Cynllun Datblygu Lleol Newydd 2018-2033

Replacement Local Development Plan 2018-2033

CONWY
CYNGOR BWRDEISTREF SIROL
COUNTY BOROUGH COUNCIL

STRATEGAETH A FFEFRIR – ADRODDIAD SYLWADAU

PREFERRED STRATEGY – REPRESENTATION REPORT

Tachwedd 2019

November 2019

CONWY
CYNGOR BWRDEISTREF SIROL
COUNTY BOROUGH COUNCIL

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

Section: Executive Summary

1.1

Representation(s)		No of People	Nature
27452	**Mr Steven Carter [6346]**	1	**Object**

Total Number of People: 1

Summary:

Llanfairfechan will become less of a community and more a dormitory village where residents work, shop, use services and recreate elsewhere, also increasing congestion and pollution. The problems associated with lack of GPs (appointments), dentists (none), almost non-existent police (crime and vandalism) will increase at least proportionately. Moving the schools will further damage the little retail presence in the village's centre, and sense of community.
Llanfairfechan is neglected with little/no investment to develop work, recreation (particularly for youth), tourism, community facilities.
Awareness of the Plan is very low.

Change to Plan:

Additional housing should be proportional to the village's populations and reserved for long-term residents (10 years?) of Llanfairfechan. Conwy's additional housing should be close to work, retail and services to reduce traveling, rather than increase it. The Council should be investing in bringing work e.g. tourism to Llanfairfechan such as developing the beach, maintaining its footpaths and promoting as a gateway to the Carneddau with its numerous walks and archaeological monuments. Retail opportunities could be promoted e.g. the old Co-Op site. Council departments resited into the village instead of removed. The infants' school in the centre of the village contributes to the feel of a community and should be retained - anyone asked the parents what they want? Instead of taking money out of Llanfairfechan, and getting 400 more rates to spend elsewhere, the Council should be investing in the community of Llanfairfechan and its people.
The plan should itemise for each section what is doing for Llanfairfechan and other communities: in, in most cases it is currently nothing, unless you live in Llandudno, Colwyn Bay and Conwy.
The exhibition explaining the plan in Llanfairfechan should be rerun with greater advertising, and your website should better explain how to feedback on line

Response:

Not accepted: The planning system cannot restrict migration in to Llanfairfechan.
The RLDP strategy seeks to locate the majority of residential sites in the urban areas, which are in close proximity to existing employment sites and other facilities.
A new primary school has been agreed for Llanfairfechan due to the current schools not meeting 21st Century Schools Standards. Consultation with parents is part of this programme.
The residential sites will be required to contribute financially for planning obligations. This will be secured for spend in Llanfairfechan.
An additional event was held at Llanfairfechan due to the interest in the proposals. There will be another opportunity to comment on proposals at Deposit stage of the RLDP.

Representation(s)	*No of People*	*Nature*
27501 Ms Jayne Neal [6378]	1	**Comment**

Total Number of People: 1

Summary:

I am Town Clerk in Llanfairfechan and very keen to do everything I can to help any village development to be accepted and embraced by the residents.

However, it should be remembered that the Town Council is on the front line with this issue and must be fully engaged within a working partnership with CCBC to ensure the correct message is disseminated. We need to feel that any plans are going to benefit the village and lead to positive economic growth and increased health and wellbeing.

Current residents must not be marginalised in favour of encouraging new comers.

Change to Plan:

There is a distinct and pressing housing need within the village for existing residents and this should not be forgotten.

Response:

Noted

Representation(s)		*No of People*	*Nature*
27602	**Ms Alison Roberts [6436]**	1	**Object**

Total Number of People: 1

Summary: i am a resident of llanfairfechan, I was born here and have lived here all my life, i chose to stay here as it is my birth town and my family ties. and for the the community feel and welsh language, which all my family are welsh speakers.

Change to Plan: I object regarding the 400 houses plan, i have lived here all my life and love the community feel of the town, , this will be lost and the language will disappear. i am a welsh speaker and hardly talk welsh to anyone i see in the village when i pop to the shops, this will become worse with 400 houses available for anyone to buy, if i wanted to live in a community were i did not know anyone i would move to the city.

Response: **Noted. The number of dwellings to be delivered on the site has been reduced to 250 due to other capacity constraints. Welsh language is assessed as part of the Replacement LDP process and will ensure the RLDP minimises negative impacts on the Welsh Language and seeks to maximise opportunities to encourage the use of the Welsh Language.**

Representation(s)		*No of People*	*Nature*
28200	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Topic Paper 9: Renewable Energy

We note that within this paper reference is made to the Joint Flood Risk Protocol. The protocol was produced to address development proposals in the Coastal East area of the county which is subject to flood risk and has been in existence for a number of years. We note that CCBC propose to revise this document as part of the RLDP. The RLDP should consider the possible changes to TAN15 following consultation later this year, which is likely to change the current protocol.

Change to Plan:

Response: **Noted. CCBC will work with NRW on any change to the protocol.**

Representation(s)		*No of People*	*Nature*
28199	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Topic Paper 9: Renewable Energy

Reference is made to climate change impacts on flood risk in this paper. Welsh Government advise that CL-03-16 - Climate change allowances for Planning purposes should be used. The guidance also contains details of when to use High++ allowances for peak river flow and mean sea level e.g. where developments that significantly change existing settlement patterns/developments that are very sensitive to flood risk are proposed.

Change to Plan:

Response:

Accepted. Text will be amended to clarify the approach.

Representation(s)		*No of People*	*Nature*
28198	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Topic Paper 6 Natural Environment

Policy NTE/3 - Biodiversity

Again, "New development should aim to maintain, 'restore' conserve and where possible, enhance biodiversity through"

Whenever European Protected Species are present statements to include Current Conservation Status (CCS) and Favourable Conservation Status (FCS) of the species will should be required.

Again, no reference is made to invasive non-native species or biosecurity.

Change to Plan:

CCBC will refuse proposals which would have a negative impact on a European Site, protected or priority species or habitat unless the impact is adequately mitigated, and appropriate remediation and enhancement measures are proposed and secured by planning conditions or obligations in respect of European protected species. This should additionally add reference to Imperative reasons for overriding public interest (IROPI) and compliance with all derogation criteria.

Response: **Noted. Text will be amended to clarify the approach.**

Representation(s)		*No of People*	*Nature*
28197	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Topic Paper 6 Natural Environment

Section 6 - Updated Evidence base

Green Wedge Assessment should cross reference with Article 10 of Habitats Directive/Regulation 41 of Conservation of Habitats and Species Regulations 2017.

Change to Plan:

NRW recommend adding a further point, in terms of assisting evidencing CCBC implementation of Regulation 10 of the Conservation of Habitats and Species Regulations 2017 in respect of the creation, management and upkeep of bird's habitat under the Birds Directive Annex 1.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28195	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Background Paper 35 Flood Risk and Development Opportunities (July 2019)

The Background Paper only refers to one site (Gwellyn Avenue). Raising sites above the design flood event may be an acceptable form of mitigation (if no increases in flood risk (depths and extent) are shown elsewhere), however as part of this RLDP process the cumulative effects must be shown for site raising for other site allocations along this frontage/flood cell.

Change to Plan: Therefore, further modelling work will be required with manipulations of ground levels showing any mitigation measures. Increased risk elsewhere would be contrary to TAN15.

Response: **Noted. Text will be amended to clarify the approach.**

Representation(s)		*No of People*	*Nature*
28193	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Background Paper 34: Strategic Flood Risk Assessment

This document is referenced in the PS evidence document but is unavailable on the RLDP website. However, NRW have previously made comment on this background paper and our response can be found under ref: CAS-74411-S6S9.

Change to Plan:

Response: **Noted**

Representation(s)		***No of People***	***Nature***
28191	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Appendix E- Growth Options suggests there is lots of uncertainty and this assessment needs to be revisited once the above points have been addressed.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28190	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Flood Risk

Appendix D - Strategic objectives within the RLDP have not been reviewed as there is no strategic objective for the RLDP identified on flood risk. This needs to be revised and included.

Change to Plan:

Response: **Noted. Text will be amended to clarify the approach in the RLDP.**

Representation(s)		*No of People*	*Nature*
28189	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

SA Objective 9 - Biodiversity

4.4.27 Bullet point 3 should read "Conserve, protect, 'restore' and enhance site designated as national and local levels for reasons of ecological importance or biodiversity conservation.

Bullet point 5 should read "Protect and enhance the green infrastructure network, 'including stepping stone and linear habitats in the long term'."

Change to Plan:

Response: **Noted. Text will be amended to clarify the approach in the RLDP.**

Representation(s)		*No of People*	*Nature*
28188	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

SA Objective 5 - Housing

Land use change needs to consider biodiversity and mechanisms should be considered that facilitate the long-term management of biodiversity with an emphasis on protecting and enhancement. Management may be required to facilitate the maintenance; creation, restoration or enhancement of habitat and their associated or component species.

Change to Plan:

It is advocated that the approach based on conservation status in the Bonn Convention is used to inform identified aims and objectives. In effect this is based on Historic Conservation Status (HCS); Current Conservation Status (CCS); Favourable Conservation Status (FCS).

Response:

Noted. Text will be amended to clarify the approach in the RLDP.

Representation(s)		*No of People*	*Nature*
28187	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Background Paper 04: SA/SEA of Preferred Strategy Non-Technical Summary

European Protected Species

2.1 Key Sustainability Issues SEA topics

Biodiversity, Flora & Fauna

NRW advise the addition of the word 'restore' into the first sentence: "The need to conserve, restore, protect and enhance biodiversity including important species and sites designated for reasons of biodiversity conservation or ecological importance". ....

Change to Plan:

Response: **Noted. Text will be amended to clarify the approach in the RLDP.**

Representation(s)		*No of People*	*Nature*
28186	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.1 Review of other Relevant Plans, Programmes and Strategies

Under National UK please note that these documents will soon be superseded.

Water: refers to Groundwater Protection Policy and Practice (GP3), HM Government (2003) - the latest edition is 2018 and is now known as The Environment Agency's approach to groundwater protection.

Under National (Wales) Soil and Land: Consider also referring to Development of Land Affected by Contamination, A Guide for Developers, 2017 published jointly between the WLGA and NRW.

Change to Plan:

There are several additional documents which we refer to: The Environment Agency's 'Guiding Principles for Land Contamination' 2010 and The Risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

Response:

Noted. Text will be amended to clarify the approach in the RLDP.

Representation(s)		*No of People*	*Nature*
28184	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table A3.1 Review of Relevant Environmental Aspects, Issues and Problems

Mineral extraction: in addition to referencing the potential to affect hydraulic pathways and landscape, consideration should also be given to the risk of potential land contamination and associated water quality.

The North Wales Coalfield comprises the Flintshire Coalfield in the north and the Denbighshire Coalfield in the south. It extends from the Pont of Ayr through Wrexham to Oswestry, and there is also a small area on Anglesey. However, it does not fall into Conwy.

Change to Plan:

Reference to the North Wales Coalfield should be removed.

Additionally, the statement that a dominant feature of the CCBC administrative area is the small valleys and associated uplands that form part of the former Wales Coalfields should be removed.

Response:

Accept in Part - Rephrase the Statement

Table A3.1 forms part of Background Paper 04: SA/SEA Scoping Report August 2018, which is contained in the Generic Evidence Base which informs the preparation of the Preferred Strategy. On checking the BGS published National Resource Map of Wales for North East Wales, no part of the Carboniferous Coal Field occurs within Conwy. Within the National Park area the resources are predominantly igneous and metamorphic slates and elsewhere there is a patchwork of Peat, Sandstone, Alluvial, Glaciofluvial and Glacigenic sand and gravels. Recommend replacing the entire Baseline Key Characteristics entry for Natural Resources in Table A3.1 (8) with the following:

"A dominant feature of Conwy CBC is the Silurian mudstone and slates which form the foothills and uplands of the Denbigh Moors in the east, the major valley system of the River Conwy and its tributaries in the central area, and the Silurian Mudstones and igneous rocks of the mountainous areas within Snowdonia to the west. A band of Carboniferous Limestone defines the higher ground along the coastal strip from Abergele to the Great Orme. A number of different mineral resources are illustrated on the National Resource Map for North East Wales, including Sand and Gravel and Hard Rock suitable for aggregates, and metalliferous and slate mining. Although mining activity in Conwy has ceased, many disused mines still exist and may affect hydraulic pathways below and on the surface, and may present sources of contamination which can adversely affect land and water quality. Furthermore, some disused mines may have a detrimental effect on the landscape and visual amenity."

Representation(s)		*No of People*	*Nature*
28182	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.3 Implications of other Welsh National Planning Policies, Advice and Guidance

Table B2.3: the summary of TAN 15 is not correct. Please note that TAN 15 directs development away from Zone C and is based on Development Advice Maps (DAM). There is no reference to strategic approach required by RLDP, justification and acceptability tests, these need to be re-written and summarised succinctly to support the SA objective/framework.

Change to Plan:

Response: **Accepted: Text will be amended.**

Representation(s)		*No of People*	*Nature*
28181	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.1 Review of other Relevant Plans, Programmes and Strategies

Review of relevant plans and programmes Table B2.1 on EU, UK legislation and national are correct. However, local legislation has some gaps - please refer to our scoping report comments, together with any changes to the evidence base as this will need updating.

Change to Plan:

Response: **Accepted: Text will be amended.**

Representation(s)		*No of People*	*Nature*
28180	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

It should be clearly noted within the SA framework that Welsh Government are in the process of reviewing and issuing a new TAN 15: Development and Flood Risk and whilst there are no specific timescales. The publication is likely to impact on the development of the RLDP prior to submission to Welsh Government. The iterative SA process should be used to take account of evidence updates and be closely monitored, to update the RLDP.

There is no strategic objective on flood risk within Table 5.1.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28178	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table D2.2 Compatibility Matrix to Assess Replacement LDP vision and objectives

9 Biodiversity - Regarding SO 10 Support for renewables we would highlight issues concerning the prevention of incidental injury or killing of bats by wind turbines. Article 15 of the Habitats Directive concerns the monitoring and prevention of incidental capture or killing of European species

Change to Plan:

Response: **Noted. Text will be amended to clarify in the RLDP.**

Section: Overarching Strategic Approach

2.5 Supporting Documents

Representation(s)		*No of People*	*Nature*
28176	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Appendix C Table C1.1 - Proposed SA Framework for the LDP review

Under the "proposed SA guide Questions - will the replacement LDP..."

We advise the addition of the word maintain or restore the current conservation status of protected or threatened habitats and species to defined favourable levels at local and county borough spatial scale

And recommend the inclusion of the following point:

Prevention, Eradication or control of invasive non-native species, these actions contribute to measures that help achieve the favourable conservation status for identified habitats and species.

Change to Plan:

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		*No of People*	*Nature*
28175	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.3 Implications of other Welsh National Planning Policies, Advice and Guidance

We advise that updated RLDP policies:

(i) Include clear references to conservation status;
(ii) Include clear references to the consideration of long term issues including but not limited to tenure, resource provision, management and wardening;
(iii) Consider incidental capture killing issues;
(iv) Consider long term surveillance.

Change to Plan: We advise that the proposed objectives are based on the favourable conservation status concept.

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		*No of People*	*Nature*
28174	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Section B.3. Review of National Planning Policy Requirements

Table B2.2. Review of PPW - 10th Edition (2018)

We advise additions including Conservation of Habitats and Species Regulations 2017 in respect of Regulation 10 duties in respect of wild birds and EU Invasive Alien Species Regulations and the Invasive Alien Species (Enforcement & Permitting) Order 2019

Change to Plan:

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		***No of People***	***Nature***
28173	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.1 National (Wales) Table to be updated to reflect EU Invasive Alien Species Regulations 2014 and Invasive Alien Species (Enforcement and Permitting) Order 2019

Table B2.1 Add reference to the Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981

Table B2.1 Local (CCBC & Neighbouring Local Authorities)

We advise that the Biodiversity, Flora and Fauna Conwy Local Biodiversity Action Plan should be updated to reflect the provisions of the Environment (Wales) Act 2016

Change to Plan:

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		*No of People*	*Nature*
28165	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Habitats Regulations Assessment

We agree with the Habitats Regulations Assessment (HRA) methodology and conclusion, given that further HRA screening will be required once more detail becomes available for the sites identified as having potential for Likely Significant Effects (LSE).

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28196	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Background Paper 37 Minerals

The paper covers all the essential elements preventing pollution and protecting groundwater resources and quality and land contamination.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28194	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Background Paper 35 Flood Risk and Development Opportunities (July 2019)

The report concludes with 10 bullet points which would seem reasonable and in line with the content of the report and the minimum requirements as indicated in TAN15. We would however advise that although ground raising may be a form of flood mitigation, impacts elsewhere will need to be considered and where site allocations are in close proximity/same flood cells, then the cumulative impacts may provide further detriment than raising of individual sites; this would need further modelling/assessment.

Change to Plan:

The final bullet point would seem to be missing the word "improvements" (defence improvements along the coastal frontage and tidal Clwyd will result in significant betterment, making several thousand properties safe from flooding that are currently within the flood extent.)

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28192	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Policies SP23, SP24, SP25, SP26 have been identified for flood risk, but it is unclear what details are included and they do not reflect the RLDP vision and the final SA objective.

Change to Plan:

Response: **Noted. Text will be amended to clarify.**

Representation(s)		*No of People*	*Nature*
28185	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Table A3.1 Soil and Land: PPW 10 Section 3.5 refers to previously developed (brownfield) land and de-risking it in development, which should be referenced in addition to chapters 5 and 6.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28183	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Appendix C Table C1.1 - Proposed SA Framework for the LDP review

Appendix C, C1.1: SA10 is required to be re-worded and more reflective of the revised objective and consequently the SA questions and indicators are not currently sufficient.

Change to Plan:

Response: **Noted.**

Section: Overarching Strategic Approach

2.5 Supporting Documents

Representation(s)		*No of People*	*Nature*
28177	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Under the "Proposed Sustainability indicators for candidate site assessments"

We recommend the inclusion of the following points:

Evidence based maintenance or restoration of protected or threatened habitats and species to their favourable conservation status

Evidence based reduction or prevention of incidental injury or killing of protected and threatened species during construction and operational phases of development schemes

Change to Plan:

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		*No of People*	*Nature*
28172	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.1 European table to update Habitats Directive, the SA Framework is advised to consider:

(i) the management of European Sites;
(ii) Planned provision and management of stepping stone and linear habitats (Article 10);
(iii) Protection of European Species (Article 12);
(iv) Prevention of incidental capture killing (Article 15);
(v) Derogation in respect of European protected species

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28171	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Table B2.1 Review of other Relevant Plans, Programmes and Strategies

Bonn Convention

We welcome the statement "The SA Framework must include objectives relating to the appropriate conservation, protection and enhancement of designated sites." The text provides a clear reference to the Bonn Convention. The Bonn Convention includes the concept of Favourable Conservation Status.

Change to Plan:

It is advocated that CCBC adopt this concept as per the Bonn Convention. This requires consideration of historic, current and favourable conservation status. The application of this concept by CCBC will inform and underpin biodiversity actions.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28170	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Implications for SA again add the following highlighted text:

The Framework should include appropriate objectives to assess potential effects on habitats and species from proposals (including cumulative development) and policies within the emerging RLDP. This should include consideration of impacts such as habitat loss, recreational impacts, water abstraction, pollution, "biosecurity and invasive non-native species" and disturbance effects

Change to Plan: Add the additional text.

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		*No of People*	*Nature*
28169	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Sustainability Appraisal

Table A3.1 Review of Relevant Environmental Aspects, Issues and Problems

1. Biodiversity, Fauna and Flora

Under Existing objectives, Issues and problems, please add the following highlighted text:

Change to Plan:

Any proposals for development within the CCBC area could adversely impact designated sites and biodiversity through a range of direct and indirect effects, potentially including loss of roosting, foraging and other habitats, physical or noise disturbance, abstraction of river water, discharge of effluent, "invasive non-native species/biosecurity," contamination and air pollution. As such, all proposals and policies within the emerging RLDP arising from the LDP Review must take account of relevant ecological sensitivities. This includes the need to support the management of all designated sites in relation to their status and in pursuit of their defined conservation objectives. The RLDP must also provide an appropriate level of protection for protected species and non-designated ecological interests "and the management of such sites."

Response: **Noted. Text will be amended to clarify in the RLDP.**

Representation(s)		*No of People*	*Nature*
28168	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Sustainability Appraisal

3.3 Review of Plans, programmes and strategies

3.3.1 In terms of EU legislation, identify EU Invasive Alien Species Regulations 2014 and Invasive Alien Species (Enforcement and Permitting) Order 2019

3.3.2 Recommend adding the word restore to the following sentence: "Conserve, preserve, restore, protect and enhance sites designated at international, national and local levels for reasons of biodiversity conservation, ecological importance, geological importance or heritage significance, in ways appropriate to their status".

Change to Plan:

Response: **Noted. Text will be amended to clarify the approach in the RLDP.**

Representation(s)		*No of People*	*Nature*
28167	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Sustainability Appraisal

European Protected Species

Table 3.1 Key Sustainability Issues relating to the Conwy LDP Review

We advise the addition of the word 'restore' into the first sentence: "The need to conserve, restore, protect and enhance biodiversity including important species and sites designated for reasons of biodiversity conservation or ecological importance". ....

Change to Plan:

Response: **Noted. Text will be amended to clarify the approach in the RLDP.**

Representation(s)		*No of People*	*Nature*
28166	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

Sustainability Appraisal

Conwy LDP Review: Sustainability Appraisal of LDP Vision, Objectives and Options Non-Technical Summary

It may be beneficial for B2.2 and B2.3 to be combined.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28003	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Comment**

Total Number of People: 1

Summary:

BP01: Growth Level Options Report
The Development Plans Manual states "The critical point is ensuring that both economic and housing growth are broadly aligned, accepting that there is no direct mathematical relationship. Both forecasts and the scale of growth should be aligned to support each other". The scale of growth proposed by the Preferred Strategy, far from supporting the Councils approach to the economy, appears likely to constrain such growth and increase pressure for unsustainable in-commuting contrary to the wording above.
Housing Mix - we do not agree that the mix of market housing on a site might be controlled.

Change to Plan:

The growth levels should be more aspirational to support the Councils approach to the economy.
Housing Mix of market housing should not be controlled.

Response: **Not accepted - the housing growth figure takes into account the increase in jobs - see Background Paper 1**

Representation(s)	*No of People*	*Nature*
27499 Ms Jayne Neal [6378]	1	**Comment**

Total Number of People: 1

Summary: I want assurances that all of the following taken from the document will be provided in a timely manner to support the developments:
All elements of Strategic Policy 12 - Infrastructure and Development
Sustainable Placemaking in Conwy - Paragraphs 3.13.2-3.13.5

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28045	**Ysgol Bryn Elian (Mr Dave Humphreys) [6703]**	1	**Comment**

Total Number of People: 1

Summary:

What BP 45 fails to identify is the fact that Ysgol Bryn Elian is oversubscribed because of parental choice. 267 pupils who attend the school are out of its traditional catchment area as parents have exercised their right to choose a Secondary school for their child.

The school would not be oversubscribed, in fact, not full if only pupils from the catchment area attended.

This has a major bearing on section 6 of the council document, section 6.2. Ysgol Bryn Elian would have capacity to accommodate pupils over time to accept all pupils in its catchment area.

Change to Plan:

We would object to pupils in our catchment area being sent to another local school by changing the catchment area. If pupils from our catchment area choose to go to another school, then that should be down to parental choice and not a change in catchment.

Response:

Noted. School capacity and catchment areas policies fall outside of the remit of the Replacement LDP. BP45 was written in consultation with CCBC Education Services. Planning Officers have worked and will continue to work with CCBC Education Services to assess the impact of new residential developments on school capacity, and financial contributions will be sought where justified.

Representation(s)		*No of People*	*Nature*
28015	**P & W Broilers Ltd (Mr Rikki Proffitt) [4493]**	1	**Object**
	Agent: Gordon Kenyon (Kenyon & Company) (Mr Gordon Kenyon) [1188]		

Total Number of People: 1

Summary: BP35 does not rule out development in Towyn and Kinmel Bay on flood risk grounds. With regard to our Clients site in particular, BP35 concludes that "in the event that this site should be considered for development prior to nay improvement in the flood defences, ground raising and appropriate mitigation will need to be considered if required.

Change to Plan: The strategy fails to acknowledge the Authority's own commissioned background papers and entirely fails to address the issues of flood risk and deprivation acknowledged.

Response: **Not accepted. Allocations and development in flood risk areas will be assessed in line with national planning and NRW guidance.**

Representation(s)		*No of People*	*Nature*
28006	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: BP09 LHMA
The HBF notes that the affordable housing need calculation looks at current and future housing need, however, this figure is then considered against the overall housing need figure which is calculated using past trends and takes no account of any backlog as a result of under delivery.

Change to Plan: The HBF believes that this relationship needs to be explained to justify how these opposing approaches can come together to influence the housing growth target within the plan.

Response: **Not accepted. This is due to availability of data in relation to AH need. Whilst there is currently a shortfall in housing delivery in relation to the adopted LDP housing requirements, these were based on previous WG projections which were superseded even before adoption of the LDP. The RLDP use the latest available data refer to BP/1 & BP/11.**

Representation(s)		*No of People*	*Nature*
28008	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: The HBF questions why are the Council choosing to use a different methodology to the latest WG one? There appears to be no explanation for this in the document.
Based on the comparison between the different methods used shown in Table 1 the HBF objects to the proposed growth option as it would result in a higher level of affordable homes being provided, above the identified need.

Change to Plan:

Response: **Not accepted. This is due to availability of data in relation to AH need. Whilst there is currently a shortfall in housing delivery in relation to the adopted LDP housing requirements, these were based on previous WG projections which were superseded even before adoption of the LDP. The RLDP use the latest available data refer to BP/1 & BP/11.**

Representation(s)		*No of People*	*Nature*
28007	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: BP10 Affordable Housing Viability Summary
The HBF questions the purpose and role of this paper in the Plan process, why is a separate summary document required.

Change to Plan: The issue considered which is the percentage level of affordable housing required across the County Borough can only be considered with all the information.

Response: **Accepted in Principle: Summary document prepared due to timescale for Preferred Strategy. BP/10 - 'Affordable Housing Viability Study' currently being finalised.**

Representation(s)		*No of People*	*Nature*
28005	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary:

Topic Paper 1
LDP AMR findings - Table P15 - The HBF do not consider the answer given is reasonable.
CCBC graph P17 - The supporting text around this graph is very negative and leads the Council to a reason for reducing the housing requirement, however the last two years of the graph show a significant increase in levels of housing delivery.
P18/19 the comment about 100% affordable homes will need to be revisited.
P21 The HBF considers that deallocation should also apply to any site where it cannot be shown that it will come forward in the Plan Period.

Change to Plan:

Response: **Not accepted.**

Representation(s)		*No of People*	*Nature*
28004	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary:

BP07 Housing Land Supply
The HBF considers that CAT4 sites should not be included in the commitments calculation.
The housing trajectory does not take account of committed sites. The council do not reduce the level of windfalls due to changes in funding for RSLs.
The commitments should be discounted to take account of the recognised likelihood of non-delivery from allocated sites.
The non-delivery of Council owned allocated sites needs to be considered when looking at allocations in the future.

Change to Plan:

Response:

Accepted in part. The Deposit Plan will include a full housing trajectory as per the tables in the draft LDP Manual (Edition 3). This will use the WG methodology and should address some of the issues raised here.

Representation(s)		***No of People***	***Nature***
28024	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary: The section does not appear to make reference to the benefits of mineral extraction to the local and wider economy and influencing the baseline characteristics of many of the topics identified.

Change to Plan: Amend the text to recognise the positive contribution the sustainable development of minerals has in delivering the key characteristics.

Response: **Accepted. Add a bullet point to say the following or similar "Contribution of aggregate minerals for construction and the wider economy."**

Representation(s)		*No of People*	*Nature*
27797	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Comment**

Total Number of People: 1

Summary: The document has been prepared in advance of the recent production of the Welsh Governments draft National Development Framework. The latter document indicates that individual LDPs must be produced in accordance with both the NDF and the appropriate Regional Strategy. Whilst the Conwy Preferred Strategy would appear to comply with current WAG policy guidance, In light of the Regional Strategy implications of the NDF, the content of Conwy's document and the future programming of the production of the Replacement LDP must be in doubt.

Change to Plan:

Response: **Noted: The RLDP will be safe-checked against the draft NDF proposals prior to consultation on the Deposit RLDP. CCBC have also responded formally to the NDF consultation setting out areas of RLDP compliance.**

Representation(s)		***No of People***	***Nature***
28025	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary: Page 27 - Under the column headed implications for the RLDP, the first paragraphs states ".....the LDP review period plus the required 10 years landbank..."

To reflect the wording of PPW the reference to the 10 years landbank should recognise that this figure is the minimum as indicated in the "Priority Issues" column.

Change to Plan: Amend the text to read ".....the LDP review period plus the required minimum 10 years landbank..."

Response: **Accepted.**

Representation(s)		*No of People*	*Nature*
28009	**Bay of Colwyn Town Council (Mrs Tina Earley) [5871]**	1	**Comment**

Total Number of People: 1

Summary:

1. A clearer policy statement is requested in respect of 'affordable housing', the Town Council request a locally relevant definition.
2. Planning policy needs to encourage new housing growth to follow new employment growth.
3. The development of previously used, or brownfield, sites should be encouraged by planning policy.
4. There are some key areas in the Bay of Colwyn area that need to be considered as part of the review of green wedges, to prevent urban sprawl

Change to Plan:

Response:

Accepted in Part: The RLDP will be revised to reflect affordable housing proposals set out in the NDF. The current RLDP promotes an holistic strategy which reflects a balanced approach to employment and housing need. The sequential approach to site selection also favours brownfield land/buildings as a priority to support sustainable developments. The RLDP is also supported by a Green Wedge Assessment informing the green wedges in Colwyn Bay.

Representation(s)		*No of People*	*Nature*
28265	**Ms Gwyneth Page [6823]**	1	**Comment**

Total Number of People: 1

Summary: I largely agree with the overall development vision and objectives which relate to the issues within the Borough. However, I do not believe these are fully addressed through the plan.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27734	**Prof & Dr Del & Ann Williams & Parry-Williams [4498]**	1	**Object**

Total Number of People: 1

Summary:

Sustainable Placemaking in Conwy.

The main objectives of the RLDP are, in general, supported. However, how the Preferred Strategy "trickles down" to the specific policy areas is not clear in some circumstances.

There are parts of the RLDP which are inconsistent with the Preferred Strategy and accompanying policies, for example, in relation to Tier 2 Villages and housing allocations.

Change to Plan:

Proposed allocation 142 and 123 should not be included in the RLDP.

Response:

Not accepted. The Preferred Strategy does not include any allocations in Llysfaen. A number of candidate sites have been submitted for consideration in the village however, but these will not be allocated for development in the RLDP if the settlement hierarchy remains as it is in the PS.

Section: Overarching Strategic Approach

2.17 Section 2: Vision and Objectives

Representation(s)	*No of People*	*Nature*
27495 Ms Jayne Neal [6378]	1	**Object**

Total Number of People: 1

Summary:

I take issue with the document already quoting a proposed 400 houses in Llanfairfechan. This has only led to panic and concern amongst residents and is not a positive way to introduce the need for house building in the area. Facebook is now packed with negative comments and moral panic about the effect on the village.

The vision states there will be an 'increased range of well-designed accommodation will be provided across Conwy, based on the local need for affordable and open market housing.'

