

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

*BWLCH FARM ROAD*

Group Response to LLanrhos Strategic Site

Contact - Name *MR S.W. BARRETT*

Address *2 TYN-Y-ROED COTTAGES PENTYWYN RD DEGANWY CONWY LL319YT*

e-mail [REDACTED]

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 Vardie, Deganwy Castle (SM), Bryniau 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 BUCH FARM ROAD GROUP

Group Response to Llanrhos Strategic Site

Contact - Name MRS W. S. BARRETT

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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 BUCH FARM ROAD GROUP

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
30/8/19	[REDACTED]	STEVEN BARRETT	2 TYN Y COED COTTAGES PENTYNYN RD DEGANWY LL31 9YT
30/8/19	[REDACTED]	SANDRA BARRETT	2 TYN Y COED COTTAGES PENTYNYN RD DEGANWY LL31 9YT
30/8/19	[REDACTED]	JACK BARRETT	2 TYN Y COED COTTAGES PENTYNYN RD DEGANWY LL31 9YT
30/8/19	[REDACTED]	VIVIENNE EVANS	H. Bwled Ffwrn Rd DEGANWY LL31 9XS
30/8/19	[REDACTED]	IAN ROBERTS	1312WY CURRYN POWYS

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Group Response to Llanrhos Strategic Site

Contact - Name: **MRS. W. BARRETT**

e-mail: [REDACTED]

Address: **2 TYN-Y-COED COTTAGES, PENSTYWYN RD  
DEGANWY COMMUNITY LL3194T.**

Date	Sign	Print Name	Print Address
30/8	[REDACTED]	GARTH SHINGLES	6, BWLCH FARM RD DEGANWY LL3194S
30/8/19	[REDACTED]	Sandra Shingles	6 Bwlch farm rd Deganwy LL3194
30/8/19	[REDACTED]	STEPHAN NUTTMA	5 BWLCH FARM RD
30/8/19	[REDACTED]	KAROL DOROSHENKO - NUTTMA	5 BWLCH FARM RD
30/8/19	[REDACTED]	Hayley Doroshenko Nuttall	5 BWLCH FARM RD.
30/8/19	[REDACTED]	GARY HUMPHREYS	10 Bwlch Farm Rd.
30/8/19	[REDACTED]	HELEN HUMPHREYS	10 Bwlch Farm Rd.
2/9/19	[REDACTED]	MAHAN PRYCE	Daulimp Bwlch farm Rd Deganwy LL31-94S
2/9/19	[REDACTED]	DAVID JAY	S A c h o l Bwlch farm Rd
2/9/19	[REDACTED]	C Thorndike	1 Bryn Tiron Cott.
2/9/19	GUY THORNDIKE	[REDACTED]	1 BRYN TIRON COTTAGE BWLCH FARM ROAD
8/9/19	[REDACTED]	DAVE THOMAS	12 BWLCH FARM RD DEGANWY LL3194S
8/9/19	[REDACTED]	G O U E R C I	14 BWLCH FARM RD DEGANWY LL3194S

