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Subject: Wylfa Newydd DCO Examination Horizon - Deadline 2 Submissions
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Attachments: [8.12 A5025 Off-line Highway Improvements sub-CoCP.PDF](#)
[Compulsory Acquisition Objections Schedule.pdf](#)
[Response to post-hearing documents including any written submissions of oral case \(Deadline 2\).pdf](#)
[Crown Land and Interests s.135 Schedule.pdf](#)
[Statutory Undertaker and Special Category Land – s.127, 132 and 138 Schedules.pdf](#)

Good Evening

Please find attached Horizon's Deadline 2 submissions relating to :

- A5025 Off-line Highway Improvements sub-CoCP
- Compulsory Acquisition Objections Schedule
- Response to post-hearing documents including any written submissions of oral case
- Crown Land and Interests s.135 Schedule
- Statutory Undertaker and Special Category Land

Kind Regards

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Wylfa Newydd Project

Crown Land and Interests s.135 Schedule

PINS Reference Number: EN010007

4 December 2018

Revision 1.0

Examination Deadline 2

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

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1 Crown Land and Interests s.135 Schedule

1.1 Introduction

- 1.1.1 This schedule identifies all plots owned by, or in which the Crown holds an interest as defined by sections 227(3), 227(4) and 135(4) of the Planning Act 2008. For each plot, the plot number, description and interest to be acquired is identified. Each entry indicates the state of the negotiations for acquisition of the interest with the relevant Crown body.
- 1.1.2 The Applicant intends to acquire the relevant Crown land by negotiation. As part of those negotiations, it will seek to secure any requisite consent from the Crown body to acquire any other interest in Crown land using compulsory acquisition powers should it not be possible to acquire these by negotiation.
- 1.1.3 The Applicant will also seek to secure consent under section 135(2) in relation to Development Consent Order provisions affecting Crown land or rights benefiting the Crown.

1.2 Welsh Government land

- 1.2.1 The Applicant and Welsh Government are working together to understand which of the following Welsh Government related entities constitute the Crown for the purposes of determining Crown land under section 135 of the Planning Act 2008:
- the National Assembly for Wales;
 - the Welsh Ministers; and
 - the Secretary of State for Wales.
- 1.2.2 For the purposes of this schedule, any plot which any of these three Welsh Government related entities owns, or has an interest in, has been identified and is recorded in the table below (shaded grey). The Applicant reserves the right to amend this schedule should the parties determine that such land is not Crown land for the purposes of section 135 of the Planning Act 2008.

Table 1-1 Schedule of Crown Land

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
Main site	66	406642 sqm of foreshore, coastline and inshore waters at Porth-y-Pistyll and Porth-yGwartheg.	6	Yes, the Crown Estate Commissioners is owner/occupier. Further Crown Interests in respect of a covenant and in respect of various rights. Crown amenable to grant of Option for marine

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
				lease. Discussions ongoing.
Main site	66	406642 sqm of foreshore, coastline and inshore waters at Porth-y-Pistyll and Porth-yGwartheg.	6	Yes, the Crown Estate Commissioners is owner/occupier. Further Crown Interests in respect of a covenant and in respect of various rights. Crown amenable to grant of Option for marine lease. Discussions ongoing.
Main site	69	28082 sqm of foreshore, cliff tops, landscaped areas, car parks and access roads associated with Wylfa Power Station, Cemaes Bay.	1	Nuclear Decommissioning Authority is the owner; Magnox Limited is the occupier. Crown interests in respect of covenants and in respect of various rights. Discussions ongoing with NDA and Magnox in relation to freehold and leasehold parcels of land. Crown amenable to grant of Option for marine lease. Discussions ongoing.
Main site	89	11113 sqm of landscaped areas, cooling water outfall and cliff tops at Wylfa Power Station, Cemaes Bay.	1	Nuclear Decommissioning Authority is the owner; Magnox Limited is the occupier. Crown interests in respect of covenants and in respect of various rights. Crown amenable to grant of Option for marine lease. Discussions ongoing.
Main site	90	3849 sqm of coast line, cliff tops and	6	Yes, the Crown Estate Commissioners is owner/occupier.

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
		foreshore at Porth Wnal.		Further Crown interests in respect of a covenant and in respect of various rights. Crown amenable to grant of Option for marine lease. Discussions ongoing.
Main site	91	5946 sqm of foreshore and inshore waters for cooling water outfall and Porth Wnal.	6	Yes, the Crown Estate Commissioners is owner/occupier. Further Crown interests in respect of a covenant and in respect of various rights. Crown amenable to grant of Option for marine lease. Discussions ongoing.
Main site	92	2480 sqm of coast line, cliff tops and foreshore at Porth Wnal.	6	Yes, the Crown Estate Commissioners is owner/occupier. Further Crown interests in respect of a covenant and in respect of various rights. Crown amenable to grant of Option for marine lease. Discussions ongoing.
Parc Cybi	200	30545 sqm of commercial land to the north of highway known as Lon Towyn Capel.	1	Conygar Investment Company Plc ("Conygar") is the freehold owner/occupier. The Welsh Ministers have a Crown interest in respect of various rights. Deed of variation to be entered into between Conygar and Welsh Ministers authorising proposed use in lease subject to Horizon's Option for agreement for lease. Completion imminent.

