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MrJ Harland
Strategic Planning Policy Manager
Conwy County Borough Council
Coed Pella
Colwyn Bay.

30 September 2022

Dear Mr Harland.

Call for affordable housing sites. Conwy Replacement Local Development Plan.

Land off Llanrwst Road, Colwyn Bay Conwy. Candidate site. 185.

Rochelle Living Ltd is a key partner in the delivery of sustainable and affordable homes in the County. It has previously reviewed this site and potential to deliver a scheme by the landowner, mostly likely in partnership with or for an RSL as part of the development.

Site 185 remains shown as as a candidate site. It is is located such that is meets PPW aspirations for strategic placemaking and the sequential approach to site selection including the majority of the site lying outside Tan 15 (2021) It is accessible within the sustainable settlement with opportunities for vehicular and pedestrian/active connections and highway enhancement which would be a major benefit of its delivery. Development would be of a scale as a site that could deliver at least 50% affordable housing commensurate with the size and scale of the settlement whilst protecting the setting of nearby heritage assets. .

My client requests you give further consideration to it as such an affordable housing site. I you require any further information to assist you in matters of soundness, please do advise.

Yours Sincerely.

Chartered Town Planning Consultant - Mr P G Lloyd BA (Hons) MRTPI



PG Lloyd

For PLPlanning