

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

**PETITION: MAES Y CASTELL GROUP RESPONSE TO LLANRHOS STRATEGIC SITE**  
(Contact: Ted Thonger, 39 Maes y Castell, Llanrhos LL30 1NG)

**We totally oppose development on green wedge at Llanrhos/Deganwy, on the following grounds:**

- The green wedge (2) plays a vital role in keeping separate the settlements of Llanrhos and Deganwy.
- It keeps open the green corridor north and south, between Deganwy and Llandudno.
- It is an essential part of the open rural character of the area, including acres of prime farmland and wildlife habitat.
- It also protects the sensitive setting of Deganwy Castle, lying within special and historic landscape areas.
- The plan ignores restraints urged by Conwy's own consultant, who stresses the need for the a "substantial" gap between settlements.
- Destruction of remaining green wedge – already targeted – becomes much more likely, so no gap will be left on Bryn Lupus Road.

**Without the Llanrhos green buffer, we are much closer to one featureless housing estate stretching from the Junction to Llandudno.**

Conwy's consultants, White, warn that housing will degrade the area:  
**"Housing development would adversely affect the setting of Deganwy Castle...and effectively join the two settlements, which have distinctly separate identities...and would reduce and compromise the role of green wedge."**

They say: **"The area should remain largely intact as it is already relative narrow, between large urban areas with severe pressure for development..."**

**"The three settlements should should not be allowed to meet and buffers should be maintained. This may mean that some landscapes will need to be managed in perpetuity as green space..."**

The consultants add that if the site is developed (which we oppose), it's essential to retain a **"substantial gap"** to separate the settlements for ever.

*The plan leaves a token green strip on the western boundary at Maes y Castell. At its narrowest it is just 50 metres wide, yet the consultants recommend a minimum of 150 metres. Developers already want more local fields, completely closing the green gap on Bryn Lupus Road.*

### HOUSING DEMAND UNPROVEN

*The attack on green spaces is largely driven by hypothetical Welsh Government quotas and pressure from profit-hungry developers.*

- Hundreds of homes are already for sale in Conwy.
- Many others (including rented and 2<sup>nd</sup> homes) stand empty.
- Much of the 'demand' is due to house owners wanting to move into the area, or to move up-market.
- So-called 'affordable' housing is very often beyond the reach of those on the lowest rung of the housing ladder.
- Precious acres are already taken up by empty office blocks and shops, under-used factory units and an excess of supermarkets. Better use could be used of some of this space for accommodation.

*Conwy must make better use of brownfield sites/empty property, and not take the 'nuclear' option to destroy our green spaces.*

### TRAFFIC HAZARDS

- Hazards will be caused by extra traffic on Bryn Lupus, with pressure points and hold-ups at Pentwyn round-about.

### LACK OF RESOURCES

- There is already a serious shortage of medical/dental resources to serve the existing community.

### A CONFUSING PLAN

- Much of the community has been left confused by the site presentation, and find the terminology in the response form totally baffling.

REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP) 2018 – 2033 PREFERRED STRATEGY  
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 CONTACT: Ted Thonger 39 Maes y Castell, Llanrhos

The Maes y Castell Group (signatures below) totally oppose development of the Llanrhos Strategic Site on Green Wedge land.

Date	Signature	Print Name	Print Address
31.8.2019	[Redacted]	EDWARD THONGER	39 MAES Y CASTELL LL30 1NG
"	[Redacted]	RITA THONGER	"
31.8.19	[Redacted]	Mrs Jayne Owen	45 Maes y Castell LL30 1NG
31/8/19	[Redacted]	LINDA BAILEY M. BAILEY	43, MAES Y CASTELL, LL30 1NG
31/8/19	[Redacted]	S ELLIOTT R ELLIOTT	37 maes-y-castell
31/8/19	[Redacted]	J. H. LEWIS J. H. LEWIS	ROOFTOP UNIT 83 MAES-Y-CASTELL
31/8/19	[Redacted]	R. BOLT	29 MAES Y CASTELL
31/8/19	[Redacted]	DM HUGHES	25 MAES Y CASTELL
31/8/19	[Redacted]	W SLACK J SLACK	21 21 MAES Y CASTELL
31/8/19	[Redacted]	C. MARSHALL V. MARSHALL	19 Maes y Castell.
31.8.19	[Redacted]	J B LEWIS	17. " "
31.8.19.	[Redacted]	S G WILLIAMS.	13 MAES-Y-CASTELL.
31.8.19	[Redacted]	DAVID LEWIS	7 MAES Y CASTELL LLANRHOS
31.8.19	[Redacted]	Toni Anne Roberts	7 MAES-Y-CASTELL