Change to Plan:

For the sake of community cohesion, it is imperative that effective consultation takes place and that residents views are taken into account AND ACTED UPON! There is a general belief that this is all a done deal and that consultation results will
not be taken seriously.

Response:

Not accepted. Public consultation has taken place in-line with the Delivery Agreement and Welsh Government requirements. The next stages of producing the Replacement LDP will include further public consultation. All comments are considered and responded to by CCBC Planning Policy Officers. All comments received will be assessed to determine whether in 'planning terms' they represent a potential change to the RLDP. No comments are overlooked, but their assessment will be based on the underlying planning issues raised.

Representation(s)		*No of People*	*Nature*
29230	**Mrs Beryl Griffiths [6661]**	1	**Object**

Total Number of People: 1

Summary:

Yn eich penffled CDLL tud 3 un o'r gweledigaethau a nodir yw - Conwy lle mae'r Iaith Gymraeg yn Ffynnu - ni allaf weld sut mae'r Cynllun yma yn mynd i wireddu hyn.
Ynglyn a'r pwynt am Dai Fforddiadwy - mae hwn yn derm hawdd i'w gofnodi ond yn andros o broblem i'w gyflawni.
Ynglyn a'r pwynt a Sir Conwy yn gwarchod y amgylchfyd a newid hinsawdd - sut ar y ddaear y mae adeiladu 400 o dai ar dir amae thyddol gyda choedydd a bywyd gwyllt cynhenid yn gwneud unrhyw fath o synnwyr.

Change to Plan:

Tynnu'r safle strategol o'r CDLlN

Response:

Nodwyd: Mae'r Gymraeg yn ystyriaeth berthnasol wrth gynllunio ac wrth benderfynu ar geisiadau cynllunio ac mae Asesiad o'r Effaith ar yr Iaith Gymraeg yn rhan allweddol o sail dystiolaeth y CDLl newydd a fydd yn sicrhau bod y CDLl newydd yn cael yr effeithiau niweidiol lleiaf posib' ar y Gymraeg ac sy'n ceisio gwneud y mwyaf o gyfleoedd i gadw siaradwyr Cymraeg ac annog defnydd o'r Gymraeg, trwy ddulliau fel tai fforddiadwy ar gyfer anghenion lleol a darparu cyflogaeth.
Nodwyd: Mae darparu tai fforddiadwy'n cael ei reoli gan y CDLl newydd ac Asesiad y Farchnad Dai Leol.
Heb ei dderbyn: Mae angen cydbwysedd yn cynnwys twf tai newydd a gwella bioamrywiaeth mewn datblygiadau newydd.

Representation(s)		***No of People***	***Nature***
29221	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Support**

Total Number of People: 1

Summary: They appear reasonable and appropriate to encourage sustainable development.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28231	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary:

S02, S08

The effect of short-term holiday lets needs to be appropriately considered within the LDP, as the effect on neighbourhoods and the wider area can be profound.

The proliferation of short-term holiday lets raises a number of significant issues. It reduces the stock available in the private tented sector as short term holiday lettings can be more lucrative. It also places regulated holiday accommodation such as hotels and B&Bs at an unfair advantage.

Change to Plan:

The LDP should consider how to best protect the interests of residents, businesses and tourists whilst also adapting to changing consumer tastes and demands. There are significant negative externalities associated with short-terms holiday lets, and consideration must be given to:
The number of nights a property can be rented out for
Licensing requirements
Tax requirements
How rules are enforced
The effect on the holiday accommodation zone
The impact on private sector rents
The effect on local employment tourism sector

Response:

Noted. BP/21 - 'Conwy Holiday Accommodation Study' seeks to identify the holiday accommodation types and levels throughout Conwy. However, some forms of holiday let are presently outside the planning process.

Representation(s)		*No of People*	*Nature*
28179	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Flood risk is a significant issue for CCBC and the RLDP and there is no strategic objective (SO) below the vision itself to tackle this issue at the strategic planning scale. Ideally the SO objectives should form a smaller set of objectives. The revision or addition of an SO within the RLDP will require the refinement of the wording in the SA objective. There is an absence of local flood risk evidence within the baseline.

Change to Plan: Once the evidence base and SA/SO revisions have been completed, this SA should help to reassess impacts of flood risk within Appendix D and E and update overall indicators and conclusions of the PS and proposed growth options.

Response: **Noted: This will be covered in the RLDP.**

Representation(s)		*No of People*	*Nature*
27627	**Welsh Government (Mr James Cooke) [6444]**	1	**Comment**

Total Number of People: 1

Summary:

Preferred Strategy:

The Preferred Strategy directly quotes BMV policy in Strategic Objective 1 (SO1), Strategic Policy 13, Managing Settlement Form. BMV policy is also considered in the sustainability appraisal.

Departmental View:

The Department offers no objection at this time based on the candidate site assessment of agricultural land quality and the commitment to produce a paper evidencing the application of BMV policy.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27975	**Legal and General Assurance Society Ltd [6676]**	1	**Object**
	Agent: Deloitte Real Estate (Mr Mark Underwood) [6675]		

Total Number of People: 1

Summary:

L&G is supportive Strategic Objective 3.

The Preferred Strategy recognises that leisure, entertainment and food and drink uses can benefit retail and commercial centres, whilst careful regard must be paid to safeguarding amenity when contributing towards an evening economy.

The contribution of Llandudno Junction Leisure Park also includes a variety of jobs, including part time jobs suited to local young people or those seeking to work flexibly.

These attributes mean that Llandudno Junction Leisure Park should remain a focus for future leisure and entertainment development and intensification.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
29212	**Mrs Lowri Keddie [6786]**	1	**Object**

Total Number of People: 1

Summary:

Amcan 1: Mae genau gonsyrn am sut mae'r Cynllun Datblygu Lleol yn amddiffyn, gwarchod ac annog yr iaith Cymrraeg?
Amcan 2: Rwy'n bryderus am tai fforddiadwy.
Amcan 7: Yn fy mhentref lle rydw i yn bywr - sef Llanfairfechan mae caurau o 0% wedi ei glustnodi ar gyfer cyflogaeth o'r cynllun hyn.
Amcan 12+14: Sut mae adeiladu 400 o dai ar dir amaethyddol gyda coedwigaeth hen a brodorol yn gwarchod bywyd natur?

Change to Plan:

Response:

Nodwyd. Ydi, mae proses adolygu'r CDLl yn datblygu yn unol ├ó'r holl ofynion statudol gan gynnwys Deddf y Gymraeg, Deddf Llesiant Cenedlaethau'r Dyfodol, Polisi Cynllunio Cymru a Nodiadau Cyngor Technegol. Mae'r Gymraeg yn ystyriaeth berthnasol wrth gynllunio ac wrth benderfynu ar geisiadau cynllunio ac mae Asesiad o'r Effaith ar yr Iaith Gymraeg yn rhan allweddol o sail dystiolaeth y CDLl newydd a fydd yn sicrhau bod y CDLl newydd yn cael yr effeithiau niweidiol lleiaf posib' ar y Gymraeg ac sy'n ceisio gwneud y mwyaf o gyfleoedd i annog defnydd o'r Gymraeg, trwy ddulliau fel tai fforddiadwy ar gyfer anghenion lleol a darparu cyflogaeth.
Bydd darpariaeth ar gyfer tai fforddiadwy ar safleoedd, wedi'i darparu gan ddatblygwyr. Bydd y rhain yn cael eu hadeiladu i ddiwallu anghenion lleol hysbys teuluoedd sydd ar y rhestr aros ar hyn o bryd.
Mae tir cyflogaeth wedi'i ddyrannu i adlewyrchu ein sail dystiolaeth (gweler papur cefndir 19). Bydd safleoedd cyflogaeth presennol yn cael eu diogelu trwy bolisi sy'n seiliedig ar feini prawf.
Bu'n rhaid cynnwys rhai safleoedd tir glas oherwydd diffyg tir a ddatblygwyd o'r blaen a oedd ar gael. Bydd yr effaith ar natur yn cael ei lliniaru yn unol ├ó pholisi cenedlaethol. Bydd ymgynghoriad ar asedau treftadaeth yn rhan o waith y CDLl Newydd, a bydd yr asedau hynny'n cael eu gwarchod yn unol ├ó pholisi cenedlaethol.

Representation(s)		*No of People*	*Nature*
27968	**FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]**	1	**Support**
	Agent: AXIS (Mr Alistair Yates) [6351]		

Total Number of People: 1

Summary: The proposed objectives are aspirational and should assist in facilitating beneficial sustainability outcomes. In combination, they appropriately respond to identified key sustainability issues and particular land-use and environmental planning problems.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28215	**Liberty Properties (Mr Phillip A Morris) [6797]**	1	**Support**

Total Number of People: 1

Summary: Agree with the objectives.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27651	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary:

The Council has undertaken a significant amount of work in respect of place making, delivery and infrastructure to inform the Preferred Strategy. This puts the LPA in a good position moving forward, namely:

Clear articulation and justification of the spatial distribution of housing supply and components of the housing provision (private and affordable)
Housing trajectory
Strategic sites and delivery infrastructure assessment - including constraints, site requirements and masterplan concept frameworks
Initial affordable housing viability paper
Education and transport assessments and requirements

Change to Plan:

LDP Manual (Edition 3) sets out the key issues that must be addressed (in Chapter 5) and the authority should ensure all relevant aspects are covered in the Deposit plan, with particular attention on the de-risking checklist. In particular the Deposit plan should:

Evidence the delivery of all allocated sites including a detailed articulation of their timing, phasing, costs and infrastructure requirements including the preparation of Statements of Common Ground (SoCG) where necessary, to demonstrate delivery of the plan;
Prepare a high level viability study to inform affordable housing targets, and site specific viability work for sites which are central to the delivery of the strategy.
Prepare a detailed housing trajectory supported by an analysis and understanding of lead-in times, the relationship between sites, potential constraints, costs, infrastructure requirements, density and funding streams with robust assumptions on windfalls.
Ensure any necessary infrastructure requirements can be funded taking into account pooling restrictions on S106 agreements,
Ensure the plan contains strategic site specific policies, supported by masterplan concept frameworks and infrastructure requirements.
Prepare an infrastructure plan and include a delivery and infrastructure appendix

Response:

Noted. All necessary site viability, delivery and trajectory work will be prepared to inform the Deposit Plan.

Representation(s)		*No of People*	*Nature*
27644	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary: The level of growth proposed is around 2,500 dwellings above the WG 2014-based principal and 10 year migration projection. The Council has concluded that the WG projections would result in 'too low' growth levels and would compound negative demographic and economic prospects for the LPA. The level of housing growth proposed in the Preferred Strategy broadly aligns with the past 15 year build rate trend (300 p/a) and is slightly above the past 10 year past build rates (250 p/a). The housing requirement is 2,200 dwellings lower than the current adopted plan required of 6,520 dwellings.

Change to Plan: The LPA will need to demonstrate the level of growth can be delivered and issues surrounding the Welsh Language have been robustly taken into account.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28010	**Bay of Colwyn Town Council (Mrs Tina Earley) [5871]**	1	**Comment**

Total Number of People: 1

Summary:

Whilst the Town Council agrees in principle with the overall level of growth being proposed across the County for housing and employment, greater emphasis needs to be placed on the use of brownfield sites and particularly bringing empty homes back into use.

As a general principle, any larger allocations of land for housing should follow allocations of employment land, to encourage mixed-age occupation and prevent the unintended creation of 'dormitories' for commuters or for people retiring to the area.

Change to Plan:

Response: **Noted.**

Representation(s)	*No of People*	*Nature*
27496 Ms Jayne Neal [6378]	1	**Comment**

Total Number of People: 1

Summary:

The document quotes that the Conwy Local Housing Market Assessment suggests that the 35% of housing supply should accommodate 1 & 2 bed properties, 35% 3 bed properties and 30% for 4 & 5 bed properties. Have calculations been broken down for the individual settlements ie - do you know what is specifically needed in Llanfairfechan or are all plans based on Conwy as a whole?

If 4300 houses are needed across Conwy, these proposed plans will result in a full 10% of those houses being built in a village that currently houses only 3% of the population of Conwy.

Change to Plan:

Response:

Noted. The percentages quoted are for Conwy as a whole, although individual local circumstances can be taken into account on individual sites. It is proposed to reduce the size of the strategic site significantly.

Representation(s)		*No of People*	*Nature*
27976	**Legal and General Assurance Society Ltd [6676]**	1	**Comment**
	Agent: Deloitte Real Estate (Mr Mark Underwood) [6675]		

Total Number of People: 1

Summary:

Concentrated growth needs to be focused in the most sustainable locations. Whilst the Creuddyn Strategy Area will account for 30 per cent of housing growth and 30 per cent of job growth, there should be a recognition that the increasing population and economic growth should be supported by a diversity of leisure and tourism uses.

Llandudno Junction Leisure Park has capacity to diversify and to intensify its mix of uses, and there should be an acknowledgement of this in the RLDP.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28272	**Mr D J Finch [6826]**	1	**Comment**

Total Number of People: 1

Summary:

Would like to question:
1 - Area of employment land related to jobs i.e. 1 new ha of land supports 150 jobs. Is this including infrastructure (roads) and assuming one single storied building? very low density of jobs to land.
2 - 5150 homes suggests minimum 10,300 people. But only 1800 new jobs. So what is the correlation? Are the new homes therefore holiday homes.

Change to Plan:

Response:

1 - Noted. The 14 hectares of employment land is based on the Welsh Government's job to land ratio and is worked out on a 'gross external area' basis so this includes infrastructure such as roads and carparking.
2 - Noted: refer to the evidence in BP/1

Representation(s)		*No of People*	*Nature*
28276	**R H Edwards-Behi [6827]**	1	**Comment**

Total Number of People: 1

Summary: I support the level of forecasted jobs. It is a shame, however, that some of the jobs are not targeted for Llanfairfechan.
The new homes in Llanfairfechan should be developed/built in stages, with appropriate levels of services in place at least at the same time but preferably before the houses are built.

Change to Plan:

Response: **Noted. Employment land has been allocated to reflect our evidence base (see background paper 19). Existing employment sites will be safeguarded via a criteria based policy.**
Residential development sites will be phased accordingly, and infrastructure requirements will be taken into account.

Representation(s)		*No of People*	*Nature*
29222	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Comment**

Total Number of People: 1

Summary: It is noted that there is provision for 8.8 hectares of mixed use land at Abergele and that 4.7 hectares have been reserved for employment use. Denbighshire County Council welcomes early consultation on this site once an indication of development is received.

Change to Plan:

Response: **Noted.**

Section: Overarching Strategic Approach

2.28 Deliverable and Sustainable Growth

Representation(s)		*No of People*	*Nature*
29213	**Mrs Lowri Keddie [6786]**	1	**Comment**

Total Number of People: 1

Summary: Eich caurau ar gyfer tai fforddiadwy yw 35% - ond er i n i holi mewn dau seswn ymgynghorol - nid wyf yn deall sut mae Cyngor Conwy wedi cyrraedd y ffigwr yma. Ni fa unrhyw holiadur ynghylch a thai na swyddi/cyflogaeth yn dad i fy ardal i. Ar gyfartaledd, incwm teulu yn Llanfairfechan yw ┬ú23,000 - pa fath o bris fydd y tai newydd a fydd 35% o'ch tai newydd ar y farchwad am ┬ú120,000 neu lai?

Change to Plan:

Response: **Nodwyd: Mae'r canrannau tai fforddiadwy'n cael eu hargymell gan Bapurau Cefndir 10 ac 11.**

Representation(s)		*No of People*	*Nature*
29209	**Mrs Eirlys Edwards Behi [7708]**	1	**Comment**

Total Number of People: 1

Summary:

Ddim yn siwr sut fydd y swyddi newydd yn cael eu creu.
Pa fata o swyddi? Ydyn nhw yn bendant yn dod i'r ardal neu dim ond gobaith ydi hwn?
Ddyla y gwaith ddim dod gyntaf ac wedyn adeiladu tai fel bo'r angen?

Change to Plan:

Response: **Nodwyd: cyfeirier at Bapur Cefndir 18 Adolygiad o Dir Cyflogaeth a Phapur Pwnc 2.**

Representation(s)		*No of People*	*Nature*
28206	**Anwyl Construction Ltd (Mr Mathew Tudor-Owen) [6283]**	1	**Object**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		
28208	**Beech Developments (NW) Ltd (Mr Mike Roberts) [1966]**	1	**Object**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		
28210	**Macbryde Homes Ltd (Mr Simon MacBryde) [5868]**	1	**Object**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		

Total Number of People: 3

Summary: It is considered that the housing requirement should be increased so that there is a better alignment between housing provision and the Council's policy for employment growth.

Increased housing provision would assist with addressing the need for affordable housing.

Change to Plan: It is considered that the housing requirement should be increased so that there is a better alignment between housing provision and the Council's policy for employment growth.

Response: **Not Accepted: The Preferred Strategy matches the amount of jobs growth to the number of new dwellings needed, taking into population projections and need for affordable housing. This equates to 4300 dwellings (excluding contingency) and 1800 new jobs as identified the Employment Land Review Background Paper.**

Representation(s)		*No of People*	*Nature*
27506	**Mrs Daphne Morris [6387]**	1	**Object**

Total Number of People: 1

Summary: There is little point in building houses unless the infrastructure is in place to support it. You already have a state of the art medical centre in West End with hardly enough doctors to man it. Rhoslan have been trying to replace retirees for years without success, Old Colwyn runs in the main by part-timers and Abergele have closed their doors to all outside their catchment areas. It must be faced doctors don't want to come to North Wales, just like Government staff from Cardiff area.

Change to Plan: There is little point in building houses unless the infrastructure is in place to support it.

Response: **Noted. If a need is identified for additional primary care capacity in the area the planning process can provide land to support this need where required. 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.**

Representation(s)		*No of People*	*Nature*
28266	**Ms Gwyneth Page [6823]**	1	**Object**

Total Number of People: 1

Summary:

There is not enough evidence to support the growth of business to the scale the plan is proposing within the timeframe.
Are the homes likely to encourage people, skills, businesses to move into the area. Where is the evidence to support this. The types of jobs will largely remain the same - cafes, shops, not jobs that encourage youngsters to stay in the area.
Building such large scale development will only impact further on aged utilities, roads, drainage. It will not allow for existing community to flourish.

Change to Plan:

Response: **Not accepted: Economic growth is evidenced in BP/18.**

Representation(s)		*No of People*	*Nature*
29231	**Mrs Beryl Griffiths [6661]**	1	**Object**

Total Number of People: 1

Summary: Yn eich penffled CDLL tud 9 Llanfairfechan dywedir na fydd 0% o'r cynllun ar gyfer datblygu swyddi yn lleol - felly mae'r term Conwy hefo datblygiad economaidd, mewn ardal wledig yn ammherthnasol.
Eich canrau ar gyfer tai fforddiadwy yw 35% - hoffwn wybod sut y cyrhaiddwyd at y ffigwr yma.
Rwyf yn sylweddoli fod twf yn anochol dyma natur cymdeithas - ond mae angen gwir ychwil ar faint y twf yma.

Change to Plan: Tynnu'r safle strategol o'r CDLlN

Response: **Heb ei dderbyn. Mae tir cyflogaeth wedi'i ddyrannu i adlewyrchu ein sail dystiolaeth (gweler papur cefndir 19). Bydd safleoedd cyflogaeth presennol yn cael eu diogelu trwy bolisi sy'n seiliedig ar feini prawf.**
Mae gwybodaeth gefndir ar dai fforddiadwy ar gael ym Mhapurau Cefndir 10 ac 11.

Representation(s)		*No of People*	*Nature*
27969	**FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]**	1	**Support**
	Agent: AXIS (Mr Alistair Yates) [6351]		

Total Number of People: 1

Summary:

The preferred level of growth set out in the RLDP is consistent with that contained in Option 4 of the previous consultation exercise.

AXIS made representations at that time that this was its preferred growth option as it is aspirationally based upon the aims and objectives of the Conwy Economic Growth Strategy which trends forward past job growth. It also takes into account sectoral employment analysis and national economic trends.

Given that the growth option is job driven, in-migration sees growth in the working-age population which supports the aspirations within the RLDP for economic growth and a more balanced population.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28216	**Liberty Properties (Mr Phillip A Morris) [6797]**	1	**Support**

Total Number of People: 1

Summary: Agree.

Change to Plan:

Response: **Agreed**

Section: Overarching Strategic Approach

2.31

Representation(s)		*No of People*	*Nature*
28211	**Macbryde Homes Ltd (Mr Simon MacBryde) [5868]**	1	**Object**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		
28207	**Anwyl Construction Ltd (Mr Mathew Tudor-Owen) [6283]**	1	**Object**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		
28209	**Beech Developments (NW) Ltd (Mr Mike Roberts) [1966]**	1	**Object**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		

Total Number of People: 3

Summary: The Plan should not introduce a policy that might look to unnecessarily restrict the discretion of housebuilders in building houses in response to their assessment of market demand.

Change to Plan: The Plan should not introduce a policy that might look to unnecessarily restrict the discretion of housebuilders in building houses in response to their assessment of market demand.

Response: **Accepted in part: Subject to PPW paragraph 4.2.5 and the LHMA.**

Section: Overarching Strategic Approach

2.31

Representation(s)		*No of People*	*Nature*
28002	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: Whilst we have no objection to this in principle in relation to affordable housing, we do object to any level of control which the Council intend to impose through policy on the private homes for sale element of any new development.

Change to Plan: No control to be put on private homes for sale.

Response: **Accepted in part: Subject to PPW paragraph 4.2.5 and the LHMA.**

Representation(s)		*No of People*	*Nature*
27992	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Support**

Total Number of People: 1

Summary: The HBF supports the inclusion of a 20% flexibility allowance.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27645	**Welsh Government (Mr Mark Newey) [2176]**	1	**Object**

Total Number of People: 1

Summary: The LHMA (Table 38) concludes there is an annual need of 200 affordable homes per annum required over the plan period (excluding supply). The required tenure split shows a predominate need for social rented homes (85%) to intermediate (15%). However, the conclusion following the table states the LPA 'does not agree' and intends to pursue a 50/50 tenure split.

Change to Plan: This is a significant deviation from the Council's own evidence and requires robust justification and explanation. The LPA is alerted that deviation from the LHMA to this degree is potentially high risk unless this can be robustly justified and explained by the LPA. Affordable housing targets should be based on robust and consistent assumptions to ensure they are viable, appropriate and deliver the type and tenure of homes required.

Response: **Noted: However refer to BP/11 for justification to defer from the LHMA.**

Representation(s)		*No of People*	*Nature*
27993	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Support**

Total Number of People: 1

Summary: The HBF supports the split between Social rented and Low-Cost Home Ownership which will be applied with an element of flexibility to take account of local and changing characteristics of settlements.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27994	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: The HBF supports in principle an economic led growth strategy but consider the plan is not currently ambitious enough in terms of its planned growth.

Change to Plan: The Council should be more ambitious in its planned growth.

Response: **Not accepted - the employment growth level is evidenced in Background paper 18 -Employment Land Review. In particular see paragraph 7.2**

Representation(s)	***No of People***	***Nature***
27497 Ms Jayne Neal [6378]	1	**Comment**

Total Number of People: 1

Summary: For a village that has a population of roughly 3600, 400 extra houses could lead to an extra 1/3 increase on the existing population. The pressure on infrastructure will be immense. It should be remembered that Llanfairfechan figures only just qualify for inclusion in the 'urban' category (3000 and above) - such an expansion will result in a massive cultural change.

Change to Plan: Any growth must be achieved in partnership with local residents in a sympathetic manner and without compromising resident health and wellbeing.

Response: **Noted. The number of dwellings to be delivered on the site has been reduced to 250 due to other capacity constraints. Consultation with the public will take place according to our Delivery Agreement. Impact on infrastructure will be assessed and mitigation sought where necessary.**

Representation(s)		***No of People***	***Nature***
27507	**Mrs Daphne Morris [6387]**	1	**Object**

Total Number of People: 1

Summary: Llysfaen is already a built up traffic congested village, said development would increase this offloading bast numbers of cars onto narrow lanes. Sites 116 and 117 would go against the environmental strategy of carbon catchment by growing many more trees, not felling them to concrete over. There are many mature trees and carbon eating bushes in these 2 proposed country areas that should be added to not destroyed by builders.

Change to Plan: Do not allocated sites 116 and 117 in the RLDP.

Response: **Noted. The Preferred Strategy identifies Llysfaen as a Tier 2 Main Village, where it is not proposed to allocate any new housing sites.**

Representation(s)		*No of People*	*Nature*
28269	**Mr Iolo Jones [6784]**	1	**Object**

Total Number of People: 1

Summary: According to UK Government guidelines any settlement of less than 5000 residents is classed as rural. I would welcome clarification as to why Llanfairfechan (3700 pop) is expected to take an urban level of growth.

Change to Plan:

Response: **Not accepted: The criteria for determining Urban is based pn a number of criteria and not just population (refer to BP/3)**

Representation(s)		*No of People*	*Nature*
28267	**Ms Gwyneth Page [6823]**	1	**Object**

Total Number of People: 1

Summary: The environmental impact on these areas has not been fully considered. I have seen no proposals to work within the existing footprint of villages - the answer is always - too difficult - too costly.
But what cost is associated socially and environmentally to increasing a village by 10-20%.

Change to Plan: There are many existing properties which could be upgraded, developed before gong straight to the easy new build - more council tax option.

Response: **Not accepted: refer to BP/6 and subject to BP/4 - SA/SEA and BP/5 - HRA**

Representation(s)		*No of People*	*Nature*
27991	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Support**

Total Number of People: 1

Summary: The HBF supports the proposal to focus growth within the two strategic areas, the Coastal Development Strategy Area (CDSA) and the Rural Development Strategy Area (RDSA).

Change to Plan:

Response: **Noted.**

Section: Overarching Strategic Approach

2.35 Spatial Distribution Strategy

Representation(s)		*No of People*	*Nature*
27970	**FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]**	1	**Support**
	Agent: AXIS (Mr Alistair Yates) [6351]		

Total Number of People: 1

Summary:

AXIS continues to agree with the strategy preference for focusing development in the more sustainable and serviced urban settlements and Tier 1 Main Villages within the Coastal Development Strategy Area (CDSA), consistent with representations made at the previous stage of consultation on the RLDP (Rep. ID. 27369).

The preferred strategy will direct development in line with the Wales Spatial Plan predominantly to primary key settlements and Tier 1 Main Villages with the capacity to accommodate development.

With regard to brownfield land development, the preferred strategy has the necessary mechanisms in place to promote brownfield/despoiled land .

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27977	**Legal and General Assurance Society Ltd [6676]**	1	**Support**
	Agent: Deloitte Real Estate (Mr Mark Underwood) [6675]		

Total Number of People: 1

Summary:

L&G supports the preferred strategy to focus development within the Coastal Development Strategy Area and on the most sustainable urban settlements - including Llandudno Junction.

Llandudno Junction is recognised as a key economic hub, with excellent transport links and the opportunity to safeguard and enhance the existing employment offer.

Llandudno Junction should remain unchanged in its current position within the retail hierarchy as a Town Centre.

Flexibility to enable centres to respond to changing occupier and customer demands, particularly during a period of rapid structural change, is vital.

Change to Plan:

Response: **Noted**

Representation(s)		*No of People*	*Nature*
28217	**Liberty Properties (Mr Phillip A Morris) [6797]**	1	**Support**

Total Number of People: 1

Summary: Agree.

Change to Plan:

Response: **Agreed.**

Section: Overarching Strategic Approach

2.37

Representation(s)		*No of People*	*Nature*
28012	**P & W Broilers Ltd (Mr Rikki Proffitt) [4493]**	1	**Object**
	Agent: Gordon Kenyon (Kenyon & Company) (Mr Gordon Kenyon) [1188]		

Total Number of People: 1

Summary: Our clients object to the Authority's intention to direct development away from the settlements of Pensarn, Towyn and Kinmel Bay to other areas within the Coastal Development Strategy Area. It is not accepted that development cannot proceed in these areas for reason of unacceptable flood risk. Such a strategy will result in increased deprivation and lack of opportunity to deliver much-needed community Services, infrastructure and affordable housing.

Change to Plan: Do not direct development away from the settlements of Pensarn, Towyn and Kinmel Bay.

Response: **Not accepted. Allocations and development in flood risk areas will be assessed in line with national planning and NRW guidance.**

Representation(s)		***No of People***	***Nature***
27463	**Mrs Jane Griffiths [6361]**	1	**Object**

Total Number of People: 1

Summary: I question whether the area has excellent road links, the A55 is increasingly unfit for purpose. The roads within Llanrhos do not lend themselves suitable for any large scale development. The rail links could, and need to be, greatly improved. Trains are crowded with poor and unreliable rolling stock. The bus service is expensive and often crowded, especially on the Llanrhos route. Green space which promotes a feeling of health and well being is quickly being eroded in the Llanrhos/Deganwy/Llandudno Junction area. Small parks provided in the RLDP do not replace this green space.

Change to Plan: Improvements to the A55 must be made and improvements to the roads in Llanrhos if development is takes place.

Response: **Noted. Highway improvements resulting from impact from the site will be expected to be made by the developer.**

Section: Overarching Strategic Approach

2.48 Coastal Development Strategy Area: East

Representation(s)		*No of People*	*Nature*
27972	**FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]**	1	**Comment**
	Agent: AXIS (Mr Alistair Yates) [6351]		

Total Number of People: 1

Summary:

It is understood that the next stage of the plan-making process, once all representations received on the preferred strategy have been taken into account, is the production of the Deposit Plan.

It is also understood that the Deposit Plan stage will consider/include potential amendments to settlement boundaries to facilitate development objectives.

AXIS would like to be kept informed of future stages of Plan preparation in order that the potential amendments to the Llanddulas settlement boundary can be considered in the context of FCC's redevelopment proposals and the Council's development aspirations for the eastern area of the Coastal Development Strategy Area.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27732	**Cllr A Wood [3157]**	1	**Object**

Total Number of People: 1

Summary: SOUTH EAST DEVELOPMENT
For nearly 7 years now there has been no strategic plan in relation to this area. There have been ad-hoc plans and discussion with landowners in relation to housing, we now need to know if the school is definitely going to go into that location, and the retail park size & location. We need to draw plans up and take it out to consultation as we did for the housing project that is now defunct. We also need to look at infill housing towards the back of tower Hill but not south of Siamber Wen.

Change to Plan: As above.

Response: **Not accepted: LDP and Development Brief in place.**

Representation(s)		*No of People*	*Nature*
27957	**ms Caroline Carrick [6479]**	1	**Comment**

Total Number of People: 1

Summary: Infrastructure developments will require substantial funding. Where will this come from? NB - Anwyl contributions towards a link road could run out

Change to Plan:

Response: **Noted. The infrastructure funding will come from developer contributions.**

Section: Overarching Strategic Approach

2.50

Representation(s)		*No of People*	*Nature*
28154	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: We note that para 2.50 refers to defence improvements and a hold the line (HTL) policy. The HTL would refer to the shoreline management plan policy option of maintaining the existing coastal defences (rather than improvements). We have not been party to any discussions regarding such improvement works, although we appreciate this may be at an early stage. We would advise that TAN15: Development and Flood Risk states ".... government resources for flood and coastal defence are directed at reducing risks for existing development and are not available to provide defences in anticipation of future development...".

Change to Plan: We would welcome a discussion with Conwy County Borough Council (CCBC) officers to discuss the maintenance/improvements for the defences.

