

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

MARL VIEW TERRACE . . . . Group Response to LLanrhos Strategic Site

Contact - Name RUTH PARKER

Address BRYN GWILYM, MARL VIEW TERRACE, LL31 9BJ

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 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

PTO

Replacement Local Development Plan (RLDP) - 2018 - 2033 Preferred Strategic Site

Petition MARL VIEW TERRACE Group Response to Llanrhos Strategic Site.

Contact - Name RUTH PARKER e-mail [REDACTED]

Address BRYN GWILYM, MARL VIEW TERRACE, DEGANWY LL31 9BJ

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 MARL VIEW TERRACE 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
3 <sup>rd</sup> /19	[REDACTED]	CA WILLIAMS	19 MARL VIEW TERRACE, DEGANWY LL31 9BJ
3/9/19.	[REDACTED]	TESNI KELSALL	3 MORI MEWS MARL VIEW TERRACE DEGANWY LL31 9BJ.
3/9/19	[REDACTED]	M.E. WILLIAMS	8 MARL VIEW TERRACE MARL HALL, DEGANWY
3-9-19	[REDACTED]	S.P. ROBERTS	2, MARL MEWS MARL VIEW TERR, DEGANWY LL31-9BJ.
3.9.19	[REDACTED]	R. JONES	5 MARL VIEW TCE DEGANWY LL31 9BJ

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Date	Sign	Print Name	Print Address
7/9/2019	[REDACTED]	P PARKERTY	1 SHAMROCK TERRACE DEGANWY LL31 9BQ.
7/9/2019	[REDACTED]	H. DURBER.	4, SHAMROCK TERRACE LL31 9BQ
7/9/2019	[REDACTED]	STEPHEN DAVIES	5 SHAMROCK TERRACE LL31 9BQ
7/9/19	[REDACTED]	DENNIS CHIN	7 SHAMROCK TERRACE.
7/9/19	[REDACTED]	Danielle Hamilton	11 Shamrock Terrace

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DEGANWY, LL31 9BJ

Date	Sign	Print Name	Print Address
07/09/2019	[REDACTED]	PAUL HILFORD	14 MARL VIEW TRCE DEGANWY LL31 9BJ
07/09/19	[REDACTED]	DAVID RAESEIT	BRYN GWILYM MARL VIEW TERRACE LL31 9BJ
07/9/19	[REDACTED]	N. WATKINS.	18 MARL VIEW TERRACE DEGANWY LL30 2BB.
7/9/19	[REDACTED]	P MASON	— / —
07/09/19	[REDACTED]	PHIL HALE	2 MARL VIEW MARL VIEW TERRACE DEGANWY LL31 9BJ
7/9/19	[REDACTED]	G PETCH.	17 MARL VIEW TERR DEGANWY
7/9/19	[REDACTED]	H. EDWARDS	5 Marl View Terrace Deganwy.
7/9/19	[REDACTED]	G OWEN	23 MARL VIEW TERR
7/9/19	[REDACTED]	Ann Schroeder	23 Marl View Terrace LL31 9BJ
7/9/19	[REDACTED]	PAT O'KEEFE	24, Marl View Terrace LL31 9BJ
7/9/19	[REDACTED]	JANE WEBBER	Maesteg, Marl Lane LL31 9AJ.
7/9/19	[REDACTED]	Joseph Horne	Maesteg, Marl Lane LL31 9AJ
7/9/19	[REDACTED]	Rosie Horne	maesteg, Marl Lane LL31 9AJ

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3/9/19	[REDACTED]	ABERY	6 MARL VIEW TCS DEGANWY
3/9/19	[REDACTED]	B. LEVERS	4 TAN Refail, Deganwy
3/9/19	[REDACTED]	S. J. CASTLE	5 TAN REFAIL DEGANWY
"	[REDACTED]	M. KENDALL	BRIARWOOD, MARL VIEW TERRACE, DEGANWY
4/9/19	[REDACTED]	D. EVANS	16 MARL VIEW TERRACE, DEGANWY
4/9/19	[REDACTED]	HILDA JAMES	22 MARL VIEW TERRACE DEGANWY
4/9/19	[REDACTED]	SARAH HILFORD	14, marl View Terrace Deganwy
4/9/19	[REDACTED]	SANDRA DANIES	1, Maes Glas Deganwy
4/9/19	[REDACTED]	EIRLYS BELLIS-JONES	3, Maes Glas Deganwy.
4/9/19	[REDACTED]	Cathrene Penrose	7, Maes Glas, Deganwy.
4/9/19	[REDACTED]	ELIZABETH F. EVANS	9 MAES GLAS DEGANWY
4.9.19	[REDACTED]	M. Ceïis Smith	10 Maes Glas
4.9.19	[REDACTED]	J. Y. SMITH	10 MAES GLAS DEGANWY

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2/9/19	[REDACTED]	Mary Mc Donagh	Flat 3 Shamrock Tower Shamrock Terrace LL31 9BJ
7/9/19	Glyn Owen ↔	[REDACTED]	19 Shamrock Terrace Deganwy, LL31 9BJ
7/9/19	Jane Weir ↔	[REDACTED]	22, Shamrock Terrace Deganwy, LL31 9BJ
9/9/19	[REDACTED]	RUTH PARKER	BRYN GWILYM MARL VIEW TERRACE DEGANWY, LL31 9BJ