

Kerry Anne Wain

From: Stuart Andrew <stuart.andrew@castlegreenhomes.uk>
Sent: 26 September 2022 16:12
To: CDLL-LDP; James Harland
Cc: Carol Evans; Richard Clarke
Subject: RE: Galw am safleoedd tai fforddiadwy- Call for affordable housing sites
Attachments: Galw am safleoedd tai fforddiadwy- Call for affordable housing sites 12.09.2022.pdf

Good afternoon James,

Further to receipt of your email below, the letter attached, and the telephone conversation I had with Richard Clarke earlier, we have given some consideration to two sites which we have previous submitted as candidates for your Replacement Local Development Plan. We would ask that both of these be considered as being able to provide a minimum of 50% affordable housing as part of your Call for Affordable Housing Sites.

These two sites are:

1. Land to the South and East of Dolgau, Dolwen road, Old Colwyn - your ref: 87, your candidate site map extract below.



2. Land off Penmaenmawr Road, Llanfairfechan (Option 2) - your ref: 86, your candidate site map extract below.



The Llanfairfechan site is one where an application for 100% affordable housing has already been discussed with yourselves. A meeting involving Carol Evans and Jodie Davies, along with ourselves and Paul Humphries of Adra, took place a few weeks ago regarding the submission of an open-market scheme on the Option 1 site (a current LDP contingency site), accompanied by a separate application for 100% affordable housing on the Option 2 site (which has no contingency site status). We'd still propose to continue to progress with both sites on this basis but consider the submission of the Option 2 site as part of this call for affordable housing sites process a useful way of establishing some planning status for the site ahead of the intended planning application.

Hopefully you're happy to progress these submissions on the basis of the above, but should you require anything further then please don't hesitate to contact me.

Regards,



Stuart Andrew
Design & Planning Director

t: 01745 536677 | ddi: 01745 536675 | m: 07712 889986
w: www.castlegreenhomes.uk
a: Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ

  

Castle Green Homes Limited (Reg No 01932141) is Registered in England & Wales.
Registered offices at Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ

From: CDLL-LDP <cdll-ldp@conwy.gov.uk>

Sent: 12 September 2022 11:34

Subject: Galw am safleoedd tai fforddiadwy- Call for affordable housing sites

You don't often get email from cdll-ldp@conwy.gov.uk. [Learn why this is important](#)

Annwyl bawb,

Yn dilyn fy e-bost blaenorol isod, rydym ni wedi ymestyn y dyddiad cau i gyflwyno unrhyw safleoedd ychwanegol sydd gennych ac i lenwi'r holiadur. Y dyddiad cau newydd yw 30 Medi.

Mae eich safbwyntiau yn hanfodol i ni wrth baratoi ein hymagwedd o ran polisi i wneud yn siŵr y gallwn ddarparu cymaint â phosib o dai fforddiadwy, felly a fydech cystal â chwblhau'r arolwg drwy'r dolenni isod? Nid oes angen i chi gwblhau pob cwestiwn. Byddem yn ddiolchgar o unrhyw safbwyntiau.

Cofion cynnes

Dear all,

Following on from my previous email below, we have extended the deadline to submit any additional sites that you may have and complete the questionnaire. The new deadline is 30th September.

Your thoughts are vital for us in preparing our policy approach to make sure that we can maximise affordable housing delivery, and so please complete the survey via the links below. You do not need to complete all questions. Any thoughts will be gratefully received.

Kind regards

From: CDLL-LDP

Sent: 11 August 2022 12:06

Subject: Galw am safleoedd tai fforddiadwy- Call for affordable housing sites

Bodloni ein gofyniad tai fforddiadwy 2018 - 2033 - Cynllun Datblygu Lleol Newydd Conwy

Annwyl bawb

Ar hyn o bryd, rydym yn symud tuag at Gam Archwilio'r CDLI Newydd a bydd yn destun ymgynghoriad cyhoeddus ar Gam Archwilio gan y Cyhoedd y cynllun flwyddyn nesaf. Mae rhan o'r gwaith sy'n ymwneud â hyn yn cynnwys sicrhau ein bod yn cysylltu ac yn cyfrannu at ddiwallu'r angen am dai fforddiadwy a nodwyd yn .Asesiad Marchnad Dai Lleol Conwy yn ddiweddar. Mae ein dull polisi presennol yn y CDLI mabwysiedig yn annhebygol o gyrraedd ffigwr yr angen ac felly rydym yn archwilio sut y gallwn ddiwygio ein polisiâu CDLI presennol, ond hefyd cyflwyno polisiâu a dyraniadau tir newydd i helpu i gynyddu'r ddarpariaeth o dai fforddiadwy a gwneud yn siŵr ein bod yn diwallu'r angen yma.

Rhan hanfodol o'r CDLI Newydd yw darparu cymunedau cydlynol a chynaliadwy. Am y rheswm hwn, byddwn yn nodi Strategaeth Tai Fforddiadwy yn CDLI Newydd, gan flaenoriaethu'r ddarpariaeth o dai fforddiadwy wedi'i llywio gan ddewis cyntaf y rhai hynny ar y cofrestrau. Ni fydd hyn yn bosibl ym mhob ardal oherwydd cyfyngiadau cynllunio, megis perygl llifogydd. O ran yr aelwydydd hynny, byddwn yn edrych ar eu hail ddewis neu eu trydydd dewis.

