FOR THE ATTENTION OF GONWY C.B.C. Mas KORA WAIN. 23 SEP 2019 FINANCE DEPT. Marchar in 15 Mp Finding afternoon 20/29

(SR Broks)

To Strategic Planning Policy, Service, Conwy County Borough Council P.O. Box11, Conwy L130/9GN 4-De De passile, Subilita

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

and a building and a normal concerns on a particular for the disc statement of ones anogui beneen is me bris sy table. **Ganrhos Strategic Site** Numerical Policity and when extend to calculate the relatively and the relative steps of the second second stat The proposed LLanrhos Strategic Site (LSS) falis totally within the extensive Green Wedge Protected " Area designated in 1982: in the Elandudno: 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. - 1 - L When example, powers not bring to be to be used on the state of the anti-top of the states are different states

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

The ong stell t-sector con-doration by realicity relations are an proposed at and climpion and are The LSS requires approximately 19.5 hectaresu(47 acres) and is the only proposed Strategic Site on it and with Green Wedge protection.

in a stable connect to the discomment of the share bounds and she are the size of the decine the decine of Removal of this protection would, regardless of any preferred options - which maybe subject to changetotally expose the site to the priorities of interested parties based on financial interest.

STRUCTURE.

·• .C 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 1 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 Boovsgallen Hall (LB).

The view of the Consultants is that to develop the LSS would effectively join Deganwy and Lianrhos 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 proposais 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

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Loss of agricultural land. habitat and wildlife corridors. LGED 30NANIEL 6102 dBS ; 2 0.8.0 XMNOC PTO

Replacement Local Development Plan (RLDP) -- 2018/-2033 Preferred Strategic Site of the Bart of the Lianrhos Strategic Site

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1997 The providence of the second second providence of the second s Building on green field sites as opposed to prioritising brown field and windfall sites. Drainage and sewage disposal capacity issues. and it share an or of Commercial development when either premises are currently empty or designated sites being used for housing, due to lack of demandarment is much character to all the manual and entering a second second and Housing, actual requirements as opposed to lifestyle choices and political doctrine as a second seco Why are properties already on the market for sale or rent not considered when assessing housing with an needs? (1) Fig. op. at the leader with the system of anyther building the system of the system. 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 the nature of the region and adversely effecting residents lives? a star a sign and the live in the

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⁵ 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. This is a first the and and a constant of and there about concerns.

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

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