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
Parc Cybi	201	1217 sqm of commercial land to the north of highway known as Lon Towyn Capel.	2	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants and in respect of various rights. Horizon to rely on rights granted to Conygar (owner of plot 200). No further discussions.
Parc Cybi	202	2837 sqm of land forming part of highway and verge of Parc Cybi and Lon Towyn Capel.	5	The National Assembly for Wales is owner. Further Crown interests in respect of covenants, a right of way and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	203	1117 sqm of land forming verge between highways known as Parc Cybi and Lon Towyn Capel.	3	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	204	368 sqm of land forming part of highway and verge known as Lon Towyn Capel.	3	The National Assembly for Wales is owner. Further Crown interests in respect of covenants, a right of way and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
				(area to be included in Horizon demise).
Parc Cybi	207	137 sqm of land forming verge between highways known as Lon Towyn Capel and Parc Cybi.	1	The National Assembly for Wales Is owner/occupier. Further Crown interests in respect of covenants and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	208	137 sqm of land forming part of highway and verge known as Lon Towyn Capel.	5	The National Assembly for Wales holds a Crown Interest in respect of various rights. Deed of variation to be entered into between Conygar and Welsh Ministers authorising proposed use in lease subject to Horizon's Option for agreement for lease. Completion imminent.
Parc Cybi	209	270 sqm of land forming verge between highways Known as Lon Towyn Capel and Parc Cybi.	1	The National Assembly for Wales Is owner/occupier. Further Crown interests in respect of covenants, a right of away and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	210	485 sqm of land forming verge between highways known as Lon Towyn Capel and Parc Cybi.	1	The National Assembly for Wales Is owner/occupier. Further Crown interests in respect of covenants, a

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
				right of away and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	211	257 sqm of land forming part of highway and verge known as Lon Towyn Capel.	1	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants, a right of away and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	212	35 sqm of land forming verge adjacent to Lon Towyn Capel.	1	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants, a right of away and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	213	247 sqm of land forming verge between highways known as Lon Towyn Capel and Parc Cybi.	1	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants, a right of away and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
Parc Cybi	214	126 sqm of land forming part of highway and verge known as Lon Towyn Capel.	5	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants, a right of way and in respect of various rights. Conygar to enter into Option to acquire as condition of Option for agreement for lease (area to be included in Horizon demise).
Parc Cybi	215	869 sqm of commercial land to the north of highway Known as Lon Towyn Capel.	3	The Welsh Ministers hold a Crown Interest in respect of various rights. Plot subject to rights in favour of Horizon Nuclear Power Wylfa Limited in lease to be granted by Conygar. Deed of variation to be entered into between Conygar and Welsh Ministers authorising proposed use in lease subject to Horizon's Option for agreement for lease. Completion imminent.
Dalar Hir	300	110 sqm of land forming part of highway and verge of road to Bodedern	5	The Secretary of State for Wales is owner. [Discussions to take place following determination of Crown land status.]
Parc Cybi	303	22 sqm of land forming part of the VOSA site at Dalar Hir.	1	The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants and in respect of various rights. [Discussions to take place following determination of Crown land status.]

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
Dalar Hir	304	75 sqm of land forming part of highway and verge of road to Bodedern.	5	The National Assembly for Wales is owner. Further Crown interests in respect of covenants and in respect of various rights. [Discussions to take place following determination of Crown land status.]
Dalar Hir	306	4282 sqm of land forming part of highway and verge of A5 to Caergeiliog.	5	The National Assembly for Wales is owner. Further Crown interests in respect of covenants and in respect of various rights. [Discussions to take place following determination of Crown land status.]
Dalar Hir	308	495 sqm of land forming part of highway and verge associated with the A5 at Dalar Hir.	5	The Secretary of State for Wales is owner. [Discussions to take place following determination of Crown land status.]
Dalar Hir	309	23024 sqm of land forming part of highway and verge associated with the A5 and A55 at Dalar Hir.	5	The National Assembly for Wales is owner. Further Crown interests in respect of various rights. [Discussions to take place following determination of Crown land status.]
Dalar Hir	310	4446 sqm of agricultural land between the A5 and A55 at Dalar Hir.	4	Horizon Nuclear Power Wylfa Limited owns the freehold. The National Assembly for Wales holds a Crown interest in respect of various rights. [Discussions to take place following determination of Crown land status.]

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
Dalar Hir	312	118543 sqm of agricultural land and buildings at Dalar Hir.	4	Horizon Nuclear Power Wylfa Limited owns the freehold. The National Assembly for Wales holds a Crown interest in respect of various rights. [Discussions to take place following determination of Crown land status.]
Dalar Hir	322	970 sqm of land forming part of highway and verge of A5 to Bryngwran.	5	The National Assembly for Wales is owner. [Discussions to take place following determination of Crown land status.]
Dalar Hir	323	419 sqm of land forming part of highway and verge of A5 to Bryngwran.	5	The Welsh Ministers are the owner. [Discussions to take place following determination of Crown land status.]
Dalar Hir	324	829 sqm of land forming part of highway and verge of A5 to Bryngwran.	5	The Welsh Ministers are the owner. The National Assembly for Wales holds a Crown interest in respect of drainage. [Discussions to take place following determination of Crown land status.]
Dalar Hir	326	1339 sqm of land forming part of highway and verge of A5 to Bryngwran.	5	The Secretary of State for Wales is owner. [Discussions to take place following determination of Crown land status.]
Dalar Hir	327	45 sqm of land forming part of highway and verge between the A5 and A55.	1	The Secretary of State for Wales is owner. [Discussions to take place following determination of Crown land status.]

Section reference	Plot No.	Plot description	Interest to be acquired	Crown land
A5025 Offline Highway Improvements, section 1	400	3565 sqm of land forming part of highway and footway known as A5, Holyhead Road, Valley.	5	The National Assembly for Wales is owner. [Discussions to take place following determination of Crown land status.]
A5025 Offline Highway Improvements, section 1	401	627 sqm of land forming part of highway and footway known as A5, Holyhead Road, Valley.	5	The National Assembly for Wales is owner. [Discussions to take place following determination of Crown land status.]