Response: **Noted. Text will be amended to clarify the approach in the RLDP.**

Section: Overarching Strategic Approach

2.50

Representation(s)		*No of People*	*Nature*
29223	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Comment**

Total Number of People: 1

Summary: Consultation with Denbighshire County Council is appropriate, particularly in terms of the Eastern Regeneration and Improvement Area and neighbouring strategic employment sites given that there is potential impact on any proposed sites in Denbighshire's new Local Development Plan 2018 to 2033.

Change to Plan:

Response: **Noted.**

Section: Overarching Strategic Approach

2.50

Representation(s)		*No of People*	*Nature*
27731	**Cllr A Wood [3157]**	1	**Object**

Total Number of People: 1

Summary: DEPRIVED EASTERN AREAS
In regards to the recent development plan we have been shown in APP, we need to look at the funding implications for redevelopment of the beach and the housing needs/restoration of the flats area? This has to go into the RLDP.

Change to Plan: As above.

Response: **Noted. The Eastern Regeneration and Investment Area (ERIA) designation will seek to address such issues.**

Section: Overarching Strategic Approach

2.50

Representation(s)		*No of People*	*Nature*
28013	**P & W Broilers Ltd (Mr Rikki Proffitt) [4493]**	1	**Object**
	Agent: Gordon Kenyon (Kenyon & Company) (Mr Gordon Kenyon) [1188]		

Total Number of People: 1

Summary: The preferred strategy advises that the Pensarn, Towyn and Kinmel Bay areas are subject to flood defence improvements. However, the preferred strategy is entirely silent with regard to details of any flood improvement works whatsoever. It is considered quite remarkable that, whilst deprivation and decline in these areas is clearly acknowledged, no proposals whatsoever are detailed to improve flood defence measures and reduce flood risk over the forthcoming plan period.

Change to Plan: The Authority's decision not to include our Clients land for residential development purposes should be reviewed immediately.

Response: **Not accepted. Allocations and development in flood risk areas will be assessed in line with national planning and NRW guidance.**

Section: Overarching Strategic Approach

2.50

Representation(s)		*No of People*	*Nature*
28014	**P & W Broilers Ltd (Mr Rikki Proffitt) [4493]**	1	**Object**
	Agent: Gordon Kenyon (Kenyon & Company) (Mr Gordon Kenyon) [1188]		

Total Number of People: 1

Summary: In light of the deprivation and decline acknowledged, the preferred strategy announces promotion of an Eastern Regeneration and Investment Area Initiative as part of the preferred strategy itself in order to avoid further decline in these vulnerable areas and to ensure that the plan contributes to the creation of resilient communities. Notwithstanding such, there are no further details provided whatsoever regarding such regeneration and investment initiatives.

Change to Plan: The Authorities decision not to include our Clients land for residential development purposes should be reviewed immediately.

Response: **Not accepted. Allocations and development in flood risk areas will be assessed in line with national planning and NRW guidance.**

Representation(s)		*No of People*	*Nature*
27646	**Welsh Government (Mr Mark Newey) [2176]**	1	**Object**

Total Number of People: 1

Summary: The settlement hierarchy and plan policies make multiple references to the promotion of 'exception sites' to meet local needs outside of settlement boundaries, providing they include a minimum of 50% affordable housing, on sites up to 20 units.

Change to Plan: PPW paragraph 4.2.34 is clear that exception sites are not appropriate for market housing. In line with Minister's recent letter where affordable housing allocations of a minimum of 50% are supported, particularly on public land, the Council should consider allocating these sites within the plan and its settlement boundaries to provide certainty and align with national policy requirements.

Response: **Accepted in part. The 50% AH sites are not referred to in the PS as 'Exception Sites' however comments from the WG are noted and the AH policy will be revised for the Deposit Plan.**

Representation(s)		*No of People*	*Nature*
28063	**Mr Neil Thomas [3951]**	1	**Support**
28036	**Ms Rebecca Davies [6697]**	1	**Support**
28060	**Ms Karen Miles [6711]**	1	**Support**
28033	**Mr Kevin Cooke [5605]**	1	**Support**
28072	**Mr Dylan Thomas [6713]**	1	**Support**
28069	**Mr Robbie Thomas [5601]**	1	**Support**
28039	**Mr John Davies [6698]**	1	**Support**
28066	**Ms Libby Thomas [6712]**	1	**Support**

Total Number of People: 8

Summary: I support Llysfaen being a Tier 2 village.

Change to Plan:

Response: **Noted.**

Section: Overarching Strategic Approach

2.63

Representation(s)		*No of People*	*Nature*
27737	**Prof & Dr Del & Ann Williams & Parry-Williams [4498]**	1	**Object**

Total Number of People: 1

Summary:

In relation to the "Settlement Hierarchy":

Para 3.5.1- The placing of Llysfaen in the Tier 2 Category is supported.

However, there are inconsistencies apparent, namely:

Para 2.63 -This para states that "Land will not be allocated for new development in Tier 2 Villages." However, in the existing proposals, and contrary to para 2-63, six sites appear to be allocated to Tier 2 Llysfaen.

Change to Plan: Proposed allocation 142 and 123 should not be included in the RLDP.

Response: **Not accepted. The Preferred Strategy does not include any allocations in Llysfaen. A number of candidate sites have been submitted for consideration in the village however, but these will not be allocated for development in the RLDP if the settlement hierarchy remains as it is in the PS.**

Representation(s)		*No of People*	*Nature*
28026	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary: Table 4, references minerals, however, the statement could be improved by recognising that it is society's needs which are to be met and not solely over the plan period.

Change to Plan: Amend the text to read "Considers and plans for the protection and allocation of mineral to meet society's needs during and beyond the Plan Period"

Response: **Accepted.**

Representation(s)	***No of People***	***Nature***
27498 Ms Jayne Neal [6378]	1	**Comment**

Total Number of People: 1

Summary:

The documents states that all aspects of the strategic policies must be taken into account within these proposed housing developments.

A lot of partnership work with the Town Council and residents must take place to ensure that developments in the village meet all these requirements.

Change to Plan:

I believe that green technology and sustainability should be the primary consideration in any housing developments for the future. I know this is in the document but I want to be assured that building work will not be compromised by considerations about price.

It is very likely that the cheapest contractors will not provide right sort of housing and infrastructure and plans should not go ahead unless all the policies have been contracted as part of a legal agreement.

Response:

Noted. Sustainable development is a key strategic policy of the RLDP.

Representation(s)		***No of People***	***Nature***
28274	**Mr D J Finch [6826]**	1	**Comment**

Total Number of People: 1

Summary: Not aware of any policy or requirement for new housing or other building to include sustainable heating sources i.e. solar or ground source. Concentration only on current building regs regarding u.values. Similarly a complete separation of housing and employment (office/workspace) development rather than consideration of joint/multi-use building i.e. accommodation over workspace, less building land, heating and sanitary appliance, less travel and hence emission, 24 hour use of the building and so on.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28273	**Mr D J Finch [6826]**	1	**Comment**

Total Number of People: 1

Summary:

The policies all sound excellent, however, no indication is given of levels of priority or enforcement. Many contradictory actions seem to occur within a guideline of sustainability/green infrastructure i.e. mature trees felled for road widening/building not replanted.
Road repairs - large vehicles used to lead single lane traffic, why not electric bicycles or hybrids?
Large build up of waiting vehicles at recycling centres, no apparent use of reclaimed building materials i.e. cut/faced stone.
Why no depot for mature tree butts to facilitate planking rather than ringing for firewood?

Change to Plan:

Response: **Noted.**

Section: Overarching Strategic Approach

2.76 The Strategic Policies for Conwy

Representation(s)		*No of People*	*Nature*
29214	**Mrs Lowri Keddie [6786]**	1	**Object**

Total Number of People: 1

Summary:

Mae llifogydd yn ffactor real a pheryglus yn ein sir. Gall godi nifer fawr o dai newydd dim ond gwneud y sefyllfa yma yn waeth.
Mae gennyf bryder ar beth yw strategaeth Conwy i atgyfuerthu sefydliadau sy'n cefnogi cymmuned megis a syrjeri doctor. Mewnbwn aruthrol o fobol.
Ble mae dogfennaeth a thystiolaeth Cyngor Conwy i brofi fod y cynllun yma yn gwarchod ac yn hyrwyddo yr iaith Cymreag?

Change to Plan:

Response:

Heb ei dderbyn. Os nodir bod angen capasiti gofal sylfaenol ychwanegol yn yr ardal, gall y broses gynllunio ddarparu tir i gefnogi'r angen hwn lle bo gofyn. Mater i'r Bwrdd Iechyd wrth drafod ac ymgynghori gyda meddygon teulu lleol yw penderfynu fformat darpariaeth a datrys unrhyw faterion staffio. Mae'r Gymraeg yn ystyriaeth berthnasol wrth gynllunio ac wrth benderfynu ar geisiadau cynllunio ac mae Asesiad o'r Effaith ar yr Iaith Gymraeg yn rhan allweddol o sail dystiolaeth y CDLl newydd a fydd yn sicrhau bod y CDLl newydd yn cael yr effeithiau niweidiol lleiaf posib' ar y Gymraeg ac sy'n ceisio gwneud y mwyaf o gyfleoedd i annog defnydd o'r Gymraeg, trwy ddulliau fel tai fforddiadwy ar gyfer anghenion lleol a darparu cyflogaeth.

Representation(s)		*No of People*	*Nature*
28218	**Liberty Properties (Mr Phillip A Morris) [6797]**	1	**Support**

Total Number of People: 1

Summary: Agree the strategic policies must focus on not only sustainable but deliverable sites.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28228	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary:

The strategy relating to town centre uses appear to recognise the issues facing town centres. However, policies designed to encourage alternative uses should be both appropriate and measured. Whilst leisure, entertainment and food and drink uses can benefit town centres, too greater concentration of a single alternative use can cause consequential damage.

Variety is a key element of any destination, though short-term economics might emphasise otherwise.

Hot and cold take away should be carefully controlled.

Change to Plan:

Response: **Noted**

Section: Sustainable Placemaking in Conwy

3.2.4

Representation(s)		*No of People*	*Nature*
27523	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary:

Delivery of economic well being means what? Creating prosperity for whom? What Conwy needs is work, work, work, for our young people to remain in the area? What exactly do you mean by sustainable development? The river Gele has "topped" twice this year and yet there is an obvious push for more housing in an area highly likely to flood (Kinmel Bay). Concentration on supporting viable businesses into Tir Llwyd should be paramount rather than entertainment facilities that some council member are considering which would be seasonal employment rather than full time.

Change to Plan:

Consideration of public facilities which are already overloaded as well as flood risk to Kinmel Bay by either the seafront, River gele and even more hazardous the river clwyd need to be examined prior to any further "sustainable" placemaking in the area.

Response:

Not accepted. Areas of flood risk will be avoided and asessed in accordance with national guidance.

Section: Sustainable Placemaking in Conwy

3.2.6

Representation(s)		*No of People*	*Nature*
27524	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary: So by not omitting any planning that does not conform all of the proposed outcomes is a "welcome to anything" approach? Very worrying for people living in a flood plain!

Change to Plan: Referring to Kinmel Bay only. It is quite clear that CCC are proposing to shore up parts of the sea front to in the main protect holiday homes and Caravan site (and so they should) but what about the people who have homes near to greater hazards? Namely the River Gele (topped) twice so far this year (high risk) and the Clwyd River Bank which was at collapse point in 1990. If CCC can get support from the WAG to do some of this work this work should not take place until the back door is closed and firmly protects the majority of residents in Kinmel bay. CCC have a duty to protect us even if that means liaising with NRW to obtain funds to shore this river bank up. Also it appears that councillors are pushing for "Flood resilient homes" in Kinmel Bay to be built--now that will impact on the prices of existing homes and negates the real issue of real flooding especially in the areas of Gwellyn Avenue and Denbigh circle as well as St Asaph avenue which did also flood in 1990. Should resilient homes be considered then financial compensation to existing home owners (adopted areas) should be given to secure their investments in Kinmel bay, There should be no new build within 150m either side of the river Gele and no more in our area putting us at greater risk.

Response: **Not accepted. Areas of flood risk will be avoided and asessed in accordance with national guidance. Flood defences are managed by NRW.**

Representation(s)		***No of People***	***Nature***
27907	**Dwr Cymru Welsh Water (Mr Dewi Griffiths) [6050]**	1	**Comment**

Total Number of People: 1

Summary:

We note that the proposed level of growth makes provision for land to accommodate 5,150 new homes to meet a housing requirement of 4,300. Welsh Water has no real preference regarding the options being considered.

We aim to ensure that sufficient infrastructure exists to accommodate domestic development, however where deficiencies are identified we look to resolve these through capital investment in our Asset Management Plans (AMP).

Developers can progress a site in advance of any regulatory investment by funding improvements to provide the necessary infrastructure themselves.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27995	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary:

The HBF considers that the proposed level of growth is not aspirational enough and although based on an economic led strategy, it is not one which takes full account of the potential of the area and the wider aspirations of North Wales.

The preferred growth option in terms of economic growth relies on the allocation of between 12-14 ha of employment land whereas the findings of BP18 recommended employment land requirement range is 12-21 ha. The Council would appear to have chosen the lowest level of land provision resulting in a low level of jobs created.

Change to Plan:

The level of growth should be more aspirational.

Response:

Not Accepted: The Preferred Strategy matches the amount of jobs growth to the number of new dwellings needed, taking into population projections and need for affordable housing. This equates to 4300 dwellings (excluding contingency) and 1800 new jobs as identified the Employment Land Review Background Paper.

Section: Sustainable Placemaking in Conwy

3.3.2

Representation(s)		*No of People*	*Nature*
27522	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: It seems that the proposed housing numbers do not match with the numbers of working people or the possibility of work so the area could become a retirement zone where all those of working age will need to move out of Conwy to find work? If people can afford second homes then they should pay a premium council tax which should mean a reduction in tax on locals. Your quote about age structure is nonsense

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27525	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Partly support but once again we see the employment of locals bottom of the list--no employment no money, no money no residents, no residents, no homes Priority must be for jobs??

Change to Plan:

Response: **Noted. Priority is for jobs.**

Section: Sustainable Placemaking in Conwy

3.3.5

Representation(s)		*No of People*	*Nature*
27996	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: The HBF objects to to the suggestion at para 3.3.5 "It is clear that a number of the Strategic Sites need to be phased appropriately in order to meet the Band B and C School Modernisation Programme over the Plan Period". We do not believe that the need to deliver new schools should be a reason to phase development.

Change to Plan: We do not believe that the need to deliver new schools should be a reason to phase development.

Response: **Not accepted: Development sites should provide for the infrastructure requirements arising as a result of the development. If there is no current capacity in the existing schools, the development will be phased accordingly.**

Section: Sustainable Placemaking in Conwy

3.3.5

Representation(s)		*No of People*	*Nature*
27819	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Object**

Total Number of People: 1

Summary: The proposed distribution of development is not consistent with the principles of sustainable development. The decision to concentrate development on just five major strategic sites across the County is by its very definition unsustainable. The PS fails to adequately explain why only these sites were considered suitable for inclusion.

Change to Plan: A more diverse spatial strategy with an increased focus on bringing forward brownfield sites which will encourage regeneration and reduce the need for greenfield development and the consequential loss of further agricultural land

Response: **Not accepted. Additional sites will considered as per BP2.**

Section: Sustainable Placemaking in Conwy

3.3.5

Representation(s)		***No of People***	***Nature***
27643	**Mrs Lynne Drake [6463]**	1	**Support**

Total Number of People: 1

Summary: Food shops should be added at all sites to reduce road traffic etc and cycle and footpaths should be separated to avoid accidents.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27899	**Mrs Victoria Stevenson [6620]**	1	**Support**

Total Number of People: 1

Summary: The range of housing for future development, needs to be fully considered particularly to ensure more appropriate housing is provided for the elderly to live independently.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27997	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Comment**

Total Number of People: 1

Summary: The HBF supports the proposed levels of growth but question whether or not they could be more ambitious in line with the Councils own adopted Economic Growth Strategy.

Change to Plan: The growth levels could be more ambitious in line with the Councils own adopted Economic Growth Strategy.

Response: **Not Accepted: The Preferred Strategy matches the amount of jobs growth to the number of new dwellings needed, taking into population projections and need for affordable housing. This equates to 4300 dwellings (excluding contingency) and 1800 new jobs as identified the Employment Land Review Background Paper.**

Section: Sustainable Placemaking in Conwy

3.4.4

Representation(s)		*No of People*	*Nature*
27526	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: Jobs growth expectation seems pretty poor and unrealistic (dreamland) considering Conwy are proposing 5000 new homes for who? The unemployed and the retired? Investment is needed to secure new businesses into the area to employ people. Not seen any comments about this--unless missed them.

Change to Plan:

Response: **Not accepted. Refer to BP/18**

Representation(s)		***No of People***	***Nature***
27908	**Dwr Cymru Welsh Water (Mr Dewi Griffiths) [6050]**	1	**Comment**

Total Number of People: 1

Summary:

Not every settlement in the County is served by its own WwTW as the catchment area of some WwTWs cover numerous settlements.

We will need to await further information regarding the breakdown of allocated growth between settlements to allow us to make an assessment of the potential impact upon our assets. Where the total growth proposed exceeds the theoretical design capacity of our WwTWs then improvements to provide further capacity will be required during the LDP period.

Change to Plan:

Response: **Noted.**

Representation(s)	***No of People***	***Nature***
27898 Mrs Victoria Stevenson [6620]	1	**Comment**

Total Number of People: 1

Summary: The development target of 400 houses within Llanfairfechan and the increase in population that it will bring will have a detrimental impact on the existing character of the village. Whist it is categorised as an urban settlement it is still very much considered a village with a great village community.

Change to Plan:

Response: **Noted. Additional constraints have been identified for the site, which means that the number of dwellings proposed has reduced to approx 250.**

Representation(s)		***No of People***	***Nature***
27736	**Prof & Dr Del & Ann Williams & Parry-Williams [4498]**	1	**Support**

Total Number of People: 1

Summary: Strategic Policy 4 Growth Distribution and Hierarchy of settlements is supported.

Change to Plan:

Response: **Noted.**

Section: Sustainable Placemaking in Conwy

3.5.3

Representation(s)		*No of People*	*Nature*
27527	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: The lack of business take up on Tir llwyd Enterprise park is pretty disgraceful so this should be a priority in terms of "industrialisation". Yes it's a flood risk area and yes the River Clwyd and River Gele are both rated as high risk but it's not a residential area and unlikely to do serious damage to humans if flooded. Tir Llwyd has been around for approx. 20 years and needs to be highlighted as a good business investment park.

Change to Plan:

Response: **Noted. However take up of land is subject to National Policy and market demand.**

Representation(s)		***No of People***	***Nature***
27998	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Comment**

Total Number of People: 1

Summary: The HBF notes that this appears to repeat SP1: Sustainable Placemaking Principles, so questions the need for the policy.

Change to Plan: Question the need for the policy.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27648	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary:

The Council has undertaken a Welsh Language Impact Assessment (July 2019) of the Preferred Strategy and an initial impact assessment of the five strategic sites (BP42). They acknowledge the importance of the language and the integral role it plays to community life in Conwy, highlighting the need for specific policies and mitigation measures. We note that Strategic Policy 7: Welsh Language states that language sensitive areas will be defined in the Deposit Plan, along with mitigation measures where appropriate.

Change to Plan:

The Deposit plan should:

Explain how the use of the Welsh language has influenced the scale and location of growth, including housing development and strategic allocations, not impacting negatively on the Welsh language and is realistic and deliverable.

If appropriate, identify in policy, Welsh language sensitive areas above which a proportion of the population are Welsh speaking and include a requirement for Language Impact Assessments on 'unanticipated' windfall sites only.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
29232	**Mrs Beryl Griffiths [6661]**	1	**Comment**

Total Number of People: 1

Summary: Angen polisi pendant yn y Sir ynglyn a dyfodol yr Iaith Gymraeg. Mae'n rhaid cael hollol bendant i wardud a hyrwyddo'r Iaith.

Change to Plan:

Response: **Mae hynny wedi'i nodi.**

Representation(s)		***No of People***	***Nature***
28277	**R H Edwards-Behi [6827]**	1	**Comment**

Total Number of People: 1

Summary: The Welsh language should be given full and equal status with English.

Change to Plan: The Welsh language should be given full and equal status with English.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
29210	**Mrs Eirlys Edwards Behi [7708]**	1	**Comment**

Total Number of People: 1

Summary:

I sicrhau fod y iaith Gymreag yn cael ei hannog - beth am ysgol Gymraeg?
Fydd plant mewnfydwyr di-Gymraeg yn cael y cyfle gorau i ddysgu y iaith felly. A, fydd gweithwyr y dyfodol yn ddwy ieithog. (Mae Cyngor Conwy yn hoff iawn o gael staff dwy ieithog yn tydi??)
Beth fydd yn digwydd i adeiladau yr hen ysgoliau?

Change to Plan:

Response:

Nodwyd. Ni wnaed unrhyw benderfyniad eto ar gategori Cymraeg ysgolion newydd. Bydd Adran Addysg CBSC yn penderfynu yngl┼Àn ├│ hyn mewn ymgynghoriad ├│'r gymuned ac nid yw'n dod o fewn y CDLl Newydd.
Ni wnaed unrhyw benderfyniad am ddefnydd safleoedd ysgolion presennol yn y dyfodol ar hyn o bryd.

Section: Sustainable Placemaking in Conwy

3.8.2

Representation(s)		*No of People*	*Nature*
27464	**Mrs Jane Griffiths [6361]**	1	**Comment**

Total Number of People: 1

Summary: I think that much of the proposed new housing will be purchased by incomers to the area, mostly more retirees and second home owners. The people that the RLDP wishes to encourage to live nearer their work will buy cheaper property in Denbighshire. This policy could lead to a greater decline in the welsh language and culture of the area.

Change to Plan:

Response: **Not accepted. Evidence from new home purchases shows that the majority of new housing is purchased by people who are local to the area.**

Representation(s)		***No of People***	***Nature***
28160	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: We welcome the fact that the Sustainable Management of Natural Resources (SMNR) has been explicitly addressed in the RLDP in several places. It also appears that the PS as a whole addresses many of the principles of SMNR without explicitly highlighting them.

Please note that the North West Area Statement is due to be completed by 31 March 2020.

Change to Plan:

Response: **Noted.**

Section: Sustainable Placemaking in Conwy

3.9.3

Representation(s)		*No of People*	*Nature*
28161	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: The PS states that 'the Council will put in place a framework to ensure that the Sustainable Management of Natural Resources (SMNR) Principles, Natural Resource Policy, 'State of Natural Resources Report' and 'Area Statements' are positively contributed to.' This would benefit from some further clarification on how this will be achieved and utilised /used.

Change to Plan: Many of the principles of SMNR have already been addressed in the Preferred Strategy. Rather than creating a new framework it may therefore be appropriate to add the SMNR principles to Appendix 2.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27803	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Support**

Total Number of People: 1

Summary: The general policy approach to ensure the sustainable health of the rural communities is strongly supported.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27800	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Comment**

Total Number of People: 1

Summary: The choice of the several specific Strategic Sites appears to be appropriate although there is concern as to whether full account has been taken of the impact of the developments on the wider highway network, such as the impact of the Old Colwyn site on Llanelian Road and the Marine roundabout.

Change to Plan:

Response: **Noted. All infrastructure requirements will be considered and statutory bodies consulted.**

Representation(s)		***No of People***	***Nature***
27909	**Dwr Cymru Welsh Water (Mr Dewi Griffiths) [6050]**	1	**Comment**

Total Number of People: 1

Summary: We have provided details of the requirements for each of the strategic sites in respect of water supply, hydraulic modelling assessment, easements and waste water treatments works.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27789	**Mr Myrddin Davies [6549]**	1	**Object**
	Agent: Owen Devenport Ltd (Mr Jamie Bradshaw) [3754]		

Total Number of People: 1

Summary:

The strategic allocation in Llanrwst is too large. It would result in considerable landscape impacts and risks the delivery of housing for the settlement and rural development area by placing the majority of housing growth on a single site.

The site is also somewhat isolated from the town centre, and the development of a single site of this size would have a substantial impact upon the community.

Change to Plan:

It would be preferable to allocate 2 or 3 smaller sites as this would reduce the impact and risk. In this respect our client sites are ideally suited to meeting that requirement.

Response:

Not accepted. Development land in & around Llanrwst is severely constrained due to topography, flood risk, utilities & highways which have to date prevented the development of current allocations. There is a need to identify more deliverable allocation(s) in the RLDP.

Representation(s)		***No of People***	***Nature***
27799	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Support**

Total Number of People: 1

Summary: The approach of identifying key large strategic sites makes sense in that they can then planned in a more comprehensive way to accommodate the wider requirements of the local community.

Change to Plan: However it is critical that full consideration should be given to the achievement of the necessary funding for the infrastructure required to enable these developments to be carried out successfully.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27942	**Mr Benjie Adey-Davies [6647]**	1	**Support**
	Agent: Maddox Planning (Mr Stephen Morgan-Hyland) [6640]		

Total Number of People: 1

Summary: The family group represented wholeheartedly supports the proposed allocation of some 8.8 hectares for Employment/Mixed Use (business, retail and education uses). This is consistent with the fact that the employment element of the existing local development plan (LDP) allocation for the site is recognised regionally as a Strategic Employment Site. It is identified as such in the North Wales Economic Ambition Board document 'The Growth Vision for the Economy of North Wales.'

Change to Plan:

Response: **Noted.**

Section: Sustainable Placemaking in Conwy

3.12.3

Representation(s)		*No of People*	*Nature*
27566	**Gwynedd Archaeological PLanning Service (Mrs Jenny Emmett) [6409]**	1	**Comment**

Total Number of People: 1

Summary: Suggest including the historic environment among the topics to be considered in development briefs as the identified sites may have archaeological and/or setting constraints that may have a bearing on development proposals, and may be challenged by prospective developers if not flagged as a possible issue at strategic level.

Change to Plan:

Response: **Noted.**

Section: Sustainable Placemaking in Conwy

3.12.5

Representation(s)		*No of People*	*Nature*
27629	**Miss Anna Williams [6362]**	1	**Object**

Total Number of People: 1

Summary:

I have concerns about the size of the proposed build in Llanfairfechan. 400 houses will be a lot of extra traffic and a strain on resources in a already busy area.
Very few will be able to afford a ┬ú180,000 houses without considerable further debt.
Currently on the market in Llanfairfechan there are a few first time buyer homes around ┬ú125,000 and under and a lot over ┬ú195,000 . However no suitable family homes in between. I propose that less houses are built and what is built is affordable for the average working household income in Llanfairfechan.

Change to Plan:

I object to the amount of homes proposed and would like this to be reduced by 50% or more.

Response:

Noted: Additional constraints have been identified for the site, which means that the number of dwellings proposed has reduced to approx 250. Developers normally provide a mix of house types on their sites. The site will also include provision for affordable housing.

Section: Sustainable Placemaking in Conwy

3.12.5

Representation(s)		*No of People*	*Nature*
27603	**Ms Alison Roberts [6436]**	1	**Object**

Total Number of People: 1

Summary: I am a resident of llanfairfechan i was born here and choose to stay here, due to me family living here and the community feel of the town and language, which i love, this will all be lost with 400 hoses for anyone to buy, they should be 100 for local people only,

Change to Plan: I object regarding the 400 houses plan, i have lived here all my life and love the community feel of the town, , this will be lost and the language will disappear. i am a welsh speaker and hardly talk welsh to anyone i see in the village when i pop to the shops, this will become worse with 400 houses available for anyone to buy, if i wanted to live in a community were i did not know anyone i would move to the city.
we do need more houses for local people, BUT NOT 400

Response: **Noted: Additional constraints have been identified for the site, which means that the number of dwellings proposed has reduced to approx 250.**

Section: Sustainable Placemaking in Conwy

3.12.6

Representation(s)		*No of People*	*Nature*
27465	**Mrs Jane Griffiths [6361]**	1	**Comment**

Total Number of People: 1

Summary: Roads in the Llanrhos area would need to be vastly improved if the major developments are to to take place. I live in St Anne's Gardens and the junction with the main road is already dangerous due to the bend and speeding traffic. Traffic calming measures would be required. The new housing developments in the area will lead to more strain being placed on the traffic flow in and out of Llandudno. I think it is a vain hope that time poor parents will cycle with their children to a school using a busy, hilly and narrow road.

Change to Plan:

Response: **Noted.**

Representation(s)	*No of People*	*Nature*
27550 Mrs Margaret Speake [6399]	1	**Object**

Total Number of People: 1

Summary:

A Primary School and 250 houses resulting in vehicular access/es onto Bryn Lupus Road would generate increased traffic, resulting in severe road safety issues.

It would add to increased flooding issues to this area, and concern over whether public drainage systems would be able to cope, my property, one of the immediate neighbours of the site, already floods during heavy rain.

There would be an impact on the landscape, an overbearing presence and detriment to the residents of properties backing onto the site, (Maes y Castell) many of them elderly.

Concern would also be for the wildlife in the area.

Change to Plan: I feel that the proposed school and a large number of houses should not be located in Llanrhos.

Response: **Not accepted. Statutory consultee comments will be provided to inform the suitability of sites. Biodiversity enhancement will be expected on all sites.**

Representation(s)		***No of People***	***Nature***
27999	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Comment**

Total Number of People: 1

Summary:

The HBF suggests some additional wording is added to the following paragraph:

3.13.6 On-site provision is the preferred option, particularly for obligations such as affordable housing and recreational spaces. Where necessary, the developer will be responsible for the future upkeep of the obligation. Development should not take
place before the infrastructure needed by its occupants is in place "or in agreement with a phased approach based on agreed triggers". Unless otherwise stated, there are no exceptions.

Change to Plan: Add in the additional text suggested.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
27910	**Dwr Cymru Welsh Water (Mr Dewi Griffiths) [6050]**	1	**Support**

Total Number of People: 1

Summary: We welcome the inclusion of a strategic policy relating to Infrastructure and New Development. In areas where additional capacity is required in our infrastructure to accommodate growth but where no capital investment is planned through our AMP programme, developers can progress improvements to provide the necessary infrastructure themselves, with the necessary funding secured either via the S106 planning obligation process or under the requisition provisions of the Water Industry Act 1991.

Change to Plan:

Response: **Noted.**

Section: Sustainable Placemaking in Conwy

3.14.2

Representation(s)		*No of People*	*Nature*
27529	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Whereas this may be supported it's quite obvious that there are existing areas that were previously developed and left to stand. It's important to people (especially Kinmel bay) that existing brownfield sites that are subject to high flood risk are referred to as unacceptable for any development until the "back door" flood issues are addressed by both Council and NRW. People are pretty much scared and this is generally an aging populated area.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided in accordance with national guidance.**

Section: Sustainable Placemaking in Conwy

3.14.9

Representation(s)		*No of People*	*Nature*
27530	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Again the green wedge should be exactly that and unfortunately some farming areas are classed as brown field sites and (far away) owners of once farming or grazing land want to sell for development to not only rid themselves of the maintenance upkeep but to fill their pockets and bank accounts. There are many such areas in Kinmel Bay whereby there is a strong push for development of housing and sustainable housing by councillors and land owners. These areas should return to the greenfield areas they once were before ANY development.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided in accordance with national guidance.**

Representation(s)		***No of People***	***Nature***
27532	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Kinmel Bay must be one of these areas. Mainly agricultural land used as "farming" and maybe possibly used for other commercial use not authorised?

