July 2016

Site Deliverability Report

Anglesey and Gwynedd Joint Local Development Plan

1.0 Introduction

1.1 This paper has been prepared in response to questions raised regarding the deliverability of sites allocated for development within the Joint Local Development Plan (JLDP) on viability grounds due to the requirements for infrastructure, facilities and services to support the level of growth proposed in the JLDP, and the implications that this could have on the delivery of the Plan.

2.0 Infrastructure Requirements

- 2.1 Planning Policy Wales (Edition 8, January 2016) states that, "The capacity of existing infrastructure, and the need for additional facilities, should be taken into account in the preparation of development plans and the consideration of planning applications. In general, local planning authorities should seek to **maximise the use of existing infrastructure** and should **consider how the provision of different types of infrastructure can be co-ordinated**" (para 12.1.6).
- 2.2 In preparing the Deposit JLDP the Councils have sought to identify existing infrastructure capacity and future infrastructure requirements associated with planned housing and employment growth required to support the delivery of the JLDP. This is identified in the Plan's evidence base through the topic and background papers which cover a range of issues such as community infrastructure topic paper 13, PT.024), transport (topic paper 15, PT.026), open space assessment (topic paper 14, PT.025), candidate site assessment (topic papers 1 & 1A, PT.001 & PT.002), settlement profiles (topic paper 19, PT.019) and flood consequences assessment (topic paper 8, PT.015).
- 2.3 This paper aims to summarise the key infrastructure requirements already referred to within the background documents and, where possible, identifies the organisations responsible for providing the infrastructure and the means (financial or otherwise), by which the infrastructure will be provided.
- 2.4 Whilst development on some allocated sites included within the JLDP may trigger the need for improvements to existing infrastructure in order to make the development acceptable in planning terms, on the basis of the level of growth proposed and the supporting evidence, the Councils consider that the delivery of the JLDP is not dependent on the provision of major infrastructure projects.
- 2.5 Policy ISA1: Infrastructure Provision of the Deposit plan identifies the following types of developer contributions the Councils shall seek where these are necessary to make the planned developments acceptable (this list is not exhaustive):
 - Affordable housing
 - Sports and leisure facilities
 - Education facilities
 - Recreation and open space
 - Transport infrastructure including public transport
 - Healthcare facilities
 - Nature conservation
 - Recycling and waste facilities
 - Renewable and low carbon facilities
 - Cultural and community facilities
 - Broadband infrastructure

- Regeneration
- Flood risk management measures
- Service and utilities infrastructure, including water supply, drainage, sewers, gas and electricity
- 2.6 Whilst indicative, the aim of the policy is to establish the likely types of contributions which may be sought from future development proposals. The final infrastructure requirements that may be required for development proposals associated with site allocations within the JLDP will be determined on an individual basis through the development management system, and secured through planning conditions or Section 106 agreements, in order to ensure that those proposals are acceptable in planning terms. The Affordable Housing Viability Study (DC.001) allows for £5,000 per unit to cover on average all contributions other than affordable housing. Topic Paper 13 (PT.024) groups the infrastructure into three categories: essential, necessary and community. This categorisation could assist where the applicant/ developer has demonstrated that the development cannot deliver all the Council's planning obligations.

3.0 Utilities Infrastructure

- 3.1 Dŵr Cymru Welsh water (DCWW) is the statutory undertaker providing public water and sewerage services throughout the plan area. Planned improvements by DCWW to facilities are normally incorporated within their rolling 5 year Asset Management Plan (AMP) which seeks to ensure appropriate large scale investment is undertaken to provide capacity for future growth.
- 3.2 In preparing the JLDP the Councils have worked closely with DCWW, consulting with them regarding the distribution of growth at each stage of the plan preparation process. DCWW has provided relevant water, sewerage and waste water treatment comments on development allocations at each stage in the Plan's preparation process. The general view of DCWW is that water supply and sewerage can be provided, however for some larger development sites additional off-site provision of services and/or hydraulic modelling assessments will be required. In order to improve clarity a statement of Common Ground dated 18-05-16 has been prepared between the Councils and DCWW which provides further information regarding the funding and delivery of such infrastructure. A copy of the statement can be seen in Appendix 3.
- 3.3 No objections were received from Scottish Power MANWEB to the proposed housing and employment growth proposed in the plan area.
- 3.4 Consequently, whilst phasing of development may be required in specific settlements to ensure that local infrastructure is in place and to help ensure that different communities are able to accommodate development, commentary provided by utility providers has not identified any insurmountable or absolute constraints to development with regards to utilities infrastructure.

4.0 Community Infrastructure Levy

4.1 The Councils anticipate investigating the preparation of Community Infrastrucure Levy (CIL) charging schedules of each authority) following adoption of the JLDP. In advance of adopting CIL the Councils will continue to secure necessary infrastructure through Section 106 Planning Obligations. The Councils' strategy for growth is spread across the Plan area's sustainable settlements and as such the number of 'infrastructure' projects that require more than 1 development to 'pool' contributions is limited. Furthermore, in most cases the necessary infrastructure is site specific and provided either onsite or in the immediate vicinity of the site and is not subject to the pooling restriction. Therefore, the overall strategy would not be undermined by the inability to pool more than 5 planning obligations.

- 4.2 In the absence of CIL being adopted Policy ISA 1 would still take effect in respect of Planning Obligation matters secured through section 106 agreements. Therefore, the adoption of CIL is not a prerequisite for this Policy to have effect.
- 4.3 Policy ISA 1 as drafted acknowledges that it is the Councils' intention to adopt a CIL during the plan period, but it does not prejudice that process, which is established in legislation and guidance. As one of its priorities the Councils also intend to prepare a Planning Obligations SPG, which will provide more information on how the Councils intend to implement this Policy in advance of adopting CIL. This will need to be amended if CIL is adopted to ensure that the two regimes of Planning Obligations and CIL sit side by side rather than overlap.
- 4.4 In the absence of CIL being adopted Policy ISA 1 would still take effect in respect of Planning Obligation matters secured through section 106 agreements. Therefore, the adoption of CIL is not a prerequisite for this policy to have effect, but the policy is future-proofed in the event that CIL is adopted, as this is the Council's intention.

5.0 Residential Allocations

- 5.1 The Deposit Plan sets out how it will address the need for 7,184 dwellings up to 2026. In terms of land supply a 10% slippage allowance has been identified in order to provide flexibility to address the identified housing need. Land with planning consent at the start of the Plan period and land granted planning permission since 2011 contribute to addressing the need for housing. The Councils have secured the necessary infrastructure to serve the latter type of development, alongside developer contributions towards open space, education, sustainable transport and affordable housing.
- 5.2 Appendix 1 provides details of site specific infrastructure requirements for each JLDP housing allocation. As indicated in paragraph 2.6, please note the tables in Appendix 1 are indicative of the information available at the time of writing the report and is a 'snapshot' of the current situation. The infrastructure requirements found in the tables may change as more detailed information becomes available at a future planning application stage.

6.0 Employment Allocations

6.1 The Deposit Plan safeguards 638.7 hectares of employment land and allocates additional 60ha hectares of employment land to meet the employment needs and support anticipated transformational employment growth within the Plan area. The additional allocated land includes 7.6hectares to deliver the specific requirements of a new Science Park on the Island (which already has the benefit of planning consent). Additionally a set of contingency sites has been included within the policy should the demand for employment land exceed the supply identified on safeguarded and allocated sites. The employment land supply consists of a range of employment sites located within or close to the Sub Regional Centre, Urban and Local Service

Centres and Service Villages. These are the established areas of employment and industry in the plan area and the hubs for communities. The Councils have considered the appropriateness of these allocations and the need for additional infrastructure in consultation with the relevant agencies.

6.2 A supplementary topic paper relating to the allocated and safeguarded employment sites gives an overview and justification for the amount of employment land required during the Plan period. The report highlights the foreseeable economic opportunities for Anglesey in relation to Wylfa Newydd and the Energy Island Programme (including the Enterprise Zone status).

<u>Appendix 1 – Site Specific Infrastructure Requirements for</u> <u>Housing Allocations</u>

Bangor

Site Reference Number	Site Name & Location	No. of Dwelli	lings		ndicative Phasing	
T1	Goetra Uchaf	261			er to Topic aper 20A	
C15/063 • 172 units	 Notes: Planning permission granted for 266 dwellings (reference C12/1347/25/LL, C15/0634/25/LL) 					
	Infrastructure Requirements Cost Delivery / Funding Source					
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. Provide a Highway Contribution to the Council to facilitate crossing facilities on Penrhos Road. 		£40,0	00	Section 106		
 Sustainable Transport: Provide a Cycle Path contribution to the Council which shall be used to create, upgrade and/or maintain cycle paths within the Local Authority Area Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		£140,0	000	S106		
	Housing: dable dwellings. 35% of t s. See planning permiss	0	On s	ite	S106	

C15/0634/25/LL.		
 Education: Education contribution to be used by the Council to provide additional educational facilities in the Local Area. 	£1,115,387	S106
 Public Open Space: Playing Fields and Parks contribution to the Council which shall be used by the Council to extend and improve the provision and facilities of playing field and parks in the Bangor City Council area or the Pentir Community Council area. 	£30,000	S106
Other:Monitoring fees to be paid to the Council.	£80,000	Section 106

	Site ference umber	Site Name & Location	No. of Dwell	ings	Indic	ative Phasing
	T2	Former Friars School Playing Field	43			efer to Topic Paper 20A
	 Notes: Underused plot of land adjacent to former Friars School, now owned by Coleg Menai. 					
	Infrastructure Requirements Co					Delivery mechanism / Funding Source
•	 Water Supply & Sewerage: The public sewerage network can accept potential foul flows from the proposed development site. This site may be at a height where mains wat cannot be guaranteed at all times. Under the Water Industry Act 1991, Welsh Water are not obliged to provide mains water to a height great than that it will flow by gravity from the service reservoir or tank the supply is taken. As such improvements are required to the water network to supply water to this site. Treborth WwTW can accommodate the foul fl from the proposed development site. 		osed re mains water s. Under the Water are not o a height greater m the service ken. As such e water network ate the foul flows	TBO	C	Water improvements via the requisition provisions of the Water Industry Act 1991.
•	conforms highway			ТВС	2	TBC
Su	stainable	e Transport:		TBC	2	TBC

• Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities.		
Affordable Housing:At least 25% (policy TAI9)	TBC	TBC
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwell			ndicative Phasing	
Т3	Former Jewsons Site	77 (apartme	nts)		er to Topic aper 20A	
develop access v						
Infrastructure Requirements			Cos	st	Delivery mechanism / Funding Source	
 Improve system. provision requisition of the W Improve 	 Water Supply & Sewerage: Improvements required to the public sewerage system. Developer could fund the accelerated provision of replacement infrastructure or to requisition a new sewer Under Sections 98 – 101 of the Welsh Water Industry Act 1991. Improvements required to the Waste Water Treatment Works. 		TBO	C	TBC	
 Works remodification out in action Act, with ownership Double yearship from the 			TBC			

(including signage)		
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	ТВС	твс
 Ecology: Appropriate disposal of on-site Japanese Knotweed. 	TBC	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
Т5	Land opposite Crematorium	72	Refer to Topic Paper 20A
Notes:		·	

Greenfield pasture adjacent to Glantraeth housing estate with good access links into city centre

Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. Off-site sewers would be required to connect to the public sewerage network. Treborth WwTW can accommodate the foul flows from the proposed development site. 	TBC	New sewers via the requisition provisions of the WIA 1991.
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	ТВС
Affordable Housing:At least 25% (policy TAI9)	TBC	TBC
 Public Open Space: Contributions may be required to provide for 	ТВС	ТВС

additional provision of open spaces of recreational value.		
 Heritage: Extensive archaeological work will be required prior to any positive determination of any planning application. 	TBC	ТВС
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC

Amlwch

Refe	ite rence nber	Site Name & Location				ndicative Phasing	
т	6	Land near Maes Mona	50			er to Topic aper 20A	
	 Notes: Greenfield land in centre of settlement 						
		Infrastructure Requiren	nents	Cos	st	Delivery mechanism / Funding Source	
 Pois m di' im Th pu re hy re pu re pu or pu or or pu or <li< td=""><td>otential crosse easure version pact u nere ar ublic se solved /draulic equired ublic se ould be re-plan ff-site s ublic se ccomm</td><th>bly & Sewerage: I developers need to be a ed by a trunk water main a es in the form of easemen of the pipe would be red pon the density achievab e isolated incidents of flo ewerage system that may to allow development to c modelling assessment (to determine the point of ewerage system and pote e expected to fund investi- ning stages. sewers would be required ewerage network. Amlwch odate the foul flows from ment site</th><th>and protection at widths or a quired, which may le on site. oding in the need to be proceed. A HMA) may be connection to the ential developers gations during</th><td>TBO</td><td>C</td><th>TBC</th></li<>	otential crosse easure version pact u nere ar ublic se solved /draulic equired ublic se ould be re-plan ff-site s ublic se ccomm	bly & Sewerage: I developers need to be a ed by a trunk water main a es in the form of easemen of the pipe would be red pon the density achievab e isolated incidents of flo ewerage system that may to allow development to c modelling assessment (to determine the point of ewerage system and pote e expected to fund investi- ning stages. sewers would be required ewerage network. Amlwch odate the foul flows from ment site	and protection at widths or a quired, which may le on site. oding in the need to be proceed. A HMA) may be connection to the ential developers gations during	TBO	C	TBC	
• Pi cc		n of suitable and safe acc s to current design criteria		TBO	C	TBC	

 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	твс
Affordable Housing:At least 15% (policy TAI9)	TBC	TBC
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC

-	Site eference lumber	Site Name & Location	No. of Dwell	ings		ndicative Phasing
	T7	Land near Lôn Bach	73			er to Topic aper 20A
Nc •	otes: Flat gree allocation	nfield land in centre of se	ettlement immediat	ely adjoin	ing Te	b housing
	Infrastructure Requirements				t	Delivery mechanism / Funding Source
•	A water s proposed The publ potential site. Pot this site i measure diversion impact u site. Amlwch	bly & Sewerage: supply can be provided to d development site ic sewerage network can foul flows from the propo- ential developers need to s crossed by a sewer and s in the form of easement of the pipe would be reco pon the housing density a WwTW can accommodate proposed development s	accept the osed development o be aware that d protection at widths or a quired, which may achievable on te the foul flows	TBC	2	TBC
Hi •	ghways: Provisior conforms access. Access t	o of suitable and safe acc to current design criteria o this site would have to ng allocation due to capa	ess that a to gain highway be arranged from	тво	;	TBC

Lôn Bach.		
Sustainable Transport:		
 Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing:	ТВС	ТВС
At least 15% (policy TAI9)	TBC	IDC
Public Open Space:		
 Contributions may be required to provide for additional provision of open spaces of recreational value 	TBC	TBC
Education:		
 Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwell	Dwellings		ndicative Phasing
Т8	Land at Madyn Farm	152			er to Topic aper 20A
Notes: • Greenfie	ld land with good access	and pedestrian lin	ks to the	town c	entre
Greenfield land with good access and pedestrian lin Infrastructure Requirements			Cos		Delivery mechanism / Funding Source
 Water Supply & Sewerage: Potential developers need to be aware that this site is crossed by a trunk water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. Off-site sewers would be required to connect to the public sewerage network. Amlwch WwTW can accommodate the foul flows from the proposed development site 		TBC	2	TBC	
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		ТВС	0	TBC	
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	2	твс	
Affordable			TBC)	TBC

At least 15% (policy TAI9)		
 Public Open Space: Contributions may be required to provide for additional provision of an an analysis of representational 	TBC	TBC
additional provision of open spaces of recreational value.		
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwelli	No. of Dwellings		ndicative Phasing		
Т9	Land near Rheinwas Field	40			er to Topic aper 20A		
	 Notes: Greenfield land situated to the north of the settlement with good transport links the town centre. 						
Infrastructure Requirements				st	Delivery mechanism / Funding Source		
 Off-site to the wave off-site and the public set off-site and the public set of the set of the public set o	bly & Sewerage: water mains would be rec ater network. sewers would be required ewerage network. WwTW can accommodat proposed development s	to connect to the the the the foul flows			n/a		
conform access.Access	n of suitable and safe acc s to current design criteria to this site would have to ing allocation due to capa h.	a to gain highway be arranged from	TBC		TBC		
Enhance including	e Transport: ement of local walking or g on/off road links, droppe facilities.	, 0	твс		ТВС		
Affordable			ТВС		TBC		
Public Ope Contribu			ТВС	2	ТВС		

Ed
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Site Reference Number	Site Name & Location	No. of Dwelli	lings		ndicative Phasing		
T10	Land at Tan y Bryn	58			er to Topic aper 20A		
	Infrastructure Requirer	Cos	st	Delivery mechanism / Funding Source			
 A water s proposed The public potential site Amlwch from the 	bly & Sewerage: supply can be provided to d development site lic sewerage network can foul flows from the propo WwTW can accommodat proposed development s	n accept the osed development te the foul flows	n/a		n/a		
 Provision conforms access. Access t 	 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. Access to this site would have to be arranged from T6 housing allocation due to capacity issues on 		TBC	2	TBC		
Enhance including crossing	e Transport: ement of local walking or g on/off road links, droppe facilities.		TBC		ТВС		
Affordable At least	Housing: 15% (policy TAI9)		TBC	2	TBC		
Public Ope	n Space:						
	tions may be required to al provision of open space	•	TBC		TBC		
resource	tions may be required for is in the Primary School of anguage Centre, depend	or Secondary	TBC	2	ТВС		

the pupil and the number of eligible pupils in any	
one year.	

Holyhead

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T11	Tyddyn Bach	123		Refer to Paper 2	
Notes:Greenfie	ld site with outline planni	ng permission (190	C608K/DA)	
	Infrastructure Requirer	nents	Cost	:	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. Holyhead WwTW can accommodate the foul flows from the proposed development site. 		n/a		n/a	
 Highways: A scheme for the phasing of the Black Bridge traffic lights should be submitted to maintain the safety and free flow of traffic on the trunk road. Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		твс		TBC	
 Sustainable Transport: Enhancement local walking or cycling facilities on/off road links, dropped kerbs, secure crossing facilities. 		TBC		TBC	
AffordableProvision	Housing: n of affordable housing or	n site	твс		ТВС

Site Reference Number	Site Name & Location	No. of Dwellings		Indic	ative Phasing	
T12	Land near Cae Rhos	53			fer to Topic Paper 20A	
Notes:Greenfie	Notes:Greenfield site located to the west of the town					
1			Cos	st	Delivery mechanism / Funding Source	
Water Supply & Sewerage:A water supply can be provided to serve the			ТВС	C	Potential developers	

•	proposed development site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.		can either wait for DCWW to resolve the flooding, subject to funding being
•	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Holyhead WwTW can accommodate the foul flows from the proposed development site.		approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.
•	ghways: Provision of suitable and safe access that conforms to current design criteria to gain highway access.	TBC	TBC
Sι	Istainable Transport:		
•	Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities.	TBC	TBC
Af	fordable Housing:	TBC	ТВС
•	At least 15% (policy TAI9)		
Ρι	Iblic Open Space:		
•	Contributions may be required to provide for additional provision of open spaces of recreational value.	TBC	TBC
Ec	lucation:		
•	Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings		Indic	ative Phasing			
T13	Land near Yr Ogof	72			fer to Topic Paper 20A			
Notes: • Greenfie								
Infrastructure Requirem		nents	Cos	st	Delivery mechanism / Funding			

		Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Holyhead WwTW can accommodate the foul flows from the proposed development site. 	TBC	Source Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highways access. 	ТВС	the WIA 1991. TBC
 highway access. Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	ТВС
 Affordable Housing: At least 15% (policy TAI9) 	TBC	TBC
 Education: Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year 	TBC	TBC
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	ТВС

Site Site Name &	No. of Dwellings	Indicative Phasing
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Reference Number	Location				
T14	Land near Tyddyn Bach Farm	49			efer to Topic Paper 20A
Notes:	ld site in Llaingach				
• Greenne	eld site in Llaingoch				Delivery
I	Infrastructure Requirer	nents	Cos	st	mechanism / Funding Source
 A water propose There are public set resolved hydraulid required the public developed investigation Holyhea flows from 	bly & Sewerage: supply can be provided to d development site. The isolated incidents of flow ewerage system that may to allow development to c modelling assessment to determine the point of ic sewerage system and ers would be expected to ations during pre-plannin d WwTW can accommon m the proposed develop	boding in the y need to be o proceed. A (HMA) may be f connection to potential o fund g stages. date the foul	TBO	C	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.
	n of suitable and safe ac s to current design criter access.		TBO	C	TBC
Enhance including	e Transport: ement of local walking or g on/off road links, dropp facilities.		TBO	0	ТВС
	Housing: 15% (policy TAI9)		TBC	2	TBC
• At least					
Contributive resource School L	tions may be required for as in the Primary School anguage Centre, depen upil and the number of el year.	or Secondary ding on the age	TBO	C	ТВС
additiona	n Space: tions may be required to al provision of open spac onal value.	•	TBC	C	ТВС

Site Reference Number	Site Name & Location	No. of Dwelli	No. of Dwellings		ndicative Phasing
T15	Land near Waunfawr Estate	22			er to Topic aper 20A
 Notes: Greenfield site with existing outline planning permission (19C313A). Development has not started. 					
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 A water propose Holyhea 	bly & Sewerage: supply can be provided to d development site. d WwTW can accommod proposed development s	ate the foul flows	n/a		n/a
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	C	TBC	
Enhance	e Transport: ement of local walking or ic calming measures	cycling facilities	ТВС	2	TBC
	n of 7 affordable dwelling	s	On Site		Section 106
resource School L	tions may be required for es in the Primary School o anguage Centre, depend and the number of eligib	or Secondary ding on the age of	TBC	2	TBC

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T16	Glan y Dŵr	90			er to Topic aper 20A
	ne mixed use waterfront o 4A/EIA/ECON)	development with c	outline pla	Inning	permission
Infrastructure Requirements		Cos	st	Delivery mechanism / Funding Source	
Water Supp	oly & Sewerage:		n/a	l	n/a

•	A water supply can be provided to serve the proposed development site. Holyhead WwTW can accommodate the foul flows from the proposed development site.		
Hi	ghways:		
•	Provision of suitable and safe access that conforms to current design criteria to gain highway	TBC	TBC
	access.		
Sι	Istainable Transport:		
•	Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities.	TBC	TBC
Af	fordable Housing:	ТВС	ТВС
•	Provision of affordable housing on site	IDC	IDU
Сс	ommunity Facilities:		
•	Contributions may be required for enhancement of/new community facilities	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T17	Cae Serri	22			er to Topic aper 20A
 Notes: Greenfield site with existing planning permission (19C882C). Development has not started. 					
	Infrastructure Requirer	nents	Cost		Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. Holyhead WwTW can accommodate the foul flows from the proposed development site. 		n/a		n/a	
	n of suitable and safe acc s to current design criteria		TBC		TBC
Enhance including	e Transport: ement of local walking or g on/off road links, droppe j facilities.		TBC		ТВС
Affordable6 units c	-		On S	ite	Section 106

