## Kerry Anne Wain

From: Sent: To: Subject: Sheila Wilson 19 September 2019 17:44 CDLL-LDP **OBJECTION LETTER** 

ADDRESS CONTACT DETAL AS OVERLE

Replacement Local Development Plan Preferred Strategy; on to the Inclusion of Land to the South of Hexa Lopus Road, Lianches gie Development Site (Strategie Site No.2)

mud owners/scoupiers of holiday units at Maes Dolais Currerm Park, also. The proposal Linuxhon strategic development site set out 6 of Strategy, as insued for public consultations, will alpoin the currerw rest. The strategic site as displayed at the recent adhetisis at Line logant will auronal the currerw park on all sides.

site identified by the Local Planning Authority sity within an existing using openal landscape area and within a registered landscape of outst a. The land forms an important and acknowledged function in rev antienants of Degamwy, Llanthes and Llandsdoo Janetion and in pro-g fite Degamy Casile. The Vantre and Brynias Tower. It also for eleged rural area between settlements to the north and south. The land is maintaining open views towards Degamy Casile and the Vardre the landscape view from these viewpoints. The land is not only within ma but also the Crowklym and Conwy Historic Landscape Area.

ion of the proposed strategic site for the following reasons:-

t would adversely affect the role of the green wedge in maintaining f the estilements and would adversely affect the setting of Degnature e Varde. The area foreus an important green countryside buffer of near new Degnwy and Lianthos. Development of the site would clearly we identify and character of Lianthos and Degnatury and undermine the the green wedge within the vicinity. It would also clearly severely cial and historic landhcape character to the detriment of the local and area. Given the existing constraints upon development of the site ficult to appreciate why the included candidate sites were not d at the initial assessment stage;

g that not all landowners with interest in the land included within ig that not all andowners with interest in the final included within ic site have agreed to development of the site. There insust garding deliverability of the site and, again, we would on that opriateness of inclusion of the site within the preferred strategy

Sent from my iPad

As far as we are aware, there does not appear to have been full and abequat assessment of suitability of the sits for development purposes. We have not to do seen any proper assessments of agricultural land classification, visual impo-mentation of the state of a strength and the state of the state in the absence Again, we would question appropriatement of inclusion of the site in the absence

- concerning that no assessment of submitted candidate sites has a dipublished by the Authority and that no possible alternative strategics at tands as preferred are actually documented. Without such assessment to for inspectien/com/deration it is impossible to determine that strategic ad by the Authority are indeed preferable options on anything like obj
- It is noted that 3 of the 5 strategic sites proposed are to include the provision of new primary schools. It is however our understanding that population in Conwy is actually decining and, certainly in the case of Llaurhos in particular, there will be insufficient pupils to support provision of a new primary school unless children are taken from other schools which presumably would have to be cloud. It is also noted that housing projection figures relied upon to justify the preferred sites exceed those issued by Welsh Government;
- We are deeply concerned that plans displayed by the local Planning Authority at the exhibition at Llandso Odd School on the 12<sup>th</sup> August 2019 differed from those published in the preferred strategy sent out for public consultation. This has led to confusion and has clearly undermined the consultation process;
- At the most local of levels, development of the strategic site will clearly have detrimental impact upon the setting of Maes Dolau Caravan Park and will detrimentally prejudice holiday makers experience of the park and the locality. Amenity of existing site occupants will clearly be adversely affected. 7.

We trust that the above views will be taken into account and that the Llanthos strategic site will be removed from the Local Development Plan.

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