lane , Llanelian Road , Coed Coch Road . These roads are already under strain due to housing developments at the top of Llanelian road which also have planning permission for more houses. The strain on local schools on Doctors is also an issue.		
Change to Plan:	I would like it not to be built		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27689 Mr Owen Dale [6503]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to this proposal based on the insufficient infrastructure to support it. This development will be to the detriment of Old Colwyn and surrounding areas.

Change to Plan: While I accept the need for affordable housing, this site is unsuited to the proposed development.

Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27715 Miss D Foulds [6532]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The proposed development would:
Increase the risk of radon exposure by excavating the soil to build
*Impose upon already existing large communities.
*Overstretch GP surgery and schools.
*Create undue stress for medical staff and teachers.
*Create longer waits for appointments/treatment, and reduce quality education by increasing teacher/student ratio.
*Increase congestion and heavy traffic along already overused surrounding roads.
*Increase safety risk at Llanellian Road/Peulwys Lane T-junction.
*Create increased traffic at Marine roundabout, raising safety concerns generally, considering the amount of incidents/collisions occurred over recent years.
*Additionally, school-children cross these roads 5-days a week, often not paying due care or attention.

Change to Plan:

The plan to build in this area does not appear to be well considered at all. I am objecting to the proposed development based on the above points. I cannot think of a single positive reason to build such a large amount of houses, which would look out of character, in this area.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27768 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths.
There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place all existing roads unsuitable for any increase in traffic. Old Colwyn is already over developed.

Change to Plan:

No further development in Old Colwyn

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27719	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanelian Rd, Coed Coch Rd and Peulwys Lane - current roads are too narrow and many houses don't have access to off road parking. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27848	Mr David Perry [6555]	1	Object
Total Number of People: 1			
Summary: This will significantly increase the volume of vehicles using Llanelian Road and negatively impact on the already congested Marine roundabout. Other routes, Coed Coch Road, Peulwys Lane, both currently bus routes, are severely congested by parked vehicles. The T junction between Peulwys Lane and Llanelian Road is already hazardous. Pupils walking to the various schools in the immediate vicinity need to cross these already busy traffic routes and will be exposed to more risk. The proposal will lead to further degradation of Doctor's services. The difficulties presented by this site will disproportionately impact on the existing settlement of Old Colwyn.			
Change to Plan: Remove this site from the Replacement Local Development Plan			
Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27746	Mr B Edwards [6565]	1	Object
Total Number of People: 1			
Summary: The proposed development would: 1.Increase surrounding road usage, increasing maintenance costs and decreasing road safety for drivers and pedestrians. 2.Create noise and air pollution, and radon exposure, during building and following construction with increased residents/road users. 3.Building would extend into open countryside **planning previously rejected for this reason.** 4.Lead to loss of privacy and light for existing properties. 5.Negatively impact upon existing residents' psychological wellbeing. 6.Reduce employment opportunities by introducing 450 more people/families into village setting. 7.Deeply harm environment character**planning previously rejected for this reason** and negatively impact upon wildlife. Loss of biodiversity. 8.Lead to serious mains sewerage/water supply/drainage issues.			
Change to Plan: I STRONGLY OBJECT to the proposed development plan. This area has been previously rejected for planning, as Conwy Local Development Plan; Deposit Plan 2007-2022 details. Previous reasons for rejection states "The development would extend into open countryside and would be harmful to the appearance of this landscape. The demand for housing can be met by other proposed sites in more sustainable locations";. These reasons remain valid and applicable, in addition to the reasons I have highlighted above. Furthermore, the area adjacent to Peulwys Estate has already been granted permission to build a significant number of additional Cartrefi Conwy houses, therefore this should be considered more than enough sustainable development for such a small area.			
Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27793 george ryan [6574]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Even with the construction of a new road of two lanes width to support these proposed developments the road still has to intersect an existing main road i.e. Llanelian Road, Coed Coch Road and the main Old Colwyn Road.

Change to Plan:

Remove from LDP.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27877	Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]	1	Object
Total Number of People: 1			
Summary:	The inclusion of this site would have a detrimental impact on the landscape amenities and well being of local residents by virtue of: * extending development into open countryside * loss of good quality agricultural land * visual intrusion due to the prominent and exposed nature of the site * impact on local infrastructure * detrimental effect on the local highway network including Llanellian Road and in particular the roundabout junction with Abergele Road * impact on local schools which are already at or beyond capacity * impact on other vital local services such as doctor's surgeries		
Change to Plan:	Removal of the site from the draft plan and proposals map		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27880 Mrs Brenda Johnston [6601]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The impact of this proposal on the nature of the village is huge raising serious concerns over the following:
Loss of visual amenity
Loss of privacy
Unacceptable increase in traffic
Noise and disturbance as a result of increased traffic
Concerns over road access, traffic congestion in Old Colwyn village, Llanelian Road, Coed Coch Road
Impacts on schools, Dr Surgery.
Concerns over nature conservation, Siting of services, land drains and sewers
Concerns regarding density, appearance and materials of dwellings.

Change to Plan:

make the area to be developed a LOT smaller

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27843 Mr Eric Mawson [6607]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Area cannot withstand development due to lack of infrastructure and facilities. Safe roads cannot be made, surgery and schools are unable to cope. There will be additional burden on already busy and poor quality roads, in particular Coed Coch Road and the Old Colwyn roundabout. Turning out of Peulwys Lane into Llanellian is already dangerous at times. I am also concerned about drainage issues and effect on wildlife and habitat with loss of green belt.

Change to Plan:

No development should be allowed in this area.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)

27931 Ms Natalie James-Rutledge [6623]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Developing this land will have a detrimental effect on the infrastructure in place in Old Colwyn. It will put a significant strain on already stretched services and amenities. Schools are already at or near maximum subscription with no funding or space to expand or budget to employ additional teaching staff; the surgery in the area, is already under extreme pressure and any additional health facilities would not meet current demand let alone increased demands from additional households; the current road system will not sustain increased traffic follow. Development here will be harmful to the environment character to the area.

Change to Plan:

This proposal should be rejected from the LDP.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

66 Peulwys Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27862	Rhys Griffith [6611]	1	Object
27842	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	Tynnu'r safle oddi wrth y cynllun datblygu		
Response:	Mae hynny wedi'i nodi. Bydd y materion sy'n peri pryder fel yr effaith ar briffyrdd, ysgolion, gwasanaethau iechyd, mannau agored, cefn gwlad, cynefinoedd, draenio a charthffosiaeth yn cael eu trin yn rhan o broses gynllunio'r CDLI a bydd yr ymchwiliadau angenrheidiol yn cael eu cynnal cyn dyrannu yn y CDLI / yn y cam cyn ymgeisio fel y bo'n briodol.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27919 Cerian Dickman [6627]

No of People

Nature

1

Comment

Total Number of People: 1

Summary:

The infrastructure isn't in place to support extra housing. Roads are congested already, through Old Colwyn & Llysfaen & Llanellian rd. Doctor isn't able to cope with local residents needs now, no dentist locally. Swn y Don "unsatisfactory" at Estyn inspection & other schools under budget pressure & experiencing staffing cuts, not a good educational environment for children. Wildlife habitat will be destroyed, proposed site is in open countryside. Parking is very limited in the Old Colwyn area with no visible way of improving it. This site has already been refused planning permission & the decision upheld previously.

Change to Plan:

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27922 Mr Neil Mahoney [6628]

No of People

Nature

1

Comment

Total Number of People: 1

Summary: My objections are based on the following, traffic levels on Llanellian road leading to increased congestion, Insufficient infrastructure to support the additional population (schools, dentist, GP, shops, parking).

Change to Plan:

Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27556 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also

Change to Plan: Remove site from development plan.

Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27615 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This proposal will destroy our community. No amount of tinkering with an extra doctor at a satellite surgery or an extension to a school will solve the impact of such a large development. The idea of a road link via Highlands Rd will exacerbate our ever increasing traffic problems. Rural areas are important and need to be protected

Change to Plan:

Remove

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27636 Mrs Olivia Roberts [6456]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The increase to traffic from the development of this proposal will have a negative impact on Old Colwyn. The village will struggle with the increase in traffic. Especially at the junctions of Peulwys Lane and Llanelian Rd, the roundabout on Abergele Rd, Highlands Rd and Abergele Rd. Traffic will try to go down Coed Coch rd, or onto Peulwys Lane, Peulwys Ave and Peulwys Rd bearing in mind Peulwys Avenue is a private Rd.

Putting in an extra doctor at a satellite surgery or an extension to local schools will not solve the impact of such a large development.

Change to Plan:

Remove from development plan.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27640	Mrs H Foster [6461]	1	Object
Total Number of People: 1			
Summary:			
The infrastructure of the local area is falling far short of what would be required to accommodate the additional residents created by the new development.			
It's a well known fact amongst local residents that the local GP surgery is already massively oversubscribed due the recent closure of another surgery in the village. Adding to that the fact that the local High School is also oversubscribed and has been for a number of years.			
The transport links (roads/buses etc) are also somewhat of a nightmare at peak times and especially when the A55 traffic is affected for any number of reasons.			
Change to Plan:			
Whilst I appreciate the need for further housing and am not against the principle of building locally,I feel that the size of the project would have a hugely detrimental effect on our local community and the efficiency in which it operates.			
Response:			
Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27641	Ms E Beamson [6462]	1	Object
Total Number of People: 1			
Summary:	I strongly object for the following reasons: Enormous increase in traffic Where is the extra money to provide teaching for all the children. The only doctors practice were not made aware of these proposals. Residents have not been made aware. Affordable Housing - £152,000 is not exactly affordable. The impact on wildlife will be tremendous and trees must not be netted. The land is in open countryside.		
Change to Plan:	Remove the site from the RLDP.		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27657	Miss Carol Roberts [6470]	1	Object
Total Number of People: 1			
Summary:	I wish to oppose the plan as I do not feel that there will be capacity in the local schools for more people or in cadwgan surgery with up to,a three week wait already for appointments. The building traffic will increase particularly on llanelian road and parking in the area will be even more difficult. I also worry that the houses may not only be for first time buyers. There is limited funding available and these problems will not be resolved. The same land is believed to,have been rejected previously. It won't benefit old colwyn		
Change to Plan:	I do not think the project should proceed or should be on a much smaller scale with thorough consideration being given to all the inevitable problems and resolved prior to planning being considered further		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27688 Mr Owen Dale [6503]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to this proposal due to the impact on the local community. The existing infrastructure of roads and public services will not support it. It will be detrimental to Old Colwyn and surrounding areas.

Change to Plan: While I see the need for affordable housing, this is not a suitable site.

Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27710	Miss D Foulds [6532]	1	Object
Total Number of People: 1			
Summary:	The proposed development would: *Increase the risk of radon exposure by excavating the soil to build* *Impose upon already existing large communities. *Overstretch GP surgery and schools. *Create undue stress for medical staff and teachers. *Create longer waits for appointments/treatment, and reduce quality education by increasing teacher/student ratio. *Increase congestion and heavy traffic along already overused surrounding roads. *Increase safety risk at Llanellian Road/Peulwys Lane T-junction. *Create increased traffic at Marine roundabout, raising safety concerns generally, considering the amount of incidents/collisions occurred over recent years. *Additionally, school-children cross these roads 5-days a week, often not paying due care or attention.		
Change to Plan:	The plan to build in this area does not appear to be well considered at all. I am objecting to the proposed development based on the above points. I cannot think of a single positive reason to build such a large amount of houses, which would look out of character, in this area.		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27769 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place, all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.