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
29224	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Comment**

Total Number of People: 1

Summary:

Conwy and Denbighshire Councils are working together in terms of Active Travel to improve the route between Rhuddlan and Borth Cross Road. Collaboration between the Councils is welcomed.

Denbighshire County Council supports bus lane improvement at Kinmel Bay traffic lights.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27431	**Mr Paul Luckock [146]**	1	**Support**

Total Number of People: 1

Summary: It is vital that there is some detailed information about the Transport Management provision for Abergele in the LDP. There is a high risk that if no contingencies are provided the present provision will not be sustainable for the whole of the LDP period. Like other residents I want to understand what the detailed options are?

Change to Plan:

Response: **CCBC are continuing with the highway capacity options for Abergele town centre.**

Representation(s)		*No of People*	*Nature*
27533	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: My concern about business development and the fact that the younger generation have to move to secure work is mentioned above but this is very important to areas like Kinmel bay particularly entrance to and exit from the Tir llwyd enterprise park. Consideration should be given for a new transport route from the park directly to the A55.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27730	**Cllr A Wood [3157]**	1	**Object**

Total Number of People: 1

Summary:

TRAFFIC MANAGEMENT
Possible two way system based on Peel Street.
From A55 J24 a strategic network road link to Pensarn. This is already in the RLDP and needs to remain.
From A55 J24 a strategic network road link to Abergele Hospital, by-passing and taking in the link to the new school, and mixed industrial area incorporating the North Wales Growth bid area and infill housing, and possible retail park.
A comprehensive review of the roads and congestion within the town to see what we can alleviate in the meantime.

Change to Plan: As above.

Response: **CCBC are continuing with the highway capacity options for Abergele town centre.**

Representation(s)		***No of People***	***Nature***
28230	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary:

The local authority has stated that the economic downturn had a significant effect on the failure of the existing LDP to deliver even 50% of the target number of houses over the plan period. Whilst this may be true in part, real consideration must be given to the inequitable treatment of different settlements regarding their requirement to provide affordable housing, as well as the overall percentage itself.

It is clear that setting unrealistic affordable housing targets contributed significantly to the County failing to built the number of houses the LDP required.

Change to Plan:

The replacement LDP is a real opportunity to deliver a vision of development that is sustainable, deliverable and that benefits businesses, residents and visitors. Mistakes from previous plans must be avoided as it undermines the ability to deliver what is intended.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28000	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: The HBF requests that in point 1 the word "approximately" should be replaced by the words "minimum of" and the word "contingency" be changed to "flexibility" to avoid confusion. The HBF also objects to the housing figure as discussed elsewhere in our comments.

Change to Plan: The HBF requests that in point 1 the word "approximately" should be replaced by the words "minimum of" and the word "contingency" be changed to "flexibility" to avoid confusion.

Response: **Part accepted. CCBC will seek to deliver this number of new homes but there may be variables throughout the Plan period which affect this figure and therefore the inclusion of 'approximately' is considered to be reasonable. Agree to change 'contingency' to 'flexibility' in line with national guidance.**

Representation(s)		***No of People***	***Nature***
27735	**Prof & Dr Del & Ann Williams & Parry-Williams [4498]**	1	**Support**

Total Number of People: 1

Summary: Strategic Policy Housing is supported.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27535	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary: These figures are based on what criteria? The breakdown of housing requirement should be identified. What will 1800 proposed jobs in any way require 5000 homes? Who will demand the extra homes? and for what purpose?

Change to Plan: Realistically "homes" will be built to satisfy land owners and builders not local people???? 5000 homes 1800 people??

Response: **Noted. Refer to BPs/1, 2 and 3**

Representation(s)		*No of People*	*Nature*
27536	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary:

The identification of flood risk areas seems alarmingly uncaring. It appears that County councillors who have the ears of Conwy Council continue to make light of the pretty hazardous/high risk that many long term residents of Kinmel Bay are concerned with. Once again the push for developments off the St Asaph Avenue areas is of great concern as landowners (who live out of the area) have total disregard for the health and safety and welfare of existing residents as outlined by NRW. Council and WAG must assure us of safety and financial support should any further development be approved

Change to Plan:

Once again the development "push" by councillors and land owners gives scamp regard to existing homeowners and putting it bluntly don't care. Even thinking about development in Kinmel Bay should be immediately stopped until both Rivers are regarded as no risk. Currently high risk--ask NRW and/or Home Insurance companies--many of whom will not cover flood insurance.

Response:

Not accepted. There will ne no allocations within flood risk zones as advised by NRW and national planning guidance.

Representation(s)		*No of People*	*Nature*
27733	**Cllr A Wood [3157]**	1	**Object**

Total Number of People: 1

Summary:

ACCOMMODATION STRATEGY
We need to include housing/flats/bungalows, single or twin bedroomed, targeting our over-50s population where they feel safe and can obtain reasonably priced housing.
We need to develop hotel/inn accommodation in Pensarn for tourism to encourage visitors/footfall for Abergele town centre and Pensarn beach.
APP considerations in relation to the library moving into the old school and becoming a community hub centre. Use of the old library site in the meantime to be re-clad to make it more attractive and possible use for mens-shed/womens-shed/play groups/fitness classes etc as a use to compliment the redeveloped grade 2 listed school building.

Change to Plan: As above.

Response: **Accepted in principle: Housing types, sizes and tenure set out in the LHMA will be examined and promoted through the Plan.**

Representation(s)		***No of People***	***Nature***
27537	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Support this however once agin there is NO reference to finding work for our young people. People with no work cannot buy their own home without work so that should be a priority??

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27738	**Prof & Dr Del & Ann Williams & Parry-Williams [4498]**	1	**Object**

Total Number of People: 1

Summary: Paras 4.3.17 and 4.3.18- Two of the the sites, 142 (Land Adj former Rectory) and 123 (Adj Ysgol Cynfran), are "rollover" sites from the existing LDP. Paras 4.3.17 and 4.3.18 state that "any existing hpusing allocations that have experienced deliverability issues may be excluded from the RLDP and more appropriate sites considered".

Change to Plan: Proposed allocation 142 and 123 should not be included in the RLDP.

Response: **Noted. It is not proposed to re-allocate these sites. In the Preferred Strategy Settlement hierarchy, it is proposed to re-classify Llysfaen as a Tier 2 village, in which there would be no allocations.**

Representation(s)		*No of People*	*Nature*
27538	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: Land owners should give representation on any types of issues or potential issues with the land they want to develop--ie risk of flood, change in road access, schools, medicare and other amenities

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27540	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: SUDS is very, very important and must be a vital part of any proposed development. Kinmel Bay is and area where such drainage has been ignored by many developers putting the flood risk critical in some areas.

Change to Plan:

Response: **Noted. SUDS is now a statutory requirement and development in Kinmel Bay will not take place due to flood risk.**

Representation(s)		*No of People*	*Nature*
27539	**Mr Gerald Jones [6389]**	1	**Comment**

Total Number of People: 1

Summary: From media and face to face discussion it seems that affordable housing is NOT that affordable. Housing associations should be reigned back as their house building costs are 20% higher than private building companies--affordable may not be the right term--possibly tied to Ha for ever?

Change to Plan:

Response: **Noted. AH will be controlled in line with RLDP Policy, National Planning Guidance and the LHMA.**

Representation(s)		*No of People*	*Nature*
27806	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Comment**

Total Number of People: 1

Summary: Whilst the strategy approach to the provision of affordable housing generally is supported it is critical that it is firmly implemented aat the planning application stage such that developers are not able to negotiate a reduced percentage of affordable houses in their developments to the extent that has been the case in the past.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27882	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Object**

Total Number of People: 1

Summary: The policies on affordable housing fall well short of addressing the failings in the current Local Plan which have consistently missed the targets set for the last five years. More ambitious targets for the percentage of affordable homes need to be set and rigorously enforced, using existing planning powers.

Change to Plan: To ensure the plan delivers the level of affordable homes desperately needed across the County the minimum level of affordable units required on all sites should be no less than 30% The plan should also make it clear that the County Council as LPA will use all its powers and existing planning legislation to enforce the delivery of this minimum on all new developments.

Response: **Not accepted: The AH policies are based on BPs 10 - 'Affordable Housing Viability', 11 - 'Affordable Housing Needs Calculation' and national planning guidance. It should also be noted that higher levels of AH will be expected on public owned sites and that not all AH will come from new development schemes.**

Representation(s)		*No of People*	*Nature*
27878	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Object**

Total Number of People: 1

Summary: The policies on affordable and social housing are not considered ambitious enough. Further urgent consideration must be given to finding ways of providing more social housing using existing providers with more funding coming directly from the public sector and well as "windfall" receipts from the planning system

Change to Plan: To effectively meet the demonstrable need for affordable and social housing the plan should adopt a target of at least 400 additional units from direct provision and windfall gains from the planning system

Response: **Not accepted: The AH policies are based on BPs 10 - 'Affordable Housing Viability', 11 - 'Affordable Housing Needs Calculation' and national planning guidance. It should also be noted that higher levels of AH will be expected on public owned sites and that not all AH will come from new development schemes.**

Representation(s)		*No of People*	*Nature*
27805	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Support**

Total Number of People: 1

Summary: The approach to the provision of housing in the rural areas is supported, particularly the provision of affordable housing for local people for which there is considerable need.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27647	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary: The Council's GTAA only covers the period 2017-2022. To ensure compliance with legislation and planning policy, a GTAA must be prepared and agreed by Welsh Ministers in advance of Deposit stage for the whole LDP period (2018-2033) with provision made for appropriate and deliverable site allocations to meet the need identified within the required timescales, if appropriate.

Change to Plan: Failure to prepare a GTANA and meet the required need is likely to result in the plan being unable to be found 'sound'. We would therefore urge the authority to work with Welsh Government-Equalities Division to ensure the evidence is in place by Deposit.

Response: **A new joint DCC/CCBC GTAA will be completed for Deposit Plan.**

Section: Healthy and Social Places in Conwy

4.3.31

Representation(s)		*No of People*	*Nature*
27430	**Mr Paul Luckock [146]**	1	**Support**

Total Number of People: 1

Summary: It is vital that we have a preferred site(I understand this is ERF site in Mochdre) and a contingency site for the transit Gypsy/Traveller Site. Previous experience suggests that if we do not have a contingency site there is a high risk of the preferred site failing and no option in the period of the LDP for a site to be built. Opponents of sites will welcome no contingency site being in the LDP. Hence the importance of both a preferred site and contingency site.

Change to Plan:

Response: **A G&T Transit Site to meet GTAA requirements will be allocated in the Deposit Plan. The provision of a contingency site is not required under WG guidance.**

Representation(s)		*No of People*	*Nature*
28227	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary:

a) I do not dispute the retail hierarchy for centres.
b) The Conwy Retail Study appears to be quite at odds to what is visible on the ground. To the West the plan highlights any latent needs will be satisfied by the Lidl scheme. The plan suggests that this replaces the lapsed consent on the Brickworks site, however that was for 100k sq ft. Does this imply that assessments have been revised?
The majority of policies within the plan are protective of change within town centres, yet not from detrimental effects outside those urban settlements.

Change to Plan:

Response:

(a) noted.
(b) The Conwy Retail Study was revised as part of the updated evidence base for the Replacement LDP. The retail need for the plan area was similar to previous, but it has now been split for different parts of the coast, to provide more flexibility with store sizes and better reflect the changing needs of the retail market.

Representation(s)		*No of People*	*Nature*
27978	**Legal and General Assurance Society Ltd [6676]**	1	**Support**
	Agent: Deloitte Real Estate (Mr Mark Underwood) [6675]		

Total Number of People: 1

Summary:

L&G supports the objective of Strategic Policy 16: Retail, which will safeguard the leisure function of Llandudno Junction Leisure Park.

Page 105 of the RLDP Preferred Strategy states that proposals at Llandudno Junction Leisure Park will be subject to a criteria based policy to protect its leisure function. The definition of 'leisure' in such a policy should be broad, in order to enable flexibility in securing tenants and improve the offer at the Leisure Park.

Change to Plan:

Response:

Noted.
Accepted.

Representation(s)		*No of People*	*Nature*
27541	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary: Relating to Kinmel bay only. Shops are going out of business due to the developments just over the county line in Rhyl and of course the great supermarket--ASDA in K Bay.

Change to Plan: Examine retail industry further in K Bay (only) Waste of time and money could go to further secure safety from flooding. The emphasis by some councillors is on extending caravan parks (which is fine) thus ignoring local demands which are full (not seasonal) employment so Tir llwyd enterprise park should NOT be considered for any retail outlets as suggested locally.

Response: **The Conwy Retail Study has analysed retail need and existing sites for all parts of the plan area, including Kinmel Bay.**

Section: Healthy and Social Places in Conwy

4.4.12

Representation(s)		*No of People*	*Nature*
27649	**The Theatres Trust (Mr Tom Clarke MRTPI) [1449]**	1	**Comment**

Total Number of People: 1

Summary: Paragraph 4.4.12 notes the positive contribution cultural spaces can play in regenerating centres. On that note we would highlight the role Conwy Civic Hall could continue to play in strengthening the vitality of Conwy. The Civic Hall is on the Trust's Theatres at Risk register. The Trust would be keen to work with the Council and local groups to find a positive way forward and help deliver the objectives of this plan.

Change to Plan:

Response: **Noted**

Representation(s)		*No of People*	*Nature*
27650	**The Theatres Trust (Mr Tom Clarke MRTPI) [1449]**	1	**Support**

Total Number of People: 1

Summary: The Trust is supportive of this policy which seeks to protect community facilities including cultural facilities. We suggest this is expanded to include criteria by which applications resulting in the loss of such facilities should address.

Change to Plan:

Response: **Accepted. This was the intention for the policy.**

Representation(s)		*No of People*	*Nature*
27466	**Mrs Jane Griffiths [6361]**	1	**Comment**

Total Number of People: 1

Summary: New developments will place an even bigger strain on the health service in the area, both locally at GP surgeries and in the wider area at the hospitals. Already our health service is struggling to cope and is at breaking point in the hospitals.

Change to Plan:

Response: **The Council is working with the local health board to ensure that health services are able to accommodate the population growth. Where necessary, land will be allocated for GP surgeries.**

Section: Healthy and Social Places in Conwy

4.6.8

Representation(s)		*No of People*	*Nature*
28001	**Home Builders Federation Ltd (Mr Mark Harris) [6080]**	1	**Object**

Total Number of People: 1

Summary: Although the management of open space in some cases may need to be carried out by an organisation other than the Council this should not be the default position but instead an option along with the ability for the Council to adopt the facility.

Change to Plan: Include an option for the Council to adopt the facility.

Response: **Not accepted: Council budgets mean that CCBC is unable to maintain open space sites in perpetuity.**

Representation(s)		***No of People***	***Nature***
28157	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: We note and welcome the reference to the Welsh National Marine Plan (WNMP) but would recommend that CCBC refer to the final version of the plan, when published, in order to satisfy that the final policies have been referred to rather than those that were consulted on in 2018.

Change to Plan: Recommend that CCBC refer to the final version of the WNMP in the Deposit RLDP.

Response: **Noted. Text will be amended to clarify**

Representation(s)		*No of People*	*Nature*
27542	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Strict cooperation with the NRW is essential especially in K Bay (again) Areas of natural beauty are being spoiled by land owners and councillors want to develop green and brown field site for unnecessary housing rather than revert back to natural unspoilt areas for locals to use and admire.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		*No of People*	*Nature*
28155	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: 5.3.7 states that "...Development should not normally be proposed in coastal locations unless it needs to be on the coast....". We would remind you that TAN15 specifies (in para 5.3 of the TAN) exceptions to this.

Change to Plan: The developments which CCBC consider to be needed in coastal locations must be flood free for the design event as set out in Table A1.14 of TAN 15.

Suitable flood mitigation will be required for the proposed Gofer site as a strategic location for a solar array.

Response: **Accepted. Text will be amended to clarify**

Representation(s)		*No of People*	*Nature*
27565	**Gwynedd Archaeological PLanning Service (Mrs Jenny Emmett) [6409]**	1	**Comment**

Total Number of People: 1

Summary: This section concentrates on designated sites which are already protected by law. The contribution to place, education and culture made by undesignated archaeology (much of which is buried with no direct economic value) should be acknowledged in the text with a commitment to have due regard to this resource in decision making.

Change to Plan: New paragraph - 5.4.14 Scheduled ancient monuments form only a small proportion of the total number of archaeological and historic sites. When considering proposals on unscheduled archaeological sites, the Council will consult with the Clwyd-Powys/Gwynedd Archaeological Trusts, and take into account the interest and importance of the sites and their settings. Where necessary the Council will require that sites are properly assessed and evaluated before deciding on whether to grant planning permission. Planning permission will be refused if the archaeological site is of sufficient interest to merit protection from disturbance altogether. Preservation and recording of sites may also be secured through the use of planning conditions and agreements. An SPG will be produced to guide development proposals on these matters.

Response: **Accepted will include this new paragraph in the Deposit plan**

Representation(s)		*No of People*	*Nature*
27564	**Gwynedd Archaeological PLanning Service (Mrs Jenny Emmett) [6409]**	1	**Comment**

Total Number of People: 1

Summary: Archwilio must not be used for development management. The appropriate resources (maintained by Welsh Government) for information about statutory sites are: Historic Wales; Cof Cymru; and the Lle Geo-Portal. For non-designated sites, the statutory Historic Environment Records of Gwynedd Archaeological Trust and Clwyd-Powys Archaeological Trust are the correct source.

Change to Plan: Scheduled ancient monuments (SAMs) are nationally important archaeological sites that are protected under the Ancient Monuments and Archaeological Areas Act 1979. There are 155 SAMs in the Conwy planning area and a list of these can be found on Historic Wales, Cof Cymru or Lle Geo-Portal.

Response: **Accepted - will change accordingly.**

Representation(s)		*No of People*	*Nature*
28163	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: In line with PPW, the text in section 5.6 would benefit from emphasising the multi-functional nature of Green Infrastructure. The PS is correct to state that Green Infrastructure can make an important contribution to maintaining and enhancing biodiversity, but there are a wide range of other benefits that are equally relevant in this context.

Change to Plan:

Response: **Noted. Text will be amended to clarify**

Representation(s)		***No of People***	***Nature***
28162	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Welsh Government are currently producing guidance on Green Infrastructure Assessments. We would recommend your assessment informs the production of a Green Infrastructure Supplementary Planning Guidance (SPG). Within this the strategic network should be considered, as well as individual site proposals and guidance on what should be included with planning applications and in Green Infrastructure Plans.

Change to Plan: We would recommend your assessment informs the production of a Green Infrastructure Supplementary Planning Guidance (SPG).

Response: **Noted. Text will be amended to clarify**

Representation(s)		*No of People*	*Nature*
27428	**The Llanrhos Road & Marine Terrace Residents Group (Mr Jeff Thomas) [5228]**	1	**Comment**

Total Number of People: 1

Summary: I represent the Marine Terrace & Llanrhos Road Residents Association which is a recognised group. My comment is in reference to Site 73 (Winllan Farm field) in the candidates register. As far as I am aware this field is still classified as a Green Wedge area and should be protected as such. Many attempts have been made to build on this site and the last time was refused by the Welsh Office inspector because it would affect the coalescence between Penrhyn Bay and Glanwyddan. Nothing has changed in this respect. Please protect our precious green fields.

Change to Plan:

Response: **Noted. However the site has been submitted again and will be assessed again. The LDP process allows opportunity to review the Green Wedge designations.**

Representation(s)		***No of People***	***Nature***
27654	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary: Strategic Policy SP24 and the strong reflection of PPW 10 is welcomed.

Change to Plan: In order to ensure that the step-wise policy is fully realised and aligns with national policy, the 5 step process should be followed in the Deposit Plan. The Green Infrastructure Assessment will help guide the authority through this process.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28152	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

The preferred strategy makes no mention to Invasive Non-native Species (INNS) and Biosecurity for Invasive non-native species.

The PS does not mention or appear to consider Favourable Conservation Status and the other derogation criteria listed under the provisions of Article 16 of the Habitats Directive along with Birds Directive wider countryside actions listed under the provisions of Article 3 and 4(4) of the Birds Directive/ Regulation 10 of the Conservation of Habitats and Species Regulations 2017.

Change to Plan:

We request the inclusion of an additional bullet under section 5.7.4 regarding control of Invasive Non-Native Species and biosecurity.

We recommend the inclusion of the word 'restore' under point 5.7.7: "Conwy will follow a step-wise approach to, maintain, restore and enhance biodiversity and build resilient ecological networks" this approach accords with Article 2:2 of Habitats Directive".

Response: **Noted. Text will be amended to clarify**

Representation(s)		*No of People*	*Nature*
27747	**Mr Keith Richards [3906]**	1	**Object**

Total Number of People: 1

Summary: Building on land between Robertson's and St Anne's Gardens will close an important wildlife corridor all the way from Pentywyn Road to Bryn Lupus Road. Especially so now the 110 house development is being allowed at the top of Marl Lane.

Change to Plan: Remove the words "consider the need to" at the end of line 5.7.4

Response: **Not accepted. There are potential biodiversity enhancement gains which could be achieved through new development.**

Representation(s)		*No of People*	*Nature*
27887	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Object**

Total Number of People: 1

Summary:

Although the draft plan makes passing reference to the importance of trees and hedgerows to encouraging biodiversity no reference to the need to control the increasingly widespread problems associated with the netting of trees and hedgerows is included. This practice is predominately used by developers and others to prevent birds nesting in both trees and hedgerows often prior to any planning permission being sought or granted. The RSPCA are calling on all council's to introduce policy guidelines that ensure development is not carried out during nesting periods and that the use of netting is banned or strictly controlled.

Change to Plan:

The inclusion of clear policy guidelines over the strict control of netting of trees and hedgerows. There being a clear assumption that such practices will be firmly resisted unless there is unequivocal evidence that such measures will not in any way adversely impact on the area's biodiversity

Response:

Noted. This will be covered in the LDP policy and SPG. It did not form part of the PS as was not considered a strategic issue, and ultimately a legal issue.

Representation(s)		*No of People*	*Nature*
27543	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: To maintain such environments then planning of buildings must be thoroughly examined to avoid what has happened in Kinmel Bay. Destruction of may areas and habitats and creation of further flood risk.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided.**

Representation(s)		***No of People***	***Nature***
27911	**Dwr Cymru Welsh Water (Mr Dewi Griffiths) [6050]**	1	**Support**

Total Number of People: 1

Summary: We welcome that the policy recognises the importance of having adequate capacity within both the water supply and the sewerage/drainage infrastructure to accommodate proposed development sites.

Change to Plan:

Response: **Noted**

Representation(s)		*No of People*	*Nature*
27544	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: To us in Kinmel Bay this is of paramount importance. With the River Gele "topping" twice this year and the possible (probable) failing of the River Clwyd mud bank. Planning don't seem to have taken flooding in this area seriously and locals wonder why when locals express as much concern as Natural Resources Wales?? One wonders?

Change to Plan:

Response: **Noted**

Representation(s)		*No of People*	*Nature*
27545	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: SUDS must be considered on any new building proposals especially in Kinmel bay where for decades it's been ignored by both landowners, developers, councillors and planning.

Change to Plan:

Response: **Noted**

Representation(s)		*No of People*	*Nature*
27642	**Mrs Lynne Drake [6463]**	1	**Support**

Total Number of People: 1

Summary: Please consider the measure of not building houses too near to any streams, watercourses or rivers in order to reduce flood risk.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		***No of People***	***Nature***
28153	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

We fully support the priority in the policy when considering the cumulative effects of incremental development.

As you are aware, TAN15 is due to be revised by Welsh Government. In advance of this, Welsh Government have now published for consultation The Draft National Strategy for Flood and Coastal Erosion Risk Management in Wales, which is available via this link.

Change to Plan:

We would advise you to consider the content of this consultation and the revised TAN15 in developing your Deposit Plan.

Response:

Noted. Text will be amended to clarify

Representation(s)		***No of People***	***Nature***
28223	**Mr Eric Witherspoon [6799]**	1	**Comment**

Total Number of People: 1

Summary:

Flooding Planning Restrictions - I would like to see Sea Defences strengthened on Kinmel Bay Promenade in view of global warming. I would also like to see River Clwyd West Bank strengthened.

Furthermore brown field sites should not be given priority if planning restrictions are lifted in Kinmel Bay as is planning restrictions are lifted in Kinmel Bay far more building land will become available

If more houses are to be built in Kinmel Bay a new school should be built along with a new medical centre with respect to the 21st Century project.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		***No of People***	***Nature***
28225	**CCBC (Cllr Geoff Corry) [6800]**	1	**Comment**

Total Number of People: 1

Summary:

The River Gele has more recently shown level rises which appear to be above the norm, there have been recent flood warnings particularly for the River Gele and the River has overtopped this year, west of St Asaph Avenue.

In general , in relation to global sea rises and Flood defences reviewed there has been more concentration on the Kinmel Bay sea front promenade and the river Clwyd West Bank.

The LDP should not be restrictive by referencing or offering priority ring fencing to any particular site, however, maintain total flexibility as stated.

Change to Plan:

Should there be a change to the current planning restrictions referenced to flood plain, either by flood defence work or other reasoning then probability may well prove that potential land, other than the noted brownfield locations, within the Kinmel Bay community boundary may well become available as suitable housing sites as prior to the planning restrictions currently in place.

Subject to the River Gele not receiving improved flood defence improvements at any time or planning restrictions as a whole on the flood plain being lifted then in the interest of safety perhaps consideration may well be practical to place a more restrictive planning no build exclusion zone either side of the river Gele for its length.

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		***No of People***	***Nature***
28226	**CCBC (Cllr Nigel Smith) [6801]**	1	**Comment**

Total Number of People: 1

Summary:

Kinmel Bay and Towyn has a number of brown field sites which I have no doubt in the future may well be suitable for development which are in close proximity to both the River Gele and the Ffynnon a Dol, but are also close to the infrastructure, utilities and services such developments would need.

These sites must be given priority over green field sites especially those external of the towns boundary, to help with the regeneration and ultimately long term suitability of the Town.

Change to Plan:

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		*No of People*	*Nature*
27653	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary: The Council should ensure that no highly vulnerable development is allocated in C2 Flood Plain. Development is located in C1, while the principle of development may be appropriate in national policy terms, the key consideration for the LPA will be to demonstrate that allocations (where relevant) are suitable and deliverable in line with any mitigation measures that may be required in order to meet the requirements of national policy.

Change to Plan: The LPA will need to undertake a sufficiently detailed Flood Consequences Assessment (FCA) and seek advice from the statutory body, NRW prior to Deposit.

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		*No of People*	*Nature*
27546	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary: This, unless I'm wrong, relates to coastal areas only? Here in Kinmel bay there has been scant regard to the safety of residents buy a continuation of planning approvals and the ignoring of high risk of flooding? At one point a councillor stated that St Asapah avenue did not flood (twice) in 1990--factually he was correct BUT all the properties off St Asaph avenue flooded right back to the river gele--hence our concerns.

Change to Plan: The coastal areas should not be singled out as both the R Clwyd and Gele are high risk of flooding one mile inland from coastal areas. This should be in your documents (unless I have missed something?)

Response: **Noted. Areas of flood risk will be avoided in line with national guidance.**

Representation(s)		***No of People***	***Nature***
28229	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary:

Economic Development is traditionally viewed within the confines of B1, B2 and B8. However, in Conwy is encompasses tourism, retailing, farm diversification and production etc.

The economics of employment land have historically been such that they are under pressure from alternative uses. Such sites should be specifically protected from alternative uses.

We are concerned by the proposals for an allocation of 50% office and 50% other. This would appear to be an arbitrary figure, at best aspirational.

Change to Plan:

The Council should amend their policy to 75% B2, B8 and 25% B1. This is a better aspiration and eminently more achievable.

Response:

Not accepted. The 50/50 split is evidenced in the Employment Land Review Background paper. Overall supply will be considered when deciding on use class for new allocated employment sites.

Representation(s)		***No of People***	***Nature***
28224	**Mr Eric Witherspoon [6799]**	1	**Support**

Total Number of People: 1

Summary: With regards to employment in the area I fully support the continued development of The Tir Llwyd Site.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28232	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary: We have had considerable input into the local tourism strategy. This should form the basis of the tourism strategy across Llandudno in the planning period.

Change to Plan: Should the replacement LDP show considerable variation in delivery, we reserve our position.

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
29225	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Comment**

Total Number of People: 1

Summary: The strategy states that consideration will be given to protecting and improving caravan park accommodation at Pensarn, Towyn and Kinmel Bay to maintain bed stock levels and assist the local economy. It is debatable how much self-catering short term tourist accommodation actually contributes to the local economy and there should be an emphasis on high quality design with protection and enhancement of the natural landscape and environment.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28233	**Mostyn Estates Limited (Mr Edward Hiller) [5167]**	1	**Comment**

Total Number of People: 1

Summary:

The impact of significant strategic sites on adjacent land holdings is ill thought out. Extensive residential development leads to a more intensive use of footpaths, the most notable consequence being an increase cost in ownership and management of land holdings.

A much more concerning prospect is that farmers are forced to alter the way they farm in the face of the onslaught of dog walkers. These farms become less and less viable as a consequence, which puts pressure on those farming communities which are often multi-generational and predominantly Welsh speaking.

Change to Plan:

The replacement plan urgently needs to manage these issues and place a financial burden on those strategic sites, or face losing the very fabric of these agricultural communities.

Response:

Accepted in principle. Development briefs for Strategic Sites should consider impact on adjacent and nearby countryside. This should be done in consultation with the Biodiversity Officer and Countryside officers when drawing up a draft brief which will then be subject to public consultation.

Representation(s)		***No of People***	***Nature***
28158	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Whilst a tidal lagoon has the potential to offer significant amounts of low carbon energy, there is currently insufficient evidence to be confident that a very large scale tidal lagoon can be developed without a significant impact to the environment. Whilst legal protections for the environment provide mechanisms for projects that have large scale impacts to proceed on a public interest basis, it will be very difficult to meet the tests of such derogations in the absence of a clearer sectoral policy framework for tidal lagoon developments.

Change to Plan: In NRW's view it is premature to provide unqualified support for lagoons in the absence of a better developed evidence base and the absence of more detailed sectoral planning policy.

Response: **Noted. Text will be amended to clarify**

Representation(s)		***No of People***	***Nature***
29226	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Comment**

Total Number of People: 1

Summary: Conwy County Borough Council (CCBC) strategy supports utilising Colcaenog Forest for wind energy and the Colwyn Bay Tidal Lagoon which it believes will assist in terms of reducing flood risk, increasing tourism, improving the labour market and delivering renewable energy. Early consultation with Denbighshire County Council is welcomed in terms of energy development so that both councils' strategies align and take account of the draft Welsh National Marine Plan and the draft National Development Framework.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27886	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Object**

Total Number of People: 1

Summary: Following the decision by Welsh Government made on 11 June 2019 to accept the Climate Change Commission's recommendations to achieve a 95% reduction in greenhouse gases by 2050 the targets outlined in the draft plan need to be revisited.
Given the disproportionate impact climate change will have on the coastal communities of the County the RLDP should go further and aspire to achieving a net zero emission target by 2050.

