# Cartrefi Conwy plans to expand Maes-y-Felin estate amid affordable housing concerns



The Maes-y-Felin housing development in Glan Conwy is facing significant changes as Cartrefi Conwy expresses its intention to expand the project from 107 to 121 homes. This proposal stems from a growing urgency for affordable housing in North Wales, a need underscored by the Welsh Government's ambitious housing delivery targets. Originally conceived as a mixed development—30% designated as affordable housing—the project has now shifted towards a model where all homes will be owned and managed by Cartrefi Conwy.

The announcement, which follows the full acquisition of the site in 2023, aims to not only meet housing demands but also to bolster the local economy. The construction project is believed to contribute approximately £60 million to the regional economy and create around 500 jobs. Alongside these economic benefits, the housing group has pledged to include a range of housing types, ensuring options from one to five-bedroom homes, as well as bungalows and wheelchair-accessible properties, thereby catering to various community needs.

However, the expansion has raised eyebrows, particularly from Aberconwy MS Janet Finch-Saunders. She cautions that deviating from the originally approved plans could lead to detrimental consequences, including increased traffic congestion and a heightened risk of anti-social behaviour. According to Finch-Saunders, areas with a high proportion of affordable housing often witness more disputes and disturbances, a sentiment echoed by residents expressing apprehensions over community coherence and safety. In her view, altering the housing mix at this stage could undermine the planning process itself.

Moreover, concerns about anti-social behaviour are not unfounded. Recent reports have drawn attention to issues observed in other regions, such as Llandudno, where a public meeting has been convened to address rising incidents of disorder and intimidation. These discussions highlight a broader trend that needs addressing, as communities grapple with the implications of housing policies.

Cartrefi Conwy remains resolute in its mission, citing the urgency for sustainable housing solutions. They have reiterated that their strategy encompasses far more than just bricks and mortar—it aims to strengthen community ties and enhance residents' quality of life. Speaking to the local press, Helen Pittaway, Chair of the Board at Cartrefi Conwy, affirmed their commitment to “delivering high-quality, affordable homes.”

As the housing association prepares to consult local planning authorities and engage with the community on the revised plans, it will be crucial for all stakeholders—developers, local government, and residents—to work collaboratively. The extensive modifications hinted at in the Maes-y-Felin developments signal a pivotal moment for affordable housing initiatives in North Wales, yet they also underscore the ongoing dialogue about community wellbeing and development integrity. The true test will be whether the aspirations for growth and improved living standards can be achieved while maintaining the social fabric of Glan Conwy and its neighbouring communities.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915), [[2]](https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915)
* Paragraph 2 – [[1]](https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915), [[5]](https://cartreficonwy.org/work-starts-on-smart-homes-scheme-that-gives-60m-boost-to-north-wales-economy/)
* Paragraph 3 – [[1]](https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915), [[4]](https://www.janetfinchsaunders.org.uk/news/anti-social-behaviour-crackdown-must-says-ms)
* Paragraph 4 – [[6]](https://www.janetfinchsaunders.org.uk/news/welsh-housing-crisis-unacceptable-argyfwng-tai-cymru-yn-annerbyniol)
* Paragraph 5 – [[1]](https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915), [[2]](https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915)

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## Bibliography

1. <https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915> - Please view link - unable to able to access data
2. <https://www.dailypost.co.uk/news/north-wales-news/conwy-estate-could-expand-politician-31712915> - The article discusses Cartrefi Conwy's proposal to expand the Maes-y-Felin development in Glan Conwy from 107 to 121 homes, all designated as affordable housing. This initiative aims to address the pressing need for affordable housing in North Wales. However, Aberconwy MS Janet Finch-Saunders has expressed concerns, suggesting that increasing the number of homes could lead to higher traffic congestion and a greater risk of anti-social behaviour, particularly in estates with a higher proportion of affordable housing.
3. <https://cartreficonwy.org/pensarn-housing-development/> - Cartrefi Conwy has announced the approval of planning permission for a new housing development in Pensarn, Abergele. The project will create 128 affordable homes, including one to five-bedroom properties, aiming to meet the local housing demand and enhance the community. The development is set to expand the outskirts of Abergele, contributing to the area's growth and providing much-needed housing options for residents.
4. <https://www.janetfinchsaunders.org.uk/news/anti-social-behaviour-crackdown-must-says-ms> - Janet Finch-Saunders, Member of the Welsh Parliament for Aberconwy, has called for urgent action to tackle anti-social behaviour in Llandudno. Reports from residents, businesses, and visitors highlight a troubling trend of disorderly conduct, intimidation, and criminal damage across the town. Finch-Saunders is hosting a public meeting to address these concerns and find solutions to improve safety and order in the community.
5. <https://cartreficonwy.org/work-starts-on-smart-homes-scheme-that-gives-60m-boost-to-north-wales-economy/> - Cartrefi Conwy has commenced work on a major housing development in Glan Conwy, featuring 107 energy-efficient homes equipped with high-speed broadband. The project is expected to provide a £60 million boost to the North Wales economy and support 500 jobs. The development includes a mix of two, three, and four-bedroom properties, with 33 designated as affordable family homes, addressing the region's housing shortage.
6. <https://www.janetfinchsaunders.org.uk/news/welsh-housing-crisis-unacceptable-argyfwng-tai-cymru-yn-annerbyniol> - Janet Finch-Saunders has criticized the Welsh Government for failing to meet housing targets, with only 5,273 homes built last year instead of the required 7,400. This shortfall has led to many families experiencing homelessness and living in temporary accommodations. Finch-Saunders emphasizes the need for more affordable and social housing, urging the government to focus on these issues rather than targeting the holiday-let sector and second homes.
7. <https://cartreficonwy.org/pensarn-housing-development/> - Cartrefi Conwy has announced the approval of planning permission for a new housing development in Pensarn, Abergele. The project will create 128 affordable homes, including one to five-bedroom properties, aiming to meet the local housing demand and enhance the community. The development is set to expand the outskirts of Abergele, contributing to the area's growth and providing much-needed housing options for residents.