Change to Plan:

No further development in Old Colwyn

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27720	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanelian Rd, Coed Coch Rd and Peulwys Lane - current roads are too narrow and many houses don't have access to off road parking. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27847	Mr David Perry [6555]	1	Object
Total Number of People: 1			
Summary: This will significantly increase the volume of vehicles using Llanellian Road and negatively impact on the already congested Marine roundabout. Other routes, Coed Coch Road, Peulwys Lane, both currently bus routes, are severely congested by parked vehicles. The T junction between Peulwys Lane and Llanellian Road is already hazardous. Pupils walking to the various schools in the immediate vicinity need to cross these already busy traffic routes and will be exposed to more risk. The proposal will lead to further degradation of Doctor's services. The difficulties presented by this site will disproportionately impact on the existing settlement of Old Colwyn.			
Change to Plan: Remove this site from the replacement local development plan			
Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27760	Mr B Edwards [6565]	1	Object
Total Number of People: 1			
Summary:	The proposed development would: 1.Increase surrounding road usage, increasing maintenance costs and decreasing road safety for drivers and pedestrians. 2.Create noise and air pollution, and radon exposure, during building and following construction with increased residents/road users. 3.Building would extend into open countryside **planning previously rejected for this reason.** 4.Lead to loss of privacy and light for existing properties. 5.Negatively impact upon existing residents' psychological wellbeing. 6.Reduce employment opportunities by introducing 450 more people/families into village setting. 7.Deeply harm environment character**planning previously rejected for this reason** and negatively impact upon wildlife. Loss of biodiversity. 8.Lead to serious mains sewerage/water supply/drainage issues.		
Change to Plan:	I STRONGLY OBJECT to the proposed development plan. This area has been previously rejected for planning, as Conwy Local Development Plan; Deposit Plan 2007-2022 details. Previous reasons for rejection states "The development would extend into open countryside and would be harmful to the appearance of this landscape. The demand for housing can be met by other proposed sites in more sustainable locations". These reasons remain valid and applicable, in addition to the reasons I have highlighted above. Furthermore, the area adjacent to Peulwys Estate has already been granted permission to build a significant number of additional Cartrefi Conwy houses, therefore this should be considered more than enough sustainable development for such a small area.		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27794 george ryan [6574]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Infrastructure at this moment in time is totally inadequate for supporting existing community increase the demand by 450 homes.....well you do the maths! Chaos ensues.

Change to Plan: Remove from LDP.

Response: **Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.**

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27876	Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]	1	Object
Total Number of People: 1			
Summary:	The development of this site would have a major detrimental impact on the landscape amenities and quality of life of existing residents of Old Colwyn by virtue of: * extending development into open countryside * loss of good quality agricultural land * visual intrusion due to the prominent and exposed nature of the site * impact on local infrastructure * detrimental effect on the local highway network including Llanellian Road and in particular the roundabout junction with Abergele Rd * impact on local schools which are already beyond capacity * impact on other local services such as doctor's surgeries		
Change to Plan:	Removal of this site from the final draft plan and proposal map		
Response:	Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27825 Mr Kevin Phillips [6598]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The proposed site is unsuitable for such a widespread development for several reasons revolving around the infrastructure of the area. Our main objection is the negative effect on transport, especially during rush hour. We fear Old Colwyn will become grid locked at key times of the day. We are also worried about drainage problems which have not been addressed on the promenade and will worsen with the new development above. Finally we worry that new schools and surgeries will struggle to attract suitable and properly qualified staff.

Change to Plan:

Choose not to use this location.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27881 Mrs Brenda Johnston [6601]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The impact of this proposal on the nature of the village is huge, raising concerns over the following:
Loss of visual amenity
Loss of privacy
Unacceptable increase in traffic
Noise and disturbance as a result of increased traffic
Concerns over road access, traffic congestion in Old Colwyn village, Llanelian Road, Coed Coch Road
Impacts on schools, Dr Surgery
Concerns over Nature conservation, siting of services, land drains and sewers
Concerns regarding density, appearance and materials of dwellings.

Change to Plan:

Make the area to be developed a LOT smaller.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27844	Judith Griffith [6606]	1	Object
27863	Rhys Griffith [6611]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	Tynnu'r safle oddi wrth y cynllun datblygu		
Response:	Mae hynny wedi'i nodi. Bydd y materion sy'n peri pryder fel yr effaith ar briffyrdd, ysgolion, gwasanaethau iechyd, mannau agored, cefn gwlad, cynefinoedd, draenio a charthffosiaeth yn cael eu trin yn rhan o broses gynllunio'r CDLI a bydd yr ymchwiliadau angenrheidiol yn cael eu cynnal cyn dyrannu yn y CDLI / yn y cam cyn ymgeisio fel y bo'n briodol.		

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)		No of People	Nature
27846	Mr Eric Mawson [6607]	1	Object
Total Number of People: 1			
Summary: Same issues as site 1 but having both sites will further exasperate the problems.			
Change to Plan: No development in this area to be allowed.			
Response: Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27902 Mr John Weston [6615]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This proposed development should not go ahead based on the following-
The community of Old Colwyn is already stretched to maximum capacity-
We have only one Doctors Surgery that is already at maximum capacity that poses a risk to people with health problems. We don't have a Dentist within the community. The Working fields around Old Colwyn are a part of our heritage and date back hundreds of years. The landscape would never been the same again for our future generations to enjoy. There are more urgent sites that could benefit from development within the county of Conwy.

Change to Plan:

Scrap plans.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

68 Peulwys Farm, Peulwys Lane, Old Colwyn (site 2)

Representation(s)

27932 Ms Natalie James-Rutledge [6623]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Developing this land will have a detrimental effect on the infrastructure in place in Old Colwyn. It will put a significant strain on already stretched services and amenities. Schools are already at or near maximum subscription with no funding or space to expand or budget to employ additional teaching staff; the surgery in the area, is already under extreme pressure and any additional health facilities would not meet current demand let alone increased demands from additional households; the current road system will not sustain increased traffic follow. Development here will also be harmful to the environment character to the area.

Change to Plan:

This proposal should be rejected from the LDP.

Response:

Noted. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register*73 Winllan Farm, Llanrhos Road, Penrhyn Bay*

Representation(s)		No of People	Nature
27667	The Llanrhos Road & Marine Terrace Residents Group (Mrs W A Groves) [6484]	1	Object
28098	The Llanrhos Road & Marine Terrace Residents Group (Ms Helen Jones-Williams) [6725]	1	Object
27592	The Llanrhos Road & Marine Terrace Residents Group (Mr Paul Belfield) [6429]	1	Object
27604	The Llanrhos Road & Marine Terrace Residents Group (Mr P J Clarke) [6438]	1	Object
28088	The Llanrhos Road & Marine Terrace Residents Group (Mr Lee Watson) [1339]	1	Object
27454	The Llanrhos Road & Marine Terrace Residents Group (Mrs Karen Edwards) [6375]	1	Object
28100	The Llanrhos Road & Marine Terrace Residents Group (Ms Sheila Evans) [6726]	1	Object
28118	The Llanrhos Road & Marine Terrace Residents Group (Mr Ethan Hill) [6734]	1	Object
28110	The Llanrhos Road & Marine Terrace Residents Group (Ms Claire Hewitt) [6730]	1	Object
28124	The Llanrhos Road & Marine Terrace Residents Group (Mr Gordon Pratt) [5280]	1	Object
28120	The Llanrhos Road & Marine Terrace Residents Group (Mr David Hill) [6735]	1	Object
27429	The Llanrhos Road & Marine Terrace Residents Group (Mr Jeff Thomas) [5228]	1	Object
28116	The Llanrhos Road & Marine Terrace Residents Group (Mr Andrew Hill) [6733]	1	Object
28104	The Llanrhos Road & Marine Terrace Residents Group (Ms Gwynedd Jones) [6727]	1	Object
27467	Mr Anthony Townshend [6383]	1	Object
28080	The Llanrhos Road & Marine Terrace Residents Group (Ms Leanne Davies) [6717]	1	Object
28082	The Llanrhos Road & Marine Terrace Residents Group (Mr Michael Clarke) [6718]	1	Object
28102	The Llanrhos Road & Marine Terrace Residents Group (Mr Geoff Sharrock) [496]	1	Object
27447	The Llanrhos Road & Marine Terrace Residents Group (Mr Nathan Walsh) [6370]	1	Object
28112	The Llanrhos Road & Marine Terrace Residents Group (Mr Trefor Jones) [6731]	1	Object

Section: Site Register*73 Winllan Farm, Llanrhos Road, Penrhyn Bay*

Representation(s)		No of People	Nature
28114	The Llanrhos Road & Marine Terrace Residents Group (Mrs Beverley Hill) [6732]	1	Object
27443	The Llanrhos Road & Marine Terrace Residents Group (Ms Victoria Hardy) [6364]	1	Object
27439	The Llanrhos Road & Marine Terrace Residents Group (Mrs Ruth Thomas) [6356]	1	Object
28084	The Llanrhos Road & Marine Terrace Residents Group (Ms Carla Westwood) [6719]	1	Object
27458	The Llanrhos Road & Marine Terrace Residents Group (Mrs O A Price) [5241]	1	Object
28106	The Llanrhos Road & Marine Terrace Residents Group (Mr Christopher Clarke) [6728]	1	Object
27597	The Llanrhos Road & Marine Terrace Residents Group (Mrs O Such) [5244]	1	Object
28090	The Llanrhos Road & Marine Terrace Residents Group (Mrs Kristie Watson) [6721]	1	Object
27491	The Llanrhos Road & Marine Terrace Residents Group (Mr Peter Hodgkinson) [5276]	1	Object
27590	The Llanrhos Road & Marine Terrace Residents Group (Mrs Angela Dawn Belfield) [5321]	1	Object
27456	The Llanrhos Road & Marine Terrace Residents Group (Mr John David Price) [5239]	1	Object
27579	The Llanrhos Road & Marine Terrace Residents Group (Mr P T Newton) [5271]	1	Object
27669	The Llanrhos Road & Marine Terrace Residents Group (Mr Brian Groves) [6485]	1	Object
27511	Mrs M Holmewood [5256]	1	Object
27595	The Llanrhos Road & Marine Terrace Residents Group (Mrs Victoria Cooper) [5405]	1	Object
27742	The Llanrhos Road & Marine Terrace Residents Group (Mr Sean Marsh) [6566]	1	Object
27696	Bryn Griffith [6516]	1	Object
27584	The Llanrhos Road & Marine Terrace Residents Group (Mr Jonathan Cooper) [5406]	1	Object
27574	The Llanrhos Road & Marine Terrace Residents Group (Mr & Mrs A & S Beardmore) [6420]	1	Object
27606	The Llanrhos Road & Marine Terrace Residents Group (Mrs K Clarke) [6439]	1	Object

Section: Site Register*73 Winllan Farm, Llanrhos Road, Penrhyn Bay*

Representation(s)		No of People	Nature
27744	The Llanrhos Road & Marine Terrace Residents Group (Mrs Catrin Marsh) [6567]	1	Object
28092	The Llanrhos Road & Marine Terrace Residents Group (Ms Emily Watson) [6722]	1	Object
27586	The Llanrhos Road & Marine Terrace Residents Group (Mr Jack Cooper) [6426]	1	Object
27943	Ms Joanne Porteous [6649]	1	Object
27493	The Llanrhos Road & Marine Terrace Residents Group (Mrs Margaret Thomas) [6388]	1	Object
27508	The Llanrhos Road & Marine Terrace Residents Group (Mrs Tina Hughes) [6391]	1	Object
27519	mr Ian McLaughlin [6394]	1	Object
27581	The Llanrhos Road & Marine Terrace Residents Group (Mrs L A Newton) [6424]	1	Object
27588	The Llanrhos Road & Marine Terrace Residents Group (Ms Lucy Cooper) [6427]	1	Object
27706	Mrs Kelly Camis [6538]	1	Object
28086	The Llanrhos Road & Marine Terrace Residents Group (Mr Matthew Westwood) [6720]	1	Object
28122	The Llanrhos Road & Marine Terrace Residents Group (J Townshend) [6736]	1	Object
28094	The Llanrhos Road & Marine Terrace Residents Group (Mr Simon Jones) [6723]	1	Object
28096	The Llanrhos Road & Marine Terrace Residents Group (R Jones) [6724]	1	Object
27449	The Llanrhos Road & Marine Terrace Residents Group (Mrs Sharon Walsh) [2013]	1	Object
28108	The Llanrhos Road & Marine Terrace Residents Group (Mrs Margaret Clarke) [6729]	1	Object

Total Number of People: 56

Summary: I object to candidates sites ref 73 - Winllan Farm and ref 104 Land by Creuddyn being included in the RLDP. This land is green wedge, a special area of conservation and site 104 contains a natural reserve. It would remove the boundary between the villages of Penrhyn Bay and Glanwyddan, have a detrimental effect on the local environment and adjoining communities.

Change to Plan: Do not allocate site 73 in the RLDP.

Response: Site 73 is currently Green Wedge but does not form part of a SAC. Site 104 is does not contain a nature reserve. Both sites will be assessed for suitability for inclusion in the Deposit RLDP.

Section: Site Register

73 Winllan Farm, Llanrhos Road, Penrhyn Bay

Representation(s)

27955 Leah Williams [6655]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to the inclusion in the RLDP of Candidate Site 73 on the following grounds: Increased traffic leading to congestion, additional parking pressure & poorer road safety. Increased demand for places at Ysgol Glanwydden which is at capacity & having to make budgetary cuts. Increased demand for places at Penrhyn Bay doctor's surgery with no capacity. Coalescence with Glanwydden. Destruction of habitat, namely resting sites/places of shelter, foraging/feeding sites, commuting areas, of bats, otters, hedgehogs, birds, pollinators/invertebrates, amphibians. Increased pressure on existing surface water and foul drainage systems.

