

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 Infrastructure 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).

Appendix 1 – Site Specific Infrastructure Requirements for Housing Allocations

Bangor

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T1	Goetra Uchaf	261	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> • Planning permission granted for 266 dwellings (reference C12/1347/25/LL, C15/0634/25/LL) • 172 units not started, 16 under construction (Joint Housing Land Availability Study (JHLAS), April 2106) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Highways:			
<ul style="list-style-type: none"> • 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. 		£40,000	Section 106
Sustainable Transport:			
<ul style="list-style-type: none"> • 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. 		£140,000	S106
Affordable Housing:			
<ul style="list-style-type: none"> • 93 affordable dwellings. 35% of total dwelling numbers. See planning permission 		On site	S106

C15/0634/25/LL.		
Education: <ul style="list-style-type: none"> Education contribution to be used by the Council to provide additional educational facilities in the Local Area. 	£1,115,387	S106
Public Open Space: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Monitoring fees to be paid to the Council. 	£80,000	Section 106

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T2	Former Friars School Playing Field	43	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Underused plot of land adjacent to former Friars School, now owned by Coleg Menai. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> The public sewerage network can accept potential foul flows from the proposed development site. 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. Treborth WwTW can accommodate the foul flows from the proposed development site. 		TBC	Water improvements via the requisition provisions of the Water Industry Act 1991.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport:		TBC	TBC

<ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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
T3	Former Jewsons Site	77 (apartments)	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Outline planning permission granted with some matters reserved for the development of 77 apartments in 4 buildings, construction of a new vehicular access with the provision of internal roads and car parking areas and associated facilities (C14/1248/11/LL) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	TBC
Highways: <ul style="list-style-type: none"> Adequate on-site parking provision. Works required on the nearby junction. The modification to the junction will have to be carried out in accordance with Section 278 of the Highway Act, with land to remain in the authority's ownership and provision of a wider footpath. Double yellow lines to be provided for 10 meters from the junction. Applicant to pay for traffic calming measures 		TBC	TBC

(including signage)		
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Ecology: <ul style="list-style-type: none"> Appropriate disposal of on-site Japanese Knotweed. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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
T5	Land opposite Crematorium	72	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield pasture adjacent to Glantraeth housing estate with good access links into city centre 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 		TBC	TBC
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for 		TBC	TBC

additional provision of open spaces of recreational value.		
Heritage: <ul style="list-style-type: none"> Extensive archaeological work will be required prior to any positive determination of any planning application. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T6	Land near Maes Mona	50	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield land in centre of settlement 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 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	TBC
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC

Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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
T7	Land near Lôn Bach	73	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Flat greenfield land in centre of settlement immediately adjoining T6 housing allocation 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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 		TBC	TBC
Highways: <ul style="list-style-type: none"> 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	TBC

Lôn Bach.		
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value.. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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
T8	Land at Madyn Farm	152	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield land with good access and pedestrian links to the town centre 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	TBC
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing:		TBC	TBC

<ul style="list-style-type: none"> At least 15% (policy TAI9) 		
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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
T9	Land near Rheinwas Field	40	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield land situated to the north of the settlement with good transport links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> Off-site water mains would be required to connect to the water network. 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 		n/a	n/a
Highways: <ul style="list-style-type: none"> 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 Lôn Bach. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 		TBC	TBC

Education:		
<ul style="list-style-type: none"> 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
T10	Land at Tan y Bryn	58	Refer to Topic Paper 20A

Notes:

- Greenfield land situated to the south west of the settlement with good transport links to the town centre.

Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	n/a
Highways: <ul style="list-style-type: none"> 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 Lôn Bach. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
Education: <ul style="list-style-type: none"> Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age of 	TBC	TBC

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

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T11	Tyddyn Bach	123	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with outline planning permission (19C608K/DA) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement local walking or cycling facilities on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> Provision of affordable housing on site 		TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T12	Land near Cae Rhos	53	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site located to the west of the town 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> A water supply can be provided to serve the 		TBC	Potential developers

<p>proposed development site.</p> <ul style="list-style-type: none"> • 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 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. 		<p>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.</p>
<p>Highways:</p> <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> • At least 15% (policy TAI9) 	TBC	TBC
<p>Public Open Space:</p> <ul style="list-style-type: none"> • Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> • 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
T13	Land near Yr Ogof	72	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> • Greenfield site located adjacent to the Ogof Estate 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding

		Source
Water Supply & Sewerage: <ul style="list-style-type: none"> • 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	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.
Highways: <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> • At least 15% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> • 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
Public Open Space: <ul style="list-style-type: none"> • Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

Site	Site Name &	No. of Dwellings	Indicative Phasing
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Reference Number	Location		
T14	Land near Tyddyn Bach Farm	49	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site in Llaingoch 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	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.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T15	Land near Waunfawr Estate	22	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with existing outline planning permission (19C313A). Development has not started. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage:			
<ul style="list-style-type: none"> 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:			
<ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport:			
<ul style="list-style-type: none"> Enhancement of local walking or cycling facilities and traffic calming measures 		TBC	TBC
Affordable Housing:			
<ul style="list-style-type: none"> Provision of 7 affordable dwellings 		On Site	Section 106
Education:			
<ul style="list-style-type: none"> 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
T16	Glan y Dŵr	90	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Part of the mixed use waterfront development with outline planning permission (19C1064A/EIA/ECON) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage:			
		n/a	n/a

<ul style="list-style-type: none"> A water supply can be provided to serve the proposed development site. Holyhead WwTW can accommodate the foul flows from the proposed development site. 		
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> Provision of affordable housing on site 	TBC	TBC
Community Facilities: <ul style="list-style-type: none"> Contributions may be required for enhancement of/new community facilities 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T17	Cae Serri	22	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with existing planning permission (19C882C). Development has not started. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 6 units on site 		On Site	Section 106

Llangefni

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T18	Land near Tŷ Hen	154	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site located to the west of the settlement with good access links to the schools and town centre 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 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	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.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing:		TBC	TBC

<ul style="list-style-type: none"> At least 15% (policy TAI9) 		
Education: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T19	Former Ysgol y Bont	41	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Brownfield site within walking distance of town centre 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	TBC
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
Education:		TBC	TBC

<ul style="list-style-type: none"> 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 		
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Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T20	Ty'n Coed	144	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Situated to the north east of the settlement adjacent to an established residential area and close to the school 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	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.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport:		TBC	TBC

<ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T21	Land near Ysgol y Graig	38	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Situated to the north east of the settlement adjacent to an established residential area and close to the school 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	n/a
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing:		TBC	TBC

<ul style="list-style-type: none"> At least 15% (policy TAI9) 		
<p>Education:</p> <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T22	Land near Bro Tudur	59	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield land adjacent to Coleg Menai with good links to the town centre 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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. 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	New sewers via the requisition provisions of the WIA 1991.
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC

<p>Education:</p> <ul style="list-style-type: none"> 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
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Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T23	Land near Coleg Menai	49	Refer to Topic Paper 20A
<p>Notes:</p> <ul style="list-style-type: none"> Greenfield land adjacent to Coleg Menai with good access links to the town centre 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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	New sewers via the requisition provisions of the WIA 1991.
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> Contributions may be required for the provision of school places or additional resources in the 		TBC	TBC

<p>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.</p> <ul style="list-style-type: none"> 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 		
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Blaenau Ffestiniog

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T24	Former Playing Fields	95	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site to the west of the settlement with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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	n/a
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> Contributions may be required for additional resources in the Primary School or Secondary 		TBC	TBC

School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.		
Public Open Space: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T25	Land at Congl y Wal	60	Refer to Topic Paper 20A

Notes:

- Greenfield site to the west of the settlement with good access links to the town centre.

Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> Potential developers need to be 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. 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. 	TBC	TBC
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Education:	TBC	TBC

<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

Caernarfon

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T26	Former Hendre School	42	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Brownfield site – located in an established residential area close to a number of community facilities. Site of former Hendre School. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 		TBC	TBC
Public Open Space:		TBC	TBC

<ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 		
Education: <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> May require a desk based assessment during the planning application stage. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T27	Land to the rear of Maes Gwynedd	29	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site located to the north of settlement with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing:		TBC	TBC

<ul style="list-style-type: none"> At least 25% (policy TAI9) 		
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> May require a desk based assessment during the planning application stage. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T28	Cae Phillips Road	123	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Residential development of 136 dwellings together with green spaces new access and drainage works (C09A/0411/14/LL). 114 units not started. 11 units under construction (JLAS, April 2016) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 16 Units (12% of the total number of housing on site) 		TBC	Section 106
Education:		£355,453	Section 106