Change to Plan: Amend targets to achieve a minimum reduction of 95% in greenhouse gas emissions by 2050. With a clear ambition to go further and achieve a net zero outcome by 2050

Response: **Noted. Text will be amended to clarify**

Representation(s)		*No of People*	*Nature*
27652	**Welsh Government (Mr Mark Newey) [2176]**	1	**Comment**

Total Number of People: 1

Summary:

A large proportion of the authority is within Priority Areas 3 & 15 for Solar and Wind Energy in the draft NDF. On this basis the Authority should ensure that it is in general conformity with the NDF when adopted. The LPA has prepared a Renewable Energy Assessment (REA) in line with the WG Toolkit Methodology which concludes there are no suitable wind or solar Local Search Areas (LSAs). The Council has allocated the SSA within its area, and is proposing to allocate Land at Gofer for a 4MW PV solar array.

Change to Plan:

The Deposit plan should:

Demonstrate how the REA has been embedded into the candidate site process and explain how renewable energy and low carbon opportunities have informed the scale and location of growth;
Include in policy and as part of the monitoring framework the contribution of the plan area towards developing and facilitating renewable and low carbon energy, and
Include in the policy framework opportunities for local renewable and low carbon energy generation schemes.

Response:

Noted. The NDF detail wasn't available at the time of preparing the Preferred Strategy and the identified areas are not available as data as WG cannot release it in draft form. Text and designations will be amended to reflect national guidance when finalised and clarity will be added regarding the integration of the REA recommendations.

Representation(s)		***No of People***	***Nature***
27547	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Suggest that with the recent stealing of solar panels in kinmel bay/bodelwyddan these areas are fitted with cctv (powered from panels of course)

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27885	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Comment**

Total Number of People: 1

Summary: Given the recent Commission on Climate Change objectives for net zero emissions by 2050 the RLDP should require all new development to be Carbon Zero. This can be achieved by adopting existing technology in a away that does not impose unreasonable additional costs and will infact over the lifetime of any development deliver a positive economic return

Change to Plan:

Response: **Noted.**

Section: Prosperous Places in Conwy

6.7.29

Representation(s)		*No of People*	*Nature*
27808	**Campaign for the Protection of Rural Wales (Mr Peter Detheridge) [35]**	1	**Comment**

Total Number of People: 1

Summary: In light of the National Development Framework intention for windfarm applications above 10MGW to be determined by the Welsh Government the Conwy policy will need to be changed. However it is considered that the reduction of the power of the Local Planning Authority to determine applications between 10 and 25 MGW is a reduction in local democracy and should be opposed.

Change to Plan:

Response: **Noted. Text will be amended to clarify**

Section: Prosperous Places in Conwy

6.7.30

Representation(s)		*No of People*	*Nature*
29227	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Comment**

Total Number of People: 1

Summary: Offshore Energy, Paragraph 6.7.30 refers to the Localism Act 2011 which is misleading given that in terms of planning it only applies in England. Development Consent Orders apply only in England. Marine licences in Wales are granted by Natural Resources Wales. Consideration should be given to removing this paragraph or rewording it particularly given that Welsh Ministers now have devolved powers in terms of energy generation of 350 MW or less in Wales and in Welsh waters.

Change to Plan:

Response: **Accepted. Text will be amended to clarify.**

Representation(s)		***No of People***	***Nature***
27548	**Mr Gerald Jones [6389]**	1	**Object**

Total Number of People: 1

Summary: Disagree with more off shore wind farms as they are not really that effective and made using massive amounts of steel and other energy consuming processes.

Change to Plan: Consider tidal power--much better and reliable--someone will do it!

Response: **Noted. Offshore wind turbine is outside of the control of the LPA and RLPD**

Section: Prosperous Places in Conwy

6.7.31

Representation(s)		*No of People*	*Nature*
29228	**Denbighshire County Council - Planning Policy (. Strategic Planning and Housing) [7712]**	1	**Object**

Total Number of People: 1

Summary: Paragraph 6.7.31 is clearly a decision for Welsh Ministers and we would question the appropriateness of referring to the tidal lagoon as Colwyn Bay Tidal Lagoon when it is likely to extend beyond Colwyn Bay, and into Denbighshire County Council (DCC). Perhaps the term "North Wales Tidal Lagoon" might be more appropriate. Given that there are no proposals for a North Wales Tidal Lagoon, we think it is premature to include it in an LDP which should be based on deliverability over the lifetime of the plan.

Change to Plan: As DCC's LDP is at a similar stage, and we have made no mention of the "North Wales Tidal Lagoon" based on the lack of any such proposal and the significant issues over deliverability, we think for consistency CCBC should consider a similar approach.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27890	**Aberconwy and Clwyd West Labour Party (Mr John Adshead) [6592]**	1	**Support**

Total Number of People: 1

Summary: The development of a tidal lagoon will bring not only environmental benefits but has the potential to deliver employment and wider regeneration benefits to the coastal communities of Colwyn Bay, Pensarn Kinmel Bay and Towyn. It also offers the potential for involvement of the local community in its planning and longer term management.

Change to Plan:

Response: **Noted.**

Section: Prosperous Places in Conwy

6.7.32

Representation(s)		*No of People*	*Nature*
28159	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: In addition to highlighting the community benefits and ownership needs of any onshore works associated with offshore development (section 6.7.32), the RLDP should also consider the implications of the onward transmission of electricity from offshore renewable energy development. This will be especially important if the proposals for new large scale offshore wind development by The Crown Estate, which are at a very early stage, are taken forward.

Change to Plan:

Response: **Noted. Text will be amended to clarify**

Representation(s)		***No of People***	***Nature***
28156	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: The relevant sections of the preferred strategy cover all the essential aspects for preventing pollution and protecting groundwater resources and quality and land contamination.

Change to Plan:

Response: **Noted.**

Representation(s)		***No of People***	***Nature***
28028	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary: Strategic Policy 33 a)
Whilst we support the commitment to ensuring a sufficient provision of permitted reserves, the subsection of the policy would benefit from a brief indication of how this would be achieved, i.e. through the provision of landbanks as referred to in paragraph 6.8.3. We do however believe this should be a policy commitment.

Change to Plan: Amend the text accordingly.

Response: **Accepted. The commentary in paragraph 6.8.3 sets out the rationale, for clarity add the following to Policy 33a: ...by maintaining a minimum landbank of 10 years supply of permitted reserves of crushed rock.**

Representation(s)		***No of People***	***Nature***
28027	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary: Mineral resources support much more than the "construction economy". Whilst aggregates and other minerals products provide many of the raw materials for the construction industry, they benefit the wider economy.

Change to Plan: Amend the text to read "The Council will manage the mineral resources in a sustainable manner which will support the construction industry and wider economy,....."

Response: **Accepted.**

Representation(s)		***No of People***	***Nature***
28029	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary:

Strategic Policy 33 e)
Paragraph 5.14.7 of PPW addresses the Safeguarding of Mineral Resources and Infrastructure. As proposed the wording of this section of the policy does not safeguard the infrastructure associated with minerals processing activities, storage transportation and added value facilities.

Change to Plan:

Amend the text to read "e) Safeguarding sand & gravel and hard rock resources as identified on the proposals map and at existing permitted reserves of hard rock at..... and St George Quarries; together with the safeguarding of existing or planned wharves, railheads, associated processing facilities and batching plants"

Response:

Accepted. Facilities which are intrinsic or ancillary to a given quarry such as processing and batching plant are already afforded protection by the quarry buffer-zone policy and by virtue that the surrounding mineral resource is safeguarded and identified on the proposals map and further differentiation is not required within minerals safeguarding layer on the proposals map. The suggested amendment will provide adequate policy protection without needing to identify every such facility. However, it is intended that because the wharf at Raynes Quarry and the rail loading terminal at Penmaenmawr Quarry are at remote locations from the main quarry, these will be identified on the proposals map.

Section: Prosperous Places in Conwy

6.8.2

Representation(s)		*No of People*	*Nature*
28030	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary: Whilst the principal of this statement is supported, we wonder if reference should be mineral "reserves" not resources. Reserves are mineral resources with the benefit of planning permission.

Change to Plan: Amend the text to read "..... Policies will be developed to ensure that the County provides mineral resources reserves in sustainable locations....."

Response: **Accepted. Note that the suggested change to the plan above has erroneously retained the word resources. Delete the word "resources" and only use the word "reserves".**

Section: Prosperous Places in Conwy

6.8.2

Representation(s)		***No of People***	***Nature***
27549	**Mr Gerald Jones [6389]**	1	**Support**

Total Number of People: 1

Summary: Just a comment about radon gas--would the council consider mapping out the radon gas levels in all areas and the solution to preventing damage to humans?--OK Im picking now!! :-)

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28031	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary:

This paragraph states, "It is proposed to only safeguard deposits which exceed a defined threshold of size...."

There is no indication of the "size threshold" in the text. We would also question this approach as consideration must be given to area, quantity and quality of the mineral, together with other economic considerations.

Change to Plan:

Amend the text accordingly.

Response:

Accepted in part. The exercise to limit safeguarded sand and gravel resources to a pragmatic and proportionate scale used an iterative sieve mapping process to remove small and spatially intermittent deposits. This considered factors such as accessibility, remoteness, planning constraints, proximity to other allocations and tidal flood plains to remove deposits which are considered unlikely to be of economic or social value for the LDP period and beyond for future generations. The random and discontinuous nature of many of the smaller deposits, often being less than 100 metres in extent and thin in depth, are not know to be of high quality, and are interspersed with boulder clays and silt. The application of the requisite buffer zone around the outer edge of the deposit creates a disproportionately large safeguarding area which is exacerbated where several small 20 to 100 metre diameter deposits are located within 200 metres of each other which causes the buffer zones to merge, giving the false impression of a much wider and extensive deposit than is the case. In the absence of evidence to confirm that such deposits have a quality worthy of safeguarding, they are not included.

Representation(s)		*No of People*	*Nature*
28032	**Mineral Products Association ltd (Mr Nick Horsley) [6308]**	1	**Comment**

Total Number of People: 1

Summary:

This paragraph does not refer to the requirements within PPW to safeguard minerals infrastructure.

As stated above, Paragraph 5.14.7 of PPW addresses the Safeguarding of Mineral Resources and Infrastructure. As proposed the wording of this paragraph does not recognise the need to safeguard the infrastructure associated with minerals processing activities, storage transportation and added value facilities.

Change to Plan:

Amend the text accordingly.

Response:

Accept. Refer to the response given to representation 28029. In the first sentence insert the text "and minerals related infrastructure" after "Welsh government requires land containing mineral resources..."

Representation(s)		***No of People***	***Nature***
28164	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: CCBC are the responsible body for ensuring there is sufficient allocation within the plan for delivering a sustainable and appropriate waste infrastructure network. We will consider applications for new waste infrastructure as and when they are made.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28201	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary:

It is understood that part of the site has suffered from surface water/pluvial flooding in the past. We understand that works to reduce flood risks on this site were carried out in 1990's.

We have no in principle issue with regards to effects on the setting of Snowdonia National Park. However, a well-considered indicative masterplan for the site would be required to ensure the development fits within its landscape and settlement edge context.

The landscape issues for consideration are:
a) Conserving the setting of Snowdonia National Park.
b) Development form and fit
c) Conservation of natural/heritage features of the site

Change to Plan:

We would advise that your Authority as the Lead Local Flood Authority will need to consider Surface water flooding in considering inclusion of the site.

We would recommend that before Draft Deposit Stage you:

Assess how development density, pattern and building heights can best fit the site within available views (including views from Snowdonia National Park);

Allow sufficient space in the development for strategic tree planting along boundaries, within public open space and along streets to break up the urban form of the development;

Plan adequate space for the field tree, root protection zones of woodland trees, place these areas within the public open space network to allow their co-ordinated management and remove conflict with private dwellings and gardens. The planning of SuDs within public open space will further influence the greenspace/ built form layout and planning for biodiversity.

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27510	**Mr Gerry Baker [6140]**	1	**Comment**

Total Number of People: 1

Summary: Please consider the inclusion of housing plots for tailored designs for elderly residents. Thank you.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28275	**R H Edwards-Behi [6827]**	1	**Comment**

Total Number of People: 1

Summary:

Services needed for new homes and population increase should be in place before houses are built.
Welsh Language should have equal status with English.
Phased house building.
New jobs for Llanfairfechan should be added to the strategy.

Change to Plan:

Response:

Noted. The site will be phased if required so that the new primary school and/or extension to the GP surgery are completed first.
The impact on the Welsh language will be assessed and mitigated for where necessary as part of the Replacement LDP process.

Representation(s)		*No of People*	*Nature*
29208	**Mrs Eirlys Edwards Behi [7708]**	1	**Comment**

Total Number of People: 1

Summary:

Gwneud gwellianna gyntaf i gynnal y gymuned cyn adeiladau mwy o dai.
Fe fydda swyddi yn y pentref wedi bod yn fonws.
Oes angen 400+ o dai yma?

Change to Plan:

Response:

Nodwyd. Bydd y safle'n cael ei ddatblygu mewn camau os oes angen fel bod yr ysgol gynradd newydd a/neu'r estyniad ar y feddygfa'n cael eu cwblhau yn gyntaf. Mae nifer yr anheddau ar y safle wedi'i ostwng i 250 ar ├Ч l dod o hyd i fwy o gyfyngiadau.

Representation(s)		*No of People*	*Nature*
27675	**Mr & Mrs E W Roberts [6490]**	1	**Object**
27676	**Mr Paul Davies [6491]**	1	**Object**
27674	**K E Roberts [6489]**	1	**Object**
27673	**Mr Aron Davies [6488]**	1	**Object**

Total Number of People: 4

Summary:

We understand we need new homes for people and a school but 400 houses are far too many for a village of approximately 3,650 people.
It will affect the culture and the Welsh Language.
There are countless empty buildings in the village that could be used.
We have no infrastructure, the current roads etc. are struggling to cope. There is no employment so Llanfairfechan is likely to become a commuter town.
Conwy Social Services, Betsi Cadwaladr Health service and North Wales Police is at breaking point.

Change to Plan: Remove the strategic site from the RLDP.

Response:

Not accepted: The number of dwellings that the site is allocated for will be reduced to reflect additional constraints identified. GP Surgery and schools capacity will be mitigated as appropriate through the RLDP. Impact on Welsh language will be assessed as part of the Replacement LDP process and mitigation will be provided where required. An allowance for windfall dwellings coming forward on sites that cannot be allocated has been made in the dwelling requirements. This includes empty buildings.

Representation(s)		*No of People*	*Nature*
28257	**Ms Sharon Perry [6817]**	1	**Object**
28256	**Mr Phil Beauvoir [6816]**	1	**Object**
28258	**Ms Louise Hibbert [6818]**	1	**Object**

Total Number of People: 3

Summary:

The scale of growth identified in the strategy is excessive and unjustified to meet the needs of Llanfairfechan.
Such a development will significantly harm Llanfairfechan's character, biodiversity and landscape.
The Preferred Strategy fails to demonstrate whether Llanfairfechan has or is capable of delivering the necessary infrastructure to support this development.
There is no evidence of such a large housing need in Llanfairfechan.
Instead greater emphasis should be placed on a lower level of growth that supports existing community infrastructure and natural local population change.

Change to Plan:

Greater emphasis should be placed on a lower level of growth that supports existing community infrastructure and natural local population change.

Response:

Not accepted. The site capacity has been reduced to 250 dwellings to reflect additional constraints that have been identified. This will only deliver part of the dwelling requirement in the Western part of the Replacement LDP area.
Infrastructure requirements has been assessed and will be mitigated for if required.
The need for new dwellings has been assessed and makes up part of the evidence base accompanying the Replacement LDP. Providing for natural change only would not deliver the Vision and Objectives of the Replacement LDP.

Representation(s)		*No of People*	*Nature*
29206	**Mr Lloyd Jones [4169]**	1	**Object**

Total Number of People: 1

Summary:

The town is already bursting at the seams.
The health centre and pharmacy are already at full stretch.
It is one of the most beautiful fields along the coast.
It shines light into the village.
It is the last green corridor along the coast.
The plan for a school is just a lure.
the developers will make a fat profit and the council will be quids in.
What about the Welsh language and culture.
The Council should do more to help with town's young people in other ways with converting empty buildings i.e. Health home/CoOp and the old butchers shop.

Change to Plan: Remove the strategic site from the RLDP.

Response:

Not accepted. Land will be allocated if required to ensure that there is sufficient GP surgery capacity. The new primary school is part of the 21st Century Schools Programme. There will be a Welsh Language Impact Assessment as part of the Replacement LDP. The dwelling requirements for the Replacement LDP includes an element of windfall development, which covers any dwellings that could be delivered by empty buildings.

Representation(s)		*No of People*	*Nature*
27446	**Mr Emyr Owen [6369]**	1	**Object**

Total Number of People: 1

Summary: I wish to comment on LDP plan and how it will affect Llanfairfechan. I object to the proposals in that the GP surgery is already struggling after the extra burden of Penmaenmawr patients and could not cope with extra influx. I feel that if houses have to be built they should be predominantly council i. e. social houses.

Change to Plan: I feel that if houses have to be built they should be predominantly council i. e. social houses.

Response: **Not accepted. Land will be allocated if required to ensure that there is sufficient GP surgery capacity. An element of affordable housing will be provided on-site.**

Representation(s)		*No of People*	*Nature*
27451	**Miss Nikki Lewis [6372]**	1	**Object**

Total Number of People: 1

Summary: I object to the size of the proposed development in Llanfairfechan. For a small town 400 extra houses will have a negative impact as the infrastructure is not in place to deal with this number of extra residents but also it will change the social fabric of the town as a large proportion of the housing would be filled by people not from the immediate local area, such a large development is completely unnecessary in terms of the needs of local people.

Change to Plan: A much smaller housing development would be more appropriate for the size of Llanfairfechan, a maximum of 50 properties.

Response: **Not accepted. The site capacity has been reduced to reflect additional constraints that have been identified. Any impact on infrastructure will be assessed and mitigated for where required.**

Representation(s)		*No of People*	*Nature*
27453	**Ms Susan Ridgway [6374]**	1	**Object**

Total Number of People: 1

Summary: I strongly oppose the plan to build on the proposed site and believe that Llanfairfechan is being expected to accept a disproportionate amount of growth compared to other parts of Conwy Borough.

Change to Plan: I firmly believe that this proposal will be detrimental to the village and hope the residents views will be taken into account and other parts of the Borough will be required to share equally in the building programme.

Response: **Accepted in part. Sites will be allocated across the plan area. The West part of the plan area is estimated to accommodate 10% of the growth. The site capacity has been reduced to reflect additional constraints that have been identified. Other sites will be allocated across the County Borough. The West part of the County Borough is taking approx 10% of the identified growth. The strategic site at Llanfairfechan only takes a portion of this identified need. Additional sites and windfall will be required to deliver the remaining growth.**

Representation(s)		*No of People*	*Nature*
27460	**Mrs Pat Griffiths [6379]**	1	**Object**

Total Number of People: 1

Summary:

There is not capacity in Doctor's surgery. Following the closure of Penmaenmawr surgery, the service is already overstretched. Pen surgery closed due to candidates not coming forward to apply for vacant positions for GP practice. Additional people migrating to Llanfairfechan would mean an even lower GP to patient ratio. The policy does not meet the need for affordable houses for locals more than the 20% is needed the other 80% will be too expensive to buy since their income levels are too low to secure the mortgage needed. Other land in the town should be considered.

Change to Plan:

Changes: not to build in the green space proposed. Number of houses should be less , infrastructure is not in place to support such a development.Policy should consider the adverse effect that this would have on the existing service users of the doctor's surgery. Adverse effect on the Welsh language in the town has been ignored. Stage 4 of the process seems to have been missed - locals were not consulted or made aware of the proposals.

Response:

Not accepted: we have been working with the local health board, who have identified a capacity concern with the GP Surgery, but they believe it can be overcome through an extension. Land for this will be allocated through the RLDP if 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.
The 20% affordable housing is based on financial viability.
Impact on the Welsh language is assessed as part of the RLDP process and mitigation will be sought where necessary.
Stage 4 of the RLDP process (Pre-Deposit Participation) did take place and was open to consultation between 14 December 2018 and 25 January 2019.

Representation(s)		*No of People*	*Nature*
27625	**Mr Huw Lloyd Jones [6433]**	1	**Object**

Total Number of People: 1

Summary: The building of 400 homes would add over 1000 people to Llanfairfechan's population. This is too great a proportional change and would place too much strain on our infrastructure. Some aspects can be mitigated (eg school) but others are more difficult (eg additional GP capacity). I would be willing to support a smaller development of perhaps 100 homes.

Change to Plan: Reduce the size of the proposed development significantly to about 100 homes.

Response: **Not accepted: The number of dwellings that the site is allocated for will be reduced to reflect additional constraints identified. GP Surgery and schools capacity will be mitigated as appropriate through the RLDP.**

Representation(s)		*No of People*	*Nature*
29229	**Mrs Beryl Griffiths [6661]**	1	**Object**

Total Number of People: 1

Summary: Fy nghonsyrn pennaf yw yr Iaith Gymraeg a'r ffordd o fyw Cymraeg yn y pentref. Ers symud yma i fyw yn 1969 myf wedi tristhan wrth weld y diryirad yn yr Iaith/Drwylliant Cymraeg a'r prif reswn am hyn yw'r mewnlifiad i'r stadau newydd o dai sydd wedi eu datblygu yma yn y blywyddoedd diwethef.

Change to Plan: Tynnu'r safle strategol o'r CDLlN

Response: **Heb ei dderbyn. Bydd asesiadau a mesurau lliniaru ar gyfer y Gymraeg lle bo angen, yn rhan o broses y CDLl Newydd.**

Representation(s)		*No of People*	*Nature*
28078	**Dr Jason Devereux [6667]**	1	**Object**

Total Number of People: 1

Summary: As I understand it I understand there is a plan growth for 400 houses and a school in Llanfairfechan. Our primary concerns with this development are the sheer size of it which will increase the population of the village by a third, the location which will have a massive impact on the appearance of the village and the impact on the local culture.

Change to Plan: We really think that this whole proposal needs a rethink and downsizing so that it does not destroy the nature of Llanfairfechan.

Response: **Not accepted. The site capacity has been reduced to 250 dwellings to reflect additional constraints that have been identified.**

Representation(s)		*No of People*	*Nature*
28268	**Mr Iolo Jones [6784]**	1	**Object**

Total Number of People: 1

Summary: If Cae Fynnon in Llanfairfechan is to be developed it should be >250 units to necessitate infrastructure upgrades. However the Stanlow LPG pipeline should act as a hard border to the site.

Change to Plan: It should be >250 units to necessitate infrastructure upgrades. However the Stanlow LPG pipeline should act as a hard border to the site.

Response: **Accepted in part. The site capacity has been reduced to 250 dwellings reflect additional constraints that have been identified. There is no change to the site boundary.**

Representation(s)		*No of People*	*Nature*
29211	**Mrs Lowri Keddie [6786]**	1	**Object**

Total Number of People: 1

Summary: Mae gennyf gonsyrn ar effaith ar yr iaith Cymreag. Hefyd rwyf ar ddeall bod perchnogion tir wedi gwerthu caeau i chi a phryder nad oes digon o amser teg wedi bod i drigolion pentrefi/trefi Conwy i ymateb yn drylwyr.

Change to Plan: Tynnu'r safle strategol o'r CDLlN

Response: **Heb ei dderbyn. Nid yw'r Cyngor wedi bod ynghlwm ├ó phrynu unrhyw ddarn o dir ar y safle. Byddai'r broses ymgynghori ├ó'r cyhoedd yr un fath, ni waeth pwy sydd piau'r tir.**

Representation(s)		*No of People*	*Nature*
28259	**Ms Charlotte Owen [6819]**	1	**Object**

Total Number of People: 1

Summary: It will destroy beautiful countryside and views. The size of the proposed development is too large and will place huge strain on infrastructure and facilities and doesn't appear to be based on evidence of local need. Sufficient new homes could be found by bringing empty properties back into use and developing brownfield sites. Green open spaces should be the last resort.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The impact on infrastructure and facilities has been assessed and mitigated for where necessary.The need for new dwellings has been assessed for the plan area as a whole and makes up part of the evidence base accompanying the Replacement LDP. The Western part of the plan area will deliver 10% of the growth overall. Windfall sites have been included as part of the dwelling requirements, which includes brownfield sites. Where possible, these will be allocated.**

Representation(s)		*No of People*	*Nature*
28260	**Mr Alan Davies [6820]**	1	**Object**

Total Number of People: 1

Summary: Don't agree at all. Why can't the school be extended at the back etc. Why can't brown field sites be done i.e. west coast all the way up by the fire station.
They won't be affordable for local youngsters.

Change to Plan: Remove the strategic site from the plan.

Response: **Not accepted. The option to extend the current school site have been considered. The school site falls partly in a C2 floodplain. National planning policy seeks to guide developments such as schools away from these areas.**
Brownfield sites will be allocated where possible and a windfall allowance has been included in the dwelling requirements. The West Coast is allocated in the current LDP.

Representation(s)		*No of People*	*Nature*
28261	**Mr Dewi Williams [6821]**	1	**Object**

Total Number of People: 1

Summary:

Llanfairfechan does need more affordable homes for young families especially.
The proposed scale of the development is too large.
The local GP practice has recently had to take on patients from Penmaenmawr following the closure of the practice there.
No way the services could ope with such a large scale development.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Not accepted. The site will include an element of affordable housing. Infrastructure requirements resulting from the development has been assessed and will be mitigated for accordingly. This includes the local GP surgery.

Representation(s)		*No of People*	*Nature*
28263	**Mr Jamie Keddie [6822]**	1	**Object**

Total Number of People: 1

Summary: Whilst affordable housing is needed in Llanfairfechan, the sheer volume of proposed houses will, I believe, change the dynamic of the village. From my experience our current infrastructure (parking and the doctors surgery) cannot accommodate a further high influx of people.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will include an element of affordable housing. Infrastructure requirements resulting from the development has been assessed and will be mitigated for accordingly. This includes the local GP surgery.**

Representation(s)		*No of People*	*Nature*
28264	**Ms Gwyneth Page [6823]**	1	**Object**

Total Number of People: 1

Summary: I do not believe sufficient impact assessment on the current environment, utilities, public services and resident has been carried out to support development at such scale. Other options have not been fully explored for lower impact across the borough.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The impact on infrastructure and facilities has been assessed and mitigated for where necessary.Public consultation has taken place inline with the Delivery Agreement and Welsh Government requirements. All sites submitted have been assessed and allocated according to this assessment. Other sources of dwellings have been included in the Replacement LDP housing figures where appropriate.**

Representation(s)		*No of People*	*Nature*
28270	**Ms Shirley Munro [6825]**	1	**Object**

Total Number of People: 1

Summary: Properties lying empty should be targeted before any new build.
Local services and infrastructure need to be taken into account. I do not believe Llanfairfechan can support 400 more households.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The Council has an empty homes strategy. Empty buildings which are suitable for conversion have been included in the dwelling requirements via windfall. The impact on infrastructure will be assessed and mitigated for where necessary to ensure that the site can be accommodated.**

Representation(s)		*No of People*	*Nature*
28271	**Mr D J Finch [6826]**	1	**Object**

Total Number of People: 1

Summary: Objection to proposed density of new housing development in Llanfairfechan and stipulations/suggestions related to any new housing developments.
Would also further suggest that the normal guideline of 10% social housing be increased to 25% and that the new homes only be marketed as permanent housing i.e. not available as holiday homes.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The affordable housing provision on-site will be financially assessed for viability as part of the Replacement LDP process. The current adopted LDP has it at 20% for this area.**

Representation(s)		*No of People*	*Nature*
29207	**Mrs L Roberts [7707]**	1	**Object**

Total Number of People: 1

Summary:

This is too many houses for the village, it would change the village into a commuter town.
Also the proposed housing development would put additional pressure on existing resources.
No consultation was made with the village people prior to putting this plan forward, as there are many large empty buildings in Llanfairfechan that should be refurbished rather than built new e.g. The Heath, The old co-operative shop etc.
200 homes would be more than enough.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Not accepted. The capacity of the site has been reduced to 250 dwellings following additional constraints being identified. The dwelling requirement has been split across the Replacement LDP plan area. The West is to provide 10% of growth.
Public consultation has been in-line with the Delivery Agreement and requirements set out by Welsh Government. There will be further public consultation on the Replacement LDP in future.
An allowance for windfall sites has been included in the dwelling figures for the Replacement LDP. This includes empty buildings.

Representation(s)		*No of People*	*Nature*
28262	**Mr David Griffiths [7713]**	1	**Object**

Total Number of People: 1

Summary: I know that we need housing (affordable) for young families and older people in the village but I think this development is far too big for the infrastructure. The village is struggling at the moment especially the doctors surgery.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted: we have been working with the local health board, who have identified a capacity concern with the GP Surgery, but they believe it can be overcome through an extension. Land for this will be allocated through the RLDP if 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.**
A new primary school will be built as part of the 21st Century Schools Project. No other capacity concerns have been reported as part of the consultation process.

Representation(s)		*No of People*	*Nature*
28212	**Beech Developments (NW) Ltd (Mr Mike Roberts) [1966]**	1	**Support**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		

Total Number of People: 1

Summary: Support for the allocation of a Strategic Site at Llanfairfechan. However, due to site constraints, the identified area appears to be insufficient to accommodate the envisaged 400 dwellings, consideration should, therefore, be given to extending the development area onto adjacent land in order to achieve the suggested site capacity.

Change to Plan: Extend the development onto adjacent land in order to achieve the suggested site capacity.

Response: **Accepted in part: the number that the site is allocated for will be reduced to reflect the additional constraints identified. The site boundary will not be amended, as it is not needed to deliver the growth level set for the West area (10% of all growth). Other allocations, commitments and windfall will meet this level need.**

Representation(s)		*No of People*	*Nature*
27664	**mrs barbara holmes [6475]**	1	**Comment**

Total Number of People: 1

Summary: Concerns with increase of traffic along Bryn Lupus, which is frequently monitored for speeding,also the associated pollution, noise and congestion. Concerns on the loss of yet more greenfield area and the environmental impact this has on wildlife and ecology. The plan is unsympathetic in terms of housing type for Llanrhos as this area is predominantly bungalow housing. The LDP section 3.3 states "the Council will adjust to an ageing population in terms of housing type". The plan for 3/4 bedroom 2-storey homes will detract greatly from the identity and "village" feel of Llanrhos, particularly around the Maes y Castell area.

Change to Plan:

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27665	**mr robert holmes [6477]**	1	**Comment**

Total Number of People: 1

Summary:

Concern that Llanrhos will lose its village identity and will become a continuation of the Marl develoment and Deganwy area.
I was told at the consultation that 90% of the housing stock will be taken up by local people; why then is there a need for further offices/workshops? Has nobody seen the vast amount of existing empty office spaces in the Conwy Council area?
Concern that the green/picnic/park areas will not come to fruition as the developer will want to maximise profit and increase the number of houses.
Already that figure has varied from 200 to 250!

