



31 March 2021

F.A.O. Richard Clarke and Bryn Kyffin

The Strategic Planning Policy Service

Conwy County Borough Council

Coed Pella

Conway Road

Colwyn Bay LL29 7AX

Dear Sir / Madam

Replacement LDP : Site Update

We would like to update about a site that our client (JAT Construction) has control of and is looking to promote as a suitable housing allocation site in the emerging Replacement Conwy LDP.

It involves land located to the east of Gorwel in Llanfairfechan, LL33 0DS, as shown on the site location plan and aerial image provided below. It extends to approximately 2.4 ha (6 acres) and we consider it has a notional capacity for some 70 no. dwellings.

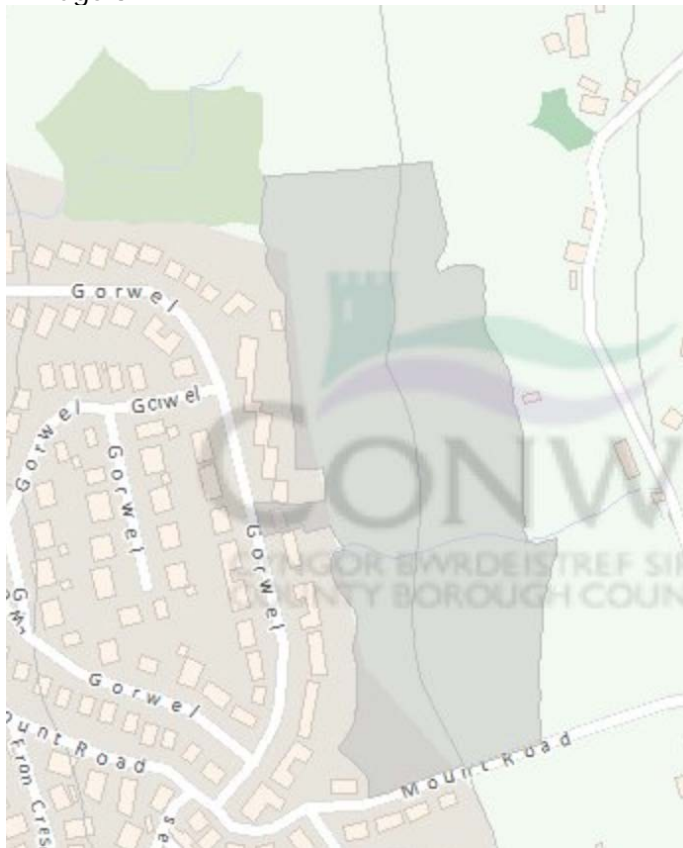
It comprises a greenfield parcel of agricultural land on the edge of the settlement boundary of Llanfairfechan. Officers may recall that that the land (excluding any access) was promoted previously as part of the Conwy LDP (adopted in November 2013) under the reference of Site 435 but it was never taken any further due to highway concerns raised at the time.

Since then, my client has acquired No. 11 Gorwel to provide an access route into the site and has also secured the land to the rear under an option with the landowner.

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The site comprises the northern parcel of the candidate site referenced as Site No. 84 on your system, which extends to 3.47 ha and is illustrated as shown by the plan below. The southern parcel with a frontage on Mount Road is not included.



Based upon the site area we would estimate that it would have a capacity for at least 70 no. dwellings. Our transport engineers have advised that technically the site access provides a capacity for 100 units, but clearly the density character of the neighbourhood would be more suited to around 30dph.

We are aware that the current Conwy LDP Policy HOU/2 seeks 20% affordable housing in Llanfairfechan and I can confirm that my client considers this to be viable and will enable us to demonstrate this site to be deliverable as per PPW11 and DPM3 guidelines.

A series of technical assessments and appraisals are being undertaken which will inform site layout and design work. And we hope to be able to report in more detail by June 2021.

We would be happy to discuss this site further with Officers (and Members) should you have any additional queries.

Our client recognises that many of the allocated LDP sites have failed to come forward and that the planning system now places greater emphasis on a deliverable housing trajectory. My client is keen to bring this site forward and enable an accelerated early delivery for the emerging replacement LDP.

Please contact me at any time on either the office number (01244 349400), my mobile (07971 446630) or via email (justin@j10planning.com) should you need any additional information or clarification.

I look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Justin Paul', with a stylized flourish at the end.

Justin Paul BA BTP MRTPI

Cc **Llion Thomas, JAT Construction Ltd**