Change to Plan: Removal of Candidate Site 73 Winllan Farm, Llanrhos Road, Penrhyn Bay, from the RLDP 2018 - 2033 Preferred Strategy.

Response: Site 73 is currently Green Wedge but does not form part of a SAC. Site 104 is does not contain a nature reserve. Both sites will be assessed for suitability for inclusion in the Deposit RLDP.

Section: Site Register

77 Land to the South of Llanrwst Road, Upper Colwyn Bay

Representation(s)		No of People	Nature
27686	Simon Glanville [6338]	1	Object
Total Number of People: 1			
Summary: Site sits in green wedge - setup to stop coalescence & to safeguard urban encroachment.			
Change to Plan: Deletion from RLDP			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

77 Land to the South of Llanrwst Road, Upper Colwyn Bay

Representation(s)		No of People	Nature
27700	Bridget Osborne [6527]	1	Object
Total Number of People:		1	
Summary:	The road here has stunning views over the Conwy and Puffin Island. It is extremely narrow and traffic comes into the town very fast whilst other cars slow down to look at the view (especially the tourists). There are also many dog walkers, coming up from the Heights and down from the RSPCA and Hafoty Bryn Boarding kennels. Building on this land will deprive tourists of an amazing viewpoint, whilst making driving along this road even more hazardous. It will also encroach on the green space separating the town of Colwyn Bay from the hamlet of Bryn y Maen.		
Change to Plan:	This land should remain as agricultural land		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

77 Land to the South of Llanrwst Road, Upper Colwyn Bay

Representation(s)		No of People	Nature
27838	Mr Patrick Hamilton-Hunter [6605]	1	Object
Total Number of People: 1			
Summary:	These comments apply equally to Nos 9 & 110. The B5113 (Llanrwst Road) is particularly narrow with several "pinch points" between Nos 196 and 230 involving 2 blind bends where vehicles regularly have to squeeze past or reverse. I feel that the additional traffic generated by these possible developments would lead to many more such incidents. Additionally, access to Llanrwst Road from any of these sites would be far from ideal.		
Change to Plan:	These sites should not be included in the development plan.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

77 Land to the South of Llanrwst Road, Upper Colwyn Bay

Representation(s)

27915 mrs clare azurza [6624]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

there is a large risk that houses built set a precedent for a pattern of development outside the heights development boundary and a long term over expansion of an area which does not have the transport infra structure to cope with the housing types you are looking to address ie affordable and accessible.
there would be a loss of amenity for current community, especially to the elderly, children and disabled and greater danger to them due to increased traffic generation which is inevitable due to being very limited transport links

Change to Plan:

please decline

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

84 Land off Gorwel, Llanfairfechan

Representation(s)

27894 Julie Ashton [6622]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Infrastructure of roads to access the site, already congested, further traffic restrictions will result in difficulty for current residents in Gorwel; risk that properties will be devalued. Risk of Surface water and underground streams running from the proposed area causing flooding on Gorwel especially in view of climate change.
Further mass housing estates in the upper village will impact on already congested area of Bryn Road.
Proposed site is outside of the settlement boundary, restrictions would be in place for individual houses so explain how an estate can be permitted.
Difficulty accessing site for building purposes.
Strong objection by residents.

Change to Plan:

Proposed site of land off Gorwel to be rejected as suitable.

Response:

Noted. The Strategic site allocation in Llanfairfechan will deliver the housing need. No further sites will need to be allocated in the area.

Section: Site Register

87 Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn

Representation(s)		No of People	Nature
27726	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanelian Rd and Dolwen Rd these roads are too narrow with a limited pavement along Dolwen Rd. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

87 Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn

Representation(s)

27555 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also

Change to Plan: Remove site from development plan.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

87 Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn

Representation(s)

27616 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Access to this site is debatable. Dolwen Rd is not able to sustain large volumes of traffic. Traffic has noticeably increased since the Bryn Y Mor development. The extension of Old Colwyn in this manner is unacceptable

Change to Plan: Remove

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

87 Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn

Representation(s)

27771 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.

Change to Plan:

No further development in Old Colwyn

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

87 Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn

Representation(s)		No of People	Nature
27802	george ryan [6574]	1	Object
Total Number of People: 1			
Summary: Infrastructure totally inadequate supporting existing community add a minimum of 450 homes to the mix doesn,t bare thinking about how the quality of life will suffer for all of us.			
Change to Plan: Remove from LDP.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

87 Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn

Representation(s)		No of People	Nature
27867	Rhys Griffith [6611]	1	Object
27857	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	ynnu'r safle oddi wrth y cynllun datblygu		
Response:	Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.		

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27725	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanellian Rd and Dolwen Rd these roads are too narrow with a limited pavement along Dolwen Rd. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27554	Mr Doug Scott [6401]	1	Object
Total Number of People: 1			
Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also			
Change to Plan: Remove site from development plan.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)

27618 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Area already over developed. Increased volume of traffic from Bryn Y Mor is already noticeable. Local services can not cope with additional population.

Change to Plan: Remove

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)

27772 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.

Change to Plan:

No further development in Old Colwyn

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27804	george ryan [6574]	1	Object
Total Number of People: 1			
Summary: Infrastructure totally inadequate.			
Change to Plan: Remove from LDP.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)		No of People	Nature
27868	Rhys Griffith [6611]	1	Object
27858	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	Tynnu'r safle oddi wrth y cynllun datblygu		
Response:	Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.		

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)

27854 Mr Eric Mawson [6607]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Same comments as others for Old Colwyn, the village cannot cope with further development.

Change to Plan: No further development to be allowed.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

90 Land adjoining Dolwen Road, Old Colwyn

Representation(s)

27950 Cadnant Planning (Mr Rhys Davies BA (Hons) MRTPI) [131]

No of People

Nature

1

Support

Total Number of People: 1

Summary:

This site should be included as the Strategic Site for Old Colwyn. It is a logical extension to the settlement between residential use and existing employment. The employment uses can be reconfigured and also used as a natural boundary for this settlement.

Change to Plan:

Response:

Not accepted. Site 90 is less sustainable in terms of proximity to local amenities and traffic impact on the five-ways roundabout. By comparison, strategic site 3 has better links to local amenities and bus services, presents an alternative opportunity for traffic flows east bound and consists of a rounding off/settlement extension rather than ribbon-type development.

Section: Site Register

91 Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno

Representation(s)

No of People

Nature

27751 Mr Keith Richards [3906]

1

Object

Total Number of People: 1

Summary: I support all the community objections to this ludicrous proposal. Among many other things, it will close a wildlife corridor between Pentwyn Road and Bryn Lupus Road. Green Wedge is there for a reason.

Change to Plan: Don't do it!

Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. Ecological networks will be expected to be retained and enhanced as part of any new development.

Section: Site Register

91 Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno

Representation(s)		No of People	Nature
27567	Mr Michael Bailey [6355]	1	Object
Total Number of People: 1			
Summary: Objection to the scale and repercussions of the proposed development plan			
Change to Plan: Ideally, this area should not form part of the planned development scheme, due to the impact on the wildlife, and the historical site which it abuts, the size of the development will put too much of a strain on the surrounding area, including, roads, medical and other services, the amount of recreational areas planned will not be able to be sustained combined with concerns regarding anti social behaviour.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

91 Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno

Representation(s)

27531 Mrs Tracey Warburton [6384]

No of People

Nature

1

Object

Total Number of People: 1

Summary: The area is already busy with a large volume of traffic it would not be able to cope with more houses being built leading to more traffic problems and negative impact on residents.

Change to Plan: Don't build the area cannot cope

Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

91 Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno

Representation(s)		No of People	Nature
27484	Mr John Taylor [6386]	1	Object
27479	Georgina Taylor [6385]	1	Object
Total Number of People: 2			
Summary: Road is already too busy, cannot support more housing			
Change to Plan: Loss of countryside, Pentywyn road too small to accommodate all the extra traffic that housing development would cause.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

91 Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno

Representation(s)

27617 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Unsuitable access on a road not designed for high volumes of traffic. Detrimental to the community. Area is overdeveloped and this is not sustainable. Local services can not cope. Sparse or non existent bus services.

Change to Plan: Remove

Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

91 Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno

Representation(s)

27516 Ms Jeanne MACINNES [6342]

No of People

Nature

1

Support

Total Number of People: 1

Summary:

With the provisos given I support this site as it has least negative impact of the other Llanrhos sites in your plan.
No developments at Llanrhos before you ensure we all have access to mobile phone signals.

Change to Plan:

Response:

noted. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

92 Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay

Representation(s)		No of People	Nature
27698	Mrs Jennifer Duncalf [6518]	1	Object
Total Number of People: 1			
Summary: Drainage and noise pollution			
Change to Plan: No building on this site especially warehouse units			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)		No of People	Nature
27724	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanellian Rd and Dolwen Rd these roads are too narrow with a limited pavement along Dolwen Rd. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)

27553 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also

Change to Plan: Remove site from development plan.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)

27619 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This is an extension to Bryn Y Mor which frankly should never been allowed .This is far outside a defined settlement boundary increases in traffic joining a narrow unsuitable road. Usual arguments about the inability of local services to cope apply. Adverse affect on our community

Change to Plan:

Remove

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)

27774 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place, all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.

Change to Plan:

No further development in Old Colwyn

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)		No of People	Nature
27807	george ryan [6574]	1	Object
Total Number of People: 1			
Summary: Infrastructure totally inadequate.			
Change to Plan: Remove from LDP.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)		No of People	Nature
27869	Rhys Griffith [6611]	1	Object
27859	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary: Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.			
Change to Plan: Tynnu'r safle oddi wrth y cynllun datblygu			
Response: Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.			

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)

27856 Mr Eric Mawson [6607]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Same comments as other Old Colwyn sites

Change to Plan: No development to be allowed

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

93 Land adjoining Dolwen Road (Site 2), Old Colwyn

Representation(s)

27951 Cadnant Planning (Mr Rhys Davies BA (Hons) MRTPI) [131]

No of People

Nature

1

Support

Total Number of People: 1

Summary:

This site should be included as the Strategic Site for Old Colwyn. It is a logical extension to the settlement between residential use and existing employment. The employment uses can be reconfigured and also used as a natural boundary for this settlement.

Change to Plan:

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

95 Land off Tan Y Ffron, Deganwy

Representation(s)		No of People	Nature
27472	Georgina Taylor [6385]	1	Object
27485	Mr John Taylor [6386]	1	Object
27752	Mr Keith Richards [3906]	1	Object

Total Number of People: 3

Summary: This is a community recreational area.

Change to Plan: This area is historically recreational. It should not be used for housing, there are already too many areas being developed, our countryside and community is being destroyed with all the new housing development.

Response: noted

Section: Site Register

97 Llysfaen Road, Old Colwyn

Representation(s)

27775 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This is known locally as Penmaen Park and is virtually the only amenity space for the local residents and has an abundance of wild life. This space should never be built on. It is only a few years ago that the residents of the locality won the right to keep it as open space it was well reported in the local press at the time.

Change to Plan:

Keep as open space for children to play on

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

97 Llysfaen Road, Old Colwyn

Representation(s)		No of People	Nature
27810	george ryan [6574]	1	Object
Total Number of People: 1			
Summary:	Infrastructure totally inadequate plus space that is /was designated as amenity land could now have homes built on it!		
Change to Plan:	Remove from LDP.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

98 Maes Y Llan, Dwygyfylchi

Representation(s)

27958 Sioned Edwards [6660]

No of People

Nature

1

Object

Total Number of People: 1

Summary: The site is currently a POS and is the only one in the village. The loss of the POS would be detrimental to the facilities available in the village as there would be no other provision in its place. The land is potentially required for works in relation to the removal of the Penmaenmawr roundabout and therefore does not provide certainty of deliverability for housing.

Change to Plan: Discontinue consideration of this candidate site.

Response: **Noted: Officers had already identified these constraints and the site is unlikely to be allocated because of this.**

Section: Site Register

101 Pathacres, Colwyn Bay

Representation(s)

27609 Mr Edward Adams [102]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This should be considered along with 110 & 65. If either of those would be accepted this one would also have to be accepted as it sits between the other two. Site access is only from the bridleway of Honeysuckle Lane. Site would enable many new dwellings to be built. The bridleway has eroded with existing use. The narrowness and its use as bridleway and walkway is unsuitable for extra traffic. The character of the lane would be completely changed & it has no sewage pipe.

