

Wylfa Newydd Project

Crown Land and Interests s.135 Schedule

PINS Reference Number: EN010007

25 March 2019

Revision 3.0

Examination Deadline 8

Planning Act 2008

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

[This page is intentionally blank]

Contents

| | | |
|-----|---|---|
| 1 | Crown Land and Interests s.135 Schedule | 1 |
| 1.1 | Introduction..... | 1 |

List of Tables

| | | |
|-----------|--|---|
| Table 1-1 | Schedule of Crown Land and Interests | 1 |
|-----------|--|---|

[This page is intentionally blank]

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 and identified as Crown Land on the Crown Land plans submitted at Deadline 8 (25 March 2019). This schedule has been informed by discussions with the Crown Estate and Welsh Government. 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 Horizon 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 pursuant to section 135(1) of the Planning Act 2008 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 Horizon is also seeking to secure consent under section 135(2) of the Planning Act 2008 to the other provisions of the draft DCO applying in relation to Crown land or rights benefiting the Crown.

1.1.4 To this end, Horizon:

- is in discussions with the Crown Estate to finalise its section 135 consent letter in respect of the Crown Estate land and interests; and
- has formally requested a section 135 consent letter from the Welsh Government in respect of the Welsh Government land interests.

1.1.5 Horizon expects that it will be able to secure the necessary consents from these Crown entities prior to the close of Examination.

Table 1-1 Schedule of Crown Land and Interests

| 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 lease. Discussions ongoing. |

| Section reference | Plot No. | Plot description | Interest to be acquired | Crown land |
|-------------------|----------|---|---|---|
| Main site | 69 | 28082 sqm of foreshore, cliff tops, landscaped areas, car parks and access roads associated with Wylfa Power Station, Cemaes Bay. | 1 (in respect of Nuclear Decommissioning Authority's freehold interest) | 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 (in respect of Nuclear Decommissioning Authority's freehold interest) | 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 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. |
| 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. |

| Section reference | Plot No. | Plot description | Interest to be acquired | Crown land |
|-------------------|----------|--|---|--|
| 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 (in respect of Conygar's freehold interest) | 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. |
| 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 away and in respect of various rights. Conygar to enter into Option to acquire part of plot 202 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 | 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. | 5 | The National Assembly for Wales Is owner. 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 | 207 | 137 sqm of land forming verge between highways known as Lon Towyn Capel and Parc Cybi. | 2 | 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 | Conygar is the freehold owner. 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. |

| Section reference | Plot No. | Plot description | Interest to be acquired | Crown land |
|-------------------|----------|--|-------------------------|---|
| Parc Cybi | 209 | 270 sqm of land forming verge between highways Known as Lon Towyn Capel and Parc Cybi. | 2 | 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. | 2 | 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 | 211 | 257 sqm of land forming part of highway and verge known as Lon Towyn Capel. | 2 | 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. | 2 | 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 | 213 | 247 sqm of land forming verge between highways known as Lon Towyn Capel and Parc Cybi. | 2 | 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 | 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 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 | 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. Horizon is engaging with the Welsh Government with respect to this land. |

| Section reference | Plot No. | Plot description | Interest to be acquired | Crown land |
|-------------------|----------|--|-------------------------|---|
| Dalar Hir | 303 | 22 sqm of land forming part of the VOSA site at Dalar Hir. | 2 | The National Assembly for Wales is owner/occupier. Further Crown interests in respect of covenants and in respect of various rights. Horizon is engaging with the Welsh Government with respect to this 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. |

| Section reference | Plot No. | Plot description | Interest to be acquired | Crown land |
|-------------------|----------|--|-------------------------|--|
| | | | | Horizon is engaging with the Welsh Government with respect to this 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| Dalar Hir | 323 | 419 sqm of land forming part of highway and verge of A5 to Bryngwran. | 5 | The Welsh Ministers are the owner. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| Dalar Hir | 327 | 45 sqm of land forming part of highway and verge between the A5 and A55. | 2 | The Secretary of State for Wales is owner. Horizon is engaging with the Welsh Government with respect to this land. |

| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| 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. Horizon is engaging with the Welsh Government with respect to this land. |
| A5025 Offline Highway Improvements, section 1 | 445 | 41 square metres of land forming entrance of unnamed track, off A5 public road leading from Holyhead to Bangor, Valley. | 5 | The National Assembly for Wales is owner. Horizon is engaging with the Welsh Government with respect to this land. |

[This page is intentionally blank]