

Kerry Anne Wain

From: Matt Gilbert <matt@mattplan.com>
Sent: 31 August 2022 15:30
To: CDLL-LDP; James Harland
Subject: Conwy Replacement LDP, Call for Sites - Site 76. Request for additional consideration as an affordable housing led site.

As you will be aware, we submitted details of a proposed site on the north side of Sychnant Pass Road, Conwy for inclusion in the LDP in 2018, this site has since been registered as Site 76. We continue to believe that this site is suitable for allocation as a housing site on its merits with the 'normal' level of affordable housing provision, we anticipate submitting further information on the merits of this site and will await your subsequent comments.

However, given your recent invitation to submit sites for consideration with at least a 50% housing contribution, we would also like to put this site forward for consideration on this basis as well. You will know that we have already been investigating the potential for this site to accommodate a larger than usual affordable housing contribution and with this in mind we have been in discussions with two local housing associations, both of whom have expressed firm interest in the site and, we understand, have also been in touch with you to discuss the merits of the site and the potential for an early application.

Whilst we appreciate that at this time you continue to have some reservations as to the suitability of this site for housing development, it may well be that an enhanced level of affordable housing within any development proposal would be viewed by yourselves as outweighing the concern that you continue to have.

We, therefore, request that you consider this site for inclusion in the LDP as a site with an enhanced affordable housing contribution. As you will be aware, the proposal was submitted with an extensive package of supporting information, all of which we hope you will refer to in considering this slightly different approach, however, please let us know if there is anything specific that you need in addition.

This proposal is submitted with a view to establishing a position that we are jointly able to agree upon in relation to this site, it is made without prejudice to our previous submissions.

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