Llangefni

Site Reference Number	Site Name & Location	No. of Dwell	ings	Indic	ative Phasing
T18	Land near Tŷ Hen	154			efer to Topic Paper 20A
 Notes: Greenfield site located to the west of the settlement with good access links schools and town centre 					
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 Potentia site is cr protectic widths o required achieval There ar public se resolved hydraulie required the publi develope investiga Off-site s the publi Amlwch 	oly & Sewerage: I developers need to be ossed by a trunk water n on measures in the form r a diversion of the pipe , which may impact upor ole on site. re isolated incidents of flo ewerage system that may I to allow development to c modelling assessment to determine the point o ic sewerage system and ers would be expected to ations during pre-plannin sewers would be require ic sewerage network. WwTW can accommoda proposed development	nain and of easement would be the density oding in the y need to be proceed. A (HMA) may be f connection to potential o fund g stages. d to connect to	TBO	2	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991. New sewers via the requisition provisions of the WIA
	n of suitable and safe ac s to current design criter access.		TBC		ТВС
 Sustainable Enhance including 	e Transport: ement of local walking or g on/off road links, dropp facilities.		TBC	C	ТВС
Affordable	Housing:		TBC	2	TBC

At least 15% (policy TAI9)		
 At least 13 /8 (policy 17A8) Education: Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwelli	ings		ndicative Phasing
T19	Former Ysgol y Bont	41			er to Topic aper 20A
Notes:Brownfie	eld site within walking dist	ance of town centr	е		
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 Potentia is cross in the fo pipe wo the dens The pub potentia site. Llangefr from the 	ply & Sewerage: Il developers need to be a ed by water main and pro rm of easement widths or uld be required, which ma sity achievable on site. I sewerage network car I foul flows from the propo	tection measures a diversion of the ay impact upon a accept the osed development ate the foul flows	TBO	2	TBC
	n of suitable and safe acc s to current design criteria		TBO	C	TBC
• Enhance including	e Transport: ement of local walking or g on/off road links, droppe g facilities.				ТВС
AffordableAt least	Housing: 15% (policy TAI9)		тво	2	TBC
Education			TBC)	TBC

 Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupils in any one year. 	
the pupil and the number of eligible pupils in any one year	

Site Reference Number	Site Name & Location	No. of Dwell	ings	Indic	ative Phasing
T20	Ty'n Coed	144			efer to Topic Paper 20A
	to the north east of the s I close to the school	settlement adjacer	nt to an e	stablis	hed residential
I	nfrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 A water is proposed There ar public set resolved hydraulic required the publi develope investiga Llangefn flows fro 	bly & Sewerage: supply can be provided to d development site. e isolated incidents of flo ewerage system that may to allow development to c modelling assessment to determine the point of c sewerage system and ers would be expected to ations during pre-plannin i WwTW can accommod m the proposed develop	boding in the y need to be proceed. A (HMA) may be f connection to potential o fund g stages. date the foul	TBO	2	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.
	n of suitable and safe ac s to current design criter access.		TBO	C	TBC
	e Transport:		TBC	2	TBC

• Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities.		
 Affordable Housing: At least 15% (policy TAI9) 	TBC	TBC
 Education: Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School anguage Centre, depending on the age of the pupil and the number of eligible pupils in any one year 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwell	wellings		ndicative Phasing
T21	Land near Ysgol y Graig	38			er to Topic aper 20A
	to the north east of the s I close to the school	ettlement adjacent	to an est	ablishe	ed residential
Infrastructure Requirements Cost				it	Delivery mechanism / Funding Source
 A water proposed The pub potential site Llangefn 	potential foul flows from the proposed development site		n/a		n/a
	n of suitable and safe acc s to current design criteria		TBC		TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		тво		ТВС	
Affordable			TBC)	TBC

At least 15% (policy TAI9)		
Education:		
• Contributions may be required for the provision of		
school places or additional resources in the		
Primary School, and/ or contributions may be		
required for additional resources in the Primary		
School or Secondary School Language Centre,		
depending on the age of the pupil and the number	TBC	TBC
of eligible pupils in any one year.		
Contributions may be required for additional		
resources in the Primary School or Secondary		
School Language Centre, depending on the age of		
the pupil and the number of eligible pupils in any		
one year		

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T22	Land near Bro Tudur	59			er to Topic aper 20A
Notes: • Greenfi	eld land adjacent to Coleg) Menai with good I	inks to th	e town	centre
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 Potentia is cross measur diversio impact The pub potentia site. Of to the p Llangefi from the 	 potential foul flows from the proposed development site. Off-site sewers would be required to connect to the public sewerage network. Llangefni WwTW can accommodate the foul flows 		TBC	2	New sewers via the requisition provisions of the WIA 1991.
	n of suitable and safe acc is to current design criteria		TBC		TBC
• Enhanc includin	 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВС	0	ТВС
AffordableAt least	Housing: 15% (policy TAI9)		ТВС		TBC

Education:		
 Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School or Secondary School or Secondary School and the number of eligible pupils in any one year. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T23	Land near Coleg Menai	49		Refer to Topic Paper 20A	
• Greenfic centre	eld land adjacent to Colec) Menai with good a	access lin	ks to t	he town
	Infrastructure Requirer	nents	Cos	t	Delivery mechanism / Funding Source
 A water propose The pub potentia site. Of to the p Llangef from the 	 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be required to connect to the public sewerage network. Llangefni WwTW can accommodate the foul flows from the proposed development site. 		TBC	2	New sewers via the requisition provisions of the WIA 1991.
	ovision of suitable and safe access that nforms to current design criteria to gain highway		TBC	2	ТВС
Enhanc includin	l e Transport: ement of local walking or g on/off road links, droppe g facilities.)	ТВС
	Affordable Housing:At least 15% (policy TAI9)		ТВС		TBC
	: utions may be required fo places or additional resou	•	ТВС		TBC

 Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary 	
School Language Centre, depending on the age of the pupil and the number of eligible pupils in any	
one year	

Blaenau Ffestiniog

Site Reference Number	Site Name & Location	No. of Dwellings		Indic	ative Phasing
T24	Former Playing Fields	95			fer to Topic Paper 20A
 Notes: Greenfie centre. 	ld site to the west of the	settlement with go	od acces	s links	to the town
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 A water s proposed The public potential developr Blaenau foul flows 	bly & Sewerage: supply can be provided t d development site. lic sewerage network can foul flows from the prop- nent site. Ffestiniog WwTW can a s from the proposed deve	n accept the osed ccommodate the	n/a		n/a
	n of suitable and safe act s to current design criteri		ТВС		TBC
Enhance including	e Transport: ement of local walking or on/off road links, dropped facilities.		ТВС		TBC
• At least			твс т		ТВС
	tions may be required fo s in the Primary School		TBO	C	TBC

School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.		
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwelli	ings	Indic	ative Phasing
T25	Land at Congl y Wal	60			fer to Topic Paper 20A
 Notes: Greenfie centre. 	eld site to the west of the	settlement with go	od acces	s links	to the town
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 Potentia site is cr measure diversion impact u The foul Pumping SPS ma flows ca upgrade sewers, proceed Blaenau 	Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether an upgrade to the SPS, or provision of off-site sewers, will be required to allow development to proceed.		TBO	C	TBC
	n of suitable and safe ac s to current design criteri		TBC		TBC
Sustainabl	e Transport:				
including crossing	ement of local walking or g on/off road links, dropp g facilities.		TBC		TBC
Affordable	-		ТВС	C	ТВС
	15% (policy TAI9)				_
Education			TBC	ر د	TBC

Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.		
 Public Open Space: Contributions may be required to provide for 		
additional provision of open spaces of recreational value.	TBC	TBC

Caernarfon

	Site ference umber	Site Name & Location	No. of Dwell	ings	Indic	ative Phasing	
	T26	Former Hendre School	42			efer to Topic Paper 20A	
 Notes: Brownfield site – located in an established residential area close to a number community facilities. Site of former Hendre School. 							
		nfrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source	
•	A water s proposed The publ potential developr The prop settleme Caernarf	bly & Sewerage: supply can be provided to d development site. lic sewerage network can foul flows from the prop ment site. bosed growth being prom nt would require improve fon WwTW.	n accept the osed noted for this	TBC		WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements	
Hig •		n of suitable and safe ac s to current design criter access.		TBC		ТВС	
Su •	stainable Enhance including	e Transport: ement of local walking or on/off road links, dropp facilities.		• IBI		ТВС	
Aff •	ordable	Housing: 25% (policy TAI9)		тво	C	TBC	
Pu		n Space:		TBC	2	TBC	

 Contributions may be required to provide for additional provision of open spaces of recreational value. 		
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC
 Heritage May require a desk based assessment during the planning application stage. 	TBC	TBC

Ref	Site ference umber	Site Name & Location	No. of Dwell	ings	Indic	ative Phasing	
	T27	Land to the rear of Maes Gwynedd	29			efer to Topic Paper 20A	
•	 Notes: Greenfield site located to the north of settlement with good access links to the town centre. 						
	Infrastructure Requirements Cost Fundir Source						
•	 The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be required to connect to the public sewerage network. 				2	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements	
•	 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	C	ТВС		
Su: •	 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		, 0	ТВС	-	ТВС	
Aff	ordable	Housing:		TBC	2	TBC	

At least 25% (policy TAI9)		
Public Open Space:		
 Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
Education:		
• Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.	TBC	TBC
Heritage		
• May require a desk based assessment during the planning application stage.	TBC	TBC

	Site ference umber	Site Name & Location	No. of Dwelli	ings		ndicative Phasing
	T28	Cae Phillips Road	123		Refer to Topic Paper 20A	
No •	access a	tial development of 136 d and drainage works (C09/ s not started. 11 units und	A/0411/14/LL).	-		
Infrastructure Requirements				Cos	st	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 			TBC		TBC	
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	2	TBC		
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC		TBC		
Aft •	ordable	Housing: (12% of the total numbe	er of housing on	TBC	2	Section 106
Ed	ucation:			£355,4	453	Section 106

• Educational contribution to provide additional educational facilities within Caernarfon required as a consequence of the Development.		
Other:Monitoring contribution payable to the Council.	£21, 327.18	Section 106

Pwllheli

Site Reference Number	Site Name & Location	No. of Dwelli	ings	Indic	ative Phasing			
T29	Land near Lôn Caernarfon	150			fer to Topic Paper 20A			
	 Notes: Greenfield site adjacent to the A499 which has good public transport links to the town centre. 							
Infrastructure Requirements				st	Delivery mechanism / Funding Source			
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Pwllheli WwTW can accommodate the foul flows from the proposed development site. 			TBC		New sewers via the requisition provision of the WIA 1991.			
	 Provision of suitable and safe access that conforms to current design criteria to gain highway 		TBO	C	TBC			
Enhance includin crossing	 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВС	C	TBC			
	Affordable Housing:At least 25% (policy TAI9)			C	TBC			
EducationContrib			ТВС	C	TBC			

School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.		
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwell	ings	Indic	ative Phasing	
Т30	Denio Fields	14			Refer to Topic Paper 20A	
• Greenfie	eld site on Allt Salem clos	communit	y facili	ties.		
	Infrastructure Requirer	Cos	st	Delivery mechanism / Funding Source		
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Pwllheli WwTW can accommodate the foul flows from the proposed development site. 				0	New sewers via the requisition provision of the WIA 1991.	
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 			ТВ	C	TBC	
 Sustainable Enhance including 	 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВ	C	ТВС	
Affordable Housing:At least 25% (policy TAI9)		TBO	C	TBC		
Education: Contributive resource		or Secondary	ТВ(С	ТВС	

of the pupil and the number of eligible pupils in		
any one year.		
Public Open Space:		
Contributions may be required to provide for additional provision of open spaces of recreational value.	TBC	TBC