Change to Plan:

Retain as Green Wedge to prevent further spoiling of a country lane.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

101 Pathacres, Colwyn Bay

Representation(s)

28128 MR ROY WHITE [6412]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Honeysuckle Lane is a very narrow bridle path used extensively by horse riders and walkers, there are no passing places, no pavements and no street lighting. To develop any site listed would be detrimental to the safety of both residents and pedestrians. Previous applications for development have been refused by the local Council, planning policy Wales 5th edition 2012 and the Welsh Office inspectorate on appeal. The sites lie within a green barrier and special landscape area. No evidence has been submitted to demonstrate an exceptional need to override Development plan and National policy therefore should not be considered.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

101 Pathacres, Colwyn Bay

Representation(s)

28138 Mr Gordon Nugent [6594]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is an adopted bridleway and is totally unsuitable for the weight of traffic it experiences today after multiple infill planning applications have been granted over the years.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

101 Pathacres, Colwyn Bay

Representation(s)

27835 Mrs Julie Davies [6604]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Honeysuckle Lane is a single track unadopted road. Two cars cannot pass, there are no pavements only a narrow embankment. The lane leads to a bridlepath and nature reserve popular with dog walkers and families enjoying nature. The area enjoys a variety of wildlife which would be compromised due to overdevelopment. there is no mains gas.

Change to Plan:

Refusal of planning development

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

101 Pathacres, Colwyn Bay

Representation(s)

28131 Ms Susan Evans [6737]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is a single track lane, bridleway with a blind bend at the start. Additional traffic would be unacceptable/unsafe.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

101 Pathacres, Colwyn Bay

Representation(s)

28134 Mrs Susan Jones [96]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is a busy adopted bridleway. Any more development would be highly dangerous to horses, children, hikers and dog walkers who use the bridleway regularly. It is far too narrow to accommodate any more traffic upon it.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

102 Land at Bodafon Field, Llandudno

Representation(s)		No of People	Nature
28236	Mostyn Estates Limited (Mr Edward Hiller) [5167]	1	Support
Total Number of People: 1			
Summary: The land can be accessed from Nant-y-Gamar Road. It is a high accessibility area. The site is a natural extension of the existing residential areas. The site is a circa 15 minute walk from Llandudno town centre. Promotes an efficient use of land due to its excellent location. A mix of other land uses are nearby, minimising transport demand. The size of the site enable a good number of houses to be built at an appropriate density. Residential development is compatible with other nearby land uses. The site is not vulnerable to tidal or fluvial flooding.			
Change to Plan: Allocate the site in the RLDP.			
Response: Noted. The site was previously allocated but not yet come forward therefore some evidence to demonstrate that the site is available and will come forward within the plan period will be needed.			

Section: Site Register*104 Land by Ysgol y Creuddyn, Penrhyn Bay*

Representation(s)		No of People	Nature
28125	The Llanrhos Road & Marine Terrace Residents Group (Mr Gordon Pratt) [5280]	1	Object
27455	The Llanrhos Road & Marine Terrace Residents Group (Mrs Karen Edwards) [6375]	1	Object
28099	The Llanrhos Road & Marine Terrace Residents Group (Ms Helen Jones-Williams) [6725]	1	Object
27575	The Llanrhos Road & Marine Terrace Residents Group (Mr & Mrs A & S Beardmore) [6420]	1	Object
28123	The Llanrhos Road & Marine Terrace Residents Group (J Townshend) [6736]	1	Object
28085	The Llanrhos Road & Marine Terrace Residents Group (Ms Carla Westwood) [6719]	1	Object
28105	The Llanrhos Road & Marine Terrace Residents Group (Ms Gwynedd Jones) [6727]	1	Object
27598	The Llanrhos Road & Marine Terrace Residents Group (Mrs O Such) [5244]	1	Object
27705	Mrs Kelly Camis [6538]	1	Object
28119	The Llanrhos Road & Marine Terrace Residents Group (Mr Ethan Hill) [6734]	1	Object
27743	The Llanrhos Road & Marine Terrace Residents Group (Mr Sean Marsh) [6566]	1	Object
28083	The Llanrhos Road & Marine Terrace Residents Group (Mr Michael Clarke) [6718]	1	Object
27589	The Llanrhos Road & Marine Terrace Residents Group (Ms Lucy Cooper) [6427]	1	Object
27450	The Llanrhos Road & Marine Terrace Residents Group (Mrs Sharon Walsh) [2013]	1	Object
28087	The Llanrhos Road & Marine Terrace Residents Group (Mr Matthew Westwood) [6720]	1	Object
28115	The Llanrhos Road & Marine Terrace Residents Group (Mrs Beverley Hill) [6732]	1	Object
28107	The Llanrhos Road & Marine Terrace Residents Group (Mr Christopher Clarke) [6728]	1	Object
27468	Mr Anthony Townshend [6383]	1	Object
28109	The Llanrhos Road & Marine Terrace Residents Group (Mrs Margaret Clarke) [6729]	1	Object
27448	The Llanrhos Road & Marine Terrace Residents Group (Mr Nathan Walsh) [6370]	1	Object

Section: Site Register*104 Land by Ysgol y Creuddyn, Penrhyn Bay*

Representation(s)		No of People	Nature
28111	The Llanrhos Road & Marine Terrace Residents Group (Ms Claire Hewitt) [6730]	1	Object
28091	The Llanrhos Road & Marine Terrace Residents Group (Mrs Kristie Watson) [6721]	1	Object
28113	The Llanrhos Road & Marine Terrace Residents Group (Mr Trefor Jones) [6731]	1	Object
27593	The Llanrhos Road & Marine Terrace Residents Group (Mr Paul Belfield) [6429]	1	Object
27444	The Llanrhos Road & Marine Terrace Residents Group (Ms Victoria Hardy) [6364]	1	Object
27492	The Llanrhos Road & Marine Terrace Residents Group (Mr Peter Hodgkinson) [5276]	1	Object
27607	The Llanrhos Road & Marine Terrace Residents Group (Mrs K Clarke) [6439]	1	Object
28101	The Llanrhos Road & Marine Terrace Residents Group (Ms Sheila Evans) [6726]	1	Object
27695	Bryn Griffith [6516]	1	Object
27509	The Llanrhos Road & Marine Terrace Residents Group (Mrs Tina Hughes) [6391]	1	Object
28081	The Llanrhos Road & Marine Terrace Residents Group (Ms Leanne Davies) [6717]	1	Object
28121	The Llanrhos Road & Marine Terrace Residents Group (Mr David Hill) [6735]	1	Object
28089	The Llanrhos Road & Marine Terrace Residents Group (Mr Lee Watson) [1339]	1	Object
27587	The Llanrhos Road & Marine Terrace Residents Group (Mr Jack Cooper) [6426]	1	Object
28093	The Llanrhos Road & Marine Terrace Residents Group (Ms Emily Watson) [6722]	1	Object
27440	The Llanrhos Road & Marine Terrace Residents Group (Mrs Ruth Thomas) [6356]	1	Object
27585	The Llanrhos Road & Marine Terrace Residents Group (Mr Jonathan Cooper) [5406]	1	Object
27596	The Llanrhos Road & Marine Terrace Residents Group (Mrs Victoria Cooper) [5405]	1	Object
27605	The Llanrhos Road & Marine Terrace Residents Group (Mr P J Clarke) [6438]	1	Object
28117	The Llanrhos Road & Marine Terrace Residents Group (Mr Andrew Hill) [6733]	1	Object

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)		No of People	Nature
27580	The Llanrhos Road & Marine Terrace Residents Group (Mr P T Newton) [5271]	1	Object
28097	The Llanrhos Road & Marine Terrace Residents Group (R Jones) [6724]	1	Object
28103	The Llanrhos Road & Marine Terrace Residents Group (Mr Geoff Sharrock) [496]	1	Object
27582	The Llanrhos Road & Marine Terrace Residents Group (Mrs L A Newton) [6424]	1	Object
27494	The Llanrhos Road & Marine Terrace Residents Group (Mrs Margaret Thomas) [6388]	1	Object
27438	The Llanrhos Road & Marine Terrace Residents Group (Mr Jeff Thomas) [5228]	1	Object
27668	The Llanrhos Road & Marine Terrace Residents Group (Mrs W A Groves) [6484]	1	Object
27745	The Llanrhos Road & Marine Terrace Residents Group (Mrs Catrin Marsh) [6567]	1	Object
27670	The Llanrhos Road & Marine Terrace Residents Group (Mr Brian Groves) [6485]	1	Object
27459	The Llanrhos Road & Marine Terrace Residents Group (Mrs O A Price) [5241]	1	Object
27512	Mrs M Holmewood [5256]	1	Object
27457	The Llanrhos Road & Marine Terrace Residents Group (Mr John David Price) [5239]	1	Object
28095	The Llanrhos Road & Marine Terrace Residents Group (Mr Simon Jones) [6723]	1	Object
27591	The Llanrhos Road & Marine Terrace Residents Group (Mrs Angela Dawn Belfield) [5321]	1	Object

Total Number of People: 54

Summary: I object to candidate sites ref 73 - Winllan Farm and ref 104 Land by Creuddyn being included in the RLDP. This land is green wedge, a special area of conservation and site 104 contains a nature reserve. It would remove the boundary between the villages of Penrhyn Bay and Glanwyddan, have a detrimental effect on the local environment and adjoining communities.

Change to Plan: Do not allocate site 104 in the RLDP.

Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

27691 Mr Sion Duffy [6511]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object as a home owner that overlooks this area and will have a negative value to my property.
Also extra traffic to a safe area for children.

Change to Plan: Leave as it is

Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

27692 Mrs Zoe Duffy [6512]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object as a homeowner that this will have a negative effect on the area, increased traffic around school creating more danger for children. It will also damage the local environment having a negative on the local wildlife. And the negative value it will have on house prices in the area

Change to Plan: No houses to be built there

Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

27701 Mrs Jennifer Jones [6528]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

More houses built in Penrhyn Bay would mean hundreds more people which would cripple the schools, the GP surgery and the infrastructure. It would also ruin forever the beautiful views from Ysgol Glanwydden, a view that generations of pupils have gazed on for over 100 years. The effect on the wildlife of the area would be catastrophic, badgers, foxes, weasles, rabbits, owls, etc, etc, etc would either be killed or forced elsewhere. Please leave Penrhyn Bay as it is, a semi- rural town. We all love those fields and they are so important to the identity of this town.

Change to Plan:

Build on brownfield sites, leave the field alone.

Response:

Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)		No of People	Nature
27707	Miss Jamie Norris [6539]	1	Object
Total Number of People: 1			
Summary: Plan 104. The school is fully subscribed and underfunded. It would not accommodate new houses. Also the doctors surgery is the same. The traffic through the estate is very busy, at school times it's dangerously busy. If more houses are built it will be an accident waiting to happen!			
Change to Plan: Houses should be built in other areas that are not as heavily populated and areas that have schools and doctors with spaces			
Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

27712 Miss Diane Farmer [6542]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to the use of productive farmland for an overdevelopment of housing. Also this amount of additional housing will exacerbate the flooding of the road by the school which currently happens with the existing housing. I also do not believe the village infrastructure of school and doctors surgery will cope with so many additional families. The additional traffic will also cause problems and exacerbate the congestion outside the schools and in the village.

Change to Plan: No further development of this farmland site.

Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

No of People

Nature

27767 Miss Maisie Prytherch [6579]

1

Object

Total Number of People: 1

Summary: I object to this as I simply do not agree it is a good plan nor do I think it is a good idea. There are many, many reasons as to why this is a bad idea.

Change to Plan: I do not think building here is a good idea. We do not need even more houses in Penrhyn Bay. Penrhyn Bay is a lovely small area which we shouldn't over populate. Let their be some views for residents to enjoy.

Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

27944 Ms Joanne Porteous [6649]

No of People

Nature

1

Object

Total Number of People: 1

Summary: I object to ref 104 Land by Creuddyn being included in the RLDP. This land contains a nature reserve. It would remove the boundary between the villages of Penrhyn Bay and Glanwyddan and have a detrimental effect on the local environment and adjoining communities. It would seriously affect the coalescence between Penrhyn Bay and Glanwyddan. The local environment will be seriously affected. It will create more traffic issues. It will create more noise and air pollution. The local primary school and doctors surgery are both already full.

Change to Plan: Please do not build on this site.

Response: Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

27954 Leah Williams [6655]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

I object to the inclusion in the RLDP of Candidate Site 104 on the following grounds: Increased traffic leading to congestion, additional parking pressure & poorer road safety. Increased demand for places at Ysgol Glanwydden which is at capacity & having to make budgetary cuts. Increased demand for places at Penrhyn Bay doctor's surgery with no capacity. Coalescence with Glanwydden, with no division between the settlements except for Gloddaeth Lane. Destruction of habitat, namely resting sites/places of shelter, foraging/feeding sites, commuting areas, of bats, otters, hedgehogs, birds, pollinators/invertebrates, amphibians. Increased pressure on existing surface water and foul drainage systems.

