HORIZON NUCLEAR POWER

WYLFA NEWYDD

ENERGY WORKING FOR BRITAIN

Wylfa Newydd Project

5.1 Consultation Report
Appendix A.8 Part 3/3

PINS Reference Number: EN010007

Application Reference Number: 5.1

June 2018

Revision 1.0

Regulation Number: 5(2)(q); Section 37(3)(c) Planning Act 2009

Planning Act 2008
Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

Horizon Internal DCRM Number: WN0902-ARP-PAC-REP-00009 (Part 4/10)

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A.8 Stage One Pre-Application Consultation Feedback Summary Tables (Part 3 of 3)

ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				exclusion zones, vessel speed restrictions and sensitive construction methods. Data for certain mobile receptors (marine mammals, seabirds and fish), baseline data have been gathered from beyond 5km to allow the potential effects on populations to be assessed. Baseline data on marine fish communities have been collected over the period 2010 to 2015 using a multi-method approach to collect data on ichthyoplankton (larval fish), intertidal and subtidal fish communities. The most dominant species retained on the cooling water screens (impinged) at the Existing Power Station was sprat (Sprattus sprattus), in terms of abundance, and lesser-spotted dogfish (Scyliorhinus canicula), in terms of biomass. Seasonal peaks in abundance and biomass were evident in the results with peaks observed between late December and March. The highest number of larval fish passing through the cooling water screens (entrained) at the Existing Power Station was observed between early February and late August. Furthermore, Horizon will continue liaising with North Wales Wildlife Trust (NWWT)			

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				throughout final design of the Project, and preparation of the associated Environmental Statement.			
10177	Y	10	We have made comments on the MOLF elsewhere; in addition we are concerned about the potential impact of sea vessel movements on the SPA features of Cemlyn, other parts of the Anglesey Terns Colonies and other SPA/SAC. To fully evaluate the potential impacts we require further information. 1) Harbour Management. Bearing in mind the amount of shipping going into the new harbour and the amount of drainage from the land site into the same area, there should be provision to deal with oil spills. This might include the availability of booms on site to deploy in the case of spills. Is it proposed to bring in fuel for construction operations through the new harbour? Has consideration being given to the need for a plan for the periodic bulk removal of drift weed and perhaps some maintenance dredging? Shoreside facilities will be needed for visiting vessels to dispose of trash. Is it anticipated that sea-dredged sand and gravel will be brought in by self –unloading	See response to Response ID 109 (10), 10011 (10), 10054 (10), 10091(4). Horizon will continue liaising with NWWT throughout the Stage Two Pre-Application Consultation process. The delivery of the marine infrastructure proposed for Porth-y-pistyll would require dredging and preparatory works using a combination of methods that may include blasting. All conventional waste generated during construction, operation and decommissioning would be collected, stored, and processed for reuse across the Wylfa Newydd Development Area or treated at third party off-site treatment facilities (i.e. facilities that are outside of the boundary of the Wylfa Newydd Development Area, not operated by Horizon). All of these processes would be managed under our IWS to comply with legislative requirements and the waste hierarchy. Any waste removed from site under management of our contractor would			✓

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			dredgers coming in and leaving on the same tide? Other than navigation lights on the new breakwater are any additional navigation aids anticipated either permanently or temporarily? This relates particularly to anything that might be put on Trwyn Cemlyn or the Trwyn Pencarreg heath. 2) Use of Cemlyn Bay. We recommend that Cemlyn Bay is not used for temporary mooring / anchoring of work vessels or parking of jack-up rigs particularly during the tern breeding season. Although landing from small craft at Cemlyn might occur in emergency circumstances we are concerned about the ecological impact this would have and recommend this not be a regular activity during the marine construction works. 3) Work Boats. It is assumed that during construction there will be a variety of small tugs/work boats operating in the area. In the longer term will the new harbour have berths / moorings for these? Will any vessels, other than those working for Horizon, ever be allowed to use the harbour except in an emergency? Examples might be craft associated with a staff sea angling club.	meet these requirements and we would continue to monitor the procedures and contractor requirements in place. The MOLF would be constructed at Porth-y-pistyll, to commence shortly after the DCO, if granted, to allow it to be completed in time for the first delivery of bulk materials for construction of the Power Station. It is envisaged that up to three marine licences could be required for the Wylfa Newydd Project, one covering the offshore power station components, including CW intake and outfall related infrastructure and the MOLF and two related to dredging activity and offshore disposal of dredging arising (sediment and rock). The MOLF is not proposed for the transport of employees or other persons or for recreational uses. While Horizon can consider this in the future as part of detailed design, a recreational harbour and/or marina is not part of the current Wylfa Newydd Project proposals. It is assumed that this response regards the MOLF. As outlined in the Stage One Pre-Application Consultation materials, the MOLF would not be dismantled at the end of			

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			4) We recommend that the temporary facility allow early deliver of materials for enabling work is subject to the same rigorous examination as other proposals and would welcome further detail on its construction.	the construction period as Horizon's current proposal is to also use the MOLF during the operational phase of the Wylfa Newydd Project. Use of the MOLF will be incorporated into the sea-based transport proposals and included as part of the ITTS.			
10180	Y	4	The proposed marine off-loading facility is to be welcomed, this facility would reduce HGV road traffic, however there are safety concerns with regard to weather conditions often experienced on the sea outside Cemaes.	Thank you for your response, your comment is noted. See response to Response IDs 85 (4), 10054 (10), 10089 (4).			✓
10180	Y	10	We recognize the powerful logic for constructing a Marine Off-Loading Facility for the transport of abnormal loads to reduce the estimated tens of thousands of projected HGV movements, this would certainly be a significant benefit to Wylfa A decommissioning.	See response to Response ID 55 (10) and 10089 (10).		✓	
10186	N	4	Horizon's preferences to co-locate the CW intake and MOLF structures behind the same breakwater structure sounds sensible. I don't have any preferences with regards to the fish protection systems, breakwater design, the CW outfall options, or the design and layout of MOLF.	Thank you for your response, your comment is noted.			✓

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10194	N	4	These potential developments should not threaten the safety of people, the area or local wildlife in any shape or form.	Thank you for your response, your comment is noted. See response to Response ID 57 (4)			✓
10194	N	10	Providing sea transport will be safe and will avoid unnecessary pollution to the wildlife and the landscape – that which may negatively affect Anglesey's tourism industry – these sea transport proposals are considerate and ought to be implemented.	Thank you for your response, your comment is noted. See response to Response ID 10013 (10).			✓
10229	N	4	Numbers on seawater needs would be useful. Autumn storms cause winds from the north west to blow into Porth y Pistyll.	See response to Response IDs 85 (4), 85 (10), 10054 (10), and 10089 (4).			✓
10229	N	10	Horizon should consider the sea to remove radioactive fuel and medium level radioactive material from the site. There is no mention at all in the documentation of how this material will be removed.	See response to Response ID 35 (4).			✓
10230	Y	10	We agree with Horizon Nuclear Power's intention to use marine transport for transporting Abnormal Indivisible Loads and we assume larger items such as aggregates. However, the current proposals focus completely on how the goods will be delivered to the Wylfa Newydd site; there is no mention of how the material will be loaded on to the ships for transportation to the site. It's likely that some materials will be loaded onto ships	Thank you for your response, your comment is noted. Regarding the use of rail, the ITTS for construction logistics dictates that the origin and size of many of the loads influence the choice of mode of transportation. Based on the assessment of transportation of materials to the Power Station Site, the MOLF will accommodate delivery of 60-80%			✓

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			close to their origin, but we believe that some materials will be transported to North Wales on the roads or railways before being transported to the sea. If so, we need further information on the implications for the region's roads such as the A55 and the A487 and the North Wales Coast Railway along with information on how the materials intend to be delivered and transported for their journey to the site.	of all construction materials, consumables and waste associated with the main construction phase. The remaining materials are expected to comprise deliveries from suppliers across the UK and Europe. An estimated 6% of goods relate to consumables, which will originate from a wide variety of suppliers and these will be accommodated through consolidation at the logistics centre. A large number of deliveries will comprise loads that are not easily transferable from one mode of transport to another and cannot be containerised. Rail is therefore only likely to be an option for deliveries where goods can be containerised at their point of origin. More information on the ITTS and both Horizon's sea and road transport was published in Chapter 10 of the MCD as part of the Stage Two Pre-Application Consultation materials. The ITTS includes proposals to ensure an effective transport system to reduce potential adverse effects and enhance the benefits of the traffic-related elements of the Wylfa Newydd Project, such as:			

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				• travel plans and the provision of travel information to the Wylfa Newydd Project workforce; • management of parking arrangements, including a park and ride facility (at Dalar Hir); • shuttle buses on fixed routes; • a Marine Off-Loading Facility (MOLF) to facilitate bulk material delivery during construction, and potentially operation and decommissioning too; • maximising freight movement by sea; • a logistics centre (at Parc Cybi) to control and consolidate road-based freight; and • enhancing the opportunities for rail use.			
10237	N	4	Is there a possibility that the marine discharge facility can be used for other marine/maritime purposes after the building period? Perhaps other work can be created for the community, therefore decreasing the reliance on Wylfa Newydd.	It is assumed that this response relates to the MOLF. As outlined in the Stage One Pre-Application Consultation materials, the MOLF would not be dismantled at the end of the construction period as Horizon's current proposal is to also use the MOLF during the operational phase of the Wylfa Newydd Project. Use of the MOLF and sea-based transport proposals is a founding principle of the ITTS. Due to security restrictions, it is not proposed to allow third parties to utilise the MOLF during construction or operation of the Power Station. However, as part of continued engagement with the NDA, if this		✓	

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				is something that can be accommodated, Horizon will consider it.			
10237	N	10	On a much smaller scale, the work of RNLI using the sea to facilitate building works and reducing the need to transport goods on the roads shows the benefits. Can other goods be transported on the railway to the railway station near Valley?	Thank you for your response, your comment is noted. See response to Response ID 10230 (10).			✓
10339	N	4	Surprised that a lagoon is to be built. I thought it was going to be a jetty.	As described in the Stage One Pre-Application Consultation materials, the proposed coastal development includes the construction of a MOLF, a CWS outfall and two breakwaters providing shelter for the first two components. However, a jetty-type facility is not part of Horizon's proposals, particularly for recreational purposes. More information on the design, construction and operation of the coastal development proposals is available in Chapter 5 of the Main Consultation Document published as part of the Stage Two Pre-Application Consultation.			✓
10339	N	10	The more to come in by sea, the better.	Thank you for your response, your comment is noted.			✓
10368	Y	4	The Fire & Rescue Service broadly agree with the provision of a Marine Off-Loading Facility (MOLF) at Porth y Pistyll to assist in reduction of road traffic volume however	See Response IDs 11 (1), 24 (10), 55 (10), 10021 (Letter submitted) and 10177 (4).			✓

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			further information and detail is required to enable a more complete comment. The consultation document does not provide detail with regards to the operation, management and governance of the MOLF. We would wish to see detail of this along with its relationship to the decommissioning of the existing site. Insufficient detail is provided for us to comment in relation to the design and construction of the Cooling Water System and it's interaction with the cooling water systems of the existing power station to identify potential hazards and risks and we would require further information.				
10368	Y	10	NWFRS support Horizon's sea transport proposals given the potential significant reduction in use of the road network they may realise. The consultation document does not however provide detail with regards to the operation, management and governance of the MOLF. We would wish to see detail of this along with its relationship to the decommissioning of the existing site. Insufficient detail for us to comment further is provided of the size, number and design of vessels that will be using the facility. Likewise further information and detail should be provided on the size, type,	See Response 11 (1), 24 (10), 55 (10), 37 (10), 10021 and 10177 (4). Shipping routes are yet to be determined, however it is envisaged that during the construction and operation of the MOLF, there would be a number of vessels and marine plant entering the area from national and international destinations. As part of the Wylfa Newydd Project, up to 80% of the construction materials would be brought directly to the Power Station Site by sea and the Project would therefore not rely on the port of Holyhead, thereby not changing			✓

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			volume and nature of cargo to be transported. We would ask for further information on the anticipated volume of movement of vessels on the proposed MOLF and the existing port of Holyhead. We would also ask for further detail of primary and contingency arrangements for the movement of materials and resources landed at the port of Holyhead to the development sites. We would ask that it is noted that since the cessation of MIRG (Marine Incident Response Group) North Wales Fire & Rescue Service do not have a capability to attend incidents on vessels at sea.	substantially the number of vessels currently using that facility. As part of the ongoing engagement with emergency responders, including the NWFRS, it is noted that incidents on vessels at sea need to be considered and planned for.			
10369	Y	4	In Chapter 6 of the Consultation Document (paragraphs 6.64 - 6.68), we note that then preferred option for the Cooling Water Outflow is the same location as the current Magnox Outflow. The FSA would support this option. If this preferred location is not available then the FSA would wish to have further consideration as to the potential impact on the marine environment and any food production in the area of an outflow pipe located in a new location.	Thank you for your response, your comment is noted. See response to Response ID 10161 (4). Horizon will continue to consult with the Food Standards Agency, as necessary, in relation to the cooling water outfall.			✓

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10371	Y	4 & 10	Consideration is given to the movement of bulk construction materials and AILs by sea with the favoured destination being the proposed MOLF. The construction and use of a MOLF is recognised and supported in principle within the NNB SPG at Policy GP14. However the SPG is also keen to establish legacy benefits and sees support for Holyhead Port as a potential opportunity arising from the Wylfa Newydd Project. Horizon considers, at a high level, opportunities to use Holyhead but limits these to the temporary mooring of craft and limited delivery by ships not capable of using the MOLF. The Council should seek further consideration of opportunities to support the Port through improvements to facilities and in particular opportunities to link the Port, more successfully to the rail network. The NNB SPG GP14 is very clear that sea and rail are the two modes of transport which should be used over road. Opportunities to import goods by rail and then transfer them by sea via Holyhead Port, and via an intermodal facility should be considered as this could provide a significant legacy for the Island's economic future and support initiatives to enhance and expand the Port.	See Response IDs 37 (10), 55 (10), 10021 (Letter submitted), 10230 (10), and 10368 (10).			✓

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			The consideration of associated development sites also includes for the proposed MOLF. The provision of such a feature is accepted, in principle, by the SPG. The extent to which it can cater for all transhipments of bulk construction materials including all AILs is however doubted and opportunities to improve facilities at Holyhead Port or example should have also been considered and taken forward for detailed consideration.				

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A10 Summary of Feedback from Stage One Pre-Application Consultation

Consultation

A10.1 Table A10.1 includes comments received in response to the Stage One Pre-Application Consultation process.

A10.2 All of the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A10.1 Responses to the Consultation at Stage One Pre-Application Consultation

ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
8	N	2	Very open and transparent.	Thank you for your response. Your comment is noted.			✓
13	N	2	Picked up one of the information packs from plas Arthur. Are they all in welsh?	Thank you for your response. Your comment is noted. Both the Stage Two Pre-Application Consultation Overview Document (COD) and the Preliminary Environmental Information Report (PEI Report) Non-Technical Summary, are available in both Welsh and English. Where possible, non-technical and summary documents are also available in Welsh. Due to the technical nature of the Project, a number of technical documents are in English only.			✓
19	N	2	I am not convinced that the opinions expressed by local people will have any impact on your plans.	Thank you for your response. Your comment is noted. Every comment received in response to the consultation stages and the feedback			✓

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				received from stakeholder engagement is carefully recorded and considered in order to inform the development of the Wylfa Newydd Project proposals, including the potential impacts of the scheme and proposed mitigation measures.			
24	N	2	It gives people the chance to have their say, hopefully unlike the consultation by the National Grid re overhead power lines, you will take account of views given.	Thank you for your response. Your comment is noted. Horizon has been in liaison with National Grid and Isle of Anglesey County Council regarding proposals for electricity transmission lines and pylons to serve the Wylfa Newydd Power Station. However, as noted by the respondent, this is outside the control of Horizon. National Grid is responsible for obtaining the relevant regulatory approvals and consent for the works necessary to connect the Power Station to the National Grid electricity transmission network. These works have been consulted on separately by National Grid.			✓
31	N	1	The Wylfa Newydd project is an exciting opportunity to bring economic benefit to Anglesey and the wide engineering marketplace. It has the potential to offer thousands of short term and hundreds of long term employment opportunities. I work for a UK National Construction Company with many local links looking forward to	Thank you for your response. Your comment is noted.			✓

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			the success of the scheme. Thank you for giving me the opportunity to visit your consultation on Wednesday 29th October 2014 at Menai Bridge. I enjoyed looking and learning about the project whilst discussing individual aspects with polite, courteous and enthusiastic staff.				
31	N	2	Having attended quite a number of public consultation events during my career. This event was very professional. With good visual displays complimented by excellent documents, full of informative details. Staff were polite, enthusiastic and approachable.	Thank you for your response. Your comment is noted.			✓
32	N	2	I think as long as communications are maintained at the current level, being as transparent and honest as possible, everything should be fine and the future of Anglesey and it's occupants is looking bright as far as career opportunities and employment are concerned. I fully back the project progressions, I just wish it could be faster.	Thank you for your response. Your comment is noted.			✓
33	N	2	For those already in the nuclear industry, information has been made readily available and to the public via	Thank you for your response. Your comment is noted.			✓

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			local and regional media (newspapers etc). Providing information is key to ensuring a beneficial consultation process and I believe this is being carried out.				
35	N	2	Since it is made clear in Fig 4 that there is 'no scope for influence' in the building of an ABWR at the Wylfa NPS site the whole question of 'CONSULTATION' is a moot point! However, where consultation is available then the opinions of the island's communities must be given more than just a cursory 'nod' and ways of minimising the impact of construction at all stages, including completion, must be sought.	Thank you for your response. Your comment is noted. With regard to the scope to influence the location of new nuclear construction at Wylfa, as noted in the COD and Main Consultation Document (MCD) for the Stage One Pre-Application Consultation, the lack of scope to influence this part of the Wylfa Newydd Project is due to the fact that the UK government has previously consulted the public on the National Policy Statement for Nuclear Power Generation (NPS EN-6). Furthermore, regarding the scope to influence the use of the Advanced Boiling Water Reactor (ABWR) technology, this is a choice of the project applicant that will ultimately be decided upon by the relevant Secretary of State. The scope to which the remainder of the project components could be influenced at the Stage Two Pre-Application Consultation stage was laid out clearly in the Consultation Overview and other Consultation Documents.			✓
36	N	2	Think you should use radio and tv to raise public awareness. FEEL IT HAS ALL BEEN DONE REMOTELY.	Thank you for your response. Your comment is noted.	✓		

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				Radio was utilised to promote the Stage One Pre-Application Consultation events and activities and this will continue to be part of Horizon's approach to consultation and information sharing. An electronic advertisement was also placed at the Holyhead Cinema, running on the big screen as part of the cinema previews. This ran for the entirety of the 10-week consultation period. In an effort to reach the greatest number of people with adverts and information, as part of the approach to the Stage Two Pre-Application Consultation, Horizon carried out the following measures: - advertised in the local and regional papers; - prepared press releases; - held radio interviews; - wrote directly to persons with an interest in land (also required by Section 42 of the Planning Act 2008); - wrote directly to those organisations and people identified by their Maximising Inclusion Strategy to engage them in the process; - sent the Horizon Community Update newsletter to all households across Anglesey (approximately 33,000 households);			

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				- ran social media, including a Twitter campaign and updates to their YouTube channel; and - attended community events, such as Anglesey Show and Menai Seafood Festival.			
37	N	2	The consultation has been clearly communicated and widely publicized in multiple media channels.	Thank you for your response. Your comment is noted.			✓
40	N	2	We have no concerns or issues over the way the consultations have been carried out. There have been enough consultation events spread over the Island at various venues and times for everyone to be able to attend one of them. Coupled with the amount of press coverage there is no excuse for anyone to say they have not been informed. Our only criticism, not aimed at Horizon, would be with the National Grid provider on the solution of carrying the produced power from Wylfa across the island. We are aware of the options being considered and possible routes for their preferred option of another overhead line, however apart from one meeting with them last year (where they promised an update early in 2014) we have heard nothing since. Although this is not a direct Horizon issue we feel that a certain amount of pressure could be	Thank you for your response. Your comment is noted. Horizon has been in liaison with National Grid and Isle of Anglesey County Council regarding proposals for electricity transmission lines and pylons to serve the Wylfa Newydd Power Station. However, as noted by the respondent, this is outside the control of Horizon. National Grid is responsible for obtaining the relevant regulatory approvals and consent for the works necessary to connect the Power Station to the National Grid electricity transmission network. These works have been consulted on separately by National Grid.		✓	

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			put onto the Nation Grid to follow Horizons consultation programme. We would hope that the Horizon will seriously listen to concerns around the areas that we could hope to influence the project.				
41	N	2	[Name removed] welcomes the proactive way Horizon Nuclear Power are implementing the consultation process. Differing events have enabled the public to glean important information to enable them to comment. Horizon Nuclear Power are also to be commended on the bilingual nature of this process.	Thank you for your response. Your comment is noted. See also the response to Response ID 13 (2).			✓
43	N	2	I do not live locally therefore I only found this by accident through a link from another website. I am not clear how widely Horizon are looking for responses, but I think nuclear power is something that affects all people in the UK, so should perhaps be advertised more widely.	Thank you for your response. Your comment is noted. See response to Response ID 36 (2). Horizon prepared a newsletter to advertise the proposed Stage One Pre-Application Consultation and associated activities and distributed at the end of August/beginning of September 2014 to all Anglesey households on Horizon's database. Horizon used its Twitter handle (@HorizonNuclear) to advertise the consultation period. Press releases were also posted on the Wylfa Newydd Project website in January 2016.			✓

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				Electronic copies of consultation materials were available to all using the bespoke website (http://consultation.horizonnuclearpower.com/) and formal feedback could be submitted in Welsh or English via post, email or using the online feedback form.			
44	N	2	The consultation seemed very thorough but the documents could've been clearer – it was difficult to distinguish the Welsh packs from the English.	Thank you for your response. Your comment is noted. During the Stage One Pre-Application Consultation period, Horizon's bespoke consultation website had separate webpages for the English and Welsh versions of the consultation documents. Where possible, non-technical and summary documents were also available in Welsh. Welsh: http://consultation.horizonnuclearpower.com/cyfnod-2/dogfennau-annhechnegol English: http://consultation.horizonnuclearpower.com/stage-2/non-technical-documents Due to the technical nature of the Project, a number of technical documents were provided in English only. http://consultation.horizonnuclearpower.com/stage-2/technical-documents	✓		
47	N	2	I would like to see proper diagrams, models, timetables and costings alongside real job numbers and	Thank you for your response. Your comment is noted.	✓		

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			descriptions both for the contract work and final employees of the plant. All of this should be available on line. You are not consulting if you do not give the facts.	The Stage Two Pre-Application Consultation materials, MCD and PEI Report provided an anticipated timeline and phasing of the Wylfa Newydd Project, along with additional information on jobs, skills and business development opportunities. Furthermore, Horizon understands the importance of sharing the details of the necessary construction workforce with both the public and key consultees to ensure that any impacts are addressed. Since the first stage of pre-application consultation, Horizon has prepared a Construction Worker Accommodation Strategy that addresses the specific details of how all of the construction workers needed can be accommodated. Horizon has also progressed a Jobs and Skills Strategy which provides information on the recruitment, employment and training of workers for the pre-construction, main construction, commissioning and operational phases of the Wylfa Newydd Project. No estimates are available at this point in relation to the possible value of local contracts for the overall construction phase of the Power Station Site. Horizon estimates that 60% of the £10 billion Power Station Site value would be spent in the UK. However, at present it is not clear how much of the value would be spent locally, within the Daily			

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				Construction Commuting Zone (DCCZ)). For the Power Station Site, if between 2% and 4% was achieved as a local contribution, this would be equal to an investment of between £200 million and £400 million within the DCCZ over the investment period. The supply chain opportunities associated with the Power Station Site are already starting to be realised, with, for example, 15 contracts awarded to local firms as a result of just of one piece of onsite work, the on-shore ground investigation project. The range of opportunities available through the Project will cover a number of sectors including construction, civil engineering, manufacturing, professional services, site support, catering, accommodation, and transport. As such the benefits will be spread across the economy. The opportunities for service sectors outside those directly contributing to the development and construction of the Power Station Site should not be underestimated as they could be significant for many local suppliers. There are 9 key stages for employment at the Wylfa Newydd Project, these are detailed below, beginning with the enabling works in early 2016 all the way to operation in early 2026. The key stages of the construction programme and examples of the types of occupations are given below with full details given in chapter 8 of the Main Consultation			

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				Document, as part of the Stage Two Pre-Application Consultation materials. 1. Enabling works from early 2016 to mid-2019 (e.g. marine and environmental experts). 2. Site levelling and grading from mid-2018 to mid-2021 (e.g. site supervisors). 3. Deep excavations from mid-2019 to mid-2022 (e.g. civil engineering experts). 4. Marine Offshore Loading Facility (MOLF) Construction from mid-2018 to mid-2023 (e.g. civil and structural engineers). 5. Main Civil and Building Works from the mid-2019 to mid-2026 (e.g. all occupations and trades). 6. Mechanical and Electrical Works from early 2020 to the end of 2026 (e.g. mechanical and electrical engineers). 7. Pre-operational testing from the end of 2023 to end of 2026 (e.g. commissioning engineers). 8. Start-up testing from early 2025 to the end of 2027 (e.g. commissioning engineers).			

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				9. Operation from early 2026 onwards (e.g. the Horizon operational workforce). The MCD and other Stage Two Pre-Application Consultation materials are available on Horizon's website at http://consultation.horizonnuclearpower.com/ Horizon has created a 3-dimensional model available to view the locations and buildings proposed to house construction workers. This model, as well as staff to discuss the model with attendees, were available at all events during the Stage Two Pre-Application Consultation.			
49	N	2	Consult more thoroughly with those most impacted. The level of consultation is insufficient in the case of those most effected. As a way of defining those persons it would seem to be appropriate to use the area shown under your Price Support Proposals as you obviously acknowledge that they are going to suffer. Prior briefing of Tregele and other adjacent residents is totally inadequate and just a token acknowledgement of their predicament which does not tally with the references made to inclusiveness and commitment to meaningful consultation included in the opening statement of Alan	Horizon held five public exhibitions to present the information in Cemaes, Llanfachraeth, Wylfa Sports and Social Club at Wylfa Power Station, Valley and Tregele, with a further stakeholder preview at Cemaes. The proposals were presented on exhibition panels, large scale maps and a 3D visual presentation. The events gave the public and consultees the opportunity to ask questions of Horizon staff and give their views. Exhibitions were held on weekdays and weekends and across a range of times to allow for the greatest number of people to attend. Over 300 people attended the public exhibitions over a five-day period. Feedback forms (in both Welsh and English) were available to complete at the exhibitions, or via	✓		

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			Rayment, the Chief Operating Officer, in your document. For those within the area defined above consultation should take place on an individual one to one basis to address specific and collective concerns. As there is insufficient space available under Q14 I am as a consequence of my response to Q14 requesting a meeting with the Chief Operating Office of Horizon and Tregele's councillor on the Horizon Nuclear Project Liaison Group at the earliest possible opportunity.	Freepost, or online via the Horizon consultation website, or via email. Focused consultation with the nearest neighbours was addressed with specific, invitation-only events prior to the full launch of the Stage One Pre-Application Consultation period. However, the comment is noted and Horizon incorporated this into the approach to both the Project Update January 2016 Consultation and the Stage Two Pre-Application Consultation activities. Individual briefings with residents of the village of Tregele were included as a result of your comments. . Horizon does however recognise that their nearest neighbours will bear the brunt of the effects of Power Station Site construction.			
52	N	2	It seems to be an open and honest procedure whereby everyone is given a voice, or the opportunity to have their opinions heard.	Thank you for your response. Your comment is noted.			✓
57	N	2	Properly, in stages.	Thank you for your response. Your comment is noted.			✓
63	N	2	Excellent.	Thank you for your response. Your comment is noted.			✓

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66	N	2	I believe Horizon are doing their best to consult with the communities affected by the new build.	Thank you for your response. Your comment is noted.			✓
68	N	2	I have found the consultation sessions difficult to attend due to work and travel commitments so I do appreciate the information sent to my home. However, I would be able to attend weekend sessions but to my knowledge there has not been any held on a Saturday.	Thank you for your response. Your comment is noted. This was taken into consideration in the preparation of both the Project Update January 2016 Consultation events and the Stage Two Pre-Application Consultation exhibitions. For information, of the 11 exhibitions held during the Stage One Pre-Application Consultation, two were held on Saturdays to make it easier for working people to attend.	✓		
71	N	2	It seems communication is very good. I have heard of the consultation through many different solutions. I hope that the concerns raised through this consultation are address and listened to or it will have been a completely pointless exercise.	Thank you for your response. Your comment is noted. Every comment received in response to the consultation stages and the feedback received from stakeholder engagement is carefully recorded and considered in order to inform the development of the Wylfa Newydd Project proposals, including the potential impacts of the scheme and proposed mitigation measures.			✓
72	N	2	We feel that Horizon have provided the public with extensive consultation material and the drop in sessions have been regular and informative on the whole.	Thank you for your response. Your comment is noted.			✓

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74	N	2	The consultation process seems thorough and transparent. (Website doesn't seem to work in Internet Explorer but is fine in Chrome).	Thank you for your response. Your comment is noted. This has been taken into consideration by Horizon's technical team.			✓
77	N	2	Far too many unknown and unquantified matters being consulted upon e.g. unquantified remarks on noise and other nuisances, 'indicative' and 'potential indicative' sites for storage of nuclear waste. If Horizon don't know, I'm sure we don't, and it would be appreciated if you told us how much you don't know quite clearly before expecting meaningful comment. This smacks a little too much of an incomplete set of initial consultations being rushed through for my liking. I acknowledge that there has been a lot of hard work involved in getting to this stage, but you either get a good job or a quick job, never both. If it means consulting again (Stage 1a maybe) on the unknowns, then so be it, Horizon would only gain by it.	The Stage One Pre-Application Consultation materials reflected the level of information available at the time of consultation. As can be expected, the design of the Wylfa Newydd Project has progressed since preparation of the Stage One Pre-Application Consultation materials and this has been used to inform the Stage Two Pre-Application Consultation. Additionally, the Project Update January 2016 and subsequent consultation events have updated interested parties on developments since the Stage One Pre-Application Consultation and targeted and focused consultation events may also be undertaken in the future to ensure that the community is made aware of changes to the Project along the path to the application for a DCO. Horizon's noise and vibration assessment in volume B4 of the PEI Report (as part of the Stage Two Pre-Application Consultation materials) has shown that there would be significant noise and vibration effects during construction. The main effects predicted to occur are as a result of the works occurring within the Wylfa Newydd Development Area,	✓		

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				as well as road traffic movements on surrounding roads and marine vessel activity. Some noise reducing measures have already been incorporated into the design (for example the proposed earth mounds located at the Wylfa Newydd Development Area perimeter), and other proposed mitigation measures would further reduce effects at some receptors. However, even with these mitigation measures in place, major effects at a number of properties are expected. Future assessments that will accompany the DCO application will be based on up-dated construction equipment schedules and more detailed information. Horizon understands community concern about the safe management of waste on site and has developed an Integrated Waste Strategy, incorporating the management of radioactive waste, to outline Horizon's plans in line with regulatory requirements. The Horizon waste hierarchy is a fundamental component of Horizon's Integrated Waste Strategy. Horizon applies the principles of the waste hierarchy to minimise and manage the volume and condition of wastes generated. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of radioactive waste expected to be produced. Horizon's waste management strategy meets relevant legislative and regulatory waste management requirements, whilst			

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				incorporating techniques which are tried-and-tested in the UK and internationally. Horizon is responsible for managing its waste on site until it can be transferred to the Geological Disposal Facility (GDF) once it is constructed. This is in line with Government policy.			
79	N	2	I feel well informed.	Thank you for your response. Your comment is noted.			✓
83	N	2	Having attended meetings and surgeries conducted, I am beginning to question how much local opinions actually do count.	Thank you for your response. Your comment is noted. Every comment received in response to the consultation stages and the feedback received from stakeholder engagement is carefully recorded and considered in order to inform the development of the Wylfa Newydd Project proposals, including the potential impacts of the scheme and proposed mitigation measures.			✓
84	N	2	No, other than I have been very impressed on the way the Horizon team have engaged with the population of North Wales and the local stakeholders.	Thank you for your response. Your comment is noted.			✓
85	Y	2	The [details redacted] is of the opinion that whilst there appears to be much information in the public domain, some crucial elements are being drip-fed thus	Thank you for your response. Your comment is noted. See response to Response ID 77 (2).	✓		

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			losing some of the impetus of key messages. The consultation period should be a continued one which evolves alongside the major decisions and development. This would assist with keeping the local residents on board and would detract from comments such a no communication and a 'don't give a damn about us' mind-set amongst the islands communities. Regular public forums should be conducted on a regular basis – it is obvious that this short window of consultation has not adequately prepared the islands population of the vastness of what lies ahead.	The Stage One Pre-Application Consultation materials reflected the level of information available at the time of consultation. As can be expected, design of the Wylfa Newydd Project has progressed since preparation of the Stage One Pre-Application Consultation materials and this has been used to inform the Stage Two Pre-Application Consultation materials. Furthermore, as part of the responses to the Stage One Pre-Application Consultation, it was clear that more information was desired on the proposals for road improvements, particularly along the A5025 from Valley to the Power Station Site. Additionally, more information was sought on the potential locations for Associated Development, primarily the Worker Accommodation. To address this, Horizon held five bespoke information events in July 2015, to ensure that the community was kept abreast of the most current thinking and proposals regarding these issues. The Project Update January 2016 and subsequent consultation events have updated interested parties on developments since the Stage One Pre-Application Consultation. Horizon addressed these issues as part of the Stage Two Pre-Application Consultation materials and will continue to assist the community in understanding the Wylfa Newydd Project and changes that the Project would bring through ongoing engagement.			

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				Horizon held events across Anglesey and in locations on the mainland in North Wales as part of the Stage Two Pre-Application Consultation, to provide an opportunity for people to view details about the Wylfa Newydd Project and to speak with members of the Horizon team to ask questions and discuss the proposals. The events included a series of public exhibitions, including a location in Tregele (at the Douglas Inn car park) that were manned throughout the Stage Two Pre-Application Consultation period, as well as Horizon's regular monthly surgery. In addition to accepting written feedback at the events, i-Pads were available for completion of online feedback forms in both Welsh and English. Welsh speakers were available at all the events. **Error! Hyperlink reference not valid.** Details of the events held during the Stage Two Pre-Application Consultation events, including timings and venues, were available on the website at http://consultation.horizonnuclearpower.com.**Error! Hyperlink reference not valid.**			
86	N	2	Yes, why did I have to hear about Horizon from a neighbour, neither Horizon nor Dialogue by Design have contacted me so how are they to consult me?	Thank you for your response. Your comment is noted. Horizon took this into consideration and carried out a series of individual meetings to discuss the Project in detail.			✓

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			As far as I am concerned there has been a complete lack of consultation/dialogue and I would like a site meeting to discuss matters as soon as possible.	As part of the Stage One Pre-Application Consultation, Horizon held five public exhibitions to present the information in Cemaes, Llanfachraeth, Wylfa Sports and Social Club at Wylfa Power Station, Valley and Tregele, with a further stakeholder preview at Cemaes. The proposals were presented on exhibition panels, large scale maps and a 3D visual presentation. The events gave the public and consultees the opportunity to ask questions of Horizon staff and give their views. Furthermore the Statement of Community Consultation (SOCC) was mailed to all residences on the Isle of Anglesey, some 33,000 homes. Exhibitions were held on weekdays and weekends and across a range of times to allow for the greatest number of people to attend. Over 300 people attended the public exhibitions over a five-day period. Feedback forms (in both Welsh and English) were available to complete at the exhibitions, or via Freepost, or online via the Horizon consultation website, or via email.			
86	N	13	Look up the meaning of the words consultation and dialogue, perhaps then you make better use of the warmth and knowledge of the local people.	Thank you for your response. Your comment is noted.			✓
90	N	2	Horizon is consulting regularly and widely with the communities affected by its proposed new nuclear power plant. The only concern is that those people	Thank you for your response. Your comment is noted.	✓		

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			lacking in confidence and self-esteem may well feel intimidated by the setup of the consultation days. People in suits and ties and masses of thick consultation documents would put many people off. Think about going into Pubs, Supermarkets, Bingo Sessions, old peoples clubs etc as a way to get the consultation to a wider audience. Use community groups who already hold regular events as a conduit to get messages across and to engage fully with people. As a professional person of a certain age I have no problem in going to open days and talking to Horizon staff and, hopefully, asking prudent and informed questions. Over 33% of residents on Anglesey have a reading age of below 11 – don't expect flyers, press notices or posters to attract people to events – think differently and use partner organisations to break down the engagement barriers which prevent messages reading a wider audience.	Horizon took this into consideration as part of the development of the Stage Two Pre-Application Consultation activities as well as the Maximising Inclusion Strategy which was a supporting document sitting alongside the Statement of Community Consultation (SOCC). Horizon held events across Anglesey and in locations on the mainland in North Wales to provide an opportunity for people to view details about the Wylfa Newydd Project and to speak with members of the Horizon team to ask questions and discuss the proposals. The events included a series of public exhibitions, including a location in Tregele (at the Douglas Inn car park) that was manned throughout the Stage Two Pre-Application Consultation period. The regular monthly surgery continues to be held in order to give the opportunity for members of the public to raise and discuss issues in a friendly and informal environment. In addition to accepting written feedback at the events, i-Pads were available for the completion of online feedback forms in both Welsh and English. Welsh speakers were available at all the events. Details of the timings and venues of the events were available on the website at http://consultation.horizonnuclearpower.com.			

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				An electronic advertisement was also placed at the Holyhead Cinema, running on the big screen as part of the cinema previews. This ran for the entirety of the 10-week consultation period. A Project Liaison Group also holds a forum three or four times a year, where community representatives receive an update on the Wylfa Newydd Project and have the opportunity to ask questions of senior members of the Horizon team. In an effort to reach the greatest number of people with their adverts and information, as part of the approach to the Stage Two Pre-Application Consultation, Horizon carried out the following measures: - advertised in the local and regional papers; - prepared press releases; - held radio interviews; - wrote directly to persons with an interest in land (also required by Section 42 of the Planning Act 2008); - wrote directly to those organisations and people identified by their Maximising Inclusion Strategy to engage them in the process; - sent the Horizon Community Update newsletter to all households across Anglesey (approximately 33,000 households); - ran social media, including a Twitter campaign and updates to their YouTube channel; and			

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				- attended community events, such as Anglesey Show and Menai Seafood Festival.			
91	N	2	I am very disappointed that I have not seen the relevant documents in the local press over recent weeks. The documents should have been available to the residents of Anglesey everywhere on the island. Why was every house on the island not provided a copy of the documents?	Horizon mailed the SOCC to all residences on the Isle of Anglesey, some 33,000 homes. Furthermore, a newsletter promoting the availability of Stage One Pre-Application Consultation materials and the exhibitions, drop-in sessions and unmanned exhibitions of where this information would be available (including online), was mailed to the same 33,000 homes island-wide. In an effort to reduce the amount of paper materials produced, a full suite of consultation materials was not sent to each house but was available to anyone who requested a copy. Electronic copies of consultation materials are available to all using the bespoke website (http://consultation.horizonnuclearpower.com/) and formal feedback could be submitted in Welsh or English via post, email or using the online feedback form. Horizon held consultation events across Anglesey and in locations on the mainland in North Wales to provide an opportunity for people to view details about the Wylfa Newydd Project and to speak with members of the Horizon team to ask questions and discuss the proposals. The events included a series of public exhibitions, including a		✓	

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				location in Tregele (at the Douglas Inn car park) that was be manned throughout the Stage Two Pre-Application Consultation period, as well as Horizon's regular monthly surgery.			
92	N	2	You note in the Overview document that you are not consulting regarding the principle of nuclear power – but you have not succeeded in persuading me that the Project is safe or feasible.	Thank you for your response. Your comment is noted. The National Policy Statement for Energy EN-1 sets out the overarching national policy for nationally significant energy infrastructure within the UK over the next 10 to 15 years. Low carbon electricity generation, including nuclear power, is considered to meet the UK Government's strategy for moving towards a decarbonised, diversified electricity sector by 2050. Further details on the National Policy Statements can be found in chapter 3 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials. The UK Government has previously consulted on the principle of nuclear power generation in the UK and issued a National Policy Statement for Nuclear Power Generation EN-6 identifying a site at Wylfa as one of a small number of sites in the UK that the UK Government considers to be potentially suitable for the deployment of a new nuclear power station. One of the world's most common types of nuclear power generating technology, boiling water reactors provide a reliable form of			✓

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				electricity production. They are characterised by a system in which steam generated inside the reactor is directly passed to the turbine, simplifying the process of energy production. Since the introduction of boiling water reactor technology, Hitachi has participated in the design, development and construction of over 20 nuclear power plants in Japan alone. With enhanced reliability and safety features, Hitachi's 'generation III+' Advanced Boiling Water Reactors (ABWRs) are the most advanced reactors in commercial operation in the world today. The ABWR is a light water reactor that has been developed based on operational experience, utilising tested and proven technology of previous Boiling Water Reactor designs, as well as further simplification in the design of reactor systems and containment for improved safety and reliability. Further details on the safety of the ABWR can be found in chapter 4 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials.			
94	N	2	Bearing in mind my previous comments I would hope that you would contact myself and my neighbours in a more	Thank you for your response. Your comment is noted.			✓

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			informal manner about your plans involving my particular area.	Horizon took this into consideration and carried out a series of individual meetings to discuss the Project in detail.			
96	N	2	Pleased that everything is in Welsh – I've seen the folders in Plas Arthur but apart from that I don't know how many people are aware they can give an opinion.	Thank you for your response. Your comment is noted. See response to Response ID 90 (2) and 91 (2).			✓
97	N	2	Consultation is being carried out quite well, but the PAC 1 document has some very important information missing or not quite deep enough, possibly this will be rectified in PAC 2. Seems to be skimming over the surface.	See response to Response IDs 77 (2) and 85 (2).			✓
98	N	2	The fact that people are expected to attend open days is fine for those that are able to get there. Why are you not offering home visit's to us that have medical problems and are unable to attend?	As part of the Stage One Pre-Application Consultation activities, Horizon responded to all requests for individual meeting requests, regardless of, but particularly accommodating, to those with medical problems and who are home-bound. This approach continued as part of the Stage Two Pre-Application Consultation activities.		✓	
99	N	2	The fact a consultation is underway appears to be well communicated. The local sessions that have been held have been well attended from my observation. The focus of consultation has been based on the land changes, road infrastructure, environmental affects on	See response to Response IDs 77 (2) and 85 (2).			✓

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			wildlife etc, though it seems also this is still at a very early stage and open for debate. There has been no or very little technical information about the plant itself at the consultation meetings – or wasn't catered for to the same degree. I think more on this could have been provided.				
101	N	2	There seem to have been opportunities for consultation but most of the face to face sessions have been on the north of the island and less accessible to people living in the south of the island. Also I believe that this consultation should be offered much further afield. It's not just the island that will be affected.	Thank you for your response. Your comment is noted. Horizon took this into consideration in the development of the approach to the Stage Two Pre-Application Consultation. For information however, exhibitions were held across the island including locations close to the Power Station Site (Cemaes, Cemaes Bay, Amlwch and Llanfachraeth) and further afield (Holyhead, Rhosneigr, Llangefni, Menai Bridge, Caernarfon, Llandudno and Bangor). Horizon also attended community events, such as Anglesey Show and Menai Seafood Festival. Horizon had a significant presence at the Anglesey Show with a marquee located near the main show rings. Representatives from Horizon, in partnership with Menter Newydd, were on hand			✓

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102	N	2	It appears as if every opportunity to engage the local community is being explored. However, the complexity of information may be daunting to a lay person. I am also a bit surprised by the lack of references to engagement with local authorities or other key stakeholders (e.g. Health, Police, Fire and Rescue)	Thank you for your response. Your comment is noted. See response to Response ID 90 (2). Since the first stage of pre-application consultation, Horizon has entered into a regular engagement framework with Isle of Anglesey County Council (IACC), Welsh Government and Natural Resources Wales (NRW). Horizon has also sought and agreed to do similar with Betsi Cadawaldr University Health Board and senior National Health Service (NHS) representatives, as well as blue light services. Furthermore, the findings of the socio-economic assessment set out in volume B1 of the PEI Report, published with the Stage Two Pre-Application Consultation, identifies a moderate adverse effect on the demand for ambulance and policing services, while the effects on the demand for fire and rescue services would be minor adverse. Horizon has prepared a Jobs and Skills Strategy to enhance employment opportunities and mitigate any adverse impacts. This is described in detail in chapter 8 of the Main Consultation Document, as part of the Stage Two Pre-Application Consultation materials. The socio-economic assessment has concluded that there would be no significant effects on public services (school places, General Practitioner (GP) and dental care, policing and emergency services, leisure	✓		

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				facilities) due to the influx of construction workers, because Horizon has made a commitment to provide the additional services that would be required to support the increased demand as a result of the Wylfa Newydd Project. The Health Impact Assessment (HIA) Interim Report, available as part of the Stage Two Pre-Application Consultation materials, indicates that the construction workforce would use NHS ambulance and Accident and Emergency (A&E) hospital services. This could affect quality of services, e.g. response times or waiting times. Horizon is committed to supporting these services so they can meet the additional demands from the construction workforce. The use of non-emergency hospital services by construction workers is expected to be very limited.			
105	N	2	We have been kept informed abut all the consultation events as near neighbours which has been very helpful.	Thank you for your response. Your comment is noted.			✓
108	N	2	Yes	Thank you for your response. Your comment is noted.			✓
109	N	2	We are happy with the way the consultation has been carried out to date.	Thank you for your response. Your comment is noted.			✓

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109	N	14	Having attended the meeting at Wylfa, we have found that everyone is very helpful and friendly, and we do feel we have had the opportunity to see everything that is currently being planned. We also understand that sometimes those plans will need to change, and we hope that if that is the case, we will be made aware of any changes.	Thank you for your response. Your comment is noted. The changes and evolution of the Wylfa Newydd Project is a reflection of the interactive nature of impact assessment and identification of mitigation measures. As Horizon's plans have progressed, consultation activities have been undertaken to ensure that the updated information has been provided to the public and key consultees. This includes targeted consultation in July 2015 (Off-line road improvements) and May 2016 (Site Preparation and Clearance, On-line road improvements) as well as the Project Update January 2016 Consultation, with further changes reflected in the Stage Two Pre-Application Consultation, held in September and October 2016.			✓
10000	N	2	Very professional – all staff very friendly and able to answere questions. Posters and bill boards well put together and easy to understand. Printed materials good.	Thank you for your response. Your comment is noted.			✓
10001	N	1	Quite good, informative. Representative helpful.	Thank you for your response. Your comment is noted.			✓
10001	N	3	From the beginning of the proposals have found flow of info good particularly the updates sent by post on a regular basis.	Thank you for your response. Your comment is noted.			✓

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10001	N	13	…Also, maintain a contact with local councils. This would be in the form of forums periodically to keep people informed. As an example Anglesey Aluminium had periodic meetings with the town and community councils in the immediate area to discuss any issues that the company had or councils had.	This is being taken into consideration by Horizon, in discussions with Isle of Anglesey County Council and other statutory consultees.		✓	
10002	N	2	The truth is being withheld from the village and surrounding areas. You could have manners and people skills and come and view how you are going to ruin our lives, devalue our home and totally stress two pensioners aged 83 & 65.	Thank you for your response. Your comment is noted. See response to Response IDs 49 (2) and 98 (2). A Health Impact Assessment (HIA) is being undertaken to assess possible impacts of the Wylfa Newydd Project on a range of health issues including effects on health and wellbeing. Any increased pressure by the Wylfa Newydd Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated. The HIA Interim Report was published as part of the Stage Two Pre-Application Consultation materials. A Workers Code of Conduct will also be established to explain the legislation requirements that must be met as well as the			✓

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				expectation Horizon has of its workforce and associated supply chain.			
10002	N	3	You asked years ago ours and our neighbours views on the new road and have totally disregarded anything we have said.	With regard to the scope to influence the location of new nuclear construction at Wylfa, as noted in the COD and MCD for the Stage One pre-application consultation, the lack of scope to influence as part of the Wylfa Newydd Project is due to the fact that the UK government has previously consulted the public on the NPS EN-6. Furthermore, regarding the scope to influence the use of the ABWR technology, this is a choice of the project applicant that will ultimately be decided upon by the relevant Secretary of State. The remainder of the project components, including road proposals, and the scope to influence at the Stage Two Pre-Application Consultation stage was laid out clearly in the in Consultation Overview and Consultation Documents.		✓	
10006	Y	Letter submitted	Thank you for your letter dated 29th September. The [details redacted] has no role in assessing environmental factors other than at an aerodrome designated under the Civil Aviation Act for that purpose. The area in question contains no aerodrome so designated… …While the [details redacted] has a duty to provide aviation safety advice	Thank you for your response. Your comment is noted.			✓

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			when requested, it is not a statutory consultee for planning applications (unless its own property is affected). In order to reduce the time devoted to unnecessary consultations, the following guidance aims to clarify requirements. Other than the consultation required by Section1 10 of the Localism Act 2011, it is not necessary to consult the [details redacted] about: • Strategic Planning Documents (e.g. Local Development Framework and Core Strategy documents) other than those with direct aviation involvement (e.g. Regional Renewable Energy Plans); • Waste Plans; • Screening Options; • Low-rise structures, including telecommunication masts. With the exception of wind turbine developments, the [details redacted] is unlikely to have any meaningful input related to applications associated with structures of a height of 100 feet or less that are situated away from aerodromes or other landing sites;				

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			• Orders affecting Rights of Way or Footpaths; • Sub-surface developments; • General planning applications not affecting [details redacted] property; • Solar Photovoltaic Panels (SPV)…				
10008	N	2	In the late 1960s (i.e. Wylfa A) the public were virtually told what was happening and what they were getting. In the 2000's there is that much consultation on projects that 'overload' kicks in and the public becomes cynical – i.e. the belief remains that we will get what we are given and that despite some money being spent on peripheral issues, not much change will result from the public consultation exercise.	Thank you for your response. Your comment is noted. The scope to influence at the Stage Two Pre-Application Consultation stage was laid out clearly in the in Consultation Overview and Consultation Documents.			✓
10010	N	2	My observation has been positive with sensitivity to wildlife etc	Thank you for your response. Your comment is noted.			✓
10011	N	2	Need for further public consultation and awareness of road shown. Ucheldre Centre at HolyHead should have been advertised better.	Regarding information on the road improvements, see response to Response ID 85 (2), 90 (2) and 91 (2). Regarding the Stage One pre-application consultation exhibition advertising, the comment was taken into consideration in developing the Stage Two Pre-Application Consultation advertising.	✓		
10011	N	3	More consultation over waste and storage.	See responses to Response ID 77 (2).			✓

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				Horizon understands community concern about the safe management of waste on site and has developed an Integrated Waste Strategy, incorporating the management of radioactive waste, to outline Horizon's plans in line with regulatory requirements. The Horizon waste hierarchy is a fundamental component of Horizon's Integrated Waste Strategy. Horizon applies the principles of the waste hierarchy to minimise and manage the volume and condition of wastes generated. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of Radioactive Waste expected to be produced. Horizon's Integrated Waste Strategy meets relevant legislative and regulatory waste management requirements, whilst incorporating techniques which are tried-and-tested in the UK and internationally. Horizon is responsible for managing its waste on site until it can be transferred to the Geological Disposal Facility (GDF), once constructed. This is in line with Government policy. The impacts of waste and waste materials management will be covered within the EIA undertaken for the Wylfa Newydd Project as part of the DCO and associated documents			

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				currently being produced by Horizon. More information is provided in volumes B14 and B15of the PEI Report, available as part of the Stage Two Pre-Application Consultation materials.			
10012	N	2	Lack of transparency. No voice, no research into the hazards and also the effect on the Welsh language.	Thank you for your response. Your comment is noted. With regard to the lack of transparency during consultation, Horizon took this into consideration in the development of the Stage Two Pre-Application Consultation materials and activities. Additional information on the Project proposals is provided in the Stage Two Pre-Application Consultation materials. With regard to effects on the Welsh language, Horizon is carrying out a Welsh Language Impact Assessment (WLIA) to be submitted with the DCO application. The WLIA identifies the potential effects of the Wylfa Newydd Project on the Welsh language and culture. One of the key benefits of the Project is the generation of local employment to attract people to remain and others to return to Anglesey for job opportunities, which will include Welsh speakers. The full assessment is ongoing and will evolve in line with the Wylfa Newydd Project evolution and feedback in response to consultation. The WLIA will help to determine the need for additional measures to reduce negative effects and		✓	

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				enhance positive effects upon the Welsh language and culture going forward. Initial measures to mitigate effects have been identified and include provision of information to construction workers and, if appropriate, their families. Examples of measures for consideration include induction talks and general awareness packs on the Welsh language and culture , language and immersion courses, bilingual public services and through the provision of financial support for immersion centres. In addition, Horizon is developing a Welsh Language and Culture Strategy which will incorporate Horizon's Welsh Language Policy. Horizon has an established, independently-chaired Welsh Language Steering Group that has helped to guide the impact assessment process and to ensure that local consultees have wider input to the Wylfa Newydd Project.			
10013	N	2	We haven't had a referendum on Anglesey to allow people to choose	Thank you for your response. Your comment is noted. See response to Response ID 35 (2).			✓
10015	N	2	I dont believe you are talking into consideration any of the concern shown by local residents.	Thank you for your response. Your comment is noted. The scope to influence at the Stage Two Pre-Application Consultation stage was laid out			✓

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				clearly in the in Consultation Overview and Main Consultation Documents.			
10016	N	2	I think that you should have advertise more and send people into town centres across Wales and send invite to local people to come along.	See response to Response ID 90 (2) and 91 (2).			✓
10017	N	2	See pages 1, 2 and 3 of my response to 'SPG'. I have expected an open-floor hearing at a much earlier stage (See Document R1 in my response to the County Council, page 12). See also, my comment on New Nuclear Build generally, that it is an issue of such importance that it should be the subject of a Referendum throughout Britain, as was done in Austria in the 1970s, and the people voted 'No'. (page 11 of my response). There has not been any opportunity to consult with a Government authority, consultation implies direct consultation. A developer putting forward its proposal, and a local authority adopting government policy (present) in my view is not direct consultation.	Thank you for your response. Your comment is noted. See also response to Response ID 35 (2) regarding the scope for influencing the Project proposals. The UK Government has previously consulted on the principle of nuclear power generation in the UK and issued a National Policy Statement for Nuclear Power Generation EN-6 identifying a site at Wylfa as one of a small number of sites in the UK that the UK Government considers to be potentially suitable for the deployment of a new nuclear power station. See the response to Response ID 92 (2) for further details.			✓
10024	N	1	We are, and have always been in favour of a new nuclear power station at Wylfa. However, unlike EDF, Horizon have never been open and honest in dealings with the near neighbours.	Thank you for your response. Your comment is noted. See response to Response ID 90 (2) and 91 (2).			✓

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			They stopped the group meetings some years ago after the sacking of [name removed] (editor's note: handwriting difficult) and prefer the divide and conquer approach which they are still practicing today.	Horizon has endeavoured to be as transparent as possible in communicating information regarding the evolution of the Wylfa Newydd Project proposals, whether through the consultation stages, the monthly surgery, press releases, attendance at local events and continuous stakeholder engagement. Full details of the current Project proposals and thinking are provided in the Stage Two Pre-Application Consultation materials.			
10024	N	14	Try being more considerate to your near neighbours and treat them all the same not try to turn them against each other.	Thank you for your response. Your comment is noted. This was taken into consideration in developing the approach to the Stage Two Pre-Application Consultation materials and activities. Horizon is committed to ensuring that the Wylfa Newydd Project delivers long-term benefits and enhancements for communities throughout the life of the Wylfa Newydd Power Station, including positive legacy benefits. In addition, Horizon wants to be a good neighbour in continuing to support local communities, such as through ongoing commitments to provide charitable donations, community support and sponsorship and effective stakeholder engagement.			✓

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10025	N	2	Could be more personable when dealing with residents who's properties adjoin the station boundary.	Thank you for your response. Your comment is noted. See response to Response ID 10024 (14). This was taken into consideration in developing the approach to the Stage Two Pre-Application Consultation activities.			✓
10035	N	2	It feels like you are holding back on vital information, and that we are not being given equal opportunities to those given to other residents. Dividing the community with informal communication which just makes us feel less like accepting anything we are told. The information about how the scheme will work is patchy, no one knows how much our properties should be worth had the plans to construct a new had not been on the table and it will cost to obtain a RICS valuation. The deadline of 8th December will so be on us, and I don't think you will have taken all our comments into consideration before it closes.	Regarding the amount of information available, see response to Response ID 77 (2). Regarding the approach to community consultation (and suggested dividing of the community), this comment is noted and was taken into consideration in developing the approach to the Stage Two Pre-Application Consultation activities. Regarding the close of the Stage One Pre-Application Consultation period on 8 December 2014, this was the end of the period for receipt of comments to the consultation. Horizon was not required to address or take into consideration the comments by that deadline. However, in the period following the Stage One Pre-Application Consultation, each response received was carefully considered in order to inform the development of the Wylfa Newydd Project and both the Project Update January 2016 and the Stage Two Pre-Application Consultation materials.	✓		

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				Horizon knows that people living closest to the proposed Power Station Site have concerns as to how their proposals will affect their property and its value. Formal legal provisions will address these issues, however the detail of any statutory mitigation will not be known until much closer to the start of construction. Horizon believes that certainty and security for its nearest neighbours could be provided by establishing a voluntary scheme earlier than this, even if it duplicates the statutory process. Horizon has therefore developed a voluntary initiative to assist residential owners within a defined area close to the proposed Power Station. In 2014 they consulted on their proposed Neighbourhood Support Scheme (NSS) in parallel with the Stage One Pre-Application Consultation. The NSS consultation comprised two elements: • Property Price Support – support for residents living nearest to the Power Station Site who wish to sell their property but where the property sale price has been impacted by the development. Plan launched in April 2015. Details of this plan can be found on the website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme (printed versions are also available on request).			

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				• Disturbance Mitigation – measures to reduce construction noise at affected residential properties. Horizon have now developed this further as a 'Local Noise Mitigation Plan'. During the Stage One Pre-Application Consultation a PEI Report was prepared to share information regarding the Project. An updated PEI Report was available as part of the Stage Two Pre-Application Consultation to update interested parties on the progress of the Project and the potential effects and mitigation. The Environmental Statement (ES) to be submitted with the application for DCO, will consider the following topic areas for the Wylfa Newydd Project: public access, ecology, coastal processes, heritage, radiology, radioactive and conventional waste management, socio-economics, transport, noise, air quality, soils and geology, groundwater and surface water, marine, landscape and visual assessments, sustainability and climate changes and flood consequences, amongst other additional documents such as the Habitats Regulations Assessment (HRA) to be completed and reported as part of the DCO. Specific issues identified will be addressed within the relevant topic chapters. Potential impacts upon the environment will be assessed for each topic area and mitigation measures implemented through the Project delivery, which will reduce potential environmental effects where feasible			

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				and enhance the beneficial effects where available.			
10035	N	14	I would like Horizon to take my personal circumstances into consideration and give me an opportunity to seek relocation away from this project as soon as possible…I look forward to hearing from you asap.	See response to Response ID 98 (2) and 10035 (2).			✓
10037	N	2	Don't see why it needs to be consulted as far as Llangefi Menai Bridge.	Thank you for your response. Your comment is noted. The effects and impacts of the Wylfa Newydd Project extend beyond the immediate area surrounding the Power Station Site and the Associated Development sites in the north and south of Anglesey; these wider effects include, increased traffic movements, education engagement and employment opportunities arising as a result of the Project. For instance, as described in the Stage Two Pre-Application Consultation materials, Horizon has prepared an integrated Traffic and Transport Strategy (ITTS) to understand the potential transportation impacts of the Wylfa Newydd Project across Anglesey and North Wales, and to consider the transport proposals associated with the movement of both construction materials and construction workers.		✓	

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				The Key Socio-economic Study Area (KSA) represents the area most likely to be affected by the Wylfa Newydd Project (both beneficially and adversely). It is defined by the two Travel to Work Areas of 'Bangor, Caernarfon and Llangefni' and 'Holyhead'. Horizon also has memoranