

Sandy Cove - Fordd Ymlaen

A Just Cause to Support

The Towyn and Kinmel Bay Town Council (TKBTC) write in strong support of the residents of Sandy Cove, the densely populated residential estate in Kinmel Bay where **living conditions continue to dangerously deteriorate**. Sandy Cove history is well known and documented since the estate developer failed to complete in the 1930's and left the estate without roads, pavements, lights, or surface drainage and the living consequences.

Commented [TC1]: Not deemed to be accurate by the members

Commented [BG2R1]: I believe this is accurate.

Residents attending TKBTC in March 2023 again reminded us that **many Sandy Cove residents** have long term medication and mobility issues; others are families many cannot leave their properties when the dangerous roads flood and there is real risk to life. **Our duty of care is clear** as they by example courageously face increasing storm force risk. Access in an emergency could be impossible and also puts responders at risk. The prospect of emergency evacuation is a constant extreme worry impacting on mental health and wellbeing.

Commented [TC3]: Some residents have issues, but deemed to be a minority

Commented [BG4R3]: Having discussed with SCRA Chair and Secretary I believe this statement to be true

Commented [TC5]: The members deemed that TKBTC does not have a duty of care, and CCBC don't have a duty of care, as the roads are privately owned

Commented [BG6R5]: A duty of care is nothing to do with road adoption, it is why TKBTC would share our concern with CCBC

That nothing has been done or even proposed to be done at a local or national government level in our leading example of modern society, causes residents increasing distress in a situation which is inexplicable and inexcusable.

Commented [TC7]: Things have been done and proposed (for example the Survey), and both national and CCBC level

Commented [BG8R7]: Nothing material has been to relieve residents distress done despite discussions

The situation is not of residents making, the commercial risk that an estate developer would fail is obvious and should have been protected contractually by the local authority. Sandy Cove was failed by the developer and the LA. For almost 100yrs generations of residents have endured the consequences of the collective failure and a solution is long overdue.

In recent years there have been surveys, a Task and Finish group, consultations on regeneration, all exciting resident expectations and all in the context of climate change and increased flood risk and further infrastructure deterioration - but no action, engagement or proposal to residents has resulted, all leaving the residents and councillors increasingly distressed.

Commented [TC9]: This paragraph contradicts (see previous comments above)

Commented [BG10R9]: It does not contradict the previous statement, the paragraph illustrates how talking has achieved nothing.

Commented [TC11]: Is this sentence complete?

Commented [BG12R11]: agree

Commented [TC13]: Members felt that we need to be mindful that Sandy Cove is not the only area with unadopted roads within Towyn and Kinmel Bay.

Commented [BG14R13]: We have already voted to send a letter; get this right and other cases should follow.

TKBTC ask CCBC to engage with us in seeking and leading a way forward; there is talk of levelling up and here is a priority case. An outcome is in the form of adopted roads and infrastructure, a process leading to that outcome can start with discussions and this is what we request, bringing the discussion into the resident / community domain, openly and inclusively. We do not want to be over prescriptive at this stage and look to our local authority to agree to **explore anew**. KR