



**LAND
& LAKES**
Developing Legacies

CAE GLAS, KINGSLAND & PENRHOS



**TRANSFORMATIONAL
DEVELOPMENTS FOR ANGLESEY**



LAND & LAKES

Developing Legacies

Our vision is to create an exceptional mixed-use coastal development which will complement Anglesey's uniquely beautiful landscape. Our plans have the potential to be transformative for local communities: they will generate hundreds of sustainable jobs and training opportunities as well as increased tourism, housing and investment.

KINGSLAND

ORTHIOS
ECO PARK

PENRHOS

CAE GLAS

Nature
Reserve

Nature
Reserve

At **Penrhos** we will create up to 500 holiday lodges and cottages with a luxury spa, all-weather sports and leisure facilities, waterside restaurants and cafés. Our sensitive plans will conserve the character of what is an exceptional natural environment: we will restore historic buildings and maintain much of the existing public access to woodlands and nature trails. We will invest in a new visitor centre and improve the car parking and public toilets.

At **Cae Glas** we will develop up to 315 lodges with central hub facilities and outdoor sports amenities. The accommodation will initially be used to house construction workers for Wylfa Newydd but it will have an important economic legacy: once the workers have left we will convert the accommodation to family holiday lodges as an extension to our Penrhos development. We will also create new access to a 100-acre coastal nature reserve.

At **Kingsland** we will build an outstanding residential neighbourhood of exemplary design and quality. Up to 320 new homes will be positioned within an urban woodland setting and connected by a network of landscaped greenspaces. The houses will initially be used as accommodation for Wylfa Newydd workers and then comprehensively refurbished for family use. Fifty percent of these houses will be made available to the local community as affordable homes.

KEY BENEFITS

Land and Lakes believes in building for the long term and our company values are rooted in a sustainable approach to the environment, people and places. We have worked in close partnership with local stakeholders to ensure our plans are highly relevant for local needs. Our ambition is simple: to deliver a scheme where individuals can thrive and communities can prosper.

- 600 full time equivalent operational jobs for the long term.
- 400 full time construction jobs spanning an eight-year build period.
- A nationally significant coastal destination promoting Holyhead, Anglesey and North Wales.
- Protecting and stimulating economic activity in and around Holyhead town centre.
- Providing an integrated and efficient transport and accommodation solution for the Wylfa Newydd nuclear new build programme - minimising impact, and maximising legacy. Strengthening Anglesey's tourism industry and ensuring the benefits are shared by the whole community.
- Delivering training and apprenticeship opportunities to offer structured career paths into the hospitality industry.
- Strengthening local supply chain and maximising opportunities for local businesses.
- Maintaining and securing the long-term future of the Penrhos Coastal Park with 73 acres of accessible land and woodland.
- Creating a new visitor centre, improved public toilets and enhanced nature trails and paths.
- Conserving and protecting the natural environment and restoring historic estate buildings.
- Creating a public right of way on Penrhos Coastal Path with access to a new coastal restaurant and boathouse café.
- Increasing public amenities at Cae Glas including the creation of a new 100-acre nature reserve with visitor centre and car park.
- Committing to a 50% affordable housing provision at Kingsland for local people.
- Making a positive contribution to Welsh culture and protection of the Welsh language.

For more information please contact:
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