Change to Plan:

Removal of Candidate Site 104 Land by Ysgol y Creuddyn, Penrhyn Bay, from the RLDP 2018 - 2033 Preferred Strategy.

Response:

Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

104 Land by Ysgol y Creuddyn, Penrhyn Bay

Representation(s)

28237 Mostyn Estates Limited (Mr Edward Hiller) [5167]

No of People

Nature

1

Support

Total Number of People: 1

Summary:

The land can be accessed from Derwen Lane.
It is a high accessibility area.
The site is a natural extension of the existing residential area.
The site is a short walk to the centre of Penrhyn Bay.
Promotes and efficient use of land due to its excellent location.
A mix of other land uses nearby, minimising transport demand.
The size of the site enables a good number of houses to be built at an appropriate density.
Residential development is compatible with other nearby land uses.
The site is not vulnerable to tidal or fluvial flooding.

Change to Plan:

Allocate the site in the RLDP.

Response:

Site 73 is currently Green Wedge. Site 104 is does not contain a nature reserve or forms part of a SAC. Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

105 Land nr. 4 Cromlech Road, Llandudno

Representation(s)		No of People	Nature
28235	Mostyn Estates Limited (Mr Edward Hiller) [5167]	1	Support
Total Number of People: 1			
Summary: The site is relatively small, allowing for sensitive development to take place without alterations to existing transport infrastructure. The site can be accessed from Pyllau Road. Landscape constraints and access can be effectively managed through simple design solutions. New residential buildings will compliment the existing built environment. The land proposed for development is a natural extension of the residential area. The site is not vulnerable to tidal or fluvial flooding.			
Change to Plan: Allocate the site in the RLDP.			
Response: Removed at stage one. Site is small and constrained also adjacent to SAC and SSSI to the north.			

Section: Site Register

106 Land on Crogfryn Lane, Llanrhos

Representation(s)

27514 Ms Jeanne MACINNES [6342]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The two junctions at either end of the lane already constitute a disagreeable delay for Llanrhos residents due to passing traffic. Any developments here could be potentially dangerous. No developments at Llanrhos before you ensure we all have access to mobile phone signals.

Change to Plan:

Remove it from your plan and/or treat as contributing to your climate change/ anti pollution / soundscape intentions by leaving well alone.

Response:

Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.

Section: Site Register

106 Land on Crogfryn Lane, Llanrhos

Representation(s)		No of People	Nature
28238	Mostyn Estates Limited (Mr Edward Hiller) [5167]	1	Support
Total Number of People: 1			
Summary: The site is relatively small, allowing for sensitive development to take place. The site can be accessed by Gloddaeth Lane, a privately maintained road that is accessed from Crogfryn Lane. No works will be required to create an access point on an existing public road. The site is a natural extension to the existing housing accommodation in the immediate vicinity. There is excellent transport infrastructure nearby. Residential development is compatible with other nearby land uses. The site is not vulnerable to tidal or fluvial flooding.			
Change to Plan: Allocate the site in the RLDP.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP. Density will be affected by the existing tree cover within the site.			

Section: Site Register

107 Land on Queens Road, Llandudno

Representation(s)

28239 **Mostyn Estates Limited (Mr Edward Hiller) [5167]**

No of People

Nature

1

Support

Total Number of People: 1

Summary:

The land can be accessed from Queens Road.
The site is a natural extension of existing residential areas.
The site is a circa 15 minute walk from Llandudno.
Promotes an efficient use of land due to its excellent location.
A mix of other land uses nearby, minimising transport demand.
The size of the site enable a good number of houses to be built at an appropriate density.
Residential development on the site is compatible with other nearby land uses.
The site is not vulnerable to tidal or fluvial flooding.

Change to Plan:

Allocate the site in the RLDP.

Response:

noted

Section: Site Register

108 Land at Bryniau, nr Llandudno Hospital, Llandudno

Representation(s)		No of People	Nature
28234	Mostyn Estates Limited (Mr Edward Hiller) [5167]	1	Support
Total Number of People: 1			
Summary: The land can be accessed from Maesdu Avenue, which is a high accessibility area. The site is a natural extension of existing residential areas. The site as a circa 15 minute walk from Llandudno town centre. The site promotes an efficient use of land due to its excellent location. There are a mix of other land uses nearby, minimising transport demand. The size of the site enable a good number houses to be built an an appropriate density. Residential development on the site is compatible with other nearly land uses. The site is not vulnerable to tidal or fluvial flooding.			
Change to Plan: Allocate the site in the RLDP.			
Response: Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.			

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

28135 Mrs Susan Jones [96]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is a busy adopted bridleway. Any more development would be highly dangerous to horses, children, hikers and dog walkers who use the bridleway regularly. It is far too narrow to accommodate any more traffic upon it.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

27608 Mr Edward Adams [102]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This should be considered along with 101 & 65. If either of those would be accepted then this one would also have to be accepted as it is separated from Pathacres only by the narrow bridleway. This area would enable a large housing estate to be developed in a countryside. Vehicular access seems only through gate on bridleway. Lane is eroded with existing use. The narrowness of the lane & its use as a bridleway & walkaway make it unsuitable for extra traffic. If approved undoubtedly land to the south will be proposed for development.

Change to Plan:

Retain as agricultural land and unspoilt countryside

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

28132 Ms Susan Evans [6737]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is a single track lane, bridleway with a blind bend at the start. Additional traffic would be unacceptable/unsafe.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)		No of People	Nature
28129	MR ROY WHITE [6412]	1	Object

Total Number of People: 1

Summary: Honeysuckle Lane is a very narrow bridle path used extensively by horse riders and walkers, there are no passing places, no pavements and no street lighting. To develop any site listed would be detrimental to the safety of both residents and pedestrians. Previous applications for development have been refused by the local Council, planning policy Wales 5th edition 2012 and the Welsh Office inspectorate on appeal. The sites lie within a green barrier and special landscape area. No evidence has been submitted to demonstrate an exceptional need to override Development plan and National policy therefore should not be considered.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

28139 Mr Gordon Nugent [6594]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Honeysuckle Lane is an adopted bridleway and is totally unsuitable for the weight of traffic it experiences today after multiple infill planning applications have been granted over the years.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

27837 Mrs Julie Davies [6604]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Access to this plot is of significant concern. From Llanrwst Road access would be precarious and along a public footpath. From Honeysuckle Lane there would be a significantly detrimental impact. Honeysuckle Lane is a single track unadopted road. There are no pavements only narrow embankments. The lane leads to a bridlepath and nature reserve both of which are popular with families and dog walkers. There is a rich variety of wildlife which is likely to be compromised with overdevelopment.

Change to Plan:

Refusal of planning potential

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

27839 Mr Patrick Hamilton-Hunter [6605]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

These comments apply equally to Nos 9 and 77. The B5113 (Llanrwst Road) is particularly narrow with several "pinch points" between Nos 196 & 230 and involves 2 blind bends where vehicles regularly have to squeeze past or reverse. I feel that the additional traffic generated by these possible developments would lead to many more such incidents. Additionally, access to Llanrwst Road from any of these sites is far from ideal.

Change to Plan:

These sites should not be included in the development plan.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

110 East of Llanrwst Road, Colwyn Bay

Representation(s)

27914 mrs clare azurza [6624]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

~sets a precedent for further development outside of the boundaries causing a long term over expansion of the areas required also in your plan for open spaces
~would not address the councils development plane housing needs for an ageing pop?adapted living as this area is unsuitable due to its lack of decent public transport links, medical amenities that are already at breaking point, loss of amenity and safety for existing community by the fact it would cause greater danger from the generation of more traffic especially to the elderly and those with disability which you are claiming to address
~

Change to Plan:

to dismiss

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

113 Land at Tandderwen and off Tan Y Fron Road, Abergele

Representation(s)

27962 ms Caroline Carrick [6479]

No of People

Nature

1

Comment

Total Number of People: 1

Summary:

As before, the northern part of this site was in the current LDP. A lot of work has gone into trying to bring this forward and collaboration with other landowners. This was discussed at meeting of landowners on 10 September at Conwy Council as was the need for the link road to continue to St George Road and a continued collaboration between landowners to make this happen to help deliver the best infrastructure for Abergele.

Change to Plan:

Response:

Noted. The Abergele town centre highway issues need to be resolved before any land is allocated for residential development. Consideration will be given to including some of the land as a 'bonus' site.

Section: Site Register

113 Land at Tandderwen and off Tan Y Fron Road, Abergele

Representation(s)

27946 ms Caroline Carrick [6479]

No of People

Nature

1

Comment

Total Number of People: 1

Summary: Suggest the land from this site which is currently in LDP to be carried forward to RLDP either as part of the strategic site (long term approach) or bonus site. And for the link road currently included in current SE Abergele LDP that goes through the northern part of this land to be again included to link through to St George Road to help traffic flow in Abergele.

Change to Plan:

Response: Noted. The Abergele town centre highway issues need to be resolved before any land is allocated for residential development. Consideration will be given to including some of the land as a 'bonus' site.

Section: Site Register

116 Llanddulas Quarry, Area 2

Representation(s)

28141 Mrs Jaqueline Bentouri [4130]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

We do not wish for houses to be built on the green land of especially plots 116 and 117. There are rare and endangered species of bats, owls and fauna living in that particular area. I have personally rented those two areas of land for the last twenty eight years keeping sheep. I have kept my numbers to a minimum as I am passionate about wildlife and the ecosystem. I believe there are rare species of flora also in the area.
The biota must be preserved.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

116 Llanddulas Quarry, Area 2

Representation(s)

27504 Mrs Daphne Morris [6387]

No of People

Nature

1

Object

Total Number of People: 1

Summary: 116 and 117 are country areas with many fine mature trees.

Change to Plan: Do not allocate 116 in the RLDP.

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

116 Llanddulas Quarry, Area 2

Representation(s)

28143 B Burns [6738]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

There is no access, the only access is a privately owned farm track where access would be denied.
There are ancient stone walling, trees and hedgerows.
There are rare species of bats and owls.
Is a wildlife habitat with lots of different species of fauna and flora.
The roads are not suitable for heavier use of traffic.
The schools are full to capacity.
There are limited resources and employment in Llysfaen.
The doctor's surgeries are also full to capacity.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

116 Llanddulas Quarry, Area 2

Representation(s)

28147 Frances Hill [6739]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

There are ancient trees and hedgerows which will be destroyed. Rare flora and fauna, home to buzzards, badgers, bats, woodpeckers, hedgehogs, sparrows, thrushes, all these species are in decline.

Poor access, narrow lanes and roads. No spaces in schools. The resident value the rural area and have chosen to live in a village for a reason. The fields, trees and wildlife which will be destroyed if building is approved.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

117 Llanddulas Quarry, Area 3

Representation(s)

28142 Mrs Jaqueline Bentouri [4130]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

We do not wish for houses to be built on the green land of especially plots 116 and 117. There are rare and endangered species of bats, owls and fauna living in that particular area. I have personally rented those two areas of land for the last twenty eight years keeping sheep. I have kept my numbers to a minimum as I am passionate about wildlife and the ecosystem. I believe there are rare species of flora also in the area.
The biota must be preserved.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

117 Llanddulas Quarry, Area 3

Representation(s)

27505 Mrs Daphne Morris [6387]

No of People

Nature

1

Object

Total Number of People: 1

Summary: 116 and 117 are country areas with many fine mature trees.

Change to Plan: Do not allocate 117 in the RLDP.

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: Site Register

117 Llanddulas Quarry, Area 3

Representation(s)		No of People	Nature
28144	B Burns [6738]	1	Object
Total Number of People: 1			
Summary:	There is no access, the only access is a privately owned farm track where access would be denied. There are ancient stone walling, trees and hedgerows. There are rare species of bats and owls. Is a wildlife habitat with lots of different species of fauna and flora. The roads are not suitable for heavier use of traffic. The schools are full to capacity. There are limited resources and employment in Llysfaen. The doctor's surgeries are also full to capacity.		
Change to Plan:	Do not allocate the site in the RLDP.		
Response:	Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.		

Section: Site Register

117 Llanddulas Quarry, Area 3

Representation(s)

28148 Frances Hill [6739]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

There are ancient trees and hedgerows which will be destroyed. Rare flora and fauna, home to buzzards, badgers, bats, woodpeckers, hedgehogs, sparrows, thrushes, all these species are in decline.