Change to Plan:

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
28202	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: We have no comments to make regarding this site.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28717	**Ms Teresa A Pritchard [7251]**	1	**Object**
28741	**Ms Sandra Monks [7274]**	1	**Object**
28758	**Ms Lisbeth Major [7291]**	1	**Object**
28759	**W R Roberts [7292]**	1	**Object**
28760	**Mrs S Stanway [7293]**	1	**Object**
28761	**Ms Lucia Harris [7294]**	1	**Object**
28762	**C Foster [7295]**	1	**Object**
28763	**Ms Elen Elian [7296]**	1	**Object**
28764	**Mr Stephen Cartwright [7297]**	1	**Object**
28765	**Ms Morwena Cartwright [7298]**	1	**Object**
28766	**Mr Richard Ll Jones [7299]**	1	**Object**
28387	**Mr Ieuan Michael Morgan [6926]**	1	**Object**
28729	**Ms K Jones [7263]**	1	**Object**
28754	**Mr Richard Walker [7287]**	1	**Object**
28718	**Mr John R Wilkinson [7252]**	1	**Object**
28719	**Ms Samantha Mayall [7253]**	1	**Object**
28720	**Ms Catharine Smith [7254]**	1	**Object**
28721	**Mr & Mrs Stephen & Susan Mayall [7255]**	1	**Object**
28722	**Ms Katie Murton [7256]**	1	**Object**
28723	**Ms Susan A Jones [7257]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28724	**Ms Patsy Tyldesley [7258]**	1	**Object**
28725	**Mr & Mrs Aled & Eluned Evans [7259]**	1	**Object**
28726	**Mr D Tyldesley [7260]**	1	**Object**
28743	**Mr & Mrs George & Anna Kurian [7276]**	1	**Object**
28728	**Ms Rosalind Jones [7262]**	1	**Object**
28742	**Mr Nicholas Bunting [7275]**	1	**Object**
28755	**Mr Neil Marsden [7288]**	1	**Object**
28757	**Ms Janet Morgan [7290]**	1	**Object**
28361	**S Toffrey [7434]**	1	**Object**
28375	**Ms Alexandra Mary Pimlott [7447]**	1	**Object**
28363	**Mr Stuart Marson [7436]**	1	**Object**
28364	**G Griffiths [7437]**	1	**Object**
28365	**Ms Eileen Lewis [7438]**	1	**Object**
28367	**J Webster [7439]**	1	**Object**
28368	**Mr Leonard Atkinson [7440]**	1	**Object**
28369	**Ms Marjorie Atkinson [7441]**	1	**Object**
28370	**Ms Louise Andrews [7442]**	1	**Object**
28371	**Ms Shirley Browning [7443]**	1	**Object**
28372	**W G Honeyman [7444]**	1	**Object**
28373	**Mr James George Hobson [7445]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28756	**Ms Yvonne Walker [7289]**	1	**Object**
28360	**Ms Mary Veronica Tovey [7433]**	1	**Object**
28831	**D G Dart [7362]**	1	**Object**
28744	**Mrs Judith Jones [7277]**	1	**Object**
28792	**Mr Harold Henry Bradborn [7325]**	1	**Object**
28745	**Ms J A Williams [7278]**	1	**Object**
28791	**Ms Christine B Kershaw [7324]**	1	**Object**
28747	**Mrs N Buckley [7280]**	1	**Object**
28748	**Ms Carys Hobson [7281]**	1	**Object**
28749	**Mr Gareth Owen [7282]**	1	**Object**
28750	**Ms Naomi Podbury [7283]**	1	**Object**
28751	**J Roberts [7284]**	1	**Object**
28752	**Mr Ian Alcock [7285]**	1	**Object**
28753	**Mr Chris Roberts [7286]**	1	**Object**
28732	**Mrs Sioned Jones [7266]**	1	**Object**
28820	**Ms Sera Williams [7351]**	1	**Object**
28774	**Miss Helen Wright [7307]**	1	**Object**
28730	**Mr Gareth Havard Griffiths [7264]**	1	**Object**
28812	**Ms Anna Maria Jacovelli [7344]**	1	**Object**
28813	**Ms Wendy Rust [7345]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28814	**Mr Rafe Purnell [7346]**	1	**Object**
28815	**Mr Geoffrey T Rust [7347]**	1	**Object**
28789	**Mr Michael Wood [7322]**	1	**Object**
28817	**S McDonald [7349]**	1	**Object**
28805	**Ms Carol Gamble [7338]**	1	**Object**
28781	**Ms Betty Thoburn [7314]**	1	**Object**
28821	**Ms Joan M Price [7352]**	1	**Object**
28770	**Mr Andrew G Barlow [7303]**	1	**Object**
28771	**Chris James [7304]**	1	**Object**
28810	**Ms Sally Roberts [7342]**	1	**Object**
28773	**R A Parry [7306]**	1	**Object**
28809	**Ms Non Harries [7341]**	1	**Object**
28775	**Ms Jayne Lloyd-Jones [7308]**	1	**Object**
28776	**Ms Anna Lloyd-Jones [7309]**	1	**Object**
28777	**R Viercant [7310]**	1	**Object**
28778	**S Allen [7311]**	1	**Object**
28795	**Mr Blake Jones [7328]**	1	**Object**
28780	**Mrs Maureen Holland [7313]**	1	**Object**
28782	**Mrs C Gilligan [7315]**	1	**Object**
28783	**J B Hargreaves [7316]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28784	**R Heron [7317]**	1	**Object**
28785	**G Heron [7318]**	1	**Object**
28786	**C A Hargreaves [7319]**	1	**Object**
28787	**Ms Karen Roberts [7320]**	1	**Object**
28772	**Mr Marc Harris [7305]**	1	**Object**
28798	**Ms Courtney Lee Jones [7331]**	1	**Object**
28788	**J A Walker [7321]**	1	**Object**
28733	**Mr John Griffiths [7267]**	1	**Object**
28734	**Prof D L Jones [7268]**	1	**Object**
28735	**S Williams [7269]**	1	**Object**
28736	**Mr John Parkes [7270]**	1	**Object**
28737	**Mrs G Rutter [7271]**	1	**Object**
28738	**S Blackwell [7272]**	1	**Object**
28740	**Ms Carol M Jones [7273]**	1	**Object**
28769	**A Foulkes [7302]**	1	**Object**
28727	**Ms Yvonne Holland [7261]**	1	**Object**
28807	**Ms Patricia Mary Pennington [7340]**	1	**Object**
28768	**Ms Debbie Riedy [7301]**	1	**Object**
28811	**Ms Bethan Harries [7343]**	1	**Object**
28797	**Mr Peter Jones [7330]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28731	**Mr P Heane [7265]**	1	**Object**
28799	**D S Kershaw [7332]**	1	**Object**
28800	**Mr Martin Williams [7333]**	1	**Object**
28376	**Mrs Sheila Payne [7448]**	1	**Object**
28790	**Ms Olwen Williams [7323]**	1	**Object**
28378	**Ms Ann Roberts [7450]**	1	**Object**
28801	**Ms Patricia Ann Smith [7334]**	1	**Object**
28802	**Ms Margaret Thomas [7335]**	1	**Object**
28803	**Ms Sylvia Lewis [7336]**	1	**Object**
28804	**Ms M A Butterworth [7337]**	1	**Object**
28794	**Mr Luke French [7327]**	1	**Object**
28806	**Mr Ray Roberts [7339]**	1	**Object**
28793	**Mrs Beryl Bradborn [7326]**	1	**Object**
28796	**Mr Benjamin Jones [7329]**	1	**Object**
28843	**Mr Denys Morgan [4173]**	1	**Object**
28347	**Mr Iwan Kyffin [7421]**	1	**Object**
28321	**Mr Keith Richards [3906]**	1	**Object**
29216	**Cllr Susan Shotter [4105]**	11	**Object**
28366	**Mr John Lewis [5479]**	1	**Object**
28661	**Mrs Christine Gilroy [4093]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28655	**Cllr Brian Cossey [5827]**	1	**Object**
28865	**Mr Geoff Shotter [4106]**	1	**Object**
28861	**Ms Janet Williams [4165]**	1	**Object**
28380	**Mrs Jane Griffiths [6361]**	1	**Object**
28818	**Mr Lionel Phillips [6358]**	1	**Object**
29218	**Steven Barrett [6330]**	21	**Object**
28386	**J Whiteley [6925]**	1	**Object**
29204	**Mr & Mrs Parry & Hughes [5282]**	1	**Object**
29203	**Mr J U Scott [4344]**	1	**Object**
28695	**Mrs Jennifer Macartney [3922]**	1	**Object**
28862	**Mr Colin Halliwell [4170]**	1	**Object**
28336	**Ms Ruth Sternberg [7410]**	1	**Object**
28859	**Mr & Mrs A & J Jones [7389]**	1	**Object**
28860	**Ms Jean Owens [7390]**	1	**Object**
28863	**J Halliwell [7391]**	1	**Object**
28864	**Mr M Jones [7392]**	1	**Object**
28866	**Mrs J A Cartudge [7393]**	1	**Object**
28867	**Mr David Spurr [7394]**	1	**Object**
28868	**Mrs Paula Spurr [7395]**	1	**Object**
28322	**Mr Frederick Neil Redwood [7396]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28323	**Ms Josephine Evans [7397]**	1	**Object**
28381	**Ms Ruth Redwood [7452]**	1	**Object**
28739	**Mr M Jones [4478]**	1	**Object**
28328	**Ms Maureen Thomas [7402]**	1	**Object**
28819	**Ms Holly Lovell-Smith [7350]**	1	**Object**
28779	**Mr William Holland [7312]**	1	**Object**
28825	**J E Warren [7356]**	1	**Object**
28822	**Ms Eileen Roberts [7353]**	1	**Object**
28823	**Ms Yvonne Norbury [7354]**	1	**Object**
28824	**Mr Arthur Frank Pennington [7355]**	1	**Object**
28826	**Ms Margaret Carol Williams [7357]**	1	**Object**
28827	**Mr Jason Davies [7358]**	1	**Object**
28829	**Mr Ian Denis Dain [7360]**	1	**Object**
28830	**Ms Eileen Evans [7361]**	1	**Object**
28325	**Mr Derek Evans [7399]**	1	**Object**
28326	**Ms Sheila Short [7400]**	1	**Object**
28351	**P T Webster [4075]**	1	**Object**
28828	**Mr Ronald Williams [7359]**	1	**Object**
28335	**Mr & Mrs M & E Hyde [7409]**	1	**Object**
28333	**Karen & Andrew Eynon [7407]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28332	**Ms Hilary Williams [7406]**	1	**Object**
28331	**GB & M Schlangen [7405]**	1	**Object**
28330	**Ms Lesley Sheppard [7404]**	1	**Object**
29217	**Ms Ruth Parker [7710]**	40	**Object**
29215	**Mr S R Rogers [7709]**	58	**Object**
29205	**Ms Judith Gauge [7705]**	1	**Object**
28329	**Mrs Holly Reece [7403]**	1	**Object**
28677	**Cllr Roger Elwyn Parry [5852]**	1	**Object**
28687	**Mrs Deryn Garnett [5283]**	1	**Object**
28429	**Mr J Jones [5286]**	1	**Object**
28658	**Mr Ian Walters [3938]**	1	**Object**
28327	**Ms Barbara Lawson-Reay [7401]**	1	**Object**
28346	**Ms Alison Kyffin [7420]**	1	**Object**
28324	**Ms Hannah Mae McGlory [7398]**	1	**Object**
28851	**Ms Gill M Roberts [7381]**	1	**Object**
28852	**Mr Ed Layacraft [7382]**	1	**Object**
28853	**Ms M V Roberts [7383]**	1	**Object**
28854	**Ms Patricia Hogan [7384]**	1	**Object**
28855	**Mr Richard Riley [7385]**	1	**Object**
28348	**Mrs Elizabeth Futyan [7422]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28842	**Ms Mavis Ballinger [7373]**	1	**Object**
28377	**Mr John A Gauge [7449]**	1	**Object**
28379	**Mrs Denise Flacks [7451]**	1	**Object**
28382	**Ms Sylvia Jones [7453]**	1	**Object**
28383	**Mr Thomas Gwynfor Jones [7454]**	1	**Object**
28849	**Adegbuyi A Kujone [7379]**	1	**Object**
28385	**Mr/Mrs J M***as [7456]**	1	**Object**
28848	**Ms Barbara Wilson [7378]**	1	**Object**
28374	**G Manning [7446]**	1	**Object**
28716	**Mr & Mrs K E & J K Jones [7250]**	1	**Object**
28362	**Ms Lynda Marson [7435]**	1	**Object**
28349	**M Roberts [7423]**	1	**Object**
28350	**Ms Hazel Elias [7424]**	1	**Object**
28352	**Ms Imogen Brown [7425]**	1	**Object**
28353	**Mr David Hughes [7426]**	1	**Object**
28354	**Ms Brajna Greenhalgh [7427]**	1	**Object**
28355	**Mr Neil Greenhalgh [7428]**	1	**Object**
28356	**Mr & Ms Dougie & Pamela Miller & Frost [7429]**	1	**Object**
28357	**P M Orton [7430]**	1	**Object**
28358	**Mr D Colin Rowlands [7431]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28384	**Mr Gwyndaf James [7455]**	1	**Object**
28834	**Ms Carol A Saul [7365]**	1	**Object**
28856	**Mrs Krystyna Morgan [7386]**	1	**Object**
28337	**Mr James Khan [7411]**	1	**Object**
28338	**Mr Mark Evans [7412]**	1	**Object**
28339	**Ms Nerys Thomas [7413]**	1	**Object**
28340	**Mr Marcus Wilkes [7414]**	1	**Object**
28341	**Ms Ann Tudno-Williams [7415]**	1	**Object**
28342	**Mr David Richard Williams [7416]**	1	**Object**
28343	**P J C Ford [7417]**	1	**Object**
28344	**T Ford [7418]**	1	**Object**
28345	**Mr Ian Kyffin [7419]**	1	**Object**
28334	**Mr Robert Alun Hughes [7408]**	1	**Object**
28845	**Mr S Stanley [7375]**	1	**Object**
28850	**Mr David Haynes [7380]**	1	**Object**
28833	**Ms Rhiannon Dart [7364]**	1	**Object**
28359	**J Isbell [7432]**	1	**Object**
28835	**M G Shrieves [7366]**	1	**Object**
28836	**Mr David Marcus Lewis [7367]**	1	**Object**
28837	**Mr Craig Rutter [7368]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28838	**Ms Jane Mary Wood [7369]**	1	**Object**
28839	**Mr Charley Rutter [7370]**	1	**Object**
28840	**Mr Robert Anthony Ballinger [7371]**	1	**Object**
28841	**F Richards [7372]**	1	**Object**
28858	**Ms Lynne Walker [7388]**	1	**Object**
28844	**Ms Grace Meyrick [7374]**	1	**Object**
28857	**Ms Ann Botfield [7387]**	1	**Object**
28846	**A E Meyrick [7376]**	1	**Object**
28847	**Ms K Williams [7377]**	1	**Object**
28832	**E D Humphreys-Jones [7363]**	1	**Object**
28526	**Mrs Beryl Owen [7066]**	1	**Object**
28531	**Mrs Enid Clark [7071]**	1	**Object**
28594	**J Thomas [7134]**	1	**Object**
28593	**Mr Carol Thomas [7133]**	1	**Object**
28592	**M Colling [7132]**	1	**Object**
28591	**Mr Gareth Williams [7131]**	1	**Object**
28590	**Mr Barrasford [7130]**	1	**Object**
28603	**Ms Sara King [7143]**	1	**Object**
28515	**Ms Catherine Wendy Somerville [7055]**	1	**Object**
28559	**Mr Gwydion M Davies [7099]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28596	**Mr Geoffrey Payne [7136]**	1	**Object**
28527	**Dr Tudor Owen [7067]**	1	**Object**
28597	**Ms Jacqueline Johnson [7137]**	1	**Object**
28525	**Ms Sue Chapman [7065]**	1	**Object**
28524	**Ms Cheryl O'Connell [7064]**	1	**Object**
28523	**Mr Richard Attewell [7063]**	1	**Object**
28522	**Mr John Platt [7062]**	1	**Object**
28521	**Ms Heather Attewell [7061]**	1	**Object**
28520	**Dawid Platt [7060]**	1	**Object**
28519	**Ms Lisa Roberts [7059]**	1	**Object**
28518	**Ms Marzena Platt [7058]**	1	**Object**
28530	**Mr Wayne Clark [7070]**	1	**Object**
28562	**Mr Paul Wincup [7102]**	1	**Object**
28528	**Mr David Chapman [7068]**	1	**Object**
28608	**Mr Adam Kalvze [7148]**	1	**Object**
28494	**Ms Margaret Rogers Jones [7034]**	1	**Object**
28560	**K Davies [7100]**	1	**Object**
28574	**Ms Sheila Anne Kelly [7114]**	1	**Object**
28601	**D MacKenzie [7141]**	1	**Object**
28615	**Ms Virginia Owen [7155]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28614	**Mr M Rees-Jones [7154]**	1	**Object**
28613	**Dr S Chapman [7153]**	1	**Object**
28612	**Mr David Walker [7152]**	1	**Object**
28611	**Mr Thomas Weyman [7151]**	1	**Object**
28595	**D Halfacree [7135]**	1	**Object**
28609	**Ms Janet Faulkner [7149]**	1	**Object**
28514	**Mr C H Campbell [7054]**	1	**Object**
28607	**Ms Joanna Leqowshe [7147]**	1	**Object**
28606	**Ms Vicky Clishem [7146]**	1	**Object**
28605	**J Charnley [7145]**	1	**Object**
28604	**Mr Wesley Barratt-Williams [7144]**	1	**Object**
28587	**K Robertson [7127]**	1	**Object**
28602	**Ms Lisa Dicken [7142]**	1	**Object**
28557	**S Pope [7097]**	1	**Object**
28600	**Ms Barbara MacKenzie [7140]**	1	**Object**
28599	**Ms Linda Parry [7139]**	1	**Object**
28598	**M Parry [7138]**	1	**Object**
28610	**Mr Tony Faulkner [7150]**	1	**Object**
28533	**Mrs Dianne Morley [7073]**	1	**Object**
28516	**L Moore [7056]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28558	**Mr Alan Pope [7098]**	1	**Object**
28542	**D Roberts [7082]**	1	**Object**
28541	**Ms Ruby Owen-Jones [7081]**	1	**Object**
28540	**Mrs Doreen Owen [7080]**	1	**Object**
28539	**Mr David Owen [7079]**	1	**Object**
28538	**Mr Michael James [7078]**	1	**Object**
28537	**Mr Mike Northrop [7077]**	1	**Object**
28536	**Ms Carol Northrop [7076]**	1	**Object**
28529	**Ms P A Rigal [7069]**	1	**Object**
28534	**Mr Jonathan Dyke [7074]**	1	**Object**
28546	**Ms Gemma Edwards [7086]**	1	**Object**
28532	**Mr Michael Morley [7072]**	1	**Object**
28545	**Mr Ian Edwards [7085]**	1	**Object**
28443	**L F Roberts [6982]**	1	**Object**
28487	**Mr Ashley O'Dwyer [7027]**	1	**Object**
28472	**Ms Dilys H Williams [7012]**	1	**Object**
28489	**Mr Dave Holland [7029]**	1	**Object**
28490	**Chris Browne [7030]**	1	**Object**
28491	**Ms Bethan Mair Browne [7031]**	1	**Object**
28492	**C P Rigal [7032]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28493	**J Smith [7033]**	1	**Object**
28535	**Ms Beverley Dyke [7075]**	1	**Object**
28502	**Mr Peter Lindon Foley [7042]**	1	**Object**
28513	**Mr Michael Somerville [7053]**	1	**Object**
28512	**Ms Eirlys Campbell [7052]**	1	**Object**
28510	**G H Griffiths [7050]**	1	**Object**
28508	**Dr A Vaughan Basil [7048]**	1	**Object**
28507	**Ms Jean Keeliher [7047]**	1	**Object**
28506	**Mr Michael Duncalf [7046]**	1	**Object**
28505	**Mr Kenneth David Banes [7045]**	1	**Object**
28504	**Ms Joan Duncalf [7044]**	1	**Object**
28616	**Mr David A Hay [7156]**	1	**Object**
28544	**Ms Tracy Edwards [7084]**	1	**Object**
28543	**Mr Robin Lewis [7083]**	1	**Object**
28563	**Mr Peter T Scholes [7103]**	1	**Object**
28556	**Ms Nicola Duncalf [7096]**	1	**Object**
28555	**Mr Noman Emery [7095]**	1	**Object**
28554	**Mr James Jones [7094]**	1	**Object**
28553	**Ms Ruth Eaves [7093]**	1	**Object**
28552	**Ms Charlotte Eaves [7092]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28551	**Mr David Eaves [7091]**	1	**Object**
28550	**Ms Valerie Eaves [7090]**	1	**Object**
28549	**Mr David Harries [7089]**	1	**Object**
28548	**Ms Anne Harries [7088]**	1	**Object**
28547	**Mr Billy Edwards [7087]**	1	**Object**
28517	**Mr John Dilwyn Roberts [7057]**	1	**Object**
28395	**Ms Sarah Dennison [6934]**	1	**Object**
28406	**B Proud [6945]**	1	**Object**
28388	**Ms Heather L Morgan [6927]**	1	**Object**
28389	**Ms Roshni Verghese [6928]**	1	**Object**
28420	**Mr Mark Rogers [6960]**	1	**Object**
28419	**Ms Helen Lewis [6959]**	1	**Object**
28390	**Ms Christine Davies [6929]**	1	**Object**
28391	**Ms Annie Clegg [6930]**	1	**Object**
28392	**Mr Roger Stevens [6931]**	1	**Object**
28418	**Mr Greg Lewis [6958]**	1	**Object**
28428	**R A Horton [6968]**	1	**Object**
28394	**Mr John Dennison [6933]**	1	**Object**
28503	**Ms Brenda Banes [7043]**	1	**Object**
28396	**Mr Alastair Jones [6935]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28397	**Ms Angela Jones [6936]**	1	**Object**
28398	**Mr Stephen Jones [6937]**	1	**Object**
28399	**Mr Roger Kenneth Latham [6938]**	1	**Object**
28416	**G Marfell [6956]**	1	**Object**
28401	**Dr A S Khattak [6940]**	1	**Object**
28415	**Ms Susan Busby [6955]**	1	**Object**
28403	**Mr David G Jenkins [6942]**	1	**Object**
28404	**Ms Sarah L Jenkins [6943]**	1	**Object**
28561	**Ms Barbara Mitchell [7101]**	1	**Object**
28393	**Mr Peter Watton [6932]**	1	**Object**
28444	**Mr Max Roberts [6983]**	1	**Object**
28440	**Ms Jane Lloyd [6979]**	1	**Object**
28439	**Chris Davies [6978]**	1	**Object**
28438	**Ms Marilyn Haydn Jones [6977]**	1	**Object**
28437	**Ms Gwenda Sutcliffe [6976]**	1	**Object**
28436	**Ms Jean Wombwell [6975]**	1	**Object**
28435	**K J Wombwell [6974]**	1	**Object**
28434	**Mr Donald Johnson [6973]**	1	**Object**
28433	**Ms Delyth Barrasford [6972]**	1	**Object**
28432	**Mr Samuel Carrier [6971]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28402	**Mr Ian Crawford [6941]**	1	**Object**
28430	**Mrs D Jones [6969]**	1	**Object**
28407	**Ms Hilary Spinks [6947]**	1	**Object**
28427	**M A Horton [6967]**	1	**Object**
28426	**K Bassett [6966]**	1	**Object**
28425	**Mr Adam Bassett [6965]**	1	**Object**
28424	**Mr Ernest Bradley [6964]**	1	**Object**
28423	**C V Sykes-Davies [6963]**	1	**Object**
28422	**Ms Gillian Cassidy [6962]**	1	**Object**
28421	**Mr Kieran L Cassidy [6961]**	1	**Object**
28441	**Mr Neville Walker [6980]**	1	**Object**
28816	**Ms Emily Purnell [7348]**	1	**Object**
28442	**Ms Jennifer Rye [6981]**	1	**Object**
28414	**Mr Roberts Busby [6954]**	1	**Object**
28588	**V C Robertson [7128]**	1	**Object**
28405	**Ms Mavis N Taylor [6944]**	1	**Object**
28581	**Mr Thomas Keightley [7121]**	1	**Object**
28580	**Ms Helen Mary Keightley [7120]**	1	**Object**
28483	**Ms Sandra Anne Jones [7023]**	1	**Object**
28579	**Ms Rita Parkes [7119]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28484	**Ms Karen MacDonald [7024]**	1	**Object**
28485	**Mr Paul Garrett [7025]**	1	**Object**
28578	**Chris Hulme [7118]**	1	**Object**
28577	**Ms Valerie Anne Herd [7117]**	1	**Object**
28481	**W Davies [7021]**	1	**Object**
28575	**Mr Richard Horovitz [7115]**	1	**Object**
28480	**H W Bloodworth [7020]**	1	**Object**
28573	**Ms Sarah Gwenda Newton [7113]**	1	**Object**
28589	**Mrs Joan Adamson [7129]**	1	**Object**
28571	**R Abba [7111]**	1	**Object**
28570	**D Jamieson [7110]**	1	**Object**
28569	**Mr Peter Jamieson [7109]**	1	**Object**
28568	**Ms Hilary M Moss [7108]**	1	**Object**
28567	**A Weaves [7107]**	1	**Object**
28566	**Ms Kelly Colley [7106]**	1	**Object**
28565	**C Scholes [7105]**	1	**Object**
28564	**MS Viktorija Timofejeva [7104]**	1	**Object**
28576	**Mr Roderick Peter Herd [7116]**	1	**Object**
28488	**P Holland [7028]**	1	**Object**
28408	**Mr Derek Spinks [6948]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28409	**Ms Katie Stone [6949]**	1	**Object**
28410	**Ms Elaine Heywood [6950]**	1	**Object**
28411	**P Downes [6951]**	1	**Object**
28412	**Ms Lynda Cridge [6952]**	1	**Object**
28417	**Mr Gareth John [6957]**	1	**Object**
28413	**Mr Iolo Roberts [6953]**	1	**Object**
28431	**C Proud [6970]**	1	**Object**
28445	**Ms Irene Bond [6984]**	1	**Object**
28482	**Mr David Leonard Jones [7022]**	1	**Object**
28400	**Mrs Vivienne Khattak [6939]**	1	**Object**
28509	**Ms Grace Olwen Jones [7049]**	1	**Object**
28475	**Ms Brenda Honeyman [7015]**	1	**Object**
28501	**Mr Terence Martin Walton [7041]**	1	**Object**
28586	**Mr Andrew Pyatt [7126]**	1	**Object**
28476	**Mr Steve Roberts [7016]**	1	**Object**
28477	**K Seymour [7017]**	1	**Object**
28478	**Ms Laura Seymour [7018]**	1	**Object**
28585	**Ms Alison Pyatt [7125]**	1	**Object**
28583	**Ms Tracey Carrier [7123]**	1	**Object**
28479	**V A Adderley [7019]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28582	**Mr Nick Carrier [7122]**	1	**Object**
28572	**J B Newton [7112]**	1	**Object**
28653	**Ms Hazel Swindin [7193]**	1	**Object**
28470	**Mr Nick Hill [7009]**	1	**Object**
28643	**Mr D O'Beirn [7183]**	1	**Object**
28644	**Ms Anne Williams [7184]**	1	**Object**
28645	**Mr Vernon Smith [7185]**	1	**Object**
28660	**Mr Simon Barrasford [7198]**	1	**Object**
28647	**Mr Gerald Jones [7187]**	1	**Object**
28679	**J Bowen [7215]**	1	**Object**
28649	**Ms Geinwen E Jones [7189]**	1	**Object**
28650	**R Evans [7190]**	1	**Object**
28641	**Ms Nerys O'Beirn [7181]**	1	**Object**
28652	**Ms Rosina Jones [7192]**	1	**Object**
28640	**Ms Joanne Jensen [7180]**	1	**Object**
28617	**J Burland [7157]**	1	**Object**
28656	**Mr Mike Adamson [7195]**	1	**Object**
28646	**Mr Trefor Price [7186]**	1	**Object**
28708	**Ms Julie Houghton [7242]**	1	**Object**
28676	**Mr John Rees Davies [7213]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28701	**Ms Geraldene Frankland [7235]**	1	**Object**
28702	**G Davies [7236]**	1	**Object**
28703	**J Davies [7237]**	1	**Object**
28704	**Ms Sheila Dentith [7238]**	1	**Object**
28705	**Mr Andrew Nelson [7239]**	1	**Object**
28651	**M N Cassia [7191]**	1	**Object**
28668	**Mr Michael Thomas Partridge [7205]**	1	**Object**
28471	**D Skeldon [7010]**	1	**Object**
28584	**Ms Lauren Carrier [7124]**	1	**Object**
28458	**Ms Nicola Jones [6997]**	1	**Object**
28669	**Mr Phillip Tremain [7206]**	1	**Object**
28678	**Mr Graham Sutcliffe [7214]**	1	**Object**
28662	**Mr Robert Young [7199]**	1	**Object**
28663	**Mr Gwyn Roberts [7200]**	1	**Object**
28664	**Ms Dorothy Roberts [7201]**	1	**Object**
28665	**Mrs J A Roberts [7202]**	1	**Object**
28642	**Mr David Griffith [7182]**	1	**Object**
28659	**Mr/Mrs Heane [7197]**	1	**Object**
28511	**Ms Elva Basil [7051]**	1	**Object**
28657	**J P Harrison [7196]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28670	**Mr Aldo Williams [7207]**	1	**Object**
28671	**M C L Davies [7208]**	1	**Object**
28672	**Mr Peter Davies [7209]**	1	**Object**
28674	**P Davies [7210]**	1	**Object**
28673	**G Shotter [7211]**	1	**Object**
28675	**Ms Beryl Davies [7212]**	1	**Object**
28639	**Ms Marian E Donovan [7179]**	1	**Object**
28667	**Major(Rtd) John Gilligan [7204]**	1	**Object**
28648	**Ms Carys Evans [7188]**	1	**Object**
28666	**Mr George Sheldon Davies [7203]**	1	**Object**
28618	**Mr Steven Heywood [7158]**	1	**Object**
28686	**P M Garnett [7222]**	1	**Object**
28628	**Ms Elizabeth M Barber [7168]**	1	**Object**
28634	**Mr Paul Blanchard [7174]**	1	**Object**
28633	**Ms Gina Richardson [7173]**	1	**Object**
28632	**Mr Michael Richardson [7172]**	1	**Object**
28626	**Ms Mavis Green [7166]**	1	**Object**
28635	**Ms Catherine Mosey [7175]**	1	**Object**
28631	**Mr Andrew Cowden [7171]**	1	**Object**
28630	**Ms Tracey Cowden [7170]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28699	**Mr George Ashworth [7233]**	1	**Object**
28629	**Ms Dawn Roberts [7169]**	1	**Object**
28694	**Mr Ian Bradfield [7229]**	1	**Object**
28623	**Ms S M Probert [7163]**	1	**Object**
28627	**V Barber [7167]**	1	**Object**
28636	**Ms Philippa Milward [7176]**	1	**Object**
28638	**Mr James Norrie [7178]**	1	**Object**
28620	**Mr James MacMillan [7160]**	1	**Object**
28621	**K Williams [7161]**	1	**Object**
28622	**S Burland [7162]**	1	**Object**
28619	**Mr Kevin Heywood [7159]**	1	**Object**
28625	**D C Probert [7165]**	1	**Object**
28624	**Mr David Probert [7164]**	1	**Object**
28637	**Ms Tracey Jones [7177]**	1	**Object**
28683	**Mr John Gareth Williams [7219]**	1	**Object**
28707	**Ms Anwen Jones [7241]**	1	**Object**
28710	**Mr & Mrs John & Sarah Roberts [7244]**	1	**Object**
28711	**Ms Laura Victoria Roberts [7245]**	1	**Object**
28712	**Mr Phil Owen [7246]**	1	**Object**
28713	**Mrs Michelle Jones [7247]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28714	Ms Valerie Evans [7248]	1	Object
28715	Mr David Michael Pritchard [7249]	1	Object
28706	Ms Dawn Clare Baxter [7240]	1	Object
28689	E M Gavin [7224]	1	Object
28680	Mr John L Jones [7216]	1	Object
28697	Mr Peter Barnard [7231]	1	Object
28682	D Owen [7218]	1	Object
28696	Mr & Mrs John & Meira Jones [7230]	1	Object
28684	S D Williams [7220]	1	Object
28685	Ms Amanda Croft Cooper [7221]	1	Object
28700	Mr Ifan Richard Hughes [7234]	1	Object
28688	Dr Susan de Villiers [7223]	1	Object
28654	Ms Eirlys Catherine Jones [7194]	1	Object
28690	Mr David Jones [7225]	1	Object
28691	Mr James Streather [7226]	1	Object
28692	K Q Lowe [7227]	1	Object
28693	G Waters [7228]	1	Object
28698	Ms Annette Barnard [7232]	1	Object
28681	M A Williams [7217]	1	Object
28449	J Duffy [6988]	1	Object

