

To Strategic Planning Policy Service, Conwy County Borough Council, P O Box 1, Conwy LL30 9GN  
 Replacement Local Development Plan (RLDP) 2018-2033 Preferred Strategy

PETITION

ST ANNE'S GARDENS

Group Response to Llanrhos Strategic Site

Contact - Name

MR S R ROGERS

Address

21 ST ANNE'S GARDENS LLANRHOS LLANDUDNO LL30 1SD

e-mail

N/A.

The proposed Llanrhos Strategic Site (LSS) falls 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 maybe 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 Bodysgailen Hall (LB)

The Consultants' view 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

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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

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 affecting 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

The St Anne's Gardens Group are totally opposed to the development of the Llanrhos Strategic Site on Green Wedge land

The signatures and details of Group members are given below and on the attached sheets

Date	Sign	Print Name	Print Address
20/8/19	[REDACTED]	JOHN ASHE	19 ST ANNES GARDENS LLANRHOS LL301SD
30/8/19	[REDACTED]	KAREN ASHE	19 ST ANNES GARDENS LLANRHOS LL301SD
31/8/19	[REDACTED]	MRS N.E. ROGERS	21 ST ANNE'S GARDENS LLANRHOS LL301SD
31/8/2019	[REDACTED]	MR S.R. ROGERS	21 ST ANNE'S GARDENS LLANRHOS LL301SD
31/8/2019	[REDACTED]	MR R.J. TERSDALE	23, ST ANNES GARDENS LLANRHOS, LL301SD

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Date	Sign	Print Name	Print Address
31/8	[REDACTED]	DIANA J. TEESDALE	23 ST. Anne's Gardens Llanrhos LL30 1SD
1/9	[REDACTED]	AMBER ROEBUCK	17 St Anne's Gardens Llanrhos LL30 1SD
1-9-19	[REDACTED]	PAULINE BOOTHMAN	15. St. Anne's Gardens LLANRHOS LL30 1SD
1 9 19	[REDACTED]	GILL BOOTHMAN	15 ST ANNE'S GARDENS LLANRHOS LL30 1SD
1/9/19	[REDACTED]	C D. OAKLEY	7 ST ANNE'S COURT ST ANNE'S GARDENS LLANRHOS LL30 1SD
6/9/2019	[REDACTED]	V W OAKLEY	7 ST ANNE'S COURT ST ANNE'S GARDENS LLANRHOS LL30 1SD
1/9/19	[REDACTED]	K. E. BRIDGE	8 ST ANNE'S COURT LLANRHOS LLANDUDNO
1/9/19	[REDACTED]	V. Bridge	8 ST ANNE'S COURT LLANRHOS, LLANDUDNO
1/9/19	[REDACTED]	C. A. BENTLEY	6, St Anne's Court, Llanrhos, LL30 1SD
1/9/19	[REDACTED]	G. C. BENTLEY	6, St Anne's Court, Llanrhos LL30 1SD
1/9/19	[REDACTED]	T MILES	14 ST ANNE'S GARDENS LLANRHOS
1/9/19	[REDACTED]	Beverly Miles	14 St Anne's Garden LLANRHOS LL30 1SD
1/9/19	[REDACTED]	Jason Parry	12 ST ANNE'S GARDENS LLANRHOS LL30 1SD