Poor access, narrow lanes and roads. No spaces in schools. The resident value the rural area and have chosen to live in a village for a reason. The fields, trees and wildlife which will be destroyed if building is approved.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned.

Section: *Site Register*
118 Roundabout field, Abergele

<i>Representation(s)</i>		<i>No of People</i>	<i>Nature</i>
28219	Liberty Properties (Mr Phillip A Morris) [6797]	1	Support
<i>Total Number of People:</i> 1			
<i>Summary:</i> Support the suggested candidate site in Abergele South East as detailed on p12 of the Replacement Local Development Plan stage 5.			
<i>Change to Plan:</i>			
<i>Response:</i> Noted			

Section: *Site Register*
119 Land North of Kimmel Manor, Abergele

<i>Representation(s)</i>		<i>No of People</i>	<i>Nature</i>
28220	Liberty Properties (Mr Phillip A Morris) [6797]	1	Support
<i>Total Number of People:</i> 1			
<i>Summary:</i> Support the suggested candidate site in Abergele South East as detailed on p12 of the Replacement Local Development Plan stage 5.			
<i>Change to Plan:</i>			
<i>Response:</i> Noted			

Section: Site Register
120 Land off St George Road, Abergele

Representation(s)		No of People	Nature
28221	Liberty Properties (Mr Phillip A Morris) [6797]	1	Support
Total Number of People:		1	
Summary:		Support the suggested candidate site in Abergele South East as detailed on p12 of the Replacement Local Development Plan stage 5.	
Change to Plan:			
Response:		Noted	

Section: Site Register

122 Ty Mawr, Old Colwyn

Representation(s)		No of People	Nature
27723	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanellian Rd, Coed Coch Rd and Peulwys Lane - current roads are too narrow and many houses don't have access to off road parking.			
There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. The site is currently allocated in the LDP and it is expected that this will be rolled forward to the Revised LDP as part of a strategic allocation at Old Colwyn. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

122 Ty Mawr, Old Colwyn

Representation(s)		No of People	Nature
27611	Mr Huw Owen [6434]	1	Object
Total Number of People: 1			
Summary:	Our current or future infrastructure within the community cannot sustain the increased population . This will destroy the community of Old Colwyn, Llysfaen and surrounding areas		
Change to Plan:	Removal from plan		
Response:	Noted. The site is currently allocated in the LDP and it is expected that this will be rolled forward to the Revised LDP as part of a strategic allocation at Old Colwyn. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.		

Section: Site Register

122 Ty Mawr, Old Colwyn

Representation(s)

27620 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Effect on community. Volumes of traffic increased. Local services unable to cope

Change to Plan: Remove

Response: Noted. The site is currently allocated in the LDP and it is expected that this will be rolled forward to the Revised LDP as part of a strategic allocation at Old Colwyn. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

122 Ty Mawr, Old Colwyn

Representation(s)

27776 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This is a valuable much needed amenity space for the residents of Parc Peulwys, incorporating a nature trail for the children (the local school being just across the road). There are also valuable trees, hedgerows and footpaths. Just east of Ty Mawr at the top end of the estate a sizable development of houses has just been completed putting further strain on Highlands Road.

Change to Plan:

Already over developed

Response:

Noted. The site is currently allocated in the LDP and it is expected that this will be rolled forward to the Revised LDP as part of a strategic allocation at Old Colwyn. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.

Section: Site Register

122 Ty Mawr, Old Colwyn

Representation(s)		No of People	Nature
27812	george ryan [6574]	1	Object
Total Number of People: 1			
Summary: Infrastructure inadequate. Please explain how extra sewage, surface water, increase in traffic on surrounding roads, accommodating new pupils at local schools, policing the area, etc. etc.			
Change to Plan: Remove from LDP.			
Response: Noted. The site is currently allocated in the LDP and it is expected that this will be rolled forward to the Revised LDP as part of a strategic allocation at Old Colwyn. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

122 Ty Mawr, Old Colwyn

Representation(s)		No of People	Nature
27851	Mr Eric Mawson [6607]	1	Object
Total Number of People: 1			
Summary: Same comments as other Old Colwyn developments.			
Change to Plan: No further development in Old Colwyn without improvements in infrastructure and facilities.			
Response: Noted. The site is currently allocated in the LDP and it is expected that this will be rolled forward to the Revised LDP as part of a strategic allocation at Old Colwyn. The issues of concern such as impact on highways, schools, health services, open space, countryside, habitats, drainage & sewerage, agricultural land will be addressed as part of the LDP planning process with the necessary investigations taking place prior to LDP allocation / at pre-application stage as appropriate.			

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)		No of People	Nature
28064	Mr Neil Thomas [3951]	1	Object
28061	Ms Karen Miles [6711]	1	Object
28067	Ms Libby Thomas [6712]	1	Object
28073	Mr Dylan Thomas [6713]	1	Object
28070	Mr Robbie Thomas [5601]	1	Object

Total Number of People: 5

Summary: I would like 142 and 123 being removed from the LDP as they are not consistent with a Tier 2 village.
The land on Pentregwyddel Road is a meadow and has been for the last 1000 years.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)

27740 Prof & Dr Del & Ann Williams & Parry-Williams [4498]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This was allocated in the current CLDP but has not come forward. Under the policy noted at paras 4.3.17 and 4.3.18 of the RLDP this "rollover" site should be excluded from the RLDP. Planning Policy Wales (Ed 10.) states that the "supply of land to meet the housing requirement proposed in a development plan must be deliverable". There is no reasoned justification nor cogent evidence that this site meets PPW (Ed 10) deliverability tests.

Change to Plan:

This site should not be included in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)		No of People	Nature
28037	Ms Rebecca Davies [6697]	1	Object
28040	Mr John Davies [6698]	1	Object
28034	Mr Kevin Cooke [5605]	1	Object

Total Number of People: 3

Summary: Site is inconsistent with a Tier 2 village.
Land has wild orchids.
Doctors/dentists/schools oversubscribed.
Mains sewage inadequate.
Roads are narrow and no footpaths near school, this is dangerous.
Site does not meet PPW (ed 10) deliverability tests.
Llysfaen is a village and should not be overdeveloped.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)		No of People	Nature
28054	Mr Joey Valerio-Pop [6708]	1	Object
28052	Ms Emma Jones [6707]	1	Object
28046	Ms Antoine Johannes Botes [6704]	1	Object
28050	Ms Alidia Botes [6706]	1	Object
28048	Ms Antoine Botes [6705]	1	Object
28058	Mr James MacKenzie [6710]	1	Object
28056	Andres Valerio-Pop [6709]	1	Object

Total Number of People: 7

Summary:

I object to you building on this field for various reasons. Firstly there is horses in that field that is good for the kids as there is a school nearby and calming for when people go for a stroll and kids find great pleasure of seeing the horses.

It is a small village that doesn't even have pavements now in certain areas to keep people and kids safe now walking so how would building more houses contribute to that. There is no gas at present as they can't cope, so how will they be able to supply others.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)

27930 Miss Karen Thomas [6635]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

There is no pavements on the road leading to teh school, or clobryn road up to llysfaen even though the speed limit has been reduced this is still dangerous and more houses will cause more people walking. Our roads and infastructre cant cope with the volume of new people, Also there is wild orchids on this land. Llysfaen shoudl be a tier 2 village and should not be overly developed. Schools are having teachers made redundant, our doctors/dentists are full.

Change to Plan:

This site adjoining ysgol cynfran should be removed from LDP

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)

27435 Thomas Parry [6353]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land has rare orchids and numerous other plants.

Badgers and foxes roam at night.

The school is over subscribed, there are limited facilities, no health care facilities in the village.

There is no mains gas, mains sewage facilities are inadequate.

Roads are narrow with few footpaths and poorly maintained.

We already have had more than our fair share of new houses built over the past few years.

Radon gas is high in the village. The land adjacent to Drws Y Mynydd has one or more faults running through it- affecting local property when blasting occurs in the quarry.

Change to Plan:

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)		No of People	Nature
27503	Mrs Daphne Morris [6387]	1	Object
Total Number of People:		1	
Summary:		142 and 123 are massive proposed developments with no prospect of infrastructure.	
Change to Plan:		Do not allocate 142 and 123 in the RLDP.	
Response:		Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.	

Section: Site Register

123 Adjoining Ysgol Cynfran, Llysfaen

Representation(s)

28145 Frances Hill [6739]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

There are ancient trees and hedgerows which will be destroyed. Rare flora and fauna, home to buzzards, badgers, bats, woodpeckers, hedgehogs, sparrows, thrushes, all these species are in decline.

Poor access, narrow lanes and roads. No spaces in schools. The resident value the rural area and have chosen to live in a village for a reason. The fields, trees and wildlife which will be destroyed if building is approved.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

124 Off Ysguborwen Road, Dwygyfylchi

Representation(s)

27960 Sioned Edwards [6660]

No of People

Nature

1

Support

Total Number of People: 1

Summary: Land is bounded on both side's by residential development and would be considered to be a sensible infill site. Some of the land is likely to be required for works in relation to the removal of the Penmaenmawr roundabout.

Change to Plan:

Response: Noted. The site will remain within the settlement boundary so that it can be developed in future, dependent on the A55 works.

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27721	Miss Jo Hughes [6554]	1	Object
Total Number of People: 1			
Summary:			
The development would			
Increase traffic on Llanelian Rd, Coed Coch Rd and Peulwys Lane - current roads are too narrow and many houses don't have access to off road parking. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.			
Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.			
Increase traffic on the marine roundabout			
Impact local wildlife - hedge rows and green open spaces.			
Change to Plan:			
no development			
Response:			
Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27552	Mr Doug Scott [6401]	1	Object
Total Number of People:		1	
Summary:		No building should be permitted in this area as the few existing roads serving this area are already saturated due to building which has taken place. Doctors surgeries are also	
Change to Plan:		Remove site from development plan	
Response:		Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.	

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27621	Mr Huw Owen [6434]	1	Object
Total Number of People: 1			
Summary: Close to golf course. Traffic access would be from Peulwys Lane. Far too much development proposed in this area which would be detrimental to our communities.			
Change to Plan: Remove it			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)

27778 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life and the health and well being of the residents of Old Colwyn, with the destruction of hedgerows, trees and footpaths. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place all existing roads are unsuitable for any increase in traffic. Old Colwyn is already over developed.

Change to Plan:

No further development in Old Colwyn

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)

27850 Mr David Perry [6555]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This site was the subject of a Town and Country Planning Inquiry in October 1990 at which the decision of Conwy Borough Council to refuse development was upheld. The primary reasons for refusal, namely difficult topography, wildlife including badgers and impact on privacy for the properties overlooked by the site have not changed in the past 29 years, therefore the previous decision should be adhered to.

Change to Plan:

Remove this site from the Replacement Local Development Plan

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27814	george ryan [6574]	1	Object
Total Number of People: 1			
Summary: Inadequate infrastructure to support existing community!			
Change to Plan: Remove from LDP.			
Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.			

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)

27783 Mr Mark Owen [6582]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Inadequate and unsafe access to the proposed development due to existing traffic. The proposed development would significantly increase traffic, destroy trees and wildlife, generate additional noise and pollution from the number of vehicles using the development. The layout and density of this along with other proposed developments in the vicinity will create a serious safety risk and local facilities such as the doctors surgery are unable to cope as it is.

Change to Plan: Remove this from the plan

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)

27831 Mrs Brenda Johnston [6601]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Summary of objections to housing development at Pentre Uchaf Farm, Peulwys Lane, Old Colwyn as follows:-

Loss of light

Overshadowing

Loss of privacy

Loss of visual amenity

Impact on residents parking, turning, loading and offloading

Restricted space for two way traffic

Noise and disturbance generated by extra traffic

Loss of trees

Concerns over layout and density of buildings, design, appearance and materials

Concerns over landscaping such a topographically difficult site

Concerns over secondary road access for vehicles

Previous planning decisions have been against developing this site

Concerns about Nature conservation (flora & fauna)

Change to Plan:

Make the area to be developed a lot smaller

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)

27841 mr eric roberts [6603]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Particular to Meadowbank. Refused planning permission in 1990 due to nature conservation ie badger sets and other wildlife. Due to the topography of the land after 14 and 17 Meadowbank. Tree conservation area from 10 Meadowbank upwards. Traffic nuisance and congestion due to unsuitable road access through Meadowbank, Peulwys Lane, Coed Coch Road and Llanelion Road. Inadequacy of parking and turning. Highway safety on Meadowbank and Peulwys lane. The site at Meadowbank was refused planning permission by Conwy Borough Council in 1989 and upheld by the T and C planning appeal enquiry 30/10/1990. All the reasons remain the same!!!!!!