-	Site eference lumber	Site Name & Location	No. of Dwelli	ings	Indic	ative Phasing
	T31	Former Hockey Field	17			fer to Topic Paper 20A
 Notes: Greenfield site on Allt Salem close to a number of community facilit 						ties.
	Infrastructure Requirements				st	Delivery mechanism / Funding Source
•	public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.			ТВС	C	New sewers via the requisition provision of the WIA 1991.
Hi •	 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		ТВС	C	TBC	
•	 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВС	C	ТВС	
Af •	Affordable Housing:At least 25% (policy TAI9)		TBO	C _	TBC	
Ec	lucation: Contribu resource School L	tions may be required fo is in the Primary School anguage Centre, depend pil and the number of eli	or Secondary ding on the age	TBO	C	ТВС

any one year.		
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	ТВС

Beamaris

Deamans						
Site Reference Number	Site Name & Location	No. of Dwell	No. of Dwellings		ndicative Phasing	
T32	Casita	35		Refer to Pape		
Notes:Brownfie	Notes:Brownfield site with existing planning permission (12C49K)					
Infrastructure Requirements				st	Delivery mechanism / Funding Source	
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. Beaumaris WwTW can accommodate the foul flows from the proposed development site. 				2	TBC	
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 			ТВС	0	TBC	
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 			ТВС)	ТВС	
Affordable • Commut	-		£100,0	000	Section 106	

Benllech

Site Reference Number	Site Name & Location	No. of Dwell		ndicative Phasing			
Т33	Land adjoining Wendon Café	12		Refer to To Paper 20			
	Notes:Brownfield site located near the waterfront						
	Cos	st	Delivery mechanism / Funding Source				
Water Supp	oly & Sewerage:		TBC	2	TBC		

 A water supply can be provided to serve the proposed development site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. Benllech WwTW can accommodate the foul flows from the proposed development site. 		
from the proposed development site.		
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	ТВС
Education:		
• Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.	TBC	TBC
Affordable Housing:	ТВС	TBC
At least 25% (policy TAI9)		. = •

Bodedern

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasing		
T34	Land near llwyn Angharad	48	48		fer to Topic Paper 20A	
 Notes: Greenfield site within walking distance of a number of community facilities 						
	Infrastructure Requirer	ure Requirements Cos		t Delivery mechanisn / Funding Source		
 A water propose The pub potential site. Bodeder 	bly & Sewerage: supply can be provided to d development site. lic sewerage network can foul flows from the propo m WwTW can accommod proposed development s	accept the osed development late the foul flows	£0 (ze	ero)	n/a	
Highways:	n of suitable and safe acc		TBC	2	ТВС	

· · · · · · · · · · · · · · · · · · ·		1	
conforms to current design criteria to gain highway			
access.			
Sustainable Transport:			
• Enhancement of local walking or cycling facilities	TBC	TBC	
including on/off road links, dropped kerbs, secure			
crossing facilities.			
Affordable Housing:	TBC	TBC	
At least 25% (policy TAI9)			
Education:			
• Contributions may be required for the provision of			
school places or additional resources in the			
Primary School, and/ or contributions may be			
required for additional resources in the Primary			
School or Secondary School Language Centre,			
depending on the age of the pupil and the number	TBC	TBC	
of eligible pupils in any one year.			
Contributions may be required for additional			
resources in the Primary School or Secondary			
School Language Centre, depending on the age of			
the pupil and the number of eligible pupils in any			
one year			
Public Open Space:			
 Contributions may be required to provide for 	TRO	TDO	
additional provision of open spaces of recreational	TBC	TBC	
value.			
	1		

Cemaes

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasing	
T35	Land to rear of Holyhead Road	60		Refer to Topic Paper 20A	
 Notes: Greenfield site located within walking distance to community facilities 					
Infrastructure Requirements		Cos	t	Delivery mechanism / Funding Source	
 A water s proposed The public potential site. The proposed 	bly & Sewerage: supply can be provided to d development site. lic sewerage network can foul flows from the propo posed growth being prom nt would require improve	accept the osed development oted for this	TBC	2	TBC

Highways:		
 Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	ТВС
Sustainable Transport:		
 Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing:	ТВС	твс
At least 25% (policy TAI9)	TDC	TDC
 Education: Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any 	TBC	TBC

Llanfairpwll

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
Т36	Land near Bryn Eira	30			er to Topic aper 20A
Notes: • Greenfie	ld site adjoining residenti	al area			
	Infrastructure Requiren	nents	Cos	t	Delivery mechanism / Funding Source
 Water Supply & Sewerage: Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. The public sewerage network can accept the potential foul flows from the proposed development site. Llanfairpwll Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed 		TBC	;	TBC	

growth figures.		
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	ТВС
Sustainable Transport:		
 Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing:	ТВС	ТВС
At least 25% (policy TAI9)	TBC	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	ТВС
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	ТВС

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T37	Land near Bryn Eira	10			er to Topic aper 20A
	Notes:Greenfield site with planning permission (31C170B/DA)				
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 A water propose The pub potentia site. Llanfairp 	ply & Sewerage: supply can be provided to d development site. lic sewerage network car I foul flows from the propo owll Wastewater Treatment ommodate the foul flows to igures.	n accept the osed development nt Works (WwTW)	n/a	I	n/a
Highways: • Provisio	n of suitable and safe acc s to current design criteria		TBC	0	ТВС
Sustainabl	e Transport:		TBC	2	TBC

•	Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure	
	crossing facilities.	

Menai Bridge

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasing	
T38	Tŷ Mawr	20			er to Topic aper 20A
Notes: • Greenfie					
	Infrastructure Requirer	nents	Cos	it	Delivery mechanism / Funding Source
	n of suitable and safe acc s to current design criteria		ТВС	2	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВС	2	TBC	
Ecology:Protection	on of ecological features of	on site.	ТВС		ТВС

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T39	Tyddyn Mostyn	40			er to Topic aper 20A
 Notes: Greenfield site with existing planning permission Development not started 					
	Infrastructure Requirements			t	Delivery mechanism / Funding Source
	• Provision of suitable and safe access that conforms to current design criteria to gain highway)	TBC
Enhance including	Sustainable Transport:			2	TBC

	Site ference umber	Site Name & Location	No. of Dwelli	ings		ndicative Phasing
	T40	Land near Lôn Gamfa	20		Refer to Topic Paper 20A	
No	tes:					
•	Greenfie	ld site adjoining residenti	al area			
		Infrastructure Requirer	nents	Cos	t	Delivery mechanism / Funding Source
•	A water s proposed The publ potential site. Treborth from the	bly & Sewerage: supply can be provided to d development site. lic sewerage network can foul flows from the propo WwTW can accommoda proposed development s	accept the osed development ate the foul flows	n/a		n/a
Hių •		n of suitable and safe acc s to current design criteria		/ ТВС		ТВС
Su		e Transport:				
•	Enhance including	ement of local walking or on/off road links, droppe facilities.		TBC		TBC
Aft	ordable	Housing:		тво	`	твс
•		25% (policy TAI9)		, DC	,	
Ed	resource School L	tions may be required for es in the Primary School of anguage Centre, depend and the number of eligib	or Secondary ding on the age of	TBC		TBC
Pu •	blic Ope Contribu	n Space: tions may be required to al provision of open space	•	ТВС	;	TBC

Valley

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T41	Former Cattle Market Site	30	Refer to Topic Paper 20A

Notes:					
Brownfield site within walking distance to a number of community facilities					
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source			
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures. 		n/a			
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC			
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	ТВС			
Affordable Housing:At least 25% (policy TAI9)	ТВС	TBC			
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC			
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	ТВС			

Criccieth

Site Reference Number	Site Name & Location	No. of Dwellings		No. of Dwellings		Indic	ative Phasing
T42	Land near North Terrace	34			fer to Topic Paper 20A		
Notes: • Greenfie							
Infrastructure Requirements			Cos	st	Delivery mechanism		

		/ Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Pwllheli WwTW can accommodate the foul flows from the proposed development site. 	TBC	New sewers via the requisition provision of the WIA 1991.
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
 Affordable Housing: At least 25% (policy TAI9) 	TBC	TBC
 Education: Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School or Secondary one year. Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year 	TBC	TBC
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
 Other: Although, the site is not identified as being within a flood risk zone, NRW is aware of a history of flooding from the Afon Cwrt which flows through the site. The river enters a culvert at the bottom of the site, and any blockage of the screen could 	TBC	TBC

increase flood risk. Due to the steep nature of the land, it is unlikely that flooding would affect a large proportion of the site. However, NRW would expect any planning application to be supported by a Flood Consequence Assessment to ensure	
that development is adequately protected.	

Llanberis

Site Reference Number	Site Name & Location	No. of Dwelli			ative Phasing	
T43	Land near Victoria Hotel	16			efer to Topic Paper 20A	
 Notes: Greenfield site to the east of the settlement with good access links to the town centre. 						
	Infrastructure Requirer	Cos	st	Delivery mechanism / Funding Source		
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage system can accept potential foul flows from the proposed development site. Llanberis WwTW can accommodate the foul flows from the proposed development site. 			n/a		n/a	
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 			ТВС	C	TBC	
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 			ТВС	C	TBC	
Affordable	-		TBC		TBC	
• At least Education:	15% (policy TAI9)					
 Contributive resource School Log the puties School any one 	Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.					
Public Ope Contribu	n Space: tions may be required to	provide for	TBO	5	TBC	

additional provision of open spaces of recreational	
value.	

	Site eference lumber	Site Name & Location	No. of Dwellings Ind		Indicative Phasi	
	T44	Land near Tŷ Du Road, Llanberis	11			fer to Topic Paper 20A
•	 Greenfield site with extant planning permission. Planning permission reference C11/1103/15/AM and C14/0240/15/MG. Development not started 					
	Infrastructure Requirements			Cos	st	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 			n/a	l	n/a	
Hi •	Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access.			ТВС	C	TBC
ິ •	Enhance including	e Transport: ement of local walking or on/off road links, dropped facilities.		ТВС	0	ТВС

Llanrug

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasi		
T45	Church Field, Llanrug	10		Refer to Topic Paper 20A		
 Greenfield site with extant planning permission. Planning permission reference C12/0891/23/LL. Development has not started. 						
Infrastructure Requirements Co					Delivery mechanism / Funding Source	
Water Sup	ply & Sewerage:		N/A		N/A	

 A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 		
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	ТВС

Site Reference Number	Site Name & Location	No. of Dwelli	lings Indic		ative Phasing	
T46	Land near Rhythallt Road, Llanrug	6			fer to Topic Paper 20A	
C09A/03	C09A/0361/23/AM and C13/0732/23/MG.					
Infrastructure Requirements			Cos	st	Delivery mechanism / Funding Source	
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 			N/A		N/A	
	Provision of suitable and safe access that conforms to current design criteria to gain highway		TBC		TBC	
Enhance including	rainable Transport: nhancement of local walking or cycling facilities ncluding on/off road links, dropped kerbs, secure rossing facilities.		твс			
Affordable • 2 afforda	Housing: able units on site		On S	ite	Section 106	

