To Strategic Planning Policy Service, Conwy County Borough Council, P.O. Box L Conwy LL30 9GN.

Replacement Local Development. Plan (RLDP) 2018-2033 Preferred Strategy

Llanrhos Strategic Site

The proposed Llanrhos Strategic Site (LSS) fails totally within the extensive Green Wedge Protected Area designated in 1982, in the Llandudno and Conwy District Plan, in order to maintain the separate identities of Deganwy, Llanrhos and Llandudno, and prevent the creation of a conurbation between the Conwy River and Llandudno Bay.

The continuation of this policy is essential in today's political background, when commercial interests are successfully using the Appeal procedure to overturn Conwy County Borough Council (CCBC) refusals of Planning permission in locations considered inappropriate and which have been strongly opposed by residents.

The LSS requires approximately 19.5 hectares (47 acres) and is the only proposed Strategic Site on land with Green Wedge protection.

Removal of this protection would, regardless of any preferred options - which may be subject to change - totally expose the site to the priorities of interested parties based on financial interest.

The *Green Wedge Review and Landscape Sensitivity Assessment prepared by White Consultants for CCBC* states that - the area forms an important green countryside buffer of rural character between Llanrhos and Deganwy. This view confirms that the reasons for the Council's 1982 adoption of Green Wedge protection are still valid.

The Report includes maps showing the proposed LSS located within an existing Special Landscape Area, and also contains numerous references to the significance of important landscape and historical features including the Vardre. Deganwy Castle (SM), Bryniau Tower (SM) and Bodysgallen Hall (LB).

The view of the Consultants is that to develop the LSS would effectively join Deganwy and Llanrhos which they describe as having separate identities , but if development occurs they state that a gap a minimum of 150m wide is retained, this hardly equates to the existing Green Wedge separation area. Part of this proposed 150m wide gap is crossed by overhead power cables which in any event would *prevent construction.*

White also consider that it is possible, in a sensitive part of the site to create a coherent block in the middle of the Green Wedge. This is a matter for concern.

There are no definitive proposals within the LSS perimeter on which to comment. The "indicative Drawing" is merely a Developer's "concept", it is meaningless, misleading and extends the LSS perimeter. At this stage of the review procedure it is not realistic to attempt to present such details which will only be identified during later discussion with interested parties. The RLDP currently is an exercise to identify land offered to CCBC for consideration in order to meet construction targets set by the Welsh Government. These targets are highly controversial.

When considering the wider implications of the RLDP review, the following issues have been identified as requiring attention and resolution:

There is a lack of medical services. How is this to be addressed for current and increased future demand?

Council services and operations are already under pressure. What additional funding and resources will be available?

Increased traffic congestion, road safety and parking problems which are exacerbated during the tourist season.

Loss of agricultural land, habitat and wildlife corridors.

PTO

Replacement Local Development Plan (RLDP) - 2018 -2033 Preferred Strategic Site
Llanrhos Strategic Site

Building on green field sites as opposed to prioritising brown field and windfall sites.

Drainage and sewage disposal capacity issues.

Commercial development when either premises are currently empty or designated sites being used for housing, due to lack of demand.

Housing, actual requirements as opposed to lifestyle choices and political doctrine.

Why are properties already on the market for sale or rent not considered when assessing housing needs?

Why are existing powers not being used to make long term unoccupied properties available?

Is the current year on year construction policy realistic and achievable without completely destroying the nature of the region and adversely effecting residents lives?

The only clear issue for consideration by residents regarding the proposed 47 acre Llanrhos Strategic Site is the threat of the loss of its Green Wedge protection.

I am totally opposed to the development of the Llanrhos Strategic Site on Green Wedge land.

Signature [redacted] Date 10/09/2019

Print name JUDITH GAUGE

Address FLAT 1, MALAM COURT, WARREN DRIVE, DEGANWY, LL31 9ST

e-mail [redacted]