<ul style="list-style-type: none"> Educational contribution to provide additional educational facilities within Caernarfon required as a consequence of the Development. 		
Other: <ul style="list-style-type: none"> Monitoring contribution payable to the Council. 	£21, 327.18	Section 106

Pwllheli

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T29	Land near Lôn Caernarfon	150	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site adjacent to the A499 which has good public transport links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> Contributions may be required for additional resources in the Primary School or Secondary 		TBC	TBC

School Language Centre, depending on the age of the pupil and the number of eligible pupils in any one year.		
Public Open Space: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T30	Denio Fields	14	Refer to Topic Paper 20A

Notes:

- Greenfield site on Allt Salem close to a number of community facilities.

Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> Contributions may be required for additional resources in the Primary School or Secondary School Language Centre, depending on the age 	TBC	TBC

of the pupil and the number of eligible pupils in any one year.		
Public Open Space: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T31	Former Hockey Field	17	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site on Allt Salem close to a number of community facilities. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> 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 		TBC	TBC

any one year.		
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

Beamaris

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T32	Casita	35	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Brownfield site with existing planning permission (12C49K) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> A water supply can be provided to serve the proposed development site. Beaumaris WwTW can accommodate the foul flows from the proposed development site. 		TBC	TBC
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> Commuted Sum 		£100,000	Section 106

Benllech

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T33	Land adjoining Wendon Café	12	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Brownfield site located near the waterfront 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage:		TBC	TBC

<ul style="list-style-type: none"> • 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. 		
Highways: <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Education: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • At least 25% (policy TAI9) 	TBC	TBC

Bodedern

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T34	Land near Ilwyn Angharad	48	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> • Greenfield site within walking distance of a number of community facilities 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> • 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. • Bodedern WwTW can accommodate the foul flows from the proposed development site 		£0 (zero)	n/a
Highways: <ul style="list-style-type: none"> • Provision of suitable and safe access that 		TBC	TBC

conforms to current design criteria to gain highway access.		
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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
Public Open Space: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

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:			
<ul style="list-style-type: none"> Greenfield site located within walking distance to community facilities 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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 		TBC	TBC

Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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

Llanfairpwll

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T36	Land near Bryn Eira	30	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site adjoining residential area 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T37	Land near Bryn Eira	10	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with planning permission (31C170B/DA) Development not started 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. Llanfairpwll Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figures. 		n/a	n/a
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport:		TBC	TBC

<ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		
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Menai Bridge

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing	
T38	Tŷ Mawr	20	Refer to Topic Paper 20A	
Notes:				
<ul style="list-style-type: none"> Greenfield site with existing planning permission 				
Infrastructure Requirements			Cost	Delivery mechanism / Funding Source
Highways:				
<ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 			TBC	TBC
Sustainable Transport:				
<ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 			TBC	TBC
Ecology:				
<ul style="list-style-type: none"> Protection of ecological features on site. 			TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing	
T39	Tyddyn Mostyn	40	Refer to Topic Paper 20A	
Notes:				
<ul style="list-style-type: none"> Greenfield site with existing planning permission Development not started 				
Infrastructure Requirements			Cost	Delivery mechanism / Funding Source
Highways:				
<ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 			TBC	TBC
Sustainable Transport:				
<ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 			TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T40	Land near Lôn Gamfa	20	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site adjoining residential area 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	n/a
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 		TBC	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:		
<ul style="list-style-type: none"> Brownfield site within walking distance to a number of community facilities 		
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	n/a
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC

Criccieth

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T42	Land near North Terrace	34	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site adjoining residential area with good access links to centre. 			
Infrastructure Requirements	Cost	Delivery mechanism	

		/ Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> • 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.
<p>Highways:</p> <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> • At least 25% (policy TAI9) 	TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> • 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
<p>Public Open Space:</p> <ul style="list-style-type: none"> • Contributions may be required to provide for additional provision of open spaces of recreational value. 	TBC	TBC
<p>Other:</p> <ul style="list-style-type: none"> • 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.		
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Llanberis

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T43	Land near Victoria Hotel	16	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site to the east of the settlement with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Contributions may be required to provide for 		TBC	TBC

additional provision of open spaces of recreational value.		
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Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T44	Land near Tŷ Du Road, Llanberis	11	Refer to Topic Paper 20A
<ul style="list-style-type: none"> Greenfield site with extant planning permission. Planning permission reference C11/1103/15/AM and C14/0240/15/MG. Development not started 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC

Llanrug

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T45	Church Field, Llanrug	10	Refer to Topic Paper 20A
<ul style="list-style-type: none"> Greenfield site with extant planning permission. Planning permission reference C12/0891/23/LL. Development has not started. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage:		N/A	N/A

<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T46	Land near Rhythallt Road, Llanrug	6	Refer to Topic Paper 20A
<ul style="list-style-type: none"> • Greenfield site with extant planning permission. Planning permission reference C09A/0361/23/AM and C13/0732/23/MG. • 2 units not started, 4 units under construction (JLAS, April 2016) 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> • 2 affordable units on site 		On Site	Section 106

Nefyn

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T47	Land near Helyg	19	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site to the north east of the settlement with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T48	Former Allotments	10	Refer to Topic Paper 20A
<ul style="list-style-type: none"> Greenfield site with extant planning permission. Planning permission reference C12/1372/42/LL, C15/0614/42/DA, C15/0633/42/LL, C15/1047/42/LL and C16/0375/42/LL. Development has not started. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 3 units (33% of total dwelling numbers). 		On site	Section 106

Penrhyndeudraeth

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T49	Canol Cae	31	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> A water supply can be provided to serve the proposed development site. 		TBC	New sewers/SPS upgrade via

<ul style="list-style-type: none"> 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.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T50	Land near Former Bron Garth Hospital	46	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> A water supply can be provided to serve the proposed development site. The public sewerage network can accept the 		TBC	New sewers/SPS upgrade via the

<p>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.</p> <ul style="list-style-type: none"> PenrhyndeudraethWwTW can accommodate the foul flows from the proposed development site. 		requisition provision of the WIA 1991.
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> 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
<p>Public Open Space:</p> <ul style="list-style-type: none"> 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 Dwellings	Indicative Phasing
T51	Land near Canol Cae	31	Refer to Topic Paper 20A
<p>Notes:</p> <ul style="list-style-type: none"> Greenfield site with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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 		TBC	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. <ul style="list-style-type: none"> PenrhyndeudraethWwTW can accommodate the foul flows from the proposed development site. 		the WIA 1991.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site with good access links to the town centre. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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 		n/a	n/a

<p>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.</p> <ul style="list-style-type: none"> • 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 		
<p>Highways:</p> <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> • At least 15% (policy TAI9) 	TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> • 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
<p>Ecology:</p> <ul style="list-style-type: none"> • Forms part of a wildlife site, whose features would need to be considered at a planning application stage 	TBC	TBC

Tywyn

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T53	Swan y Tonnau, Tywyn	21	Refer to Topic Paper 20A
<ul style="list-style-type: none"> • Greenfield site with extant planning permission. Planning permission reference 			

<p>C06M/0069/09/LL for 33 units.</p> <ul style="list-style-type: none"> 19 units not started, 2 units under construction (JLAS, April 2016) 		
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Affordable Housing:</p> <ul style="list-style-type: none"> 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 Phasing
T54	Garreglwyd, Tywyn	14	Refer to Topic Paper 20A
<ul style="list-style-type: none"> Greenfield site with extant planning permission. Planning permission reference 5/79/134. Development has not started 			
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source	
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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	
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that 	TBC	TBC	

conforms to current design criteria to gain highway access.		
Sustainable Transport: <ul style="list-style-type: none"> 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	Indicative Phasing
T55	Land near the A5	28	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site with good access links 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	TBC
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC

Newborough

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T56	Tyn Cae Estate	28	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with existing planning permission 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC

Llanerchymedd

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T57	Land near Tyn y Ffynnon	17	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site to the west of the settlement 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC
Education: <ul style="list-style-type: none"> 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

Bethel

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T70	Land opposite Cremlyn Estate	28	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site located along the B4366, with good access links, close to the school and local facilities. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> A water supply can be provided to serve the proposed development site. Off-site sewers would be required to connect to 		TBC	New sewers via the requisition provision of the WIA

<p>the public sewerage system.</p> <ul style="list-style-type: none"> Treborth WwTW can accommodate the foul flows from the proposed development site. 		1991.
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> 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
<p>Affordable Housing:</p> <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T71	Land opposite Rhoslan Estate	12	Refer to Topic Paper 20A
<p>Notes:</p> <ul style="list-style-type: none"> Greenfield site to the north of the village close to local facilities. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> 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 form of easement widths or diversion of the pipe would be required which may impact upon the housing density achievable on site. Treborth WwTW can accommodate the foul flows from the proposed development site. 		TBC	New sewers via the requisition provision of the WIA 1991.
<p>Highways:</p> <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC

Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> At least 25% (policy TAI9) 	TBC	TBC

Bontnewydd

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T59	Land near Glanrafon Estate	26	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with existing planning permission (reference C08A/0287/19/LL) Development has not started 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 7 affordable houses (27% of total dwelling numbers). 		On Site	S106

Site	Site Name &	No. of Dwellings	Indicative Phasing
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Reference Number	Location		
T60	Land near Pont Glan Beuno	10	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with good access link to community facilities. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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 site would require improvements at Llanfaglan WwTW. 		TBC	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreement.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> At least 25% (policy TAI9) 		TBC	TBC

Chwillog

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T63	Land to rear of Madryn Arms	18	Refer to Topic Paper 20A
<ul style="list-style-type: none"> Greenfield site with extant planning permission. Planning permission for 15 houses C14/0061/41/AM) 			

<ul style="list-style-type: none"> Development has not started 		
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 5 units (35% of all housing units on site). 	On Site	S106
Education: <ul style="list-style-type: none"> 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	Indicative Phasing
T64	Land near Cae Capel	20	Refer to Topic Paper 20A
<ul style="list-style-type: none"> Greenfield site with extant planning permission. Planning permission reference C09A/0396/18/AM. Development has not started 			
Infrastructure Requirements	Cost	Delivery mechanism / Funding Source	
Water Supply & Sewerage: <ul style="list-style-type: none"> 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 made aware that 	N/A	N/A	

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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 5 units (25% of total housing numbers on site). 	On Site	Section 106

Deiniolen

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T65	Pentre Helen	30	Refer to Topic Paper 20A
Notes: <ul style="list-style-type: none"> Greenfield site with existing planning permission (reference C09A/0396/18/AM) Development has not started 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> 5 affordable houses (15% of total dwelling numbers). 		On Site	Section 106

Rachub

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T66	Land near Maes Bleddyn	30	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with good access link to community facilities. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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. 		TBC	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC
Education: <ul style="list-style-type: none"> 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 		TBC	TBC

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

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T67	Land near Tyn Lôn	18	Refer to Topic Paper 20A

Notes:

- Greenfield site with good access link to community facilities.

Infrastructure Requirements	Cost	Delivery mechanism / Funding Source
<p>Water Supply & Sewerage:</p> <ul style="list-style-type: none"> • 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	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.
<p>Highways:</p> <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
<p>Sustainable Transport:</p> <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
<p>Education:</p> <ul style="list-style-type: none"> • 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
<p>Affordable Housing:</p> <ul style="list-style-type: none"> • At least 15% (policy TAI9) 	TBC	TBC

Site Reference	Site Name & Location	No. of Dwellings	Indicative Phasing
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Number			
T68	Land near the School	10	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with good access link to community facilities. 			
Infrastructure Requirements		Cost	Delivery mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> 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	WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements.
Highways: <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 		TBC	TBC
Education: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> At least 15% (policy TAI9) 		TBC	TBC

Site Reference Number	Site Name & Location	No. of Dwellings	Indicative Phasing
T69	Land near Bro Gwystl	9	Refer to Topic Paper 20A
Notes:			
<ul style="list-style-type: none"> Greenfield site with existing planning permission (reference C08D/0357/40/AM and C14/0571/40/MG) 			
Infrastructure Requirements		Cost	Delivery

		mechanism / Funding Source
Water Supply & Sewerage: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. 	TBC	TBC
Sustainable Transport: <ul style="list-style-type: none"> • Enhancement of local walking or cycling facilities including on/off road links, dropped kerbs, secure crossing facilities. 	TBC	TBC
Affordable Housing: <ul style="list-style-type: none"> • 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 necessary infrastructure requirements 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 Mechanism
Land to the north of Lledwigan Farm	20.6	<ul style="list-style-type: none"> • 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 CymCymru/ 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 easement width or 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 connect to the nearest point of adequacy on the sewerage network. • Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from the development area. 	TBC	New sewers / SPS upgrade via the requisition provision of the WIA 1991.
Land near the Cremery	4.9	<ul style="list-style-type: none"> • The site is crossed by a pumped rising foul main 	TBC	New sewers/SPS