Nefyn

	Site eference lumber	Site Name & Location	No. of Dwell			ative Phasing		
	T47	Land near Helyg	19			fer to Topic Paper 20A		
Nc •	 Notes: Greenfield site to the north east of the settlement with good access links to the town centre. 							
	I	Infrastructure Requirer	Cos	st	Delivery mechanism / Funding Source			
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Welsh Water are planning a scheme in AMP6 capital investment programme (2015 – 2020) to resolve the flooding issues. Nefyn WwTW can accommodate the foul flows from the proposed development site. 				TBC		Sewer flooding scheme to be delivered by Welsh Water AMP.		
•	 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 			ТВС	C	TBC		
•	Sustainable Transport:			ТВС	C	ТВС		
Af		Housing: 15% (policy TAI9)		TBO	2	TBC		
Ed	lucation:							
•	 Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 			TBO	C	TBC		
Pu •		n Space: tions may be required to al provision of open spac	•	ТВС	0	TBC		

	Site eference lumber	Site Name & Location	No. of Dwelli	.		ative Phasing
	T48	Former Allotments	10			fer to Topic Paper 20A
•						
	Infrastructure Requirements			Cos	st	Delivery mechanism / Funding Source
Wa		oly & Sewerage:				
•		supply can be provided t	o serve the			
•	 proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 			N/A	A	N/A
Hi	ghways:					
•		n of suitable and safe act s to current design criteri		TBC		TBC
Su	stainable	e Transport:				
•	including	ement of local walking or on/off road links, dropped facilities.		TBC		TBC
Af		Housing:		On s	ite	Section 106
•	3 units (33% of total dwelling nu	mbers).		-	

Penrhyndeudraeth

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasin		
T49	Canol Cae	31		Refer to Topic Paper 20A		
 Notes: Greenfield site with good access links to the town centre. 						
Infrastructure Requirements				st	Delivery mechanism / Funding Source	
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. 			ТВС	C	New sewers/SPS upgrade via	

•	The public sewerage network can accept the potential flows from the proposed site. The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. Penrhyndeudraeth WwTW can accommodate the foul flows from the proposed development site.		the requisition provision of the WIA 1991.
Hi	ghways:		
•	Provision of suitable and safe access that conforms to current design criteria to gain highway access.	TBC	TBC
Sι	Istainable Transport:		
•	Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities.	TBC	TBC
Af	fordable Housing:	ТВС	ТВС
•	At least 15% (policy TAI9)	IBC	IBC
Ec	lucation:		
•	Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.	TBC	TBC
Ρι	ıblic Open Space:		
•	Contributions may be required to provide for additional provision of open spaces of recreational value.	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwell	ings Indic		Indicative Phasing	
T50	Land near Former Bron Garth Hospital	46		Refer to Topic Paper 20A		
 Notes: Greenfield site with good access links to the town centre. 						
Infrastructure Requirem		nents	Cos	st	Delivery mechanism / Funding Source	
A water propose	bly & Sewerage: supply can be provided t d development site. lic sewerage network car		ТВС	C	New sewers/SPS upgrade via the	

 potential flows from the proposed site. The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. PenrhyndeudraethWwTW can accommodate the foul flows from the proposed development site. 		requisition provision of the WIA 1991.
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	твс	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	твс	TBC
Affordable Housing:At least 15% (policy TAI9)	ТВС	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC
 Public Open Space: Contributions may be required to provide for additional provision of open spaces of recreational value. 	твс	TBC

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasin	
T51	Land near Canol Cae	31			fer to Topic Paper 20A
 Notes: Greenfield site with good access links to the town centre. 					
	Infrastructure Requirements		Cos	st	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential flows from the proposed site. The foul 			TBO	C	New sewers/SPS upgrade via the requisition provision of

•	flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed. PenrhyndeudraethWwTW can accommodate the foul flows from the proposed development site.		the WIA 1991.
Hi	ghways:		
•	Provision of suitable and safe access that conforms to current design criteria to gain highway access.	TBC	TBC
Sι	Istainable Transport:		
•	Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities.	TBC	TBC
Af	fordable Housing:	ТВС	ТВС
•	At least 15% (policy TAI9)		IDC
Ec	lucation:		
•	Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.	TBC	TBC
Ρι	Iblic Open Space:		
•	Contributions may be required to provide for additional provision of open spaces of recreational value.	TBC	TBC

Penygroes

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasing	
T52	Land near Maes Dulas	39	39		fer to Topic Paper 20A
Greenfie	Notes: Operation • Greenfield site with good access links to the town centre. Delivery Infrastructure Requirements Cost Delivery / Funding Source				
A water Potentia	 Water Supply & Sewerage: A water supply can be provided to serve this site. Potential developers need to be aware that the site is crossed by a water main and protection 			l	n/a

	measures in the form of easement widths or a		
	diversion of the pipe would be required, which may impact upon the housing density achievable		
	on site.		
•	Potential developers need to be aware that the		
	site is crossed by a sewer and protection		
	measures in the form of easement widths or a		
	diversion of the pipe would be required, which		
	may impact upon the housing density achievable		
	on site		
•	Llanllyfni WwTW can accommodate the foul flows		
—	from the proposed development site		
Hi	ghways: Dravision of avitable and acts access that		
•	Provision of suitable and safe access that	TBC	TBC
	conforms to current design criteria to gain highway access.		
S	Istainable Transport:		
•	Enhancement of local walking or cycling facilities	TDO	TDO
	including on/off road links, dropped kerbs, secure	TBC	TBC
	crossing facilities.		
Af	fordable Housing:	ТВС	твс
•	At least 15% (policy TAI9)		100
Ec	lucation:		
•	Contributions may be required for the provision of		
	school places or additional resources in the		
	Primary School, and/ or contributions may be		
	required for additional resources in the Primary School or Secondary School Language Centre,		
	depending on the age of the pupil and the number	ТВС	твс
	of eligible pupils in any one year.	100	100
•	Contributions may be required for additional		
	resources in the Primary School or Secondary		
1	School Language Centre, depending on the age		
	of the pupil and the number of eligible pupils in		
	any one year		
Ec	ology:		
•	Forms part of a wildflife site, whose features	TBC	TBC
1	would need to be considered at a planning		
1	application stage		

Tywyn

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing		
T53	Swn y Tonnau, Tywyn	21	Refer to Topic Paper 20A		
Greenfield site with extant planning permission. Planning permission reference					

C06M/0069/09/LL for 33 units.
19 units not started, 2 units under construction (JLAS, April 2016)

Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 	N/A	N/A
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	ТВС	TBC
 Affordable Housing: 9 affordable housing on site (27% of total housing on site). 	On Site	Section 106

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasi	
T54	Garreglwyd, Tywyn	14			fer to Topic Paper 20A
5/79/134	ld site with extant planni ment has not started	ng permission. Pla	nning pe	rmissio	on reference
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 A water s proposed The public potential 	bly & Sewerage: supply can be provided t d development site. lic sewerage network can foul flows from the prop ment site.	n accept the	N/A	Λ.	N/A
Highways: • Provision	n of suitable and safe ac	cess that	TBC	C	ТВС

conforms to current design criteria to gain highway access.		
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC

Gwalchmai

Site Reference Number	Site Name & Location	No. of Dwellings			ndicative Phasing
T55	Land near the A5	28			er to Topic aper 20A
Notes:	ld aita with good appage	linko			
• Greenne	eld site with good access		Cos	t	Delivery mechanism / Funding Source
 A water propose Potentia is crosse measure diversion may imp on site. Gwalchr flows fro 	 is crossed by a number of sewers and protection measures in the form of easement widths or a diversion of the pipes would be required, which may impact upon the housing density achievable on site. Gwalchmai WwTW can accommodate the foul 			2	TBC
	 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway 		TBC)	TBC
Enhance including crossing	e Transport: ement of local walking or g on/off road links, droppe g facilities.		ТВС		ТВС
resource School L	itions may be required for es in the Primary School o anguage Centre, depend I and the number of eligib	or Secondary ding on the age of	TBC		TBC
AffordableAt least	Housing: 15% (policy TAI9)		ТВС		TBC

Newborough

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasing	
T56	Tyn Cae Estate	28			er to Topic aper 20A
Notes:					
Greenfie	ld site with existing plann	ning permission			
Infrastructure Requirements			Cos	st	Delivery mechanism / Funding Source
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access 		TBC	C	TBC	
Enhance including	access. Sustainable Transport:			C	ТВС

Llanerchymedd

Site Referenc Number	e	Site Name & Location	No. of Dwell	ings	Indic	dicative Phasing	
T57		Land near Tyn y Ffynnon	17			efer to Topic Paper 20A	
Notes: • Green	field	d site to the west of the	settlement			Dolivory	
	In	nfrastructure Requiren	nents	Cos	st	Delivery mechanism / Funding Source	
 A wate propos Off-site the pu The po settler 	er s ed e se olic opc nen	ly & Sewerage: upply can be provided t development site. ewers would be required sewerage network. osed growth being prom t may require improven medd WwTW.	d to connect to noted for this	ТВС	0	New sewers via the requisition provisions of the WIA 1991. WwTW improvements can be financed through the AMP programme or	

		through developer contributions via S106 agreements.
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	ТВС
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	твс
 Affordable Housing: At least 25% (policy TAI9) 	TBC	TBC
 Education: Contributions may be required for the provision of school places or additional resources in the Primary School, and/ or contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. Contributions may be required for additional resources in the Primary School or Secondary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year 	TBC	TBC

Bethel

Site Reference Number	Site Name & Location	No. of Dwellings		Indicative Phasir	
T70	Land opposite Cremlyn Estate	28		Refer to Topic Paper 20A	
 Notes: Greenfield site located along the B4366, with good access links, close to the school and local facilities. 					
Infrastructure Requirem		nents	Cos	st	Delivery mechanism / Funding Source
A water s proposed	bly & Sewerage: supply can be provided t d development site. sewers would be required		TBO	C	New sewers via the requisition provision of the WIA

 the public sewerage sytem. Treborth WwTW can accommodate the foul flows from the proposed development site. 		1991.
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	ТВС
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC
Affordable Housing:At least 25% (policy TAI9)	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings		Indic	ative Phasing
T71	Land opposite Rhoslan Estate	12			fer to Topic Paper 20A
Notes: • Greenfie	eld site to the north of the	village close to lo	cal faciliti	es.	
Infrastructure Requirements Cost				st	Delivery mechanism / Funding Source
 A water propose Potentia site is cr measure of the pij upon the Treborth 	upply & Sewerage:ter supply can be provided to serve thebesed development site.tail developers need to be aware that thisacrossed by a sewer and protectionsures in form of easement widths or diversione pipe would be require which may impactthe housing density achievable on site.orth WwTW can accommodate the foul flowsthe proposed development site.		C	New sewers via the requisition provision of the WIA 1991.	
	n of suitable and safe ac s to current design criteri		TBC	C	TBC

 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	ТВС	TBC
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 	TBC	TBC
Affordable Housing:At least 25% (policy TAI9)	TBC	TBC

Bontnewydd

Site Reference Number	Site Name & Location	No. of Dwell	No. of Dwellings		ndicative Phasing
Т59	Land near Glanrafon Estate	26			er to Topic aper 20A
	eld site with existing planr oment has not started	ning permission (re	ference C	08A/0	287/19/LL)
Infrastructure Requirements Cost / Funding Source					
 A water propose The put 	 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 		TBC		TBC
	n of suitable and safe acc at design criteria to gain hi			C	TBC
 Enhand includir 	le Transport: cement of local walking or ng on/off road links, dropp g facilities.		TBC		ТВС
 Affordable 7 afford numbe 	lable houses (27% of tota	l dwelling	On S	ite	S106