Change to Plan:

Abandon

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27864	Rhys Griffith [6611]	1	Object
27845	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	Tynnu'r safle oddi wrth y cynllun datblygu		
Response:	Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.		

Section: Site Register

129 Pentre Uchaf Farm, Peulwys Lane, Old Colwyn

Representation(s)		No of People	Nature
27849	Mr Eric Mawson [6607]	1	Object
Total Number of People: 1			
Summary:	This area cannot withstand further development due to lack of infrastructure and facilities plus already busy unsafe roads. See comments on Peulwys Farm.		
Change to Plan:	None of these developments in Old Colwyn should be allowed.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

136 Bryn Hyfryd-Ffordd Tan yr Ysgol, Llanrwst

Representation(s)		No of People	Nature
27790	Mr Myrddin Davies [6549] <i>Agent: Owen Devenport Ltd (Mr Jamie Bradshaw) [3754]</i>	1	Support
Total Number of People: 1			
Summary: Our client would wish to submit his sites (ref's 136, 138, 139) for consideration for allocation as per the previous comments, as they benefit from a lower visual impact, more appropriate relationship with the existing built form of the settlement. Current work undertaken for a forthcoming planning application has concluded that an access can be provided from School Bank Road. Our client would also be happy to discuss the removal of the southern most portion of site 136 from any allocation in order to protect the setting of Bryn Hyfryd.			
Change to Plan: Remove the strategic site and allocate sites 136, 138 and 139.			
Response: Noted. This site is allocated in the present LDP however a number of constraints including flood risk, sewerage network and highways affect the site. If these issues can be overcome, there is still scope for the landowner to bring the site forward prior to adoption of the RLDP. In the absence of any real progress on the site however, national planning guidance (PPW10) would not support the re-allocation of the site.			

Section: Site Register

138 Site D, East of Llanrwst

Representation(s)		No of People	Nature
27791	Mr Myrddin Davies [6549] <i>Agent: Owen Devenport Ltd (Mr Jamie Bradshaw) [3754]</i>	1	Support
Total Number of People: 1			
Summary: Our client would wish to submit his sites (ref's 136, 138, 139) for consideration for allocation as per the previous comments, as they benefit from a lower visual impact, more appropriate relationship with the existing built form of the settlement. Current work undertaken for a forthcoming planning application has concluded that an access can be provided from School Bank Road.			
Change to Plan: Remove the strategic site and allocate sites 136, 138 and 139.			
Response: Noted. This site is allocated in the present LDP however a number of constraints including flood risk, sewerage network and highways affect the site. If these issues can be overcome, there is still scope for the landowner to bring the site forward prior to adoption of the RLDP. In the absence of any real progress on the site however, national planning guidance (PPW10) would not support the re-allocation of the site.			

Section: Site Register

139 Site E, Adjacent to Bryn Hyfryd, Llanrwst

Representation(s)		No of People	Nature
27792	Mr Myrddin Davies [6549] <i>Agent: Owen Devenport Ltd (Mr Jamie Bradshaw) [3754]</i>	1	Support
Total Number of People: 1			
Summary: Our client would wish to submit his sites (ref's 136, 138, 139) for consideration for allocation as per the previous comments, as they benefit from a lower visual impact, more appropriate relationship with the existing built form of the settlement. Current work undertaken for a forthcoming planning application has concluded that an access can be provided from School Bank Road.			
Change to Plan: Remove the strategic site and allocate sites 136, 138 and 139.			
Response: Noted. This site is allocated in the present LDP however a number of constraints including flood risk, sewerage network and highways affect the site. If these issues can be overcome, there is still scope for the landowner to bring the site forward prior to adoption of the RLDP. In the absence of any real progress on the site however, national planning guidance (PPW10) would not support the re-allocation of the site.			

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)		No of People	Nature
28059	Mr James MacKenzie [6710]	1	Object
28057	Andres Valerio-Pop [6709]	1	Object
28053	Ms Emma Jones [6707]	1	Object
28047	Ms Antoine Johannes Botes [6704]	1	Object
28055	Mr Joey Valerio-Pop [6708]	1	Object
28049	Ms Antoine Botes [6705]	1	Object
28051	Ms Alidia Botes [6706]	1	Object

Total Number of People: 7

Summary:

I object to you building on this field for various reasons. Firstly there is horses in that field that is good for the kids as there is a school nearby and calming for when people go for a stroll and kids find great pleasure of seeing the horses.

It is a small village that doesn't even have pavements now in xertain areas to keep people and kids safe now walking so how would building more houses contribute to that. There is no gas at present as they can't cope, so how will they be able to supply others.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)		No of People	Nature
28068	Ms Libby Thomas [6712]	1	Object
28074	Mr Dylan Thomas [6713]	1	Object
28062	Ms Karen Miles [6711]	1	Object
28065	Mr Neil Thomas [3951]	1	Object
28071	Mr Robbie Thomas [5601]	1	Object

Total Number of People: 5

Summary: I would like 142 and 123 being removed from the LDP as they are not consistent with a Tier 2 village.
The land on Pentregwyddel Road is a meadow and has been for the last 1000 years.

Change to Plan: Do not allocate the site in the RLDP.

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)		No of People	Nature
28035	Mr Kevin Cooke [5605]	1	Object
28041	Mr John Davies [6698]	1	Object
28038	Ms Rebecca Davies [6697]	1	Object

Total Number of People: 3

Summary: Site is inconsistent with a Tier 2 village.
Land has wild orchids.
Doctors/dentists/schools oversubscribed.
Mains sewage inadequate.
Roads are narrow and no footpaths near school, this is dangerous.
Site does not meet PPW (ed 10) deliverability tests.
Llysfaen is a village and should not be overdeveloped.

Change to Plan: Do not allocate in the RLDP.

Response: Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)

27739 Prof & Dr Del & Ann Williams & Parry-Williams [4498]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This was allocated in the current CLDP but has not come forward. Under the policy noted at paras 4.3.17 and 4.3.18 of the RLDP this "rollover" site should be excluded from the RLDP. Planning Policy Wales (Ed 10.) states that the "supply of land to meet the housing requirement proposed in a development plan must be deliverable". There is no reasoned justification nor cogent evidence that this site meets PPW (Ed 10) deliverability tests.

Please note that, as shown on the online "Candidates Sites" map, Site 142 contains land occupied by the owners of Drws-y-Mynydd and is not co-terminous with the current CLDP.

Change to Plan:

In accordance with RLDP paras 4.3.17, 4.3.18 and PPW 10 (Housing Delivery) this site should NOT be included in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)

27434 Thomas Parry [6353]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The land has rare orchids and numerous other plants.
Badgers and foxes roam at night.
The school is over subscribed, there are limited facilities, no health care facilities in the village.
There is no mains gas, mains sewage facilities are inadequate.
Roads are narrow with few footpaths and poorly maintained.
We already have had more than our fair share of new houses built over the past few years.
Radon gas is high in the village. The land adjacent to Drws Y Mynydd has one or more faults running through it- affecting local property when blasting occurs in the quarry.

Change to Plan:

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)		No of People	Nature
27502	Mrs Daphne Morris [6387]	1	Object
Total Number of People:		1	
Summary:		142 and 123 are massive proposed developments with no prospect of infrastructure.	
Change to Plan:		Do not allocate 142 and 123 in the RLDP.	
Response:		Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.	

Section: Site Register

142 Adjacent to former Rectory, Llysfaen

Representation(s)

28146 Frances Hill [6739]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

There are ancient trees and hedgerows which will be destroyed. Rare flora and fauna, home to buzzards, badgers, bats, woodpeckers, hedgehogs, sparrows, thrushes, all these species are in decline.

Poor access, narrow lanes and roads. No spaces in schools. The resident value the rural area and have chosen to live in a village for a reason. The fields, trees and wildlife which will be destroyed if building is approved.

Change to Plan:

Do not allocate the site in the RLDP.

Response:

Noted. Llysfaen is classified as a Tier 2 village in the Revised LDP so no housing allocations are planned in Tier 2 villages.

Section: Site Register

150 Llysfaen Road, Old Colwyn

Representation(s)		No of People	Nature
27622	Mr Huw Owen [6434]	1	Object
Total Number of People: 1			
Summary:	Old Colwyn is in very real danger of over development. Community is fragile and local services are unable to adequately cope.		
Change to Plan:	Remove		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

150 Llysfaen Road, Old Colwyn

Representation(s)		No of People	Nature
27779	Mrs June Ryan [6552]	1	Object
Total Number of People: 1			
Summary:	Please refer to comments made on no 97 Same location just different boundary		
Change to Plan:	Should be removed entirely from leprechauns		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

150 Llysfaen Road, Old Colwyn

Representation(s)		No of People	Nature
27815	george ryan [6574]	1	Object
Total Number of People: 1			
Summary:	Inadequate infrastructure and was,n,t this land classed as amenity land?		
Change to Plan:	Remove from LDP.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: *Site Register*

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27445	Miss Gail Alderton [6365]	1	Comment
Total Number of People:		1	
Summary:		Housing is needed in the area but I am opposed to such a huge development. This development will have a negative effect for local people.	
Change to Plan:			
Response:		Noted. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified.	

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27500	Ms Jayne Neal [6378]	1	Comment
Total Number of People: 1			
Summary: In my view the proposed site for Llanfairfechan housing and school is appropriate. However, many residents do not want this green space to be used.			
Change to Plan: I believe that no extra housing should be built in the upper village as the infrastructure does not allow for more cars/ people etc			
Response: Noted. The Strategic site will be the only site allocated in Llanfairfechan. Some windfall sites may come forward in other parts of the settlement, which will be determined through the planning application process.			

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)

27462 Ms Kim Davies [6380]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

Too many new homes in a village/town this size causing huge impact on services; changing the look, general feel, character and culture of the village; ? Welsh language; flooding issue; area of natural beauty sweeping down from the mountains at entrance to the village/town; increasing number of empty buildings in centre of the village; HUGE EYESORE and IMPACT!
There is a local need but this isn't for Llanfairfechan residents. It has been loved over many many years by many many people and families from the wider local area and this will change that forever. You've already ruined the beach!

Change to Plan:

Smaller number of homes in line with local need , built in the many smaller areas around the town especially where there are now empty buildings. Not so easy but it will keep the character of the town.

Response:

Not accepted. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified. The dwelling requirement for the Replacement LDP includes an allowance for empty buildings coming forward.

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27594	Mrs S Meredith [6430]	1	Object

Total Number of People: 1

Summary: I sincerely hope that the houses that are to be built will be Eco friendly. That they will be truly affordable houses that our residents can afford, taking into consideration that income locally is below the National average.
It is of vital importance that the infrastructure is in place before the development goes ahead not just practical things like upgrading the sewage works but public transport and other facilities. We are a small community, 400 houses is a massive increase, care and consideration of residents should be a priority, it will take time to come to terms with this development.

Change to Plan:

Response: Noted. The Replacement LDP and national planning policy requires certain environmental and energy saving standards be met. The dwellings on the site will include an element of affordable housing.
The site will be phased where required so that the necessary infrastructure will be in place alongside or prior to the construction of the site.

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27626	Mrs Vanessa DYE [6443]	1	Object
Total Number of People: 1			
Summary:	Whilst we appreciate the need for housing; BUT building 400 new houses will have huge implications on Llanfairfechan. For example: Has the doctor's surgery been consulted. The impact on Ysbyty Gwynedd. Are police services geared up. How will the traffic be organised. The existing sewerage system is very old and will require a major overhaul. We would query the demand for even more properties. The idea that it will supply more 'affordable' housing is somewhat mythical. This development will also impact on the local environment with the loss of yet another piece of green belt.		
Change to Plan:	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 are, the community and the environment.		
Response:	Noted. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified. The local health board and Public Health Wales have been consulted on, and CCBC Planning Officers are working alongside officers there to ensure that any impact on health services are fully considered and land will be allocated where necessary. It is up to the Health Board in discussion and consultation with local GPs to determine the format of provision and resolve any staffing issues. Highways surveys and assessments will be required and mitigation will be put into place where necessary. An element of the dwellings provided on-site will be affordable housing and managed by local RSLs.		

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27761	Miss Alys Davies [6455]	1	Object

Total Number of People: 1

Summary:

I object to this proposal due to the following considerations:-

- the natural beauty of this entrance to and exit of the village would be destroyed.
- significant increase in traffic congestion, especially at rush hour with traffic attempting to exit the development whilst others dropping children at school.
- significant disruption and destruction of quality of life for the elderly residents of Llys y Coed, directly opposite the proposed development, both during construction and after completion.
- significant negative impact on already overworked medical centre.
- employment opportunities for this influx of residents?
- regular flooding of Aber Road.