Representation(s)		*No of People*	*Nature*
28462	**Ms Katie McLoughlin [7001]**	1	**Object**
28461	**Ms Jane Barnes [7000]**	1	**Object**
28473	**Ms Susan Sopala [7013]**	1	**Object**
28459	**Ms Carol King [6998]**	1	**Object**
28474	**P Meredith [7014]**	1	**Object**
28457	**P Hall [6996]**	1	**Object**
28456	**S Hall [6995]**	1	**Object**
28455	**D Jackson [6994]**	1	**Object**
28454	**S A Illidge [6993]**	1	**Object**
28453	**Mr Mark Evans [6992]**	1	**Object**
28452	**Ms Karen Evans [6991]**	1	**Object**
28463	**Mr Williams J Goodwin [7002]**	1	**Object**
28450	**Mr Brian Duffy [6989]**	1	**Object**
28486	**Ms Andrea Purcell [7026]**	1	**Object**
28448	**Mr Martin Bean [6987]**	1	**Object**
28447	**Ms Lois Bean [6986]**	1	**Object**
28446	**Mr David Bond [6985]**	1	**Object**
28460	**Mr David Glyn Williams [6999]**	1	**Object**
28500	**Ms Sylvia Foley [7040]**	1	**Object**
28498	**K Hamney [7038]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28497	**Mr David Rogers-Jones [7037]**	1	**Object**
28767	**J Noon [7300]**	1	**Object**
28496	**K Hamney [7036]**	1	**Object**
28495	**R Smith [7035]**	1	**Object**
28469	**Ms Paula Stevens [7008]**	1	**Object**
28709	**Ms Hannah Clark [7243]**	1	**Object**
28451	**Ms Anna M Jones [6990]**	1	**Object**
28464	**Ms Jan Goodwin [7003]**	1	**Object**
28465	**Mr David Rogers [7004]**	1	**Object**
28499	**Ms Jean E Wykes [7039]**	1	**Object**
28467	**Mr Brian Lammond [7006]**	1	**Object**
28468	**B W Whiteley [7007]**	1	**Object**
28466	**Ms L Rogers [7005]**	1	**Object**

Representation(s) ***No of People*** ***Nature***

Total Number of People: 679

Summary:

The site falls totally within the extensive Green Wedge Protected Area designated in 1982, to maintain the separate identifies of Llanrhos, Deganwy and Llandudno.
The Green Wedge Review states that the area forms an important green countryside buffer of rural character.
A lack of medical services.
Council services and operations are already under pressure.
Increased traffic congestion.
Loss of agricultural land, habitat and wildlife corridors.
Prioritise brownfield sites.
Drainage and sewage disposal capacity issues.
Housing actual requirements as opposed lifestyle choices.
Use existing powers to make unoccupied properties available.
Is the current year on year construction realistic and achievable.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
28969	**Mr John Griffiths [7558]**	1	**Object**
28968	**Mr Peter Hamer [7557]**	1	**Object**
28912	**Mr Donald Paterson [7501]**	1	**Object**
28945	**Ibolya A'cs [7533]**	1	**Object**
28911	**Ms Maria Victoria Johnson [7500]**	1	**Object**
28938	**Ms Dorothy Mottram [7527]**	1	**Object**
28918	**Ms Sandra D Smith [7507]**	1	**Object**
28939	**Ms Freda Christina Andreoll [7528]**	1	**Object**
28937	**Ms Louise Sinclair [7526]**	1	**Object**
28967	**Mr Richard Bleakley [7556]**	1	**Object**
28917	**Ms Natalie Howson [7506]**	1	**Object**
28970	**Ms Lyn Peel [7559]**	1	**Object**
28936	**Ms Anita Pillary [7525]**	1	**Object**
28914	**M E Sweeney [7503]**	1	**Object**
28951	**L M Wilkins [7540]**	1	**Object**
28950	**Ms Beryl Lewis [7539]**	1	**Object**
28915	**Mr David Gareth Cobley [7504]**	1	**Object**
28949	**Ms Eryl Ann Elston [7538]**	1	**Object**
28948	**Mr Anthony Elston [7537]**	1	**Object**
28947	**Mr Robert R Owen [7536]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28946	**Mr Ian Beirne [7535]**	1	**Object**
28873	**Mr D Williams [7462]**	1	**Object**
28965	**Ms Helen Hughes [7554]**	1	**Object**
28913	**Mr Robert Shorthouse [7502]**	1	**Object**
28960	**Ms Helena Thompson [7549]**	1	**Object**
28928	**Ms Beverley Bodenstein [7517]**	1	**Object**
28953	**Mr David Hodson [7542]**	1	**Object**
28927	**Mr Alun Roberts [7516]**	1	**Object**
28926	**Ms Lynda M Griffiths [7515]**	1	**Object**
28925	**Ms Caroline Jones [7514]**	1	**Object**
28924	**A C Martinez [7513]**	1	**Object**
28963	**C E Bell [7552]**	1	**Object**
28955	**Ms Elinor Parry [7544]**	1	**Object**
28923	**Mr Raymond Jones [7512]**	1	**Object**
28956	**Ms S Thomas [7545]**	1	**Object**
28957	**Ms S Coy [7546]**	1	**Object**
28922	**Ms Yvonne Cooper [7511]**	1	**Object**
28966	**Ms D Branwen Rogers [7555]**	1	**Object**
28959	**Mr Stephen Paul Thompson [7548]**	1	**Object**
28932	**Mr Gwilym Davies [7521]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28931	**Ms Sandra Davies [7520]**	1	**Object**
28962	**Mr Benjamin Jones [7551]**	1	**Object**
28921	**Terry Roberts [7510]**	1	**Object**
28916	**E W Bodenstein [7505]**	1	**Object**
28964	**Ms Paula Hughes [7553]**	1	**Object**
28908	**Mr Idwal Bernon Jones-Roberts [7497]**	1	**Object**
28933	**Mr Luke Davies [7522]**	1	**Object**
28934	**G M Wilkinson [7523]**	1	**Object**
29220	**Mr & Mrs Barrie & Amy Wells [7711]**	1	**Object**
28961	**Ms Jade Tipper [7550]**	1	**Object**
28920	**Mr Barry Cooper [7509]**	1	**Object**
28910	**Ms Kathryn Paterson [7499]**	1	**Object**
28935	**Ms Elizabeth Anne McTear [7524]**	1	**Object**
28958	**Mr Hywel F Thomas [7547]**	1	**Object**
28899	**R Walker [7488]**	1	**Object**
28943	**Mr Kenneth Ray [7532]**	1	**Object**
28871	**Ms Maureen Ashton [7460]**	1	**Object**
28944	**Mr Bernard Alfred Smith [7534]**	1	**Object**
28906	**K S Bowers-Jones [7495]**	1	**Object**
28919	**Ms J Hollis [7508]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28884	**Ms Pauline Jack [7473]**	1	**Object**
28954	**P A Martinez [7543]**	1	**Object**
28905	**Mrs P Ratcliffe [7494]**	1	**Object**
28904	**Ms Tina Williams [7493]**	1	**Object**
28903	**Mr Gareth Williams [7492]**	1	**Object**
28902	**J C Marshall [7491]**	1	**Object**
28894	**Mrs Bronwen M Breese [7483]**	1	**Object**
28900	**Mr Gordon William Marshall [7489]**	1	**Object**
28895	**Mr Stuart Howson [7484]**	1	**Object**
28898	**Mr David Henry Jones [7487]**	1	**Object**
28909	**Ms Sarah Crompton [7498]**	1	**Object**
28870	**Ms Sylvia McCrea [7459]**	1	**Object**
28896	**Ms Yvonne Jones [7485]**	1	**Object**
28881	**Mr Richard Hywel Rees [7470]**	1	**Object**
28880	**Mr John Bryan Wilkinson [7469]**	1	**Object**
28879	**Ms Pauline Wilkinson [7468]**	1	**Object**
28878	**Ms Janette Nethersell [7467]**	1	**Object**
28877	**Dr A Harvey [7466]**	1	**Object**
28876	**Mr Jim Hory [7465]**	1	**Object**
28875	**Mr Richard Peel [7464]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28874	**Mr Mark Radcliffe [7463]**	1	**Object**
28901	**Mr M Kelly [7490]**	1	**Object**
28887	**Ms Deborah Jennings [7476]**	1	**Object**
28940	**Ms Christine Johnstone [7529]**	1	**Object**
28941	**Mr Derek Johnstone [7530]**	1	**Object**
28942	**Mr Garry J Smith [7531]**	1	**Object**
28929	**Mr Antonio Fossi [7518]**	1	**Object**
28930	**Ms Jennifer Anne Fossi [7519]**	1	**Object**
28952	**Ms Valeri Hodson [7541]**	1	**Object**
28897	**K Bruns [7486]**	1	**Object**
28885	**Mr Michael Jennings [7474]**	1	**Object**
28907	**Ms Anne Grant [7496]**	1	**Object**
28872	**Mr J jenkins [7461]**	1	**Object**
28869	**R S Cridge [7458]**	1	**Object**
28888	**Mr Paul Needham [7477]**	1	**Object**
28883	**Mrs S W Griffin [7472]**	1	**Object**
28893	**Mr Rhys Williams [7482]**	1	**Object**
28889	**Ms Vera Williams [7478]**	1	**Object**
28890	**G Needham [7479]**	1	**Object**
28891	**Mr Eifion Williams [7480]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28882	**Ms Sharon Jack [7471]**	1	**Object**
28892	**D S Breese [7481]**	1	**Object**
28886	**Mr Robert Jack [7475]**	1	**Object**
28320	**Mr Richard Hatton [7457]**	1	**Object**

Total Number of People: 104

Summary:

The green wedge needs to be conserved in its entirety in order to maintain the separate urban identities of Deganwy, Llanrhos and Llandudno.
If BP29 were followed it would disqualify the site. It recommends "the area should remain largely intact as it is already relatively narrow between large urban areas with severe pressure for development.
The projected housing demand not justified in terms of actual population and economic growth.
Insufficient/unsuitable road and footpath infrastructure.
Medical services already stretched and in decline.
Compromise of the Maes Dollau caravan park business.
Misleading inconsistent site extent.
Misleading layout and amenity content.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
29100	**S Williams [6913]**	1	**Object**
29101	**Ms Sharon Carey [6914]**	1	**Object**
29102	**Mr Walter Lakin [6915]**	1	**Object**
29077	**Mr Alan Trevor Brown [6890]**	1	**Object**
29079	**Mr C Owen [6892]**	1	**Object**
29104	**Mr Rich Stoddart [6917]**	1	**Object**
29103	**H Rimner [6916]**	1	**Object**
29078	**Mr C J Owen [6891]**	1	**Object**
29076	**Ms Marie Lewis [6889]**	1	**Object**
29082	**Mr & Mrs K R & C Garbett [6895]**	1	**Object**
29088	**Mrs Anne Mary Brown [6901]**	1	**Object**
29097	**Mr Richard Lewis [6910]**	1	**Object**
29105	**Ms Elaine Stoddart [6918]**	1	**Object**
29075	**Mr Michael Williams [6888]**	1	**Object**
29098	**S Garbett [6911]**	1	**Object**
29108	**Ms Margaret Williams [6921]**	1	**Object**
29067	**Mrs Elizabeth Lewis [6880]**	1	**Object**
29041	**Mrs June Hulme [6853]**	1	**Object**
29054	**Ms Sarah Wellings [6866]**	1	**Object**
29055	**Ms Aimee Hollerhead [6867]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29056	**Mr & Mrs E & C Willetts [6868]**	1	**Object**
29057	**Ms Christine Bromilow [6870]**	1	**Object**
29058	**C Hesketh [6871]**	1	**Object**
29060	**Ms Dorothy Appleton [6873]**	1	**Object**
29059	**C Wood [6872]**	1	**Object**
29062	**Mrs D L Owen [6875]**	1	**Object**
29048	**Ms Catherine Edmondson [6860]**	1	**Object**
29040	**Mrs J Gold [6852]**	1	**Object**
29051	**Mr P Hall [6863]**	1	**Object**
29045	**S K R Studdart [6857]**	1	**Object**
29069	**Mr Harold Norton [6882]**	1	**Object**
29070	**Ms Jill Appleton [6883]**	1	**Object**
29042	**Mrs Jo Pretsell [6854]**	1	**Object**
29044	**Ms Sheila Green [6856]**	1	**Object**
29043	**Ms Nicola Firth [6855]**	1	**Object**
29109	**Mr & Mrs Moseley [6922]**	1	**Object**
27982	**Mrs Jacqueline Golightly [6680]**	1	**Object**
29072	**Miss J Norton [6885]**	1	**Object**
29039	**Miss Faye Roberts [6851]**	1	**Object**
29110	**Mr Peter Slaney [6923]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29081	**Mr G K Withers [6894]**	1	**Object**
29089	**Mrs D B Withers [6902]**	1	**Object**
29083	**Mr Nigel Kenneth Brown [6896]**	1	**Object**
29084	**Mr & Mrs M & B Godfrey [6897]**	1	**Object**
29085	**Mr & Mrs R & S Hilton [6898]**	1	**Object**
29086	**Mr Christopher Brookes [6899]**	1	**Object**
29087	**Mr John Brookes [6900]**	1	**Object**
29073	**L Williams [6886]**	1	**Object**
29080	**Mr Dean Owen [6893]**	1	**Object**
29053	**Mrs Dianne Walker [6865]**	1	**Object**
29047	**Mr W A Woodcock [6859]**	1	**Object**
29090	**Mrs D Owen [6903]**	1	**Object**
29061	**Mr Dave Hesketh [6874]**	1	**Object**
29068	**G Williams [6881]**	1	**Object**
29066	**Mr Dean Owen [6879]**	1	**Object**
29049	**Ms Debbie Carline [6861]**	1	**Object**
29065	**Mr D Owen [6878]**	1	**Object**
29050	**Mr Harrison John [6862]**	1	**Object**
29063	**Mr D N Owen [6877]**	1	**Object**
29064	**Mr David Lewis [6876]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29046	**Ms Susan Lynn [6858]**	1	**Object**
29052	**Mrs Deborah Slaney [6864]**	1	**Object**
29008	**F Forshaw [7597]**	1	**Object**
29200	**Mr Malcolm Aitken [7615]**	1	**Object**
29096	**P Appleton [6909]**	1	**Object**
29164	**Mr Alan Robinson [7637]**	1	**Object**
29165	**Mr Barry Blower [7640]**	1	**Object**
29124	**A C Walker [7641]**	1	**Object**
29166	**Ms Susan Carroll [7642]**	1	**Object**
29125	**H Roberts [7643]**	1	**Object**
29167	**Mr David Peter Carroll [7644]**	1	**Object**
29168	**K J Roberts [7645]**	1	**Object**
29169	**B J Bowers [7646]**	1	**Object**
29126	**J S McGavin [7647]**	1	**Object**
29127	**M A Bowers [7648]**	1	**Object**
29121	**Ms Sandra J Parkin [7636]**	1	**Object**
29120	**Mr L G Parkin [7634]**	1	**Object**
29014	**Mr James Lawson Welsh [7606]**	1	**Object**
29001	**D H Ball [7590]**	1	**Object**
29199	**Mr & Mrs Paul & Victoria Saunders [7612]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29117	**Mr John Bimpson [7624]**	1	**Object**
29112	**Mr & Mrs David & Hazel Bloor [7610]**	1	**Object**
29157	**Ms Stacy Meek [7625]**	1	**Object**
29113	**Ms Catherine Bailey [7611]**	1	**Object**
29015	**J M Welsh [7607]**	1	**Object**
29007	**Ms Barbara Forshaw [7596]**	1	**Object**
29013	**Ms Carole Wilson [7602]**	1	**Object**
29012	**Mr/Mrs Jones [7601]**	1	**Object**
29011	**Mrs Ann Webster [7600]**	1	**Object**
29010	**M A Bamford [7599]**	1	**Object**
29009	**R Bamford [7598]**	1	**Object**
29162	**Mr David Walker [7633]**	1	**Object**
29111	**M P Crawley [7608]**	1	**Object**
28985	**Mr John Drumm [7574]**	1	**Object**
29000	**J Webster [7589]**	1	**Object**
28999	**D Tilstone [7588]**	1	**Object**
28998	**Ms Susan Japp [7587]**	1	**Object**
28997	**J S McGavin [7586]**	1	**Object**
28996	**S E McGavin [7585]**	1	**Object**
28995	**T D Chadwick [7584]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28994	**Y Chadwick [7583]**	1	**Object**
28979	**S Houghton [7568]**	1	**Object**
28992	**Ms Sandra Minshull [7581]**	1	**Object**
28980	**A Houghton [7569]**	1	**Object**
28990	**Mr Martin Quinn [7579]**	1	**Object**
28989	**Ms Alana Quinn [7578]**	1	**Object**
28988	**Mr Kieran Dunn [7577]**	1	**Object**
29163	**Mr Ken Lewis [7635]**	1	**Object**
29123	**Ms Jennifer Walker [7639]**	1	**Object**
29161	**Mr/Mrs Dalray [7632]**	1	**Object**
29160	**Mr Ian Minshull [7631]**	1	**Object**
29119	**Mr John N Walters [7630]**	1	**Object**
29201	**Mr John Humphries [7629]**	1	**Object**
29159	**Ms Kirsty Byram [7628]**	1	**Object**
28987	**Mr Paul Quinn [7576]**	1	**Object**
29118	**Ms Marian Byram [7626]**	1	**Object**
28986	**Ms Patricia Lonergan [7575]**	1	**Object**
29034	**Mr Matthew S Williams [6846]**	1	**Object**
28993	**K Parry Jones [7582]**	1	**Object**
28982	**Mr David Allman [7571]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28983	**Mrs I P Williams [7572]**	1	**Object**
28984	**Mrs Lesley Drumm [7573]**	1	**Object**
29150	**M Leavesley [7616]**	1	**Object**
29158	**Ms Ann Humphries [7627]**	1	**Object**
29138	**D H Spence [7676]**	1	**Object**
29115	**Mrs Christine Price [7614]**	1	**Object**
29144	**Mr Lee Greenwood [7688]**	1	**Object**
29135	**L Hilton [7664]**	1	**Object**
29130	**Mrs Sonia Oliver [7652]**	1	**Object**
29131	**C Blaxter [7653]**	1	**Object**
29171	**Mr David Turner [7654]**	1	**Object**
29172	**D E Hobbs [7655]**	1	**Object**
29173	**Mr & Mrs J & J Turner [7656]**	1	**Object**
29174	**S Acton [7657]**	1	**Object**
29132	**Mr Brian Alcock [7658]**	1	**Object**
29175	**F Hobbs [7659]**	1	**Object**
29176	**L M Dyche [7660]**	1	**Object**
29133	**Mr Frank Oliver [7661]**	1	**Object**
29148	**Mr Jonathan Clynes [7699]**	1	**Object**
29183	**M Hopkins [7670]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29006	**Ms Beryl Batho [7595]**	1	**Object**
29134	**G E Rushton [7662]**	1	**Object**
29004	**G N Dale [7593]**	1	**Object**
29137	**W Johnston [7674]**	1	**Object**
29136	**Ms Toni Mayne [7673]**	1	**Object**
29187	**P Melling [7677]**	1	**Object**
29184	**Mr Nigel Mayne [7671]**	1	**Object**
29177	**Mr C A Biggar [7663]**	1	**Object**
29182	**Ms Nora W Jones [7669]**	1	**Object**
29181	**Mr Norman Pilling [7668]**	1	**Object**
29180	**Mr John R Howard [7667]**	1	**Object**
29179	**D Sharland [7666]**	1	**Object**
29178	**J E Howard [7665]**	1	**Object**
29147	**Mr Malcolm Howitt [7698]**	1	**Object**
29185	**R A Banks [7672]**	1	**Object**
29190	**Darius Evans [7684]**	1	**Object**
29116	**Ms Kay Millward [7617]**	1	**Object**
29151	**Ms Susan Marshall-Clarke [7618]**	1	**Object**
29152	**Mr Andrew Marshall-Clarke [7619]**	1	**Object**
29153	**T Melling [7620]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29154	**G Millward [7621]**	1	**Object**
29155	**Ms Karen Webster [7622]**	1	**Object**
29129	**Mr David Blaxter [7651]**	1	**Object**
29149	**Mr Piers Hudson Collins [7609]**	1	**Object**
29193	**Ms Janice Turner [7690]**	1	**Object**
29202	**A Gorden [7678]**	1	**Object**
29139	**Ms Mary Webster [7679]**	1	**Object**
29188	**D Chellin [7680]**	1	**Object**
29189	**Ms Doreen Moss [7681]**	1	**Object**
27786	**Maes Dolau Caravan Park Ltd [7729]**	1	**Object**
	Agent: Gordon Kenyon (Kenyon & Company) (Mr Gordon Kenyon) [1188]		
29186	**Mr Paul Williams [7675]**	1	**Object**
29146	**Ms Brenda Howitt [7697]**	1	**Object**
29145	**Ms Carol Clynes [7696]**	1	**Object**
29198	**Ms Hannah Clynes [7695]**	1	**Object**
29197	**Mr Henry Maine [7694]**	1	**Object**
29196	**Mr Craig Bowers [7693]**	1	**Object**
29140	**S E Lloyd [7682]**	1	**Object**
29194	**M J Turner [7691]**	1	**Object**
29141	**Georgi Toma [7683]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29192	**Mr Brian Greenwood [7689]**	1	**Object**
29128	**J Nett [7649]**	1	**Object**
29143	**Ms Margaret Davies [7687]**	1	**Object**
29191	**Mr Colin C Davies [7686]**	1	**Object**
29142	**Mrs Vicky Hargreaves [7685]**	1	**Object**
29170	**M G Nett [7650]**	1	**Object**
29195	**Mr Andy Mullineaux [7692]**	1	**Object**
27989	**Mr Peter Atherton [6687]**	1	**Object**
27985	**Ms Ann Worthington [6683]**	1	**Object**
27966	**Mrs Vanessa Hall [6671]**	1	**Object**
27967	**Mr & Mrs P & J Richards [6672]**	1	**Object**
27973	**Mrs Sheila Wilson [6673]**	1	**Object**
27974	**Mr David Snow [6674]**	1	**Object**
27939	**Ms Lauren Flemming [6644]**	1	**Object**
27938	**Mr Mark Robert Bailey [6643]**	1	**Object**
27937	**Mr Alexander McCumiskey [6642]**	1	**Object**
27979	**Ms Katie Tyldesley [6677]**	1	**Object**
27980	**Mr Malcolm Edge [6678]**	1	**Object**
27981	**Mr David Golightly [6679]**	1	**Object**
27986	**Ms Gillian Sinnott [6684]**	1	**Object**

Representation(s)		*No of People*	*Nature*
27965	**Ms Olivia Braine [6648]**	1	**Object**
27988	**W T Worthington [6686]**	1	**Object**
27905	**Ms Janet Harrison [6626]**	1	**Object**
27990	**Mrs M B Atherton [6688]**	1	**Object**
28016	**Mr Marc Wilson [6689]**	1	**Object**
28018	**A Wilson [6691]**	1	**Object**
28019	**Mr Keith A Beckett [6692]**	1	**Object**
28020	**Mrs Jacqueline Beckett [6693]**	1	**Object**
28022	**Mr A J Howard [6695]**	1	**Object**
28023	**Mrs Chrissy Howard [6696]**	1	**Object**
27936	**Mr Scott McCumiskey [6641]**	1	**Object**
27983	**K McGrogan [6681]**	1	**Object**
29021	**D Wynne [6833]**	1	**Object**
27672	**Mr & Mrs Cunliffe [6487]**	1	**Object**
27753	**Mr J Brookes [6568]**	1	**Object**
27987	**S Critchley [6685]**	1	**Object**
28044	**Mrs Bernadette Connor [6701]**	1	**Object**
29095	**Ms Susan Lynda Mitchell [6908]**	1	**Object**
29094	**Ms J Vaughan [6907]**	1	**Object**
29093	**Mrs Pearl Brookes [6906]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29092	**Mrs S D Owen [6905]**	1	**Object**
29091	**Mrs L Whitmore and family [6904]**	1	**Object**
29099	**Mrs Samantha Owen [6912]**	1	**Object**
29016	**A Kohanzad [6828]**	1	**Object**
29074	**Mr Michael Lewis [6887]**	1	**Object**
29107	**Mr Peter Joseph Swindle [6920]**	1	**Object**
29106	**Ms Susan Rimner [6919]**	1	**Object**
29038	**Mr & Mrs JB & AE Mossop [6850]**	1	**Object**
29071	**Mr John J Harrison [6884]**	1	**Object**
27927	**Ms Sandra Whitehouse [6633]**	1	**Object**
28043	**Mr Alan Connor [6700]**	1	**Object**
29018	**Ms Anne Ward [6830]**	1	**Object**
27935	**Ms Leanne McCumiskey [6638]**	1	**Object**
27929	**Mrs Emily Crawley [6637]**	1	**Object**
27928	**Mr Tim Crawley [6634]**	1	**Object**
27926	**B Whitehouse [6632]**	1	**Object**
27925	**Mr & Mrs R & N Stopford [6631]**	1	**Object**
27924	**Ms Julie Turner [6630]**	1	**Object**
27940	**Ms Pamela Bailey [6645]**	1	**Object**
27923	**Mr & Mrs DJ & JA Plimmer [6629]**	1	**Object**

Representation(s)		*No of People*	*Nature*
27941	**Mr Robert John Bailey [6646]**	1	**Object**
29156	**J J Crawley [7623]**	1	**Object**
28075	**Mr & Mrs T & E Yarwood [6715]**	1	**Object**
29002	**G Ball [7591]**	1	**Object**
28079	**Mrs Lindsey Clarke [6716]**	1	**Object**
28042	**Dr Gillian Connor Scholes [6699]**	1	**Object**
28977	**A Appleton [7566]**	1	**Object**
29033	**Ms Phoebe Roberts [6845]**	1	**Object**
29035	**Mr Philip Hulme [6847]**	1	**Object**
29019	**Mr Barry Flint [6831]**	1	**Object**
27904	**Mr Jacob Saunders [6625]**	1	**Object**
27763	**Mr P A Thirsk [6576]**	1	**Object**
27762	**Mrs Jane Thirsk [6575]**	1	**Object**
29036	**Mr Rick Barnett [6848]**	1	**Object**
27659	**Ms S E Hobbs [6473]**	1	**Object**
27660	**G E L Acton [6474]**	1	**Object**
27759	**Mr D Howard [6573]**	1	**Object**
27758	**Mrs C Howard [6572]**	1	**Object**
27757	**Mr Jonathan Berry [6571]**	1	**Object**
29032	**Mr & Mrs JI & HC Wellings [6844]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28978	**Mr & Mrs Alan & Margaret Richardson [7567]**	1	**Object**
29037	**Mr Thomas P Smith [6849]**	1	**Object**
28976	**E L Dale [7565]**	1	**Object**
28975	**Mrs L Davies [7564]**	1	**Object**
28974	**Mr Davies [7563]**	1	**Object**
28973	**Ms Catherine Quinn [7562]**	1	**Object**
28972	**Mr Kevin Quinn [7561]**	1	**Object**
28971	**Ms Joanne Dunn [7560]**	1	**Object**
28981	**Ms Sandra Waites [7570]**	1	**Object**
29005	**Ms Sandra Hacking [7594]**	1	**Object**
28991	**Mr James Bailey [7580]**	1	**Object**
29003	**R Wilson [7592]**	1	**Object**
27964	**Mrs R McCabe [6670]**	1	**Object**
27785	**Mr Jonathan Clarke [6586]**	1	**Object**
27756	**Mrs Linda Berry [6570]**	1	**Object**
29027	**Mr Ian Firth [6839]**	1	**Object**
29022	**D A L Whitworth [6834]**	1	**Object**
27755	**Mr Roger Berry [6569]**	1	**Object**
29023	**G A Mouat [6835]**	1	**Object**
29020	**Mr Charley Freedman [6832]**	1	**Object**

Representation(s)		*No of People*	*Nature*
29024	**G M Parkin [6836]**	1	**Object**
27671	**Mr & Mrs Tysue [6486]**	1	**Object**
29026	**Ms Helen Burgess [6838]**	1	**Object**
29028	**Miss Jessica A Whitworth [6840]**	1	**Object**
29031	**L Whitworth [6843]**	1	**Object**
29017	**Mr Adam Levene [6829]**	1	**Object**
29030	**Ms Kerry Levene [6842]**	1	**Object**
29025	**Mr Graham Ward [6837]**	1	**Object**
29029	**Mr Jonathan Burgess [6841]**	1	**Object**

Total Number of People: 288

Summary:

Would adversely affect the role of the green wedge in maintaining separation of the settlements.
We believe that not all landowners have agreed to development of the site so there is doubt as to its deliverability.
As far as we are aware there does not appear to have been full and adequate assessment of suitability of the site.
No assessment of submitted candidate sites has been prepared/published.
Insufficient pupils to support provision of a new primary school.
Plans at the exhibition differed from those published in the preferred strategy.
Detrimental impact upon the setting of Maes Dolau Caravan Park.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27782	**Dr David Spofforth [6581]**	1	**Object**

Total Number of People: 1

Summary:

Concerns regarding:
Scale of Strategic Development Site, Llanrhos village identity lost.
Exacerbation of surface water flooding.
Green wedge lost (settlements merging).
Loss of Grade 3a BMV agricultural land.
Adverse landscape and visual impacts including setting/views Vardre/Deganwy Castle.
Cost:benefit for new school with closure of Ysgol Deganwy.
Traffic, noise and air quality adverse impacts.
Ratio of new houses to jobs created (predicted flat growth) encouraging commuting and second home ownership, exacerbating aging population, strain on services.
Sustainability/quality of development given recent precedent.
Significant adverse impacts on Maes Dolau Caravan Park.
Not all landowners with interest in the land have agreed.

Change to Plan: Llanrhos Strategic Site to be removed from the LDP

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27913	**Mr Alan Berry [6609]**	1	**Object**
27916	**Mrs Janet Berry [6610]**	1	**Object**

Total Number of People: 2

Summary: Concerns regarding:

Scale of Strategic Development Site, Llanrhos village identity lost.
Exacerbation of surface water flooding.
Green wedge lost (settlements merging).
Loss of prime agricultural land.
Detrimental impact on Maes Dolau Caravan Park and amenity of occupants.
Adverse landscape and visual impacts including setting/views Vardre/Deganwy Castle.
Cost/benefit of new school with closure of Ysgol Deganwy.
Traffic, noise and air quality adverse impacts.