Site S	ite Name &	No. of Dwellings	Indicative Phasing

Reference Number	Location						
T60	Land near Pont Glan Beuno	10			efer to Topic Paper 20A		
Notes:Greenfield site with good access link to community facilities.							
	Infrastructure Requirements Cost Funding Source						
 A water propose Off-site s the publ The prop would re WwTW. 	 Proposed development site. Off-site sewers would be required to connect to the public sewerage network. The proposed growth being promoted for this site would require improvements at Llanfaglan 		TBC	C	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreement.		
	n of suitable and safe ac s to current design criter access.		TBC	C	ТВС		
Enhance including crossing	 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВС	0	ТВС		
 Education: Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 		TBC	2	TBC			
AffordableAt least	Housing: 25% (policy TAI9)		TBC	C	TBC		

Chwilog

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing			
T63	Land to rear of Madryn Arms	18	Refer to Topic Paper 20A			
 Greenfield site with extant planning permission. Planning permission for 15 houses C14/0061/41/AM) 						

Development has not started					
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source			
Water Supply & Sewerage:					
 A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 	N/A	N/A			
Highways:					
 Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC			
Sustainable Transport:					
 Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC			
Affordable Housing:	On Site	S106			
• 5 units (35% of all housing units on site).		3100			
 Education: Education contribution to be used by the Council to provide additional educational facilities in Ysgol Chwilog. 	£6,240	S106			

Site Reference Number	Site Name & Location	No. of Dwellings		Indic	ative Phasing	
T64	Land near Cae Capel	20			fer to Topic Paper 20A	
C09A/03	C09A/0396/18/AM.					
	Infrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source	
Water Supp	bly & Sewerage:					
	supply can be provided t	o serve the				
	d development site.					
potential	lic sewerage network car foul flows from the prop nent site.	•	N/A	A	N/A	
Potentia	l developers need to be i	made aware that				

this site is crossed by water main and protection measures in the form of easement widths or diversion of the pipe would be required, which may impact upon the density achievable on site.		
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
 Affordable Housing: 5 units (25% of total housing numbers on site). 	On Site	Section 106

Deiniolen

Site Reference Number	Site Name & Location	No. of Dwelli	No. of Dwellings		ndicative Phasing
Т65	Pentre Helen	30			er to Topic aper 20A
	ld site with existing planr ment has not started	ning permission (re	ference C	:09A/0	396/18/AM)
	Infrastructure Requirer	nents	Cos	t	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 			TBC	C	TBC
	of suitable and safe acc t design criteria to gain hi		ТВС)	ТВС
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		ТВС	2	ТВС	
 Affordable 5 afford number 	able houses (15% of tota	I dwelling	On S	ite	Section 106

Rachub

-	Site eference lumber	Site Name & Location	No. of Dwell	lings Indicative Pha		ative Phasing	
	Т66	Land near Maes Bleddyn	30			efer to Topic Paper 20A	
Nc •	 Notes: Greenfield site with good access link to community facilities. 						
	I	nfrastructure Requiren	nents	Cos	st	Delivery mechanism / Funding Source	
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or diversion of the pipe would be required, which may impact upon the housing density achievable on site. The proposed growth being promoted for this settlement would require improvements at Bethesda WwTW. 				TBO	2	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.	
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 				ТВ(C	ТВС	
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 			ТВС	0	ТВС		
Af •		Housing: 15% (policy TAI9)		тво	2	TBC	
Ed •	of schoo Primary required School o dependir number o Contribu	tions may be required for I places or additional rest School, and/ or contribut for additional resources or Secondary School Lan and on the age of the pup of eligible pupils in any of tions may be required for s in the Primary School	ources in the tions may be in the Primary guage Centre, il and the one year. r additional	ТВС	C	TBC	

School Language Centre, depending on the age of the pupil and the number of eligible pupils in	
any one year	

Y Ffôr

Site Reference Number	Site Name & Location	No. of Dwell			ative Phasing
Т67	Land near Tyn Lôn	18 F			efer to Topic Paper 20A
Notes: • Greenfie	ld site with good access	facilities			
1	nfrastructure Requirer	nents	Cos	st	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. The proposed growth being promoted for this settlement would require improvements at Y Ffôr WwTW. 				2	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.
	cess that ia to gain	TB	C	ТВС	
	cycling facilities ed kerbs, secure	ТВС	2	ТВС	
 Education: Contribures resource School L of the pures 	TBO	2	TBC		
AffordableAt least 7	Housing: 15% (policy TAI9)		ТВС		TBC

SiteSite Name &ReferenceLocation	No. of Dwellings	Indicative Phasing
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	umber					
	Т68	Land near the School	10	10 ^R		efer to Topic Paper 20A
No •						
	I	nfrastructure Requiren	nents	Cos	it	Delivery mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. The proposed growth being promoted for this settlement would require improvements at Y Ffôr WwTW. 				TBC	2	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain bighway access 				TBC	C	ТВС
 highway access. Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 				TBC	0	твс
Ed	ucation:					
•	 Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year. 				C	TBC
Aff	ordable	Housing: 15% (policy TAI9)		TBC	2	TBC

Site Reference Number	Site Name & Location	No. of Dwelli	ngs	Indicative Phasing	
T69	Land near Bro Gwystl	9		Refer to Topic Paper 20A	
 Notes: Greenfield site with existing planning permission (reference C08D/0357/40/AM and C14/0571/40/MG) 					
	Infrastructure Requirer	Cost	Delivery		

		mechanism / Funding Source
 Water Supply & Sewerage: A water supply can be provided to serve the proposed development site. The public sewerage network can accept the potential foul flows from the proposed development site. 	TBC	TBC
 Highways: Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
 Sustainable Transport: Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
 Affordable Housing: 2 affordable houses (22% of total dwelling numbers). 	On Site	Section 106

Appendix 2 – Infrastructure Requirements for Employment Allocations

The safeguarded employment sites already include the necessary infrastructure required for development, therefore this paper doesn't detail the nesessary infrastructure requirments in relation to the development of these sites. However, the Plan allocates 5 new sites for employment purposes. The known deliverability issues relating to these sites are as follows:-

Name	Size	Infrastructure Requirement	Cost	Delivery
Name Land to the north of Lledwigan Farm		 The local water network should be sufficient to provide the domestic water demands required to serve this development area. The site is crossed by a pumped rising foul main which may restrict development density for the site. Under the Water industry Act 1991 Dwr CymCymrulsh Water has rights of Access to its apparatus at all times. Protection measures in respect of these assets will be required either inn the form of easment width or possible diversion of the asset. The site is adjacent to a pubped rising main and Llangefni main SPS. An assessment of the SPS may be required to establish whether the flows can be accommodated or wheather improvements to the SPS' will be required to connect to the nearest point of adequacy on the sewerage network. Llangefni Wastewater 		Delivery Mechanism New sewers / SPS upgrade via the requisition provision of the WIA 1991.
Land near	4.9	 Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from the development area. 	TBC	New
Land near the Cremery	4.9	 The site is crossed by a pumped rising foul main 		New sewers/SPS

		which may restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of Access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easment width or a possible diversion of the asset. The site is adjacent to a pumped rising main and Llangefni main SPS. An assessment of the SPS may be required to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow develpment to procied. Under the Welsh Water Industry Act 1991 Dwr Cymru Welsh water has rights to Access its apparatus. Protection measures in respect of these assets will be required wither in the form of an easment width or a possible diversion of the asset. • Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from the development area.		upgrade via the requisition provision of the WIA 1991.
Gaerwen industrial Estate	25.2	 The local netowrk is sufficient to provide the domestic wter demands required to serve this development area. Potential developers need to be made aware that this site is crossed by water main and protection measures in the form of easment widths or diversion of the pipe would be required, which may 	TBC	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being made approved by the regulator

Menai	7.6	 impact upon the density achievable on site. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allo development to procied. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by the regulator OFQAY, or progress the improvemnt through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment is required to determine an adequate point of connection to the public sewer and potential developers would be expected to fund investigation during preplanning stages. Off-site sewers would be required to connect to the sewerage network from parts of the site. The proposed employment allocations in Gaerwen represent a substantial area of land for development for which the potential demands are unknown at present. It is essential that we understand these demands in order to allow us to assess the capacity of Gaerwen Wastewater Treatment Works (WwTW) to accept the domestic demands from the developent area. 	n/a	Ofwat, or progress the improvements via the requisition of the WIA.
Science Park Adjacent to	1.7	•The local water network is	ТВС	WwTW
the petrol		sufficient to provide the		improvements

station, Y Ffor	domestic demands required to serve this development	can be financed
	area. •The public sewerage	through the AMP
	 network can accept the domestic foul flows arising from this development area. The proposed growth being promoted for this settlement would require improvements at Y Ffor WwTW 	programme ot through developer contributions via \$106 agreements.

Appendix 3 – Dŵr Cymru Welsh Water Statement of Common Ground

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN STATEMENT OF COMMON GROUND Between Dwr Cymru Welsh Water (DCWW) and Anglesey and Gwynedd Councils

Date: June 2016

Introduction

- 1.1. This is a joint statement produced by Anglesey and Gwynedd Council and Welsh Water to address deliverability of the Joint Local Development Plan (JLDP) allocations with regard to the capability of the water and sewerage infrastructure.
- 1.2. In preparing the JLDP the Council undertook consultation with Welsh Water on infrastructure capacity and any likely constraints to proposed site allocations under consideration for inclusion within the JLDP. In determining the list of potential site allocations for the JLDP the Council had regard to the comments made by Welsh Water as well as those of other statutory consultees.
- 1.3. The comments provided by Welsh Water on the proposed housing allocations within the JLDP identifies where infrastructure constraints related to water supply issues or wastewater treatment works (WwTW) capacity issues may occur over the lifetime of the JLDP and where improvements to accommodate growth may be required.
- 1.4. The demands on Welsh Water's water and sewerage network changes over time. Appendix 1 of this document provides an update in terms of the capability of the water and sewerage infrastructure to accommodate the proposed site allocations.
- 1.5. Appendix 1 also considers the capability of Welsh Water's infrastructure to accommodate the flows from the proposed employment allocations. Welsh Water has advised that it is difficult to provide definitive capacity comments for employment allocations as the potential demands on their infrastructure is unknown at present. Once the type of 'end user' is known and details of the water and waste requirements are confirmed, further assessments will be undertaken. Welsh Water are only obliged to take 'domestic' foul flows from the allocations and should the 'end user' require a trade discharge to the public sewer then the consent of Welsh Water as the sewerage undertaker is required.

Welsh Water's role in the context of the JLDP

- 1.6. Welsh Water's capital investment is undertaken through a five-yearly Asset Management Plan (AMP) programme which seeks to fund large scale utility (water/sewerage/wastewater treatment works) infrastructure works. AMP 6 is currently being delivered which runs from $\hat{1}^{t}$ April 2015 to 31st March 2020.
- 1.7. Welsh Water is a 'not for profit' company and its level of investment must be affordable to customers as it is effectively charges raised through customer bills that fund the capital investment. Whilst Welsh Water cannot give assurances as to the amount of funding that will be approved through the AMP process, they are under a legislative duty to extend their systems to accommodate development.
- 1.8. Welsh Water need some certainty in terms of growth areas and site development proposals when preparing their 5 yearly AMP submission. Information contained in adopted LDPs helps guide where investment is required, and an adopted JLDP for Anglesey and Gwynedd will provide a degree of certainty that allocations

are likely to be delivered as the Water Industry Regulator, Ofwat, will not provide funding for unconfirmed growth. The disparity between a LDP's 15 year timeframe and a water company's 5-year AMP invariably means that certain allocations may need infrastructure investment prior to delivery. Accordingly, once the JLDP is adopted, infrastructure that requires investment to accommodate growth will form part of future submissions to Ofwat for funding in the next AMP (AMP7, 2020-2025).