Galw am safleoedd tai fforddiadwy

Rwyf wedi atodi llythyr 'Galw am Safleoedd' ffurfiol, lle rydym yn chwilio am safleoedd ymgeisiol ychwanegol i'w dyrannu ar gyfer tai fforddiadwy, lle fydd o leiaf 50% o'r safle yn fforddiadwy.

[Galw am Safleoedd Tai Fforddiadwy](#)

Holiadur tai fforddiadwy

Er mwyn ein helpu ni i wella'r ddarpariaeth o dai fforddiadwy yn y CDLI Newydd, mae arnom angen eich barn ar yr hyn sy'n gweithio'n dda ar hyn o bryd a beth y gellid ei wella i helpu i ddwyn ymlaen mwy o dai fforddiadwy. Mae gennym rai syniadau ar gyfer polisiau newydd a sut y gellir diwygio'r rhai presennol, ond byddem yn gwerthfawrogi petaech yn gallu llenwi'r holiadur er mwyn ein helpu i sicrhau ein bod yn cael y ddarpariaeth fwyaf bosibl o'r polisiau hyn. Bydd eich ymateb yn ddienw.

[Holiadur Tai Fforddiadwy](#)

Gweithdy tai fforddiadwy

Byddaf yn anfon gwahoddiad drwy'r dyddiadur atoch chi gyda hyn i Weithdy Tai Fforddiadwy gyda Landlordiaid Cymdeithasol Cofrestredig a datblygwyr. Byddwn yn edrych ar sut gall y CDLI Newydd ddiwallu'r angen am dai fforddiadwy, ochr yn ochr â chymunedau cydlynol, cynaliadwy. Bydd unrhyw atebion y byddwch yn eu rhoi yn yr holiadur o gymorth i ni lywio'r drafodaeth ar y diwrnod (yn ddienw).

Mae eich cyfranogiad a'ch gwaith partneriaeth yn y cynllun hirdymor hwn yn hanfodol i ddatblygu'r gwaith hwn.

Meeting our affordable housing requirement 2018 – 2033 - Conwy Replacement Local Development Plan (RLDP)

Dear all

We are currently progressing towards the Deposit stage of the Replacement LDP and will be going out for public consultation on the Deposit stage of the plan next year. Part of the work involved in this is to ensure that we link in with, and contribute towards, delivering the affordable housing need set out in the recent Conwy Local Housing Market Assessment (LHMA). Our current policy approach in the adopted LDP is unlikely to meet this need figure and so we are exploring how we can amend our existing LDP policies, but also introduce new policies and land allocations to help increase affordable housing delivery and make sure that we meet this need.

A vital part of the Replacement LDP is to deliver sustainable and cohesive communities. For this reason, we will be setting out a Replacement LDP affordable housing strategy, where we will be prioritising delivery of affordable housing guided by the first choice selected by those on the registers. This will not be possible in all areas due to planning constraints such as flood risk. For these households, we will be looking to their second or third choice.

Call for affordable housing sites

I have attached a formal 'Call for Sites' letter, where we are looking for additional candidate sites to allocate for affordable housing, where at least 50% of the site will be affordable.

[Call for Affordable Housing Sites](#)

Affordable housing questionnaire

To help us improve affordable housing delivery in the Replacement LDP, we need your views and what currently works well, and what could be changed to help bring forward more affordable housing. We have some ideas for new policies and how current ones can be amended, but would appreciate it if you could fill in the questionnaire to help us make sure we get the most delivery possible from these policies. Your response will be anonymous.

[Affordable housing questionnaire](#)

Affordable housing workshop

I will shortly be sending a diary invite to an Affordable Housing Workshop with RSLs and developers. We will be looking at how the Replacement LDP can deliver the affordable housing need, alongside

sustainable, cohesive communities. Any answers you give in the questionnaire will help guide discussion on the day (anonymously).

Your involvement and partnership working in this long term plan is vital in progressing this work.

James Harland | Rheolwr Polisi Cynllunio Strategol / Strategic Planning Policy Manager
Gwasanaethau Rheoleiddio a Thai/Regulatory and Housing Services
Cyngor Bwrdeistref Sirol CONWY County Borough Council
Ffon/Tel: 01492 575180 **Ebost/Email:** james.harland@conwy.gov.uk

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg fel ei gilydd. Ni fydd gohebiaeth yn yr un iaith na'r llall yn arwain at unrhyw oedi.

Mae'r neges e-bost hon ac unrhyw ymgysylltiadau yn gyfrinachol, ac wedi eu bwriadu ar gyfer yr un sy'n cael ei h/enwi yn unig. Gallent gynnwys gwybodaeth freintiedig. Ar gyfer yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, gweler www.conwy.gov.uk/ebost_ymwadiad

We welcome correspondence in both Welsh and English. We will respond to correspondence in either language without delay.

This email and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.conwy.gov.uk/email_disclaimer