Change to Plan: Llanrhos Strategic Site to be removed from the LDP

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
28149	**Llandudno and Colwyn Bay History Society (Mr John Lawson-Reay) [4429]**	1	**Object**

Total Number of People: 1

Summary:

Llanrhos currently works as a community.
The loss of this prime farming land would have a serious impact on the viability of the farm.
The county has been almost completely de-industrialised, without jobs there will be no need for housing.
For affordable housing read token rented social housing.
Welsh Water will find it difficult to provide sewerage facilities.
The existing primary school in Deganwy is over capacity.
The only medical practice in Deganwy comprises 2 doctors with a 6,000 plus list.
The site is within a Special Landscape Area, Historic Landscape and Green Wedge.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27433	**Mr Chris Evans [6354]**	1	**Object**

Total Number of People: 1

Summary: We object to 250 new houses being built to the rear of our property which will completely wipe out the stunning views that we actual bought the house for. And as we only moved into the property 2 months ago moving from the south of England, you can only imagine how upsetting this is. We also feel that that the impending new houses that take away those views will devalue our house by approx. 50,000GBP.

Change to Plan: Remove the Llanrhos strategic site.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27661	**Mr & Mrs Graham and Ruth Bunce [6459]**	1	**Object**

Total Number of People: 1

Summary:

Bryn Lupus Road is a busy road and any development would increase the volume of vehicles and air/noise pollution considerably.
We understand that the proposed development area is "protected".
There has been a lot of housing development in the Llandudno Junction area.
There are currently 30,000 empty dwellings in Wales.
Why do we need more office units when units in the local area remain empty.
If this is allowed to happen Llanrhos will just merge with Deganwy and Llandudno Junction.

Change to Plan: Remove the site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27827	**Mrs C Thorndike [6559]**	1	**Object**

Total Number of People: 1

Summary: I object to loss of Green Wedge, agricultural land and special landscape area. Lack of medical services. Impact on view from the Vadre, Deganwy Castle, Briniau Tower and Bodysgallen

Change to Plan: Not to develope this area

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27945	**Mr Guy Thorndike [6560]**	1	**Object**

Total Number of People: 1

Summary: I object to the development on Green Wedge land , the loss of established agricultural land, the overdevelopment of local areas , also Deganwy and Llanrhos merging into one. Local NHS services are already overstretched .This is an area of considerable Historical interest and should not be considered for development.

Change to Plan: identify alternative sites

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27820	**Dr Kirsty Maclean [6593]**	1	**Object**

Total Number of People: 1

Summary:

There is local concern about the scale of this strategic development , the site will impact on the picturesque and stunning local space that is the Vardre and Deganwy castle,
The closure of the local Deganwy school would be a great shame in the light of the new primary school development proposal which would mean losing the current invaluable resources such as Deganwy playgroup , after school and holiday club , not to mention the land surrounding the school as additional housing and loss of green space .
The amount of traffic will also increase greatly with this proposal

Change to Plan: Remove Llanrhos site from the LDP

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
28077	**Miss Kay Hawkins [6659]**	1	**Object**

Total Number of People: 1

Summary: The development(s) will result in the loss of important green space, effectively joining Llandudno Junction, Llanrhos and Deganwy into one large conurbation. Being closely located to the A470/A55 it will encourage long-distance commuters and increased traffic volumes, noise and air pollution. Owing to its 'peripheral' location, the proposed school will also cause traffic congestion on local roads. Already overstretched local medical services will also be further pressured by development of 250 new properties. Environmentally, the existing drainage systems already struggles to cope with annual heavy rainfall and localised flooding is an issue on several of the fields earmarked for development.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
27984	**Mr Arthur Humphries [6682]**	1	**Object**

Total Number of People: 1

Summary:

Twice I was told that this was not a plan but a 'concept'. Why present a concept?

Twice I was told that Highways Dept. would need to be consulted about whether or not this concept was feasible. Why hasn't Highways Dept been consulted prior to the presentation of this plan?

What most beggars belief is that a Planning Department could present a concept putting a Primary School on Bryn Lupus Road near a bend. It then compounds the foolishness by having an entrance to the new proposed housing estate either side of the school thereby increasing the potential for accidents.

Change to Plan:

The presentation of such an ill considered, almost non concept which is so full of loop holes seems to be like a scandalous waste of rate payers money.

To the cynically minded it may seem that this concept is cobbled together by Beech Developments for the sole benefit and development of Beech Developments.

Response:

Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.

Representation(s)		*No of People*	*Nature*
28151	**Mr Philip Williams [6782]**	1	**Object**

Total Number of People: 1

Summary:

I object on the grounds of:
Infrastructure and Roads - the roads are already congested.
Health Provision & Services - greater demand on our GP and dental services.
Education - how will our schools, nurseries and local college cope.
Environment - impact on wildlife & flora especially near to Mynydd Marion.
Employment - will there be enough jobs available to attract people to move into the area.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.

Representation(s)		*No of People*	*Nature*
28240	**M J Bradley [6802]**	1	**Object**

Total Number of People: 1

Summary:

I strongly object to the building of new houses, offices and schools. At the moment the Council is 12 millions pounds short of budget and cannot sustain the roads, sewers and amenities already in existence.

No jobs in this area now. We cannot persuade doctors to move to this area. The Health Board cannot afford staff for the hospitals and there are very few national health dentists.

I also find it hard to believe that greenfield sites are once again being targeted.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.

Representation(s)		*No of People*	*Nature*
28247	**Mr & Mrs Philip & Vivien Yeomans [6809]**	1	**Object**

Total Number of People: 1

Summary: Just wanted to voice our opinion and objections about the proposed land development around the green wedge in the Bryn lupus road area.
We have had our holiday home based on Maes Dolau farm park now for a number of years along with my 87 year old father and love the peace and tranquillity of the park and surrounding area. What a shame it would be to build and once again take up more of our designated green wedge which is all the surrounding land around the caravan park.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
29219	**Mr Edward Thonger [569]**	80	**Object**

Total Number of People: 80

Summary:

The green wedge plays a vital role in keeping separate the settlements of Llanrhos and Deganwy.
It keeps open the green corridor north and south, between Deganwy and Llandudno.
It is an essential part of the open rural character of the area.
It also protects the sensitive setting of Deganwy Castle, lying within special and historic landscape areas.
The plan ignores restraints urged by Conwy's own consultant, who stresses the need for a substantial gap between settlements.
Destruction of remaining green wedge - already targeted.
Housing demand unproven.
Traffic hazards.
Lack of resources.
A confusing plan.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Accepted in part. Site will be reduced to reflect the green wedge review recommendation for land between Llanrhos and Deganwy.**

Representation(s)		*No of People*	*Nature*
28017	**CCBC (Cllr Samantha Cotton) [6690]**	1	**Object**

Total Number of People: 1

Summary:

It would disrupt and have an adverse effect on the historic landscapes and viewpoints between The Vardre, Bryniau Tower and Bodysgallen.
The site would completely encircle the historic Deganwy castle site and I believe this is an important historic landscape and should be preserved against development.

I also believe the preservation of the green wedge as a buffer zone between settlements and between distinct areas of housing should be maintained.

The surgery is only open for 3 morning a week for limited hours.

I am not yet persuaded that a new primary school is required.

Change to Plan:

I would like more information on the range of employment opportunities that are available currently as per the Population, Facilities and Services found in each Settlement report, which would merit supporting the allocation of land for business development within this proposed preferred strategy.

Further information needs to be provided in support the inclusion of a new primary school in this proposal.

Response:

Noted. Information will be sent and further justification given in the deposit RLDP.

Representation(s)		*No of People*	*Nature*
28808	**Mr Keith Harries [6359]**	1	**Object**

Total Number of People: 1

Summary:

* The Llanrhos site is the only one proposed in the RLDP which is based on Green Wedge land.
* The proposed development threatens the identity of Llanrhos and it will become part of an urban conurbation - the largest in Conwy. Moving Deganwy school away from it's catchment area will result in a significant increase in carbon footprint.
* Conwy Education Department's figures show a falling school roll therefore no new school is needed.
* The proposed Llanrhos development would be a significant threat to a local business which attracts tourism.
* Alternative sites are available.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Not accepted. The site will be reduced in area to reflect the recommendation in the Green Wedge Review.**

Representation(s)		*No of People*	*Nature*
28213	**Beech Developments (NW) Ltd (Mr Mike Roberts) [1966]**	1	**Support**
	Agent: The Planning Consultancy (Mr Matt Gilbert) [764]		

Total Number of People: 1

Summary: Support for the allocation of a Strategic Site at Llanrhos. However, the identified area appears to be insufficient to accommodate the envisaged 250 dwellings, consideration should, therefore, be given to extending the development area onto adjacent land in order to achieve the suggested number of dwellings and, indeed, to provide for an increased level of development in overall terms.

Change to Plan: Consideration should be given to extending the development area onto adjacent land in order to achieve the suggested number of dwellings and, indeed, to provide for an increased level of development in overall terms.

Response: **Noted. However the site will be reduced to reflect the green wedge review recommendations for land between Llanrhos and Deganwy. Density is likely to be impacted by site layout requirements.**

Representation(s)		***No of People***	***Nature***
28203	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: We have no comments to make regarding this site.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28278	**Mrs Patricia Dickman [6741]**	1	**Object**
28291	**Ms Jennifer Hughes [6753]**	1	**Object**
28281	**Ms Naomi Pendrigh [6743]**	1	**Object**
28282	**Mrs J Jones [6744]**	1	**Object**
28289	**H Street [6751]**	1	**Object**
28280	**Mr Christopher Colbert [6742]**	1	**Object**
28288	**Ms Tania Earp-Hughes [6750]**	1	**Object**
28287	**Ms Joan Marisham [6749]**	1	**Object**
28283	**Ms Tamsin Jones [6745]**	1	**Object**
28284	**C Kersey-Brown [6746]**	1	**Object**
28285	**J A Turnbull [6747]**	1	**Object**
28286	**Mrs B Edgley [6748]**	1	**Object**
28290	**Mr Paul Wilson [6752]**	1	**Object**
28303	**Dr Anna McCormack-Colbert [6335]**	1	**Object**
28304	**Ms Isabelle Williams [6765]**	1	**Object**
28301	**Ms Dawn Palmer-Reid [6763]**	1	**Object**
28296	**Ms Valerie Owen [6758]**	1	**Object**
28297	**Ms Karen Chapman [6759]**	1	**Object**
28279	**Mr & Mrs Merfyn & Rhiannon Thomas [6740]**	1	**Object**
28302	**Messrs GC & L Taylor & Dukes [6764]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28298	**Mr Kevin Elliott [6760]**	1	**Object**
28300	**Mr Russell Reid [6762]**	1	**Object**
28295	**Mr & Mrs Colin & Valerie Berry [6757]**	1	**Object**
28293	**Ms Elizabeth Woosnam [6755]**	1	**Object**
28305	**Mr & Dr J T & G M Berry [6766]**	1	**Object**
28317	**S McAllister [6778]**	1	**Object**
28299	**Ms Sarah Elliott [6761]**	1	**Object**
28292	**Ms Muriel Howard [6754]**	1	**Object**
28255	**Mrs Jacquelyn Jackson [4030]**	1	**Object**
28310	**Mr Ian Sladen [6771]**	1	**Object**
28308	**Mr Elis Mottershead-Crawford [6769]**	1	**Object**
28307	**Mrs Sally Williams [6768]**	1	**Object**
28306	**Mr Philip Williams [6767]**	1	**Object**
28311	**Mr Jon Kerr [6772]**	1	**Object**
28313	**Mrs J Tunney [6774]**	1	**Object**
28314	**Ms Nadia Becker [6775]**	1	**Object**
28312	**Ms Julie Chapman [6773]**	1	**Object**
28315	**Mr Paul Smith [6776]**	1	**Object**
28294	**Ms Danielle Hayward [6756]**	1	**Object**
28316	**Mr Shelby Graham Chapman [6777]**	1	**Object**

Representation(s)		*No of People*	*Nature*
28319	**Mr Thomas Evans [6780]**	1	**Object**
28318	**Mr Thomas Anthony King [6779]**	1	**Object**
28309	**Mr Camron King [6770]**	1	**Object**

Total Number of People: 43

Summary:

The proposed development suggests a population increase of over 1300.
The roads are already congested, 450 houses will exacerbate this.
There is very little parking in Old Colwyn.
The proposed new road is very unsafe.
Schools faced 4% budget cuts in 2018/19, local schools had to make teaching/support staff redundant.
The surgery is struggling to meet the needs of the local community.
The proposed site is outside of the settlement boundary and in open countryside.
Building over 400 houses on open countryside with have a significant impact on local wildlife.
Health Board and local surgery not consulted.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. The Health Board have been consulted on these proposals.**

Representation(s)		*No of People*	*Nature*
27948	**Cadnant Planning (Mr Rhys Davies BA (Hons) MRTPI) [131]**	1	**Object**

Total Number of People: 1

Summary: We raise an objection to Strategic Site 3 in Old Colwyn. We consider that Candidate Site 162 would be a much more logical site to accomodate the housing needs of the settlement. Candidate Site 162 would form a logical extension to the built up form of the settlement which would be bounded naturally by an existing employment uses.

Change to Plan: Amend strategic site 3 (Old Colwyn).

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.**

Representation(s)		*No of People*	*Nature*
28011	**Bay of Colwyn Town Council (Mrs Tina Earley) [5871]**	1	**Object**

Total Number of People: 1

Summary:

Whilst we accept the need for some new housing sites in the Bay of Colwyn area, we have concerns about the proposed strategic site in Old Colwyn:

There are significant access and highways issues which need to be overcome to facilitate the allocation of a site of this scale.

Though it is noted the developer(s) would be required to make a contribution towards the infrastructure , there is uncertainty and significant local concern about how these will be staffed/resourced.

We would prefer to see housing development following employment growth.

Greenfield sites should provide a substantial proportion of AHLN.

Change to Plan: The Town Council's concerns need to be addressed.

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satelite surgery subject to the Healthboard's approval. Levels of Affordable housing will be dictated by a specific policy in the LDP which will be informed by the National Development Framework for Wales.**

Representation(s)		*No of People*	*Nature*
27906	**Cadwgan Surgery (Dr Bryn Roberts) [6160]**	1	**Object**

Total Number of People: 1

Summary: The RLDP proposed a new surgery within the Old Colwyn development. It is not explained whether this is intended as a branch surgery for an existing practice or a new surgery. it is highly unlikely that a new surgery would be established by the Local Health Board, and there is no good reason to open a branch surgery within half a mile of our surgery, so neither of these would be workable options.
There are also practical consideration relating to access and parking at our surgery.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Noted. If a need is identified for additional primary care capacity in the area, the planning process can provide land to support this need where required. 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.**

Representation(s)		*No of People*	*Nature*
27677	**Miss Zoe Davies [6472]**	1	**Object**

Total Number of People: 1

Summary:

I strongly object to the 450 new houses.
Terrible traffic issues, narrow and dangerous roads and congestion by the small school.
Schools - not enough teachers
Doctors - can't get an appointment now, only 1 doctors in Old Colwyn.
Please do not spoil the village and countryside and small community vibe.
The park is run down.
It's been rejected before ten years ago on traffic issues and the traffic is worse.

Change to Plan: Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. The Health Board have been consulted on these proposals. In terms of open space, the proposals will need to provide children's playspace on site. Commuted sums will be sought from developers where appropriate to facilitate improvement of existing open spaces

Representation(s)		*No of People*	*Nature*
27679	**Mrs Barbara Clarke [6493]**	1	**Object**

Total Number of People: 1

Summary:

My concerns are:
Lorries thunder along Llanelian Road, the traffic is already heavy and drivers exceed the speed limit. Concerns that the bridge over the river will collapse.
On football match days the parking for fans is non existent.
Coed Coch Road already has that many parked cars that the bus can't get through.
This is an area of great natural beauty, to destroy that would be a shame.
Llanelian Road has already become much busier and the amount of traffic will increase to the point that a fatal incident will become unavoidable.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted. Traffic impact will be assessed via Transport Assessments

Representation(s)		*No of People*	*Nature*
27680	**Mr & Mrs M & S Owen [6494]**	1	**Object**

Total Number of People: 1

Summary:

The proposed development will increase traffic significantly.
I am also concerned that Old Cowlyn could not cope with the influx of such a large number of people. The Cadwgan Surgery cannot cope with the needs now.
The proposed development would have a significant impact on the natural beauty and wildlife in the surrounding area.
The plan was rejected 10 years ago due to traffic issues and the development of open countryside.
Will have a significant impact on property values.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted on these proposals.

Representation(s)		*No of People*	*Nature*
27754	**Mr Alun Williams [6500]**	1	**Object**

Total Number of People: 1

Summary:

Our objections are
That it would have a detrimental effect on the environment and wildlife of the area
The building of 450 homes will add considerably to traffic and road congestion.
According to what I was informed at the public meeting last week the building of this development will also change the settlement boundary.
Added to this would be the increased pressure on our GP, dental, hospital and school services which are already at full stretch.
There may be issues on the impact on drainage.
Priority should be given to empty housing stock in the Colwyn Bay Area.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. The Health Board have been consulted on these proposals. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment department. Housing officers are currently looking at bringing empty homes into use where they can, however there is still a need for additional housing which this allocation addresses.

Representation(s)		*No of People*	*Nature*
28248	**Ms Gaynor Thomas [6501]**	1	**Object**

Total Number of People: 1

Summary:

Peulwys Lane is the most unsuitable road to think of building a housing estate off.
Owing to its steepness, narrowness, length and tight corners.
A school backing on to the lane at the top end and 2nd school on Dolwen Road which Peulwys Lane leads onto and children on foot coming and going to Bryn Elian school. Dolwen Road leads to the dangerous Marine roundabout.
The road through Old Colwyn is always busy especially when the Promenade is closed.
A much larger volume of traffic using our side roads and main road would not improve our quality of life.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers.

Representation(s)		*No of People*	*Nature*
28242	**Mr Clive Jackson [6530]**	1	**Object**

Total Number of People: 1

Summary:

To develop this site would not be in the interests or wellbeing of local residents, it would result in the loss of valued agricultural land and open green space.
This area already has plans for approximately 450 units, Ty Mawr, Plas Gwilym, adjacent 123 Peulwys Lane and Llysfaen Road. This would meet the needs for the next 15 years.
The Ty Mawr site if developed responsibly would provide the much needed affordable houses for local people.
The infrastructure is not coping now, another 450 in the same area just does not make sense, even if they were needed.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, Agricultural Land Assessments, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. In terms of the other sites referred to, Ty Mawr will be included in the deposit plan and will count towards supply. Plas Gwylim has been subject to an appeal and court decision and it is not clear at this stage if housing development will take place on this site

Representation(s)		*No of People*	*Nature*
27764	**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 wildlife and the health and well being of the residents of Old Colwyn with the destruction of hedgerows, trees footpaths and nature trails. There is already an acute lack of amenity space in Colwyn. The infrastructure is not in place, all existing roads unsuitable for any increase traffic. Old Colwyn is already over developed.

Change to Plan: No further development in Old Colwyn

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.**

Representation(s)		*No of People*	*Nature*
27741	**Sheila Jackson [6564]**	1	**Object**

Total Number of People: 1

Summary: The local infrastructure will not accommodate 450 units. There are already plans for developing 250-300 units at Ty Mawr, 110 at Plas Gwilym, 5-7 adjacent to 123 Peulwys Lane and flats on Llysfaen Road. This number exceeds the number built in the previous 15 years, therefore the above sites will meet our next 15 years requirement. If this number of large developments continue Colwyn Bay, Old Colwyn and Llysfaen will become one conurbation,which will result in all three losing their identities.

Change to Plan: The land running along Peulwys Lane is not suitable for residential development. The reasons were raised by Cllr Bob Squires at the Cabinet Meeting 9th July 2019

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, Agricultural Land Assessments, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. In terms of the other sites referred to, Ty Mawr will be included in the deposit plan and will count towards supply. Plas Gwylim has been subject to an appeal and court decision and it is not clear at this stage if housing development will take place on this site**

Representation(s)		*No of People*	*Nature*
28126	**Mr. MARK SILLITOE [6608]**	1	**Object**

Total Number of People: 1

Summary:

I object on the following grounds:
Loss of Public Open Space Amenity.
The existing road network of narrow unclassied road roads will not cope.
Marine Round about and Llanellian Road. There already is increased vehicular traffic from the new development off Dolwen Road.
Sewerage. The existing sewerage network in this area is not suitable for such a development.
Doctors Surgery. The existing doctors surgery has difficulties in attracting placement of qualified staff as do many surgeries in North Wales.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. Dwr Cymru have advised that Hydraulic Modelling Assessment is required to understand sewerage capacity. The developer will therefore need to address any concerns raised by Dwr Cymru prior to development taking place.

Representation(s)		*No of People*	*Nature*
28021	**Carol and Emily Mynne [6694]**	1	**Object**

Total Number of People: 1

Summary: When we came to Old Colwyn fourteen years ago it was a pleasant village. It is now equivalent to a large town, choked by traffic and uncomfortably full of people. My partner and I find it increasingly difficult to get appointments at our health centre, and the bus service has become increasingly irregular with sometimes a wait of over half an hour before any bus turns up. When it does the bus is often over packed with passengers, with old people like my partner and myself having to stand for long periods.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's approval. Arriva have been involved in providing comments to us in terms of the proximity of the bus network.**

Representation(s)		***No of People***	***Nature***
28150	**Ms Valerie Griffiths [6781]**	1	**Object**

Total Number of People: 1

Summary:

I object on the grounds of:
Infrastructure and Roads - the roads are already congested.
Health Provision & Services - greater demand on our GP and dental services.
Education - how will our schools, nurseries and local college cope.
Environment - impact on wildlife & flora especially near to Mynydd Marion.
Employment - will there be enough jobs available to attract people to move into the area.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28222	**Canon Timothy Lipscomb [6798]**	1	**Object**

Total Number of People: 1

Summary:

I was horrified to learn that a substantial housing estate is planned on green land off Peulwys Lane. The Lane at this point is very narrow and is not designed to take what might amount to another thousand cars. A development of this size will undermine the existing community and the infrastructure is not designed to cope with this scale of building. There is a great deal of water that flows from the hill and the extra strain of more drainage, could have a disastrous effect.
I know that the local Doctors' surgery are horrified at the prospect.

Change to Plan:

I would respectfully request that if you must build more houses locally, it can be done in a more sensitive way, and perhaps more constructively in a semi rural area. Better still would be if the plan is rejected entirely.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Section: Appendix 4: Maps of Strategic Sites

10.3 Old Colwyn

Representation(s)		*No of People*	*Nature*
28241	**Miss M Thomas [6803]**	1	**Object**

Total Number of People: 1

Summary:

I wish to register my objections:
The obvious increase in traffic which will be generate.
Roadworks/accidents on the A55 see lane closures and all westbound traffic diverts through Old Colwyn.
There doesn't appear to be any provision for additional car parking facilities in the village.
Any residential development being carried out before matters relating to the promenade, highway improvements and car parking facilities are carried out.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28243	**Mr J Davies [6804]**	1	**Object**

Total Number of People: 1

Summary:

The traffic on Coed Coch Road, terribly narrow, dangerous for schools, build up on round about at Marine and through village.
There is only one doctors. Cannot get appointments.
Shortage of teachers in local school.
Spoil wildlife and green belt round our village.
Spoil small community.
Not even budgeted building ┬ú152k upwards.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28244	**Ms Gail Jones [6805]**	1	**Object**

Total Number of People: 1

Summary:

The land proposed is outside the settlement boundary and therefore in open countryside.
The local secondary school is at this time full and has lost 13 staff to redundancies this year.
The one doctor's surgery in Old Colwyn is full.
There is a question on the viability of this plan from the point of view of developers.
The main issue is the traffic issue.
There is no public transport within easy reach of this proposed development.
Although there is a need for houses in Conwy people cannot afford three and four bedroom houses.

Change to Plan: Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28245	**Mrs Helen Dean [6807]**	1	**Object**

Total Number of People: 1

Summary:

The proposal was previously rejectged due to it being in open countryside and traffic issues.
Llanelian Road is regularly backed up from the roundabout at all times of the day, school times are crazy and match days cause absolute chaos.
Our one and only GP surgery has already had to take on additional patients, getting an appointment is difficult.
What people need is affordable homes to suit the average wage earned in Wales.
Could the Council consider applying a hefty levy on 2nd homes.

Change to Plan:

Could the Council consider the huge plots of land along Abergele Rd that have abandoned churches on, at least 4 are up for sale, they are in great locations, have great access, are now outdated, useless and unwanted.
Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28246	**Mr J Bryan Jones [6808]**	1	**Object**

Total Number of People: 1

Summary:

Having seen the proposed plans and with the traffic problems in Old Colwyn I feel that with the increase in vehicle the parking would become a big problem. The car parking at the present car park is a big problem. The residents in Victoria Road cannot find a space for their own cars.
Concern with drainage etc.
Local schools are full as is the surgery.
The Welsh Language is already being threatened.
Hope the incomers will not be using these premises as second homes.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28249	**Mr John Emlyn Pierce [6810]**	1	**Object**

Total Number of People: 1

Summary: Pressure of extra traffic on Peulwys Lane, Llanelian Road and Coed Coch Road in Old Colwyn.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers**

Representation(s)		*No of People*	*Nature*
28250	**Mr & Mrs JA & J Thomas [6811]**	1	**Object**

Total Number of People: 1

Summary:

1. Huge increase in traffic would be caused to the surrounding area.
2. At present the only doctors surgery we have does not cope with the current level of patients.
3. The local schools have had cuts to the budget.
4. We feel the rising level of traffic to the local surroundings could result in an accident.
5. Already the roads get blocked when the football club have a match.
6. Wildlife is another important factor.

Change to Plan: Remove the strategic site from the RLDP.

Response: **Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.**

Representation(s)		*No of People*	*Nature*
28251	**Mrs Susan Price [6812]**	1	**Object**

Total Number of People: 1

Summary:

Llanelian road is already chaotic and are not meant for heavy traffic, there will be more accidents which will put pressure on doctors and hospital.
The money would be better spent on the roads and pavements which are in a shocking state.
The money should be spent on education.
If you go ahead with these plans you are going to spell ruin for school and doctors.
You will cause drug takers to move in and increase vandalism.
You will bring disaster on the peaceful countryside by having another road built.

Change to Plan: Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28252	**Ms Gwyneth Jones [6813]**	1	**Object**

Total Number of People: 1

Summary:

The increase in the volume of traffic on Llanelian Road, Coed Coch Road and Peulwys Lane would be totally unacceptable.
Congestion around the football club on match days.
I am concerned that the new road will open up a getaway route for would be burglars.
I cannot see how the new surgery will be staffed.
Schools are already under great funding pressure.
I also have concerns about shopping in the local area.
The building works will have a great impact on flora and fauna and disturb wildlife from their natural habitat.

Change to Plan: Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28253	**Mr David E Smith [6814]**	1	**Object**

Total Number of People: 1

Summary:

Will increase the population by 12-13%
The present road system is already congested.
The local GP practice already has difficulty attracting additional doctors.
The school in Old Colwyn are already under resourced.
The addition of so many new homes foes far beyond local housing needs.
Have the number of vacant properties been taken into consider and also a scheme to bring into domestic use empty premises.
The scale of this plan will bring about an adverse change to the character of Old Colwyn and be detrimental.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28254	**Mr Gareth Owen [6815]**	1	**Object**

Total Number of People: 1

Summary:

I object on the following grounds:
Loss of Public Open Space Amenity.
The existing road network of narrow unclassied road roads will not cope.
Marine Round about and Llanellian Road. There already is increased vehicular traffic from the new development off Dolwen Road.
Sewerage. The existing sewerage network in this area is not suitable for such a development.
Doctors Surgery. The existing doctors surgery has difficulties in attracting placement of qualified staff as do many surgeries in North Wales.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
29233	**CCBC (Cllr Bob Squire) [7732]**	1	**Object**

Total Number of People: 1

Summary:

I would like to STRONGLY OBJECT to the above proposals to build 450 houses in Old Colwyn on virgin greenfield land which is in open countryside outside the settlement boundary and not in the LDP.
The land in question is well away from shops,schools,services, GP Practices and all other infrastructure necessary to sustain a potential additional population of some 2000 people.
This will destroy the quality of life for the people of Old Colwyn and will be seriously prejudicial to the soundness of the LDP.
There are also major concerns regarding Education, Health, Highways, Welsh Water and wildlife.

Change to Plan:

Remove the strategic site from the RLDP.

Response:

Noted - The concerns are recognised and will be addressed through various measures put in place during the planning process, for example following the recommendations of Transport Assessments as agreed with the Council's Highways officers, the provision of monies from developers towards schools where this is needed and land for a satellite surgery subject to the Healthboard's needs. The Health Board have been consulted. Any drainage issues will need to be resolved to the satisfaction of NRW and CCBC's Environment officers. Comments from the Biodiversity and Countryside officer will be taken into account at the development brief/pre-planning application stage, but we will work on the principles of retaining as many natural features of the site as possible, e.g. Trees, hedgerows etc.

Representation(s)		*No of People*	*Nature*
28204	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: Part of the site is shown to be within zone C1 of the Development Advice Maps (DAM) contained TAN15: Development and Flood Risk. The flood mapping shown to impact this site allocation is based on historic flooding (1977 rather than the 1990 Towyn event).

Change to Plan: We would advise that if this site is to be taken forward then the flood risks must be fully understood and shown to comply with TAN15 prior to allocation. To fully understand the risks all sources of flooding must be considered along with possible failures of defences and/or blockages to watercourse structure inlets.

Response: **Noted. CCBC are aware of the flood risk designation and the development layout will be designed accordingly.**

Representation(s)		*No of People*	*Nature*
27963	**ms Caroline Carrick [6479]**	1	**Comment**

Total Number of People: 1

Summary: A lot of work has gone into trying to bring this forward and collaboration with other landowners in the previous LDP with the rest of the allocation. 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.**

Representation(s)		*No of People*	*Nature*
27959	**ms Caroline Carrick [6479]**	1	**Comment**

Total Number of People: 1

Summary: Suggest that link road is again included through to St George Road (as per old LDP) to help to reduce traffic flow in town centre and help with sustainable travel.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
27427	**Mr Oliver Moore [6337]**	1	**Object**

Total Number of People: 1

Summary: I am in support of this area being zoned for recreational space, retail (small units i.e. a Co Op convenience store) and a school but strongly object to the use of B1, B2 and B8 in this area. This will have a detrimental effect to the town of Abergele and the existing surrounding highway network cannot sustain such use.

Change to Plan: The use of B1, B2 and B8 as well as 15% housing allocation should be removed as the town of Abergele cannot sustain such growth. The fact that the existing Abergele Business Park hasn't developed further should show that this is not a suitable use for this area. The proposed 'new link road' also needs further careful consideration as to whether it is truly required, the money would be better spent improving the existing highway network in and around Abergele.

Response: **Not accepted. The site will have better access to the A55 being located on the eastern side of town. CCBC continue to work towards resolving the town centre highway capacity issues.**

Representation(s)		*No of People*	*Nature*
28214	**Liberty Properties (Mr Phillip A Morris) [6797]**	1	**Support**

Total Number of People: 1

Summary: On behalf of the landowners with whom we have an agreement to promote the site, we support the Council's plans for mixed use development as outlined for Abergele South East in the Stage 5 Replacement Plan. The specific land upon which we are making representations in 5(a) and 5(b) on the attached plan.

Change to Plan:

Response: **Noted.**

Representation(s)		*No of People*	*Nature*
28205	**Natural Resources Wales (Planning Consultations) [5880]**	1	**Comment**

Total Number of People: 1

Summary: We have no comments to make regarding this site.

Change to Plan:

Response: **Noted.**