- 1.9. Whilst it is unlikely that all of the required infrastructure improvements identified by Welsh Water will receive funding through the AMP process this does not mean that development in areas of infrastructure constraint cannot proceed. Developers can either fund improvements themselves via the planning obligations process (detailed in appendix 2), or enter into a requisition process (detailed in appendix 3) to provide the infrastructure to bring forward development in advance of AMP investment. At this stage Welsh Water cannot advise on specific scheme costs as potential solutions to identified infrastructure constraints have yet to be developed.
- 1.10. Welsh Water consider that there are no insurmountable constraints regarding the capability of the water and sewerage infrastructure to accommodate the proposed growth, or the capability for any required infrastructure improvements to be delivered. For some allocated sites there will be a requirement for developers to contribute to the provision of off-site water mains and/or sewers to connect sites to the existing water and sewerage networks and, dependant on the scale and density of the developments, for hydraulic modelling assessments (HMAs) of the networks to be undertaken at the developers expense to establish connection points and/or any network improvements required. These requirements are normal routine prerequisites for developers in the progression of large development sites and are not expected to impede the delivery of site allocations. As such, a combination of improvements through AMP investment, developer contributions via the S106 process, and the requisition process can ensure that the allocated sites are delivered as proposed.

Appendix 1

- 1. Notwithstanding the below comments, off-site water mains / public sewers may be required to service the proposed development sites.
- 2. With regard to the employment sites, all comments are based on the predicted 'domestic' demands only. Once the type of 'end user' is known and details of the water and waste requirements are confirmed, Welsh Water would undertake further assessments at the appropriate time.
- 3. If any allocation gives rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a Consent may be refused although planning permission is granted. Welsh Water also advise the developer to contact them if they intend to utilise potable water for industrial/commercial uses as constraints may arise. Welsh Water are not obliged to provide potable water for use in any industrial process.
- 4. Where there are no public sewerage facilities available in close proximity to sites the use of non-mains sewerage may be required. In such cases the provisions of Circular 10/99 "Planning Requirement in respect of the Use of Non-Mains Sewerage in New Development" apply and consultation with Natural Resources Wales would be required.
- 5. Welsh Water has rights of access to its assets at all times. Where we have sewers/water mains crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion of the asset.

Housing Allocations

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T1	Goetra Uchaf	261	Site has planning permission			
Τ2	Former Friars School Playing Field	43	This site may be at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, Welsh Water are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken. As such improvements are required to the water network to supply water to this site.	network can accept the potential foul flows from the proposed development site.	accommodate the foul flows from the proposed	
Т3	Former Jewsons Site	17	Site has planning permission	<u>.</u>		<u>.</u>
T5	Land opposite	72	A water supply can be provided to	Off-site sewers would be	Treborth WwTW can	New sewers via the

Bangor

the Crematorium	serve the proposed development site.		requisition provisions of the WIA 1991.
		development site.	

Amlwch

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Т6	Land near Maes Mona	50	A water supply can be provided to serve the proposed development site	The public sewerage network can accept the potential foul flows from the proposed development site.	Amlwch WwTW can accommodate the foul flows from the proposed development site	N/a
T7	Land near Lôn Bach	73	A water supply can be provided to serve the proposed development site	The public sewerage network can accept the potential foul flows from the proposed development site. Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.	Amlwch WwTW can accommodate the foul flows from the proposed development site	N/a
Τ8	Land at Madyn Farm	152	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site. Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement	Amlwch WwTW can accommodate the foul flows from the proposed development site.	N/a

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Т9	Land near	40	Off-site water mains would be	widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. Off-site sewers would be	Amlwch WwTW can	Water improvements via
19	Rheinwas Field	40	required to connect to the water network.	required to connect to the public sewerage network.	accommodate the foul flows from the proposed development site	New sewers via the requisition provisions of the WIA 1991.
T10	Land at Tan y Bryn	58	A water supply can be provided to serve the proposed development site	The public sewerage network can accept the potential foul flows from the proposed development site	Amlwch WwTW can accommodate the foul flows from the proposed development site	N/a

Holyhead

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T11	Tyddyn Bach	123	Site has been granted planning permis	ssion		
T12	Land near Cae Rhos	53	A water supply can be provided to serve the proposed development site.	Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site. There are isolated incidents of flooding in the	Holyhead WwTW can accommodate the foul flows from the proposed development site.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T13	Land near Yr Ogof	72	A water supply can be provided to serve the proposed development site.	public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre- planning stages. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre- planning stages.	Holyhead WwTW can accommodate the foul flows from the proposed development site.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.
T14	Land near Tyddyn Bach Farm	49	A water supply can be provided to serve the proposed development site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed.	Holyhead WwTW can accommodate the foul flows from the proposed development site.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre- planning stages.		improvements via the requisition provisions of the WIA 1991.
T15	Land near Waunfawr Estate	22	Site has been granted planning permis	ssion		
T16	Glan y Dŵr	90	Site has been granted planning permis	ssion		
T17	Cae Serri Road	21	Site has been granted planning permis	ssion		

Llangefni

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T18	Land near Ty Hen	154	Potential developers need to be aware that this site is crossed by a trunk water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre- planning stages.	Llangefni WwTW can accommodate the foul flows from the proposed development site.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991. New sewers via the requisition provisions of the WIA 1991.

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				Off-site sewers would be required to connect to the public sewerage network.		
T19	Former Ysgol y Bont	41	Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Llangefni WwTW can accommodate the foul flows from the proposed development site.	N/a
Т20	Ty'n Coed	144	A water supply can be provided to serve the proposed development site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre- planning stages.	Llangefni WwTW can accommodate the foul flows from the proposed development site	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.
T21	Land near Ysgol y Graig	38	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site	Llangefni WwTW can accommodate the foul flows from the proposed development site.	N/a
T22	Land near Bro Tudur	59	Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a	The public sewerage network can accept the potential foul flows from the proposed	Llangefni WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
			diversion of the pipe would be required, which may impact upon the density achievable on site.	development site. Off-site sewers would be required to connect to the public sewerage network.		
Т23	Land near Coleg Menai	49	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be required to connect to the public sewerage network.	Llangefni WwTW can accommodate the foul flows from the proposed development site	New sewers via the requisition provisions of the WIA 1991.

Blaenau Ffestiniog

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T24	Former Playing Fields	95	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Blaenau Ffestiniog WwTW can accommodate the foul flows from the proposed development site.	N/a
T25	Land at Congl y Wal	60	Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	The foul flows would lead to Tanrhos Manod Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether an upgrade to the SPS, or provision of off- site sewers, will be required to allow development to proceed.	Blaenau Ffestiniog WwTW can accommodate the foul flows from the proposed development site	New sewers via the requisition provisions of the WIA 1991.

Caernarfon

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T26	Former Hendre School	42	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	The proposed growth being promoted for this settlement would require improvements at Caernarfon WwTW.	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements
T27	To the rear of Maes Gwynedd	29	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be required to connect to the public sewerage network.	The proposed growth being promoted for this settlement would require improvements at Caernarfon WwTW.	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.
T28	Cae Phillips Road	123	Site has planning permission			

Pwllheli

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T29	Land near Lôn Caernarfon	150	A water supply can be provided to serve the proposed development site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential	Pwllheli WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				developers would be expected to fund investigations during pre- planning stages.		
Т30	Deiniol Field	14	A water supply can be provided to serve the proposed development site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre- planning stages. Off-site sewers would be required to connect to the public sewerage network.	Pwllheli WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.
T31	Former Hockey Field	17	A water supply can be provided to serve the proposed development site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be	Pwllheli WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				expected to fund investigations during pre- planning stages. Off-site sewers would be required to connect to the public sewerage network.		

Beaumaris

Ref	ISITO NAMO	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T32	Casita	35	Site has planning permission			

Benllech

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Т33	Adjoining Wendon Cafe	12	A water supply can be provided to serve the proposed development site.	Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.	Benllech WwTW can accommodate the foul flows from the proposed development site.	N/a

Bodedern

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T34	Land near		A water supply can be provided to	The public sewerage	Bodedern WwTW can	N/a
	Llwyn Angharad		serve the proposed development	network can accept the	accommodate the foul	
			site.	potential foul flows from	flows from the proposed	

Ref	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
			the proposed development site.	development site	

Cemaes

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T35	Land to rear of Holyhead Road	60	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	The proposed growth being promoted for this settlement would require improvements at Cemaes WwTW	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements

Llanfairpwll

Ref	ISITO NAMO	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Т36	Land near Bryn Eira	30	Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Llanfairpwll WwTW can accommodate the foul flows from the proposed development site.	N/a
Т37	Land near Penmynydd Road	10	Site has planning permission			

Menai Bridge

Ref	Nito Namo	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
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Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T38	Ty Mawr	20	Site has planning permission			
T39	Tyddyn Mostyn	40	Site has planning permission			
T40	Land near Lôn Gamfa	14	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Treborth WwTW can accommodate the foul flows from the proposed development site.	N/a

Valley

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T41	Former Cattle Market Site	40	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures.	N/a

Criccieth

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T42	Land near North Terrace	34	A water supply can be provided to serve the proposed development site.	Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable	Criccieth WwTW can accommodate the foul flows from the proposed development site	N/a

Ref	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
			on site.		

Llanberis

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T43	Land near Victoria Hotel	16	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Llanberis WwTW can accommodate the foul flows from the proposed development site.	
T44	Land near Tŷ Du Road	11	Site has planning permission			

Llanrug

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T45	Church Field	10	Site has planning permission			
T46	Land near Rhythallt Road	6	Site has planning permission			

Nefyn

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T47	Land near Helyg	19	A water supply can be provided to serve the proposed development site.	There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Welsh Water are planning	Nefyn WwTW can accommodate the foul flows from the proposed development site.	Sewer flooding scheme to be delivered by Welsh Water in AMP6.

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				a scheme in our AMP6 capital investment programme (2015-2020) to resolve the flooding issues.		
T48	Former Allotments	10	Site has planning permission			

Penrhyndeudraeth

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T49	Canol Cae	31	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site. The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.	Penrhyndeudraeth WwTW can accommodate the foul flows from the proposed development site.	New sewers/SPS upgrade via the requisition provisions of the WIA 1991.
T50	Land near Former Bron Garth Hospital	46	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Penrhyndeudraeth WwTW can accommodate the foul flows from the proposed development site	New sewers/SPS upgrade via the requisition provisions of the WIA 1991.

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.		
T51	Land near Canol Cae	31	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site. The foul flows would lead to Penrhyndeudraeth Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.	Penrhyndeudraeth WwTW can accommodate the foul flows from the proposed development site	New sewers/SPS upgrade via the requisition provisions of the WIA 1991.

Penygroes

Ref	INITE Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T52	Land near Maes	39	A water supply can be provided to	Potential developers need	Llanllyfni WwTW can	

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
	Dulyn		serve this site. Potential developers need to be aware that the site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.	to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site	accommodate the foul flows from the proposed development site	

Tywyn

Ref	Sita Nama	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T53	Sŵn y Tonnau	21	Site has planning permission			
T54	Garreglwyd	14	Site has planning permission			

Gwalchmai

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Τ55	Land near the A5	28	A water supply can be provided to serve the proposed development site.	Potential developers need to be aware that this site is crossed by a number of sewers and protection measures in the form of easement widths or a diversion of the pipes would be required, which may impact upon the housing density achievable on site.	Gwalchmai WwTW can accommodate the foul flows from the proposed development site.	

Newborough

Ref	Sito Namo	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T56	Tyn Cae Estate	12	Site has planning permission			

Llanerchymedd

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T57	Land near Tyn y Fynnon	17	A water supply can be provided to serve the proposed development site.	Off-site sewers would be required to connect to the public sewerage network.	The proposed growth being promoted for this settlement may require improvements at Llanerchymedd WwTW.	New sewers via the requisition provisions of the WIA 1991. WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.

Bethel

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T70	Land opposite Cremlyn Estate	28	A water supply can be provided to serve the proposed development site.	Off-site sewers would be required to connect to the public sewerage network.	Treborth WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.
T71	Land opposite Rhoslan estate	12	A water supply can be provided to serve the proposed development site.	Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may	Treborth WwTW can accommodate the foul flows from the proposed development site.	N/a

Ref	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
			impact upon the housing		
			density achievable on site.		

Bontnewydd

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T59	Land near Glanrafon Estate	21	Site has planning permission			
Т60	Land near Pont Glan Beuno	11	A water supply can be provided to serve the proposed development site.	Off-site sewers would be required to connect to the public sewerage network.	The proposed growth being promoted for this settlement would require improvements at Llanfaglan WwTW.	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.

Botwnnog

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T61	Land near Cefn Capel	21	A water supply can be provided to serve the proposed development site.	Off-site sewers would be required to connect to the public sewerage network.	Botwnnog WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.
T62	Land near Pentre	11	A water supply can be provided to serve the proposed development site.	Off-site sewers would be required to connect to the public sewerage network.	Botwnnog WwTW can accommodate the foul flows from the proposed development site.	New sewers via the requisition provisions of the WIA 1991.

Chwilog

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T63	Land to rear of Madryn Arms	18	Site has planning permission			
Т64	Land near Cae Capel	20	Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Chwilog WwTW can accommodate the foul flows from the proposed development site.	N/a

Deiniolen

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T65	Land near Pentre Helen	30	Site has planning permission			

Rachub

Ref		No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Т66	Land near Maes Bleddyn	30	A water supply can be provided to serve the proposed development site.	Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.	The proposed growth being promoted for this settlement would require improvements at Bethesda WwTW	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.

Y Ffôr

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
Т67	Land near Tyn Lôn	18	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	The proposed growth being promoted for this settlement would require improvements at Y Ffor/Fourcrosses WwTW	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements
Т68	Land near the School	10	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	The proposed growth being promoted for this settlement would require improvements at Y Ffor/Fourcrosses WwTW	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements
Т69	Land near Bro Gwystil	9	Site has planning permission	1		1

Employment Allocations¹

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
C28	Former Shell Island, Amlwch		Our local water network is sufficient to provide the domestic water demands required to serve this development area.	The public sewerage network can accept the domestic foul flows arising from this development area. Potential developers need to be aware that the site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times.	Amlwch WwTW can accommodate the foul flows from the domestic demands arising from this development area	

¹ Table includes new employment allocations and not safeguarded sites

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.		
C29	Llwyn Onn Industrial Estate, Amlwch		Our local water network is sufficient to provide the domestic water demands required to serve this development area. Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required.	The public sewerage network can accept the domestic foul flows arising from this development area. Potential developers need to be aware that the site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.	Amlwch WwTW can accommodate the foul flows from the domestic demands arising from this development area	
C30	Anglesey Aluminium, Holyhead		Our local water network is sufficient to provide the domestic water demands required to serve this development area.	The public sewerage network can accept the domestic foul flows arising from this development area. Potential developers need to be aware that the site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has	Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
C31	Former site of Eaton Electrical, Holyhead		Our local water network is sufficient to provide the domestic water demands required to serve this development area.	rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. Potential developers need to be aware that the site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow	Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.
C32	Kingsland Site, Holyhead		Our local water network is sufficient to provide the domestic water demands required to serve this development area. Potential developers need to be aware that this site is crossed by water main and	development to proceed. Potential developers need to be aware that the site is crossed by a sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in	Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991.

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
			protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed.		
C(wg)35	Holyhead Port, Holyhead	41.9	Our local water network should be sufficient to provide the domestic water demands required to serve this development area.	The sewerage network in the area is extensive and where sewers cross potential development sites this will restrict development density for the site, and protection measures in respect of these assets will be required. A number of Sewage Pumping Stations (SPS) are located in the area and may need assessment to ascertain their capacity dependant on the location and type of development proposed. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed.	Holyhead Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991. New sewers/SPS upgrade via the requisition provisions of the WIA 1991.
C14	Land to the North of	20.6	Our local water network should be sufficient to	The site is crossed by a pumped rising foul main	Llangefni Wastewater Treatment Works	New sewers/SPS upgrade via the

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
	Lledwigan		provide the domestic	which may restrict	(WwTW) can	requisition provisions of
	Farm, Llangefni		water demands required	development density for	accommodate the foul	the WIA 1991
			to serve this	the site. Under the Water	flows from the domestic	
			development area.	Industry Act 1991 Dwr	demands arising from this	
				Cymru Welsh Water has	development area.	
				rights of access to its		
				apparatus at all times.		
				Protection measures in		
				respect of these assets		
				will be required either in		
				the form of an easement		
				width or a possible		
				diversion of the asset.		
				The site is adjacent to a		
				pumped rising main and		
				Llangefni Main SPS. An		
				assessment of the SPS		
				may be required to		
				establish whether the		
				flows can be		
				accommodated or		
				whether improvements to		
				the SPS' will be required		
				to allow development to		
				proceed. Off-site sewers		
				would be required to		
				connect to the nearest		
				point of adequacy on the		
				sewerage network.		
C15	Land at the	4.9	This site is crossed by a	The site is adjacent to a	Llangefni Wastewater	New sewers/SPS
	Creamery,		400mm water main which	pumped rising main and	Treatment Works	upgrade via the
	Llangefni		will restrict development	Llangefni Main SPS. Off-	(WwTW) can	requisition provisions of
			density for the site.	site sewers would be	accommodate the foul	the WIA 1991
			Under the Water Industry	required to connect to the	flows from the domestic	
			Act 1991 Dwr Cymru	nearest point of	demands arising from this	
			Welsh Water has rights	adequacy on the	development area.	
			of access to its apparatus	sewerage network. An		

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
			at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.	assessment of the SPS may be required to establish whether the flows can be accommodated or whether improvements to the SPS' will be required to allow development to proceed. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights to access its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.		
C33	Gaerwen Industrial Estate, Gaerwen	25.2	Our local water network is sufficient to provide the domestic water demands required to serve this development area. Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.	There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town &	The proposed employment allocations in Gaerwen represent a substantial area of land for development for which the potential demands are unknown at present. It is essential that we understand these demands in order to allow us to assess the capacity of Gaerwen Wastewater Treatment Works (WwTW) to accept the domestic demands from this development area.	Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991. New sewers/SPS upgrade via the requisition provisions of the WIA 1991 WwTW improvements can be financed through

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
C(wg)36	Extension to Gaerwen Industrial Estate	20	Off-site water mains may be required to serve the site	Country Planning Act 1990. A hydraulic modelling assessment is required to determine an adequate point of connection to the public sewer and potential developers would be expected to fund investigations during pre- planning stages. Off-site sewers would be required to connect to the sewerage network from parts of the site. There are isolated incidents of flooding in the public sewerage system that may need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. A hydraulic modelling assessment is required to determine an	The proposed employment allocations in Gaerwen represent a substantial area of land for development for which the potential demands are unknown at present. It is essential that we understand these demands in order to allow us to assess the capacity of Gaerwen Wastewater Treatment Works (WwTW) to accept the domestic demands from this development area.	the AMP programme or through developer contributions via S106 agreements Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements via the requisition provisions of the WIA 1991. New sewers/SPS upgrade via the requisition provisions of the WIA 1991 WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				adequate point of connection to the public sewer and potential developers would be expected to fund investigations during pre- planning stages. Off-site sewers would be required to connect to the sewerage network from parts of the site, which can be acquired through the sewer requisition provisions of the Water Industry Act 1991 (as amended).		
C(wg)37	Former Shell site, Rhosgoch	82.2	Off-site water mains will be required to serve the site.	There are no public sewers in close proximity to this site. The nearest public sewers are approximately 2km away in Amlwch to the north, or approximately 2km to the south east in Rhosybol. Off-site sewers would be required however a development of this size would result in expensive off-site solutions for sewerage provision. Where no public sewerage facilities are available in close proximity, as with this site, then the provisions	N/a	Water improvements via the requisition provisions of the Water Industry Act 1991.

Ref	Site Name	Area (ha)	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
				of 'Circular 10/99 Planning Requirement in respect of the Use of Non-Mains Sewerage in New Development' apply and potential developers may wish to consider installing a private package plant treatment works. Consultation with Natural Resources Wales would be required on this matter.		
C10	Adj to the petrol station, Y Ffor	1.7	Our local water network is sufficient to provide the domestic water demands required to serve this development area.	The public sewerage network can accept the domestic foul flows arising from this development area.	The proposed growth being promoted for this settlement would require improvements at Y Ffor WwTW	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements

Appendix 2

Asset Management Plans and S106 Planning Obligations

Welsh Water aim to ensure that sufficient infrastructure exists to accommodate domestic development, however where deficiencies are identified it aims to resolve these through capital investment which is carried out in five-yearly cycles called Asset Management Plan (AMP) periods.

The delivery of the AMP6 programme, which covers investment for the period 2015-2020, is underway and this will be followed by AMP7 for the investment period 2020-25, and AMP8 for 2025-2030. Welsh Water must submit its business plan for the approval of the water industry regulator, Ofwat, at the beginning of each AMP period.

The Anglesey & Gwynedd JLDP has a timeframe that runs until 2026, therefore any investment required at Wastewater Treatment Works (WwTW) to deliver the proposed housing allocations can be considered for inclusion in future AMPs.

Where infrastructure improvements are required at a WwTW to allow a development site to proceed but where there are no current plans for investment through the AMP, developers can make financial contributions to secure the necessary improvements, via planning obligations, under S106 of Town & Country Planning Act 1990.

A Development Impact Assessment (DIA), funded by the developer, would be required and the DIA would identify a full range of practical options available to address the WwTW capacity shortfall. The developers' financial contribution towards the delivery of the required solution can be secured through the S106 agreement.

Appendix 3

An explanation of how the requisition provisions of the Water Industry Act 1991 works.

Water mains and/or sewerage required for any potential development can be acquired through the requisition provisions of sections 41-44 (water) and 98-101 (sewerage) of the Water Industry Act 1991 (as amended). Welsh Water, as the statutory water and sewerage undertaker, has a duty under the WIA91 to comply with a requisition notice served for the provision of a new water main or sewer and/or associated apparatus which is required for domestic purposes only.

Developers usually serve notice when requiring assets to be laid over private land. A water and sewerage undertaker has the power to lay pipes through private land, whereas the developer has not. Once the requisitioned asset is constructed and commissioned, the asset automatically vests with Welsh Water who will be responsible for its future operation and maintenance.

The benefit to a developer of being able to use the requisition process is that the cost of a scheme is offset by the income generated to Welsh Water through customer bills from the development over a period of 12 years. Should the income that Welsh Water receives be greater than the cost of the scheme, then there is a nil contribution from the developer. Conversely, should the income received fall short of the scheme cost, a developer would be required to make up the shortfall. http://www.legislation.gov.uk/ukpga/1991/56/section/41

http://www.legislation.gov.uk/ukpga/1991/56/section/98

Please note that the laying of new sewers, water mains and associated apparatus can benefit from the requisition provisions of the WIA91, but improvements to Wastewater Treatment Works (WwTW) cannot form part of a requisition. The provision of WwTW capacity may be secured through developer contributions under S106 of the Town & Country Planning Act (see appendix 2).