

Kerry Anne Wain

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From: Cllr Samantha Cotton  
Sent: 19 September 2019 19:49  
To: CDLL-LDP  
Subject: LDP review Llanrhos site proposed inclusion in the plan

Comments below in response to the consultation.

I am very concerned at the inclusion of the land in Llanrhos being included as a proposed strategic site in the current review of the Conwy Local Development plan.

In my view any development on the proposed site off Bryn Lupus Road would disrupt and have an adverse effect on the historic landscapes and viewpoints between The Vardre which is the site of the Deganwy Castle, Bryniau Tower on the opposing hill and Bodysgallen.

The proposed site is also one of the few green areas left in the ward and development would completely encircle the historic Deganwy castle site and I believe this is an important historic landscape and should be preserved against development.

I also believe the preservation of the green wedge as a buffer zone between settlements and between distinct areas of housing should be maintained. Llanrhos is within the Deganwy electoral ward, however it is a distinct area within the community which maintains its own character.

I understand that sites within Llandudno which have been earmarked previously for development have not come forward within the life of the current LDP, therefore the local authority must look outside of Llandudno but within the same Crueddyn settlement area. I am against using green land for development and other sites should be sought before green land is considered for use.

The report prepared on the Population, Facilities and Services found in each Settlement suggests that Deganwy/Llanrhos has a doctor's surgery. This is correct but it is only open for 3 mornings per week for limited hours.

It is unfair to class this as meeting the criteria in favour of development. We can see from the population figures that both the 45 -64 and over 65 age groups are increasing in Deganwy. I do not believe that based on those population increases the doctor's surgery can support the residents needs now, therefore any further increase in population will place an additional burden on this service.

I would like more information on the range of employment opportunities that are available currently as per the Population, Facilities and Services found in each Settlement report, which would merit supporting the allocation of land for business development within this proposed preferred strategy.

Also looking again at the population figures I am not yet persuaded that a new primary school is required however the figures do not break down the 0-15 bracket into primary and secondary age children, so further information needs to be provided in support the inclusion of a new primary school in this proposal.

Cyng./ Cllr. Samantha Cotton

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