

## Kerry Anne Wain

---

**From:** Myrddin Davies <[REDACTED]>  
**Sent:** 21 September 2022 20:32  
**To:** CDLL-LDP; Richard Clarke  
**Subject:** Call for affordable housing sites- Llanrwst

### This Message Is From an External Sender

This message came from outside your organization.

I was recently informed of the call for affordable housing sites as part of the Conwy replacement development plan.

As per the instruction on the webpage, I am contacting via email to put forward sites that have already been put forward.

Our family own the Bryn Hyfryd sites on School bank road which are allocated as housing allocation in the current LDP. These are:

Bryn Hyfryd (site 136)  
Site D East of Llanrwst (site 138)  
Site E Adjacent to Bryn Hyfryd (site 139)

In the November 2019 representation report the local authority noted the following response on inclusion of the sites (136, 138 and 139) in the replacement LDP. "This site is allocated in the present LDP however a number of constraints including flood risk, sewerage network and highways affect the site. If these issues can be overcome, there is still scope for the landowner to bring the site forward prior to adoption of the RLDP. In the absence of any real progress on the site however, national planning guidance (PPW10) would not support the re-allocation of the site."

Since 2019, you will be aware that an outline planning application has been approved by CCBC for development of the Northern part of site 136 subject to reserved matters. (Ref 0/47526) This outline application has overcome the highways, flood risk and sewerage network constraints detailed previously. We are working with a developer who will be shortly submitting a reserved matters application for the site.

The development of site 136 enables access to sites 138 and 139.

We would therefore request the consideration of inclusion of the sites in the revised LDP

I would be grateful if you could please acknowledge receipt.

Diolch yn fawr

Myrddin

Myrddin Davies Cyf  
Ymgynghori Bwyd a Ffermio / Food and Farming Consultancy  
[REDACTED]