Change to Plan:

I propose that the development is not built for the reasons given above.

Response:

Noted. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified.
Highways surveys and assessments will be required and mitigation will be put into place where necessary.
Consultation with the local health board has taken place and additional land will be allocated if required through the Replacement LDP process. It is up to the Health Board in discussion and consultation with local GPs to determine the format of provision and resolve any staffing issues.
The Replacement LDP has policies and allocations for employment.
Natural Resources Wales have been consulted with and will advise regarding any flooding.

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)

27666 Mrs Rhoda Lewis [6483]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This land in question has always, in my living memory, been designated as agricultural land , being solely for the purpose of rearing livestock (see photographs).
I do understand that opportunities do exist to develop housing of some sort, even on agricultural land, and appreciate that local authorities must have a plan in place to address the housing shortage in Wales as in the rest of the UK.
Replacing such areas with a suggested development of 400 homes can only have a significant detrimental impact on this gateway to Llanfairfechan.

Change to Plan:

Remove site 157 from the RLDP.

Response:

Not accepted. Candidate sites have been considered and assessed. Where possible, previously developed land has been used. There is a limited supply of this, which means that greenfield land must be considered instead. The highest quality agriculture lands are avoided where possible. An assessment of Best and Most Versatile agricultural land will be conducted where advised by Welsh Government. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified.

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27828	Mr Denys Davies [6577]	1	Object
Total Number of People: 1			
Summary: It is irresponsible of the Government of Wales in Cardiff to task every local council in Wales to identify sites within each of their respective areas of administration for the construction of houses, thus causing unnecessary worry and concern throughout the country. The Welsh Government's Town Planning Department must identify localities to foment and grow industry within reach of focal points of population, taking account of road/rail links and points of constriction, eg. Conwy tunnel. At a recent Llanfairfechan display, querying where locals could find work, I was told "Abergele"; that is some 18 miles away by the A55.			
Change to Plan: I submit that the housing development should not be built.			
Response: Not accepted. Welsh Government and national planning policy is set up so that there is input from the local population and elected Members. National planning policy includes the National Development Framework, which identifies nationally important matters, including key growth areas and transport links. The Replacement LDP also has policies for employment and allocations will be made in areas where required to encourage jobs growth in the area.			

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27895	Mr James Stevenson [6619]	1	Object
Total Number of People: 1			
Summary: I object whole heartedly to development on this piece of land. My reasons are based on the impact that the development will have environmentally, culturally, historically and visually. This an area of natural beauty and a development of this scale will scar and blot the landscape beyond comprehension. With views out of the village up and into the Carnedau mountain range (part of snowdonia national park) this piece of land is stunninigly beautiful and forms a green area protecting the smalll rural community of Llanfairfechan. The proposed development of 400 new houses on this site will stretch the local infrastructure.			
Change to Plan: Look to use other existing brownfield and windfall sites within Llanfairfechan.			
Response: Not accepted. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified. Landscaping and ensuring that the site is incorporated appropriately are planning considerations, which will be taken into account as part of the process. An allowance for windfall sites has already been included in the dwelling requirement figures. This includes brownfield sites.			

Section: Site Register

157 Land south of Aber Road (Site 2), Llanfairfechan

Representation(s)		No of People	Nature
27897	Mrs Victoria Stevenson [6620]	1	Object
Total Number of People: 1			
Summary:			
Development on this site is a significant shift in land use on green / agricultural fields which will undermine the history & culture of the village and landscape.			
The 'high sensitivity' of the area which includes views from and to the Carneddau mountains will be affected by the development. The views from Aber Road up to the mountains could be considered an area of natural beauty. The impact of development on this site needs to consider both the views to and from the Snowdonia National Park and the impact on the new heritage lottery funding for the Carneddau Landscape Partnership.			
Change to Plan:			
To reduce the housing development target in Llanfairfechan to one that will ensure that other windfall or brownfield sites are considered as a preferred option.			
Response:			
Noted. The site capacity has been reduced to approx 250 dwellings due to other constraints that have been identified. The remainder of the dwelling requirement for the West will be met on other allocated sites in Penmaenmawr and/or Dwygyfylchi. Other sites in Llanfairfechan may come forward through the planning application process. An allowance for windfall sites has already been included in the dwelling requirement figures.			

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27722 Miss Jo Hughes [6554]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

The development would

Increase traffic on Llanellian Rd and Dolwen Rd these roads are too narrow with a limited pavement along Dolwen Rd. There is insufficient parking at Colwyn Bay football ground and during home games football supporters park on both sides of the road reducing this to a single line of traffic.

Place a burden on services, schools are facing funding cuts and Betsi Cadwaladr is struggling to recruit GPs to area.

Increase traffic on the marine roundabout

Impact local wildlife - hedge rows and green open spaces.

Change to Plan:

no development

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27551 Mr Doug Scott [6401]

No of People

Nature

1

Object

Total Number of People: 1

Summary: No building should be permitted in this area as existing roads are already saturated due to building which has taken place. Doctors surgeries are also oversubscribed.

Change to Plan: Remove site from development plan.

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27871 mrs janet brennan [6428]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

This would place a massive burden on the local infrastructure. Doctors, schools, sewage. Llanelian/dolwen road cannot cope with the amount of traffic this development would generate. I have concerns about the impact on the properties to the north due to the risk of flooding as there would be less land to absorb rainfall.

Change to Plan:

This development should not go ahead.

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27623 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

An extension of Bryn y Mor. Development of Dolwen Rd has reached capacity. Is this land agricultural ? Road infrastructure cannot cope. Poor accesss. Usual arguments concerning our local services apply. Sparse public transport.

Change to Plan:

Remove

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27780 Mrs June Ryan [6552]

No of People

Nature

1

Object

Total Number of People: 1

Summary: The land is outside of the settlement boundary and in open countryside. There will be an adverse effect on wild life, with the destruction of hedgerows and trees. There is already an acute lack of amenity space in Colwyn. The infrastructure is already overstretched the Dolwyn Road cannot sustain anymore traffic. Old Colwyn is already over developed.

Change to Plan: No further development should be allowed

Response: Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27852 Mr David Perry [6555]

No of People

Nature

1

Object

Total Number of People: 1

Summary:

A development of this size will significantly increase the volume of vehicles using Llanellian Road and negatively impact on the already congested Marine roundabout. Other routes, Coed Coch Road, Peulwys Lane, both currently bus routes, are severely congested by parked vehicles. The T junction between Peulwys Lane and Llanellian Road is already hazardous. Pupils walking to the various schools in the immediate vicinity need to cross these already busy traffic routes and will be exposed to more risk. The proposal will lead to further degradation of Doctor's services. The difficulties presented by this site will disproportionately impact on Old Colwyn.

Change to Plan:

Remove this site from the Replacement Local Development Plan

Response:

Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)		No of People	Nature
27816	george ryan [6574]	1	Object
Total Number of People: 1			
Summary:	Inadequate infrastructure .		
Change to Plan:	Remove from LDP.		
Response:	Noted. Candidate sites such as this one are currently being assessed for suitability for inclusion in the Deposit LDP. If selected then the site will appear on the proposals map as an allocation/inside the settlement boundary. This will be subject to further public consultation at Deposit LDP stage.		

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)		No of People	Nature
27870	Rhys Griffith [6611]	1	Object
27860	Judith Griffith [6606]	1	Object
Total Number of People: 2			
Summary:	Gwrthwynebaf adeiladu ar y safle yma oherwydd yr effaith ar ein iaith a'n diwylliant; yr effaith ar ein lonydd; yr effaith ar ein cefn gwlad a'r effaith ar ein hysgolion a'r meddygfa yma.		
Change to Plan:	Tynnu'r safle oddi wrth y cynllun datblygu		
Response:	Nodwyd. Mae safleoedd ymgeisiol fel hwn wrthi'n cael eu hasesu i weld a ydynt yn addas i'w cynnwys yn y CDLI i'w Archwilio gan y Cyhoedd. Os caiff ei ddewis, bydd y safle'n ymddangos ar y map cynigion fel dyraniad/y tu mewn i'r ffin anheddiad. Bydd hyn yn destun ymgynghoriad cyhoeddus pellach yng ngham Archwilio'r CDLI gan y Cyhoedd.		

Section: Site Register

162 Bryn Rhodyn Farm, Old Colwyn

Representation(s)

27949 Cadnant Planning (Mr Rhys Davies BA (Hons) MRTPI) [131]

No of People

Nature

1

Support

Total Number of People: 1

Summary:

This site should be included as the Strategic Site for Old Colwyn. It is a logical extension to the settlement between residential use and existing employment. The employment uses can be reconfigured and also used as a natural boundary for this settlement.

Change to Plan:

Response:

Not accepted. Site 162 is less sustainable in terms of proximity to local amenities and traffic impact on the five-ways roundabout. By comparison, strategic site 3 has better links to local amenities and bus services, presents an alternative opportunity for traffic flows east bound and consists of a rounding off/settlement extension rather than ribbon-type development.

Section: Site Register

171 West of Maes Dolau caravan site

Representation(s)		No of People	Nature
27442	Mr Michael Bailey [6355]	1	Object
Total Number of People:		1	
Summary:	Objection to the scale and repercussions of the proposed plan for this field		
Change to Plan:	Ideally, this field should not form part of the scheme. If however it must be included, then the extent of the developments should be minimal, and should not include unsupervised areas such as recreation facilities, skateparks etc.Further,there should not be any public access to the remaining portion of the field, to avoid anti social behaviour at the rear of Maes Y Castell- but how could this be prevented??		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: *Site Register*
171 West of Maes Dolau caravan site

<i>Representation(s)</i>		<i>No of People</i>	<i>Nature</i>
27486	Mr John Taylor [6386]	1	Object
<i>Total Number of People:</i>		1	
<i>Summary:</i>		Pentywyn road too busy. Walking areas will be affected	
<i>Change to Plan:</i>		There are walking areas that are already too busy with dog walkers leaving soil along the paths. Extra housing will make this area even worse.	
<i>Response:</i>		Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.	

Section: Site Register

172 South of Maes Dolau caravan site

Representation(s)		No of People	Nature
27487	Mr John Taylor [6386]	1	Object
27473	Georgina Taylor [6385]	1	Object
Total Number of People: 2			
Summary:	Pentywyn road too busy. Walking areas will be affected		
Change to Plan:	Pentywyn road will not be able to handle the additional traffic from development of new housing. Walking paths are already becoming littered with dog soil from the numerous dog walkers. It will become a health hazard with additional littering..		
Response:	Service providers and Highways will be consulted and the site assessed for suitability of inclusion in the Deposit LDP.		

Section: Site Register

173 Tyn y Coed Farm, Llanrhos

Representation(s)

27748 Mr Keith Richards [3906]

No of People

Nature

1

Object

Total Number of People: 1

Summary: This is high quality farmland, leave it as such! Building on it will turn green Llanrhos into one huge block-paved mess.

Change to Plan: Don't build on it

Response: noted

Section: *Site Register*
173 Tyn y Coed Farm, Llanrhos

Representation(s)		No of People	Nature
27478	Georgina Taylor [6385]	1	Object
Total Number of People:		1	
Summary:		Too much traffic on Pentywyn road, more housing will cause chaos	
Change to Plan:		Loss of countryside, too much housing development	
Response:		noted	

Section: Site Register

173 Tyn y Coed Farm, Llanrhos

Representation(s)

27488 Mr John Taylor [6386]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Loss of countryside

Change to Plan: There is already so many areas of our lovely countryside built up with new developments. We are destroying the land and natural habitat of our country wildlife.

Response: noted

Section: Site Register

174 West of Bryn Maelgwyn Lane

Representation(s)

27474 Georgina Taylor [6385]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Pentywyn road already too busy with traffic

Change to Plan: Destroying the countryside with too much housing development.

Response: noted

Section: Site Register

175 East of Ty Derwen, Betws Yn Rhos

Representation(s)

27624 Mr Huw Owen [6434]

No of People

Nature

1

Object

Total Number of People: 1

Summary: Such a proposal has a knock on effect for Old Colwyn with traffic using Dolwen Rd. if you factor in traffic from proposed sites in Dolwen Rd (Bryn Roden etc etc etc) then we have recipe for grid lock in Llanelian Rd and Old Colwyn.

Change to Plan: Remove

Response: Noted. As a Tier 2 village it is not intended to allocate sites in Betws yn Rhos in the RDP.