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Date	Signature	Print Name	Print Address
31/8/19	[REDACTED]	J. ROBERTS	29 MAES Y CASTELL
30/08/19	[REDACTED]	SUE ASTON PETER HUGHES.	47 MAES-Y-CASTELL
31/8/19	[REDACTED]	HOWARD MORSHALL	55. MAES-Y-CASTELL
31/8/19	[REDACTED]	SUSAN MORSHALL	55. MAES-Y-CASTELL
31/8/19	[REDACTED]	Ange Anderson	57 Maes Y Castell
3/8/19	[REDACTED]	SUSAN JONES.	2 MAES Y CASTELL
1/9/19	[REDACTED]	J MURPHY	35 MAES-Y-CASTELL.
1/9/19	[REDACTED]	A CARANER.	- -
1/9/19	[REDACTED]	JACK O'BRIEN	28 MAES-Y-CASTELL
1-9/19	[REDACTED]	<del>MARSHALL</del> SUTHERLAND	30 MAES Y CASTELL
2/9/19	[REDACTED]	PAULINE BATER	15, MAES-Y-CASTELL
2/9/19	[REDACTED]	MING POULL	1 MAES-Y-CASTELL
02-09-19	S. Marqua	[REDACTED]	1 Maes y Castell

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Date	Signature	Print Name	Print Address
2/9/2019	[REDACTED]	DENNIS OWEN	34 MAES-Y-CASTELL
2/9/2019	[REDACTED]	ROBERT CLOWES	16 MAES-Y-CASTELL
2/9/2019	[REDACTED]	ALEXANDRA HOLT	66 CEFN Y BRYN
2/9/2019	[REDACTED]	STUART HOLT	66 CEFN-Y-BRYN
2/9/19	[REDACTED]	HUIAN HOLL	66A cefn y Bryn
2/9/19	[REDACTED]	Samuel Holt	66 Cefn-y-Bryn
2/9/19	[REDACTED]	Lesley Crookes	34 MAES-Y-CASTELL
2/9/19	[REDACTED]	VICTORIA WHEATMAN	36 Maes-y-Castell
3/9/19	[REDACTED]	LES SMALLEY	20 " "
3/9/19	[REDACTED]	LINDA LYNCH	59 " "
3/9/19	[REDACTED]	DROTHWELL	67 Maes y Castell
4/2/19	[REDACTED]	JOHN DWINS	14 CEFN-Y-BRYN
5/9/19	[REDACTED]	VICKY COLE	51 MAES Y CASTELL

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Date	Signature	Print Name	Print Address
3/9/19	[REDACTED]	L. D. SMALLEY	20, MAES Y CASTELL LL30 1NG.
<del>3/9/19</del>	[REDACTED]	C. McDonagh	16 Maes-y-Castell LL30 1NG.
2/2/19	[REDACTED]	J. Pearce	4 MAES-Y-CASTELL LL30 1NG.
4/9/19	[REDACTED]	S. Pearce	4 Maes-y-Castell LL30 1NG.
4/9/19	[REDACTED]	DABBOTT	8 MAES Y CASTELL LL30 1NG
4/9/19	[REDACTED]	M. ABBOTT	DITTO
4/9/19	[REDACTED]	IRENE HILTON	53 MAES-Y-CASTELL LLANRHOS LL30 LLANDUDNO ING
4/9/19	[REDACTED]	NEIL HILTON	11-
4/9/19	[REDACTED]	M. BRIAN EVANS	48 ARFRYN LLANRHOS LLANDUDNO
4/9/19	[REDACTED]	DIANA E. EVANS	DO
4/9/19	[REDACTED]	ELIZABETH DACKS	47 ARFRYN LLANRHOS LL30 7PB
4/9/19	[REDACTED]	P. CHAN	26 MAES Y CASTELL.
4/9/19	[REDACTED]	VICKY CHAN	26 M u
5/9/19	[REDACTED]	J. ASHBURY	3 SEA BANK RD COLWYBELL
5/9/19	[REDACTED]	R. JONES	1

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Date	Signature	Print Name	Print Address
6/SEPT/2019	[REDACTED]	DAVID A HILL	NORDENIE 5 MAES-Y-CASTELL LLANRHOS DEGANWY LL30 1NG.
6/9/2019	[REDACTED]	VALERIE HILL	AS ABOVE
6/9/2019	[REDACTED]	OWAIN JONES	3 MAES-Y-CASTELL
6.9.	[REDACTED]	GILLIAN ARTHUR	182 Degannwy Rd.
	[REDACTED]	DEILWEN OWEN	178 DEGANWY R <sup>d</sup>
	[REDACTED]	EMILYN OWEN	"
	[REDACTED]	WILMA JONES	108, Degannwy Rd
	[REDACTED]	JANE WILLIAMS	174 Degannwy Road
	[REDACTED]	CLIVE WILLIAMS	174, Degannwy Road
	[REDACTED]	Dave Thomas	164 Degannwy
	[REDACTED]	CAROL HARPER	23 MAES Y CASTELL
8-9	[REDACTED]	MAUREEN BARRIE	27 MAES Y CASTELL
"	[REDACTED]	DAVID BARRIE	" "

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Date	Signature	Print Name	Print Address
23/09	[REDACTED]	M. GUNNINGHAM	FLAT 32 PLAS MARIANDIR
4/9	[REDACTED]	J. DAVIES	APARTMENT 29 PLAS MARIANDIR
4/9	[REDACTED]	R. RAILLY	FLAT 9 PLAS MARIANDIR
4/9	[REDACTED]	Just Smith	Flat 6, Plas Mariandir
4/9	[REDACTED]	Andrea Butler	Flat 12, Plas Mariandir.
5/09	[REDACTED]	ELIZABETH WALL	FLAT 28 P. MARIANDIR
8/5/09	[REDACTED]	THELMA HOLME	FLAT 31 PLAS mariandir