

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

ABERCONWY LIBDEMS.

Group Response to Llanrhos Strategic Site

Contact - Name Sue Shotton.

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e-mail

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 195 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 Vardie, Deganwy Castle (SM), Brynau Tower (SM) and Bodysgallen 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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Replacement Local Development Plan (RLDP) - 2018 - 2033 Preferred Strategic Site

Petition ABERCONWY LIBDEMS Group Response to Llanrhos Strategic Site

Contact - Name Susan Sholler e-mail [REDACTED]
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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 ABERCONWY LIBDEMS 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

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Date	Sign	Print Name	Print Address
27/8/19 29/8/19	[REDACTED]	Susan Sholler	34 WYWESTYN DECONWY
29/8/19	[REDACTED]	Katherine Lewis	8 Vicarage Ave, Llandudno
29/8/19	[REDACTED]	ROBERT ROBERTS	22 CARTER COURT LLANDUDNO
29/8/19	[REDACTED]	JONATHAN PATCHETT	9 TUDOR ROAD, ELAN CONWY
29/8/19	[REDACTED]	CHRISTOPHER CHERRY	RISBORO HOTEL CLEMENT AVENUE LLANDUDNO.
29/8/19	[REDACTED]	Lee IEGULDEN	BRYNSIENCYN ANGLERY
29/08/19	[REDACTED]	J. EDWARDS	CONWY RD. PENMAGNAR
29/8/19	[REDACTED]	M G. HUGHES	MAES Y PORTH, ST AGNES PARISH CONWY, LL32 8RT
29/8/19	[REDACTED]	Pat Hall	26 St David's Ave LL31 9HW
29/8/19	[REDACTED]	JELYTH SHOTTER	34, WYWESTYN DECONWY
29.8.19	[REDACTED]	[Signature]	3, CARRINGTONS TERR LLANRWIST