

Julia Anne Jones

From: Matt Jolly [REDACTED]
Sent: 25 November 2025 22:17
To: CynllunioPlanning
Cc: Paula Jones; Sarah Shepherd
Subject: Reference: 0/52434 - Objection Letter for Portal. Note the offer to the developer
Attachments: Objection Letter - 25th November 2025.pdf

RHYBUDD: Daw'r e-bost hwn o ffynhonnell allanol / CAUTION: This email is from an external source.

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Hi Planning Team,

Please find attached my formal objection to Planning Application 0/52434 (demolition of 34 Cadnant Park and construction of 13 dwellings).

The developer's Stopping Sight Distance (SSD) figures remain inconsistent with measurements already produced by residents, the council, and independent experts. To resolve this matter conclusively, I have offered to commission and fund an independent road audit to verify the SSD. I invite the developer to accept this offer so the issue can be settled transparently, and without further delay.

I look forward to confirmation that the developer will accept the audit and seeing my letter published on the portal.

Kind regards,
Matt



Matthew Jolly
34A Cadnant Park
Conwy
LL32 8PE

25th November 2025

Re: Planning Application 0/52434 – Proposed Demolition of 34 Cadnant Park and Construction of 13 New Dwellings

To those concerned,

I am preparing a fuller objection to this application, but the most recent round of amendments makes the proposal even less acceptable. Residents I have spoken with report that the application documents contradict one another, creating confusion and preventing meaningful public comment. It is difficult to see how the developer believes these inconsistent submissions support a lawful, safe, and transparent application.

This letter addresses:

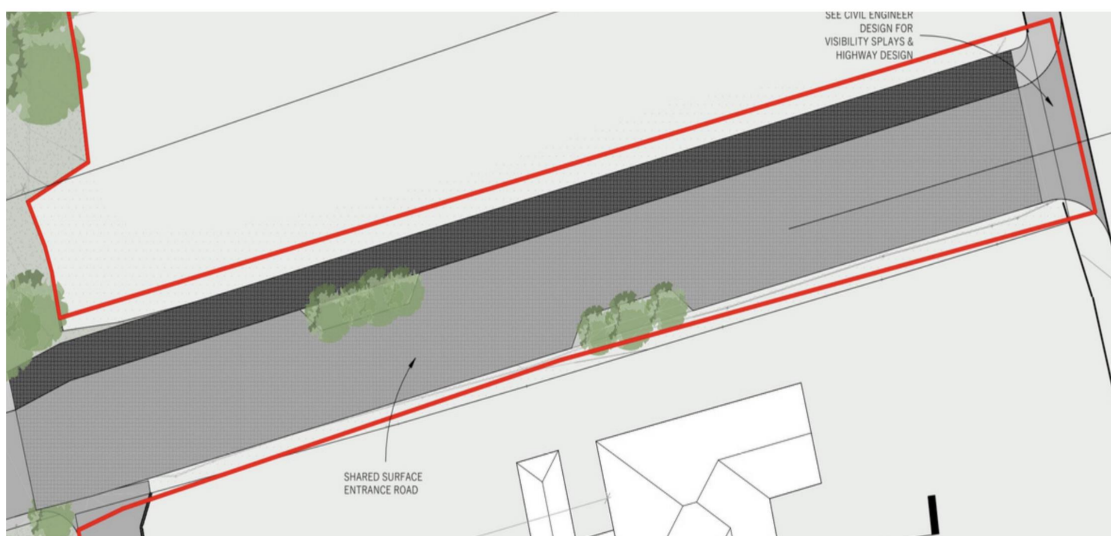
- **One example of many that shows significant discrepancies**
- **Stopping Sight Distance clarification and my offer to resolve the dispute**
- **Precedent where similar concerns led to refusal in Conwy**
- **Harm to residents and requested actions by the council**

1) One example of many that shows significant discrepancies

The application currently contains at least three different drawings that cannot all be true. These conflicting plans have caused unnecessary confusion and wasted residents' time.

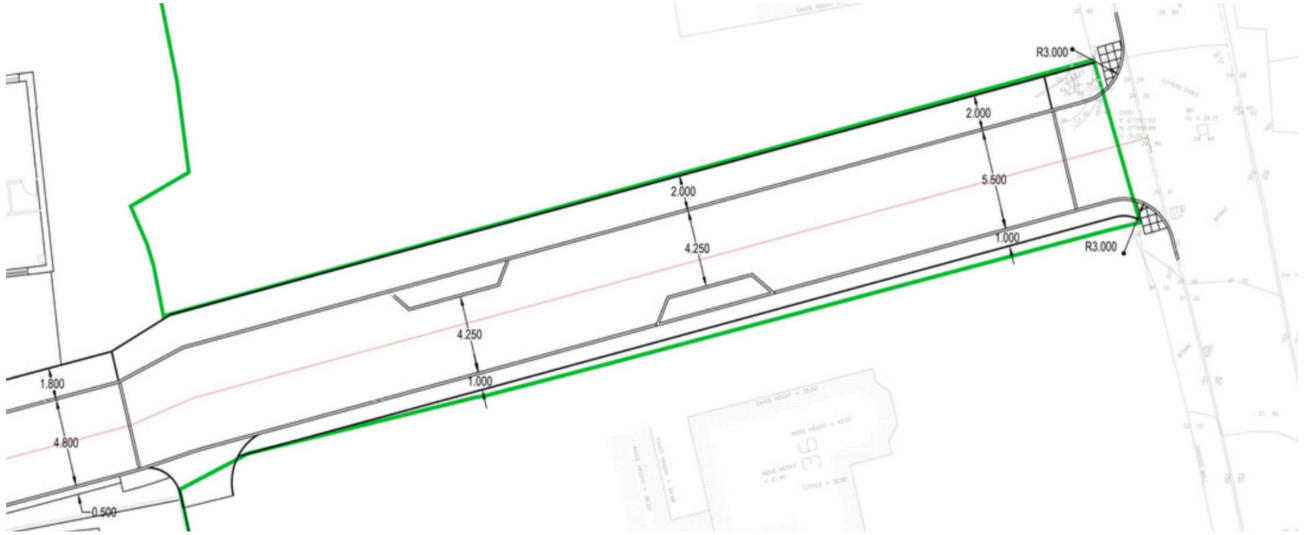
Document 1: Site Layout (AMENDED 19/11/2025)

- States a shared surface entrance road
- No footpaths are indicated



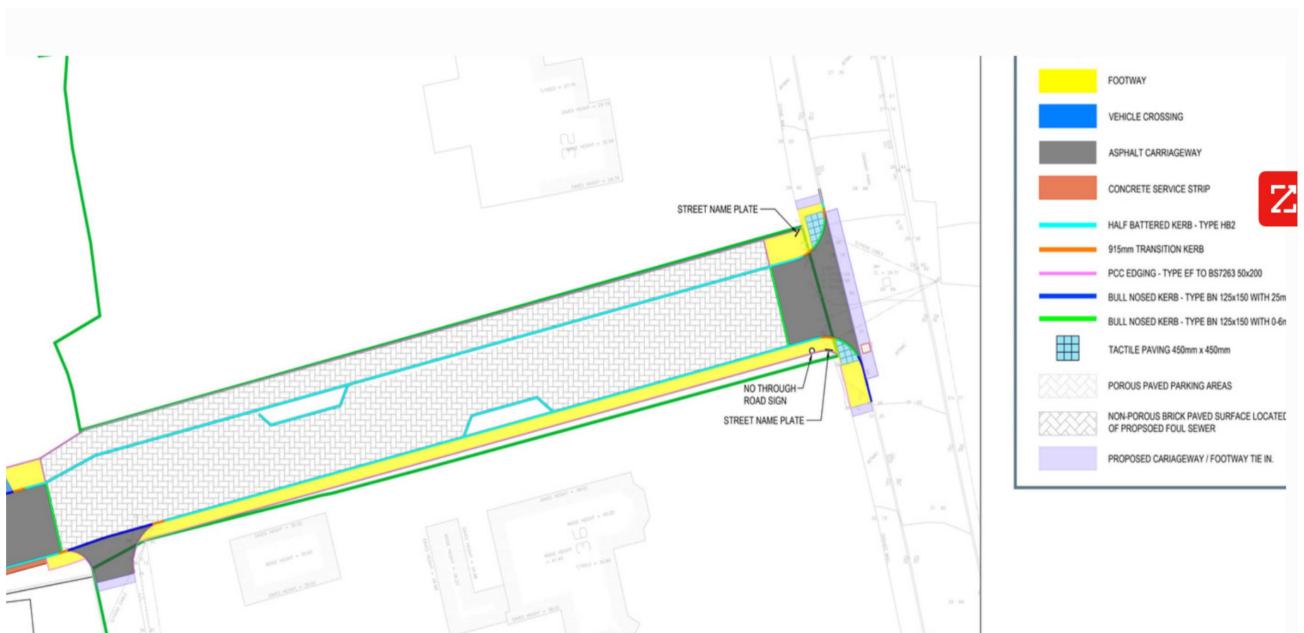
Document 2: Highway Dimension Plan (ADDITIONAL INFORMATION 19/11/2025)

- Shows a 5.5 m road width at the front entrance only
- Shows 2m footpath + 1m footpath
- No details or allowances for fencing are provided



Document 3: Surface Finishes and Kerbing Layout (ADDITIONAL INFORMATION)

- Shows a shared road and path together
- Indicates only a 1m dedicated footpath in the key



Summary of the conflicts

- Document 1: shared surface, no footpaths
- Document 2: separate carriageway, two dedicated footpaths
- Document 3: separate carriageway, one dedicated footpath

Residents are rightly frustrated that three different designs were uploaded as part of the same application. This is not a minor drafting error; it is a material inconsistency that prevents the public and the council from understanding what is proposed.

2) Stopping Sight Distance clarification and offer to resolve

The plans assert an increase in the achievable Stopping Sight Distance (SSD) from 28.652 m to 28.660 m. This change is significant in its implications for safety and for the lawfulness of any approval that relies on it.

Cancelled Plan



Revised Plan

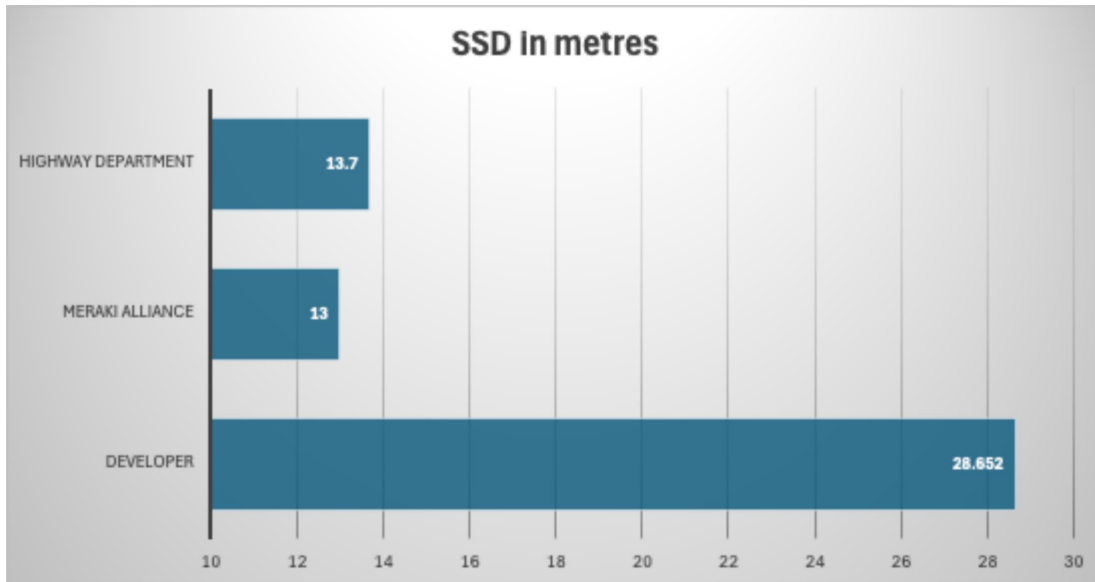


It is unacceptable that, after multiple rounds of amendments, the developer continues to submit SSD figures that residents, the council, and independent experts have already demonstrated to be unachievable. If the council's decision relies on overstated or inaccurate SSD figures, that decision may be open to legal challenge.

Residents are therefore confident that these repeated inaccuracies are not accidental but the result of a developer attempting to "try its luck." That attempt has now been exposed, and the council must recognise that continued acceptance of such misrepresentations undermines both the integrity of the planning process and public confidence in its decisions.

Residents are outraged that, after numerous reports and onsite inspections, figures already disproven have now been increased yet again. All previous studies — by residents, the council, and independent experts — have consistently demonstrated that the developer's claimed Stopping Sight Distance (SSD) is not achievable.

A reminder of figures in the last round:



Offer to the developer

In the interest of transparency and public safety, I am prepared to personally commission another independent road audit business to attend Cadnant Park and take precise measurements of the Stopping Sight Distance (SSD).

Terms of Offer

1. Independent Audit

- I will fund the audit upfront, ensuring impartiality and professional standards
- The audit will be conducted by a reputable firm with no vested interest in the outcome

2. Outcome if Developer's Figures Are Correct

- If the audit confirms the apparent stated SSD of 28.660m, this will demonstrate that the council, resident measurements, and the independent expert business (Meraki Alliance) were all mistaken
- In that case, residents will withdraw this specific objection, and your documentation will stand validated

3. Outcome if Developer's Figures Are Incorrect

If the audit shows that the SSD does not reach 28.660m, then:

- The council must reject the application on grounds of safety and fraudulent representation
- The developer will reimburse me for the audit fees and pay £5,000 compensation for the time, effort, and costs incurred in commissioning two independent businesses

- The council must refer the matter to law enforcement for investigation into how a supposedly reputable firm has submitted three consecutive SSD diagrams that are demonstrably false

Rationale

This offer is designed to provide a fair, transparent, and definitive resolution to the dispute over SSD measurements. It ensures that the developers' figures are validated beyond doubt, or accountability is enforced for misrepresentation that could endanger public safety.

Should the developer refuse this fair and transparent request, that refusal itself demonstrates that the figures portrayed cannot withstand independent scrutiny. The council and any future committee must treat such refusal as evidence that the SSD figures are not possible and therefore reject the application on grounds of safety and integrity.

3) Same issues residents have raised for this application have been rejected in other Conwy Planning applications

Residents note that Conwy Council has recently refused other housing schemes for reasons directly relevant to this application:

- **Abergele — Application 0/51041** (refused November 2025) — concerns included strain on schools, GP services, traffic congestion, and inadequate infrastructure
- **Llanfairfechan — Application 0/51286** (refused January 2025) — reasons included highway and road safety concerns, infrastructure strain, community opposition, and environmental issues

These decisions demonstrate that Conwy has previously found similar proposals unsuitable where they would place unacceptable pressure on local infrastructure and where highway safety could not be assured.

There is also established case law and local authority practice supporting the refusal to entertain repeated, materially similar amendments where doing so causes undue delay, procedural fatigue, and community disruption. Allowing a developer to repeatedly amend an application in response to objections, without resolving core technical deficiencies, risks turning the planning system into a vehicle for speculative attempts rather than a fair, final decision-making process.

4) Harm to residents and requested actions by the council

Harm to residents

The ongoing, protracted amendment process is causing real and measurable harm:

- **Stress and anxiety** — residents live with ongoing uncertainty about the future of their neighbourhood
- **Financial burden** — many residents have paid for independent assessments to counter misleading or incomplete data
- **Property blight** — uncertainty is deterring buyers and delaying sales, harming household finances and local market confidence

Under the **Well-being of Future Generations (Wales) Act 2015**, the council must act in the long-term interests of communities. Prolonging this process for the benefit of a private developer is inconsistent with that duty.

Requests to the council

In light of the above, I urge the council to take the following actions:

1. **Refuse to accept further amendments** to this application unless they are limited to genuinely minor, non-material corrections and are accompanied by a clear statement of what has changed and why
2. **Refer the current application to committee without further delay**, with a recommendation for refusal unless the developer can immediately and demonstrably resolve the material discrepancies identified
3. **Require independent verification** of the SSD and any other technical matters where the developer's figures have been disputed by residents and independent experts
4. **Publish a clear procedural statement** setting out limits on the number and nature of amendments that will be accepted for future applications, to prevent procedural abuse and protect the public interest

Kind regards,

Matt