



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



**Llanfairfechan Community Town Hall Village Road Llanfairfechan LL330AB
Mayor Cllr Laura Fielding Deputy Mayor Cllr Alun Rhys Jones**

**Planning Statement from Llanfairfechan Town Council
0/51305 Land off Penmaenmawr Road Llanfairfechan Conwy**

1. **The Town Council has considerable concerns about the cost of housing on this proposed project.** Any new housing must be within the price range of Llanfairfechan residents, or the building project will not meet the needs of the local community. Currently houses that are above £200,000 do not seem to sell quickly and often sell to people from outside the town. This is a big concern as our young families are having to leave the town due to the lack of appropriate housing. We would draw your attention to the recent Kickstarter community consultation (attached) page 16, 18, 19 and 25 in particular, and also the Citizen’s Advice Dashboard on the cost of living crisis. The considerable challenges that our residents face at the moment should be considered. It would be demoralising to have a new estate built that few could access.
2. **We welcome that 20% threshold for affordable housing is planned with 11 affordable houses.** We would welcome a plan to manage the access to the affordable housing through Tai Teg or a similar housing provider. We ask that local residents have the first opportunity to apply for houses in this development as this would reduce our concerns about the increasing number of second homes in the town. We do not support the inclusion of larger houses for sale in this development as the housing need in Llanfairfechan is for smaller houses. Although larger houses are mentioned in the table below, it can be seen that these are only needed by social housing applicants

Llanfairfechan Housing Need June 2023 source: CCBC

	1 bed	2 bed	3 bed	4+ bed
Social – general needs	47	25	17	15
Social – sheltered	21	5	1	1
Low cost home ownership	1	4	6	0
Intermediate Rent	2	14	4	1
Low cost home ownership or intermediate rent	0	8	7	1

As a final point, we would expect any houses to be built with sensitivity to the surroundings. As Penmaen Park is currently a valued green space in Llanfairfechan, colours and design must fit the local environment.

3. **The Town Council thanks the developer for providing a bird** survey in the full planning application and concurs with the conclusions and recommendations. However, we would note this is a significant green space and the new development will lead to the birds having to find other spaces to meet their need. We would, therefore, remind Conwy Planning that future development plans for Llanfairfechan should always consider our status as an important home and visiting place for endangered species. We welcome the recommendations about ecological protection. The ecology report (section 5) refers to measures to protect species and enhance biodiversity and the Aboricultural Report reassures that trees will be protected as required.

4. **Housing type and renewable energy.** As a Town Council we would be keen to support a housing estate that includes domestic renewable energy in its plan and puts climate at the top of its agenda. Although Castle Green Housing states their homes are rated with A or B for energy efficiency, we would still like to see energy systems that fully utilise renewable energy and have moved away from fossil fuels.
5. **Community and Linguistic Impact Assessment.** We have spoken to Menter Iaith, and their view is that the assessment is lacking. They have the following points to make:

Section 5

Q1 Once again, it might well be the case that the proposal in itself would not lead to a proportional decline in the number of Welsh speakers, but one cannot be as certain as to the cumulative impact of both proposals. It claims that the proposal "should have a positive impact on the community characteristics of existing Welsh speakers overall". The meaning of such a claim is unclear, and the statement in the 4th column on the % able to speak Welsh in the town compared to the county as a whole is hardly relevant as evidence.

Q2 Column 3 - "there is a real opportunity to ensure this integration is done so bilingually". No explanation is given for such a claim. "In theory the houses proposed could all serve the existing population of the county". Not just the county, as the houses could be sold anywhere in the UK.

Q3 Column 4 - Difficult to see the relevance of this evidence.

Q10 References to 'Menter Iaith Sir Ddinbych' rather than 'Menter Iaith Conwy' in columns 3 and 4 does suggest a degree of ignorance of the local context. In any case, the fact that Menter Iaith Conwy are active in the town does not in any way mean that the proposed development will have a positive impact on its work.

Q11 Column 4 - an increase in the population identifying themselves as Welsh in the county does not really say much about the impact of this proposal.

Section 6

6.2, 6.3 The assessment has 'demonstrated ...' Demonstrate is too strong a word here when what we really have is an expression of opinion.

*6.4 Bilingual street names and signage are not mitigation measures, and in any case the Welsh Language Commissioner's guidelines for Welsh names for any new developments. Local advertising is meaningless in the age of the internet. **Huw Prys Jones Chair of Menter Iaith Conwy 07770 941097.***

As a result, we would reiterate that housing mix and price is the most important aspect, these houses must be able to attract local residents as homes and not as holiday accommodation.

6. **Town Infrastructure**— we recommend that discussions take place with health and education providers in the town and that the effect on services is seriously considered. If new homes are to be properly supported, then services need to respond and reassure that infrastructure can cope. Investment needs to be made into these services to make sure they are fit for purpose if the town population is growing.

Report prepared by Town Clerk Jayne Neal 03/01/2023 following a meeting of elected members on 18/12/2023
If you require any further information, please do contact jayne@llanfairfechan.net