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1/9/19	[REDACTED]	Tanya Parry	12 ST ANNES GARDENS LLANRHOS LL30 1SD
1/9/19	[REDACTED]	Scott Parry	12 St Annes Gardens Llanrhos LL30 1SD
1/9/19	[REDACTED]	Jason Roberts	11 ST ANNES GARDENS LLANRHOS LL30 1SD
1/9/19	[REDACTED]	SARAH ROBERTS	11 ST ANNES GARDENS LLANRHOS LL30 1SD.
1/9/19	[REDACTED]	Y.A. EMERY	9, St Annes Gardens Llanrhos LL30 1SD
1/9/19	[REDACTED]	P.B. EMERY	9, ST ANNES GARDENS AS ABOVE LLANRHOS LL30 1SD
1/9/19	[REDACTED]	TE MITCHELL	3 St Annes Court ST ANNES GARDENS LL30 1SD
1/9/19	[REDACTED]	IK HAMMOND	APT 5- ST ANNES COURT ST ANNES GARDENS LLANRHOS LL30 1SD
1/9/19	[REDACTED]	K.L. HAMMOND	APT 5, ST ANNES COURT LLANRHOS LL30 1SD.
1/9/19	[REDACTED]	EMYR PARRY	28 ST ANNE'S GARDENS LLANRHOS LLANIDNOO LL30 1SD
1/9/19	[REDACTED]	JULIE PARRY	28 ST ANNE'S GARDENS LLANRHOS LLANIDNOO LL30 1SD
2/9/19	[REDACTED]	JOHN HAMMOND	24 ST ANNE'S GARDENS LLANRHOS LL30 1SD
2/9/19	[REDACTED]	MARGARET HAMMOND	24 ST ANNE'S GARDENS LLANRHOS LL30 1SD

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2/9/19	[REDACTED]	ANNE RIMMER	33. STANNES Gdns LLANRHOS.
2-09-19	[REDACTED]	MARGARET NORRIE	34 ST. ANNE'S Gdns LLANRHOS LL30 1SD.
2-09-19	[REDACTED]	BERNARD NORRIE	34 ST. ANNE'S GARDEN LLANRHOS LL30 1SD.
2/9/19	[REDACTED]	JANE DAVIES	32 ST ANNE'S GARDEN SLL3 1SD
2-9-19.	[REDACTED]	Barbara Hughes	18 ST. ANNE'S Gdns LL30 1SD. LLANRHOS. LLANDUDNO
2-9-19	[REDACTED]	GRIFF WILLIAMS	16 ST ANNES GARDENS LLANRHOS LL30 1SD
2 9-19	[REDACTED]	VAL WILLIAMS	16 ST ANNES GARDENS LLANRHOS LL30 1SD
2 9.19.	[REDACTED]	DIANE EVANS	22 ST ANNES GARDEN LLANRHOS. LL30 1SD.
2/9/19	[REDACTED]	LOLA OWEN	30 STANNES Gdns LLANDUDNO LL30 1SD
2-9-19	[REDACTED]	NORMAN RIMMER	33 St Anne's Gdns LL30 1SD.
2/9	[REDACTED]	ELIVE STOCK	42 St Anne Gdns
2/9	[REDACTED]	Gwen Stock	42 ST ANNES GARDENS
3/9/19	[REDACTED]	FAN BOOTHMAN	15 ST. ANNE'S GARDENS

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5/9/19	[REDACTED]	Josh Houston	11 St Annes Gardens LL30 1SD
6.9.19	[REDACTED]	DAVID EVAN REES	40 ST ANNES Gdns LL30 1SD
6.9.19	[REDACTED]	PATRICIA REES	40 ST ANNES Gdns LL30 1SD
1/9/19	[REDACTED]	C.S. OWEN	20 ST ANNES GARDENS LLANRHOS, LLANDUDNO LL30 1SD
9/9-19	[REDACTED]	HANNE TOLG PARMINTER	20, ST. ANNES GARDENS LLANDUDNO LL30 1SD
8/09/19	[REDACTED]	EMILY TOLG PARMINTER	20 St. Annes Gardens Llandudno LL30 1SD
8/05/19	[REDACTED]	SYLVIA GONES	2 St Annes Court, LL30 1SD.
10/09/19	[REDACTED]	CHRIS TALBOT	38 St Annes Gdns Llanrhos Llandudno LL30 1SD
10-09-19	[REDACTED]	MARGARET HALSTEAD.	38 St Anne's Gardens Llandudno LL30 1SD
14-09-19	[REDACTED]	N. EVANS.	27. St. Anne's Gardens. Llandudno.
- " -	[REDACTED]	T. ROEBUCK	17, ST. ANNE'S GARDENS LLANRHOS LL30 1SD
- " -	[REDACTED]	N.J. ROEBUCK	17, ST. ANNE'S GARDENS LLANRHOS LL30 1SD
17/9/19	[REDACTED]	D. HORLEY	35 ST ANNES Gdns LLANRHOS. LL30 1SD

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