		<p>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 development to proceed. 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.</p> <ul style="list-style-type: none"> • Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from the development area. 		<p>upgrade via the requisition provision of the WIA 1991.</p>
Gaerwen industrial Estate	25.2	<ul style="list-style-type: none"> • The local network is sufficient to provide the domestic water 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	<p>Potential developers can either wait for DCWW to resolve the flooding, subject to funding being made approved by the regulator</p>

		<p>impact upon the density achievable on site.</p> <ul style="list-style-type: none"> • 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 the regulator OFQAY, or progress the improvement 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 pre-planning 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 development area. 		Ofwat, or progress the improvements via the requisition of the WIA.
Menai Science Park	7.6	• No issues raised	n/a	n/a
Adjacent to the petrol	1.7	• The local water network is sufficient to provide the	TBC	WwTW improvements

station, Ffor	Y	<p>domestic demands required to serve this development area.</p> <ul style="list-style-type: none"> •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 	<p>can be financed through the AMP programme of through developer contributions via S106 agreements.</p>
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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 1st 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

Bangor

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T1	Goetra Uchaf	261	Site has planning permission			
T2	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.	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.	Water improvements via the requisition provisions of the Water Industry Act 1991.
T3	Former Jewsons Site	17	Site has planning permission			
T5	Land opposite	72	A water supply can be provided to	Off-site sewers would be	Treborth WwTW can	New sewers via the

	the Crematorium		serve the proposed development site.	required to connect to the public sewerage network.	accommodate the foul flows from the proposed development site.	requisition provisions of the WIA 1991.
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Amlwch

Ref	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T6	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
T8	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
				widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.		
T9	Land near Rheinwas Field	40	Off-site water mains would be required to connect to the water network.	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	Water improvements via the requisition provisions of the WIA 1991. 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 permission			
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
				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.		
T13	Land near Yr Ogof	72	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.	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 permission			
T16	Glan y Dŵr	90	Site has been granted planning permission			
T17	Cae Serri Road	21	Site has been granted planning permission			

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
T20	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.		
T23	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.		
T30	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	Site Name	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
T33	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	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T34	Land near Llwyn Angharad	48	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from	Bodedern WwTW can accommodate the foul flows from the proposed	N/a

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

Cemaes

Ref	Site Name	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	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T36	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
T37	Land near Penmynydd Road	10	Site has planning permission			

Menai Bridge

Ref	Site Name	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	Site Name	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	Site Name	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	Site Name	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	Site Name	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.	<p>The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>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.</p>	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.	<p>The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>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.</p>	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	Site 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	Site Name	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	Site Name	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
T55	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	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T56	Tyn Cae Estate	12	Site has planning permission			

Llanerchymedd

Ref	Site Name	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	Site Name	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			
T60	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.

Chwillog

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			
T64	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.	Chwillog 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	Site Name	No. of Units	Water Supply	Sewerage Network	Wastewater Treatment Works (WwTW)	Funding Mechanism
T66	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
T67	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
T68	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
T69	Land near Bro Gwystil	9	Site has planning permission			

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
				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.		
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.	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 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.
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	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 Farm, Llangefni		provide the domestic water demands required to serve this development area.	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 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.	(WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	requisition provisions of the WIA 1991
C15	Land at the Creamery, Llangefni	4.9	This site is crossed by a 400mm water main which will restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus	The site is adjacent to a pumped rising main and Llangefni Main SPS. Off-site sewers would be required to connect to the nearest point of adequacy on the sewerage network. An	Llangefni Wastewater Treatment Works (WwTW) can accommodate the foul flows from the domestic demands arising from this development area.	New sewers/SPS upgrade via the requisition provisions of the WIA 1991

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
				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.		the AMP programme or through developer contributions via S106 agreements
C(wg)36	Extension to Gaerwen Industrial Estate	20	Off-site water mains may be required to serve 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.	<p>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.</p> <p>New sewers/SPS upgrade via the requisition provisions of the WIA 1991</p> <p>WwTW improvements can be financed through the AMP programme or through developer contributions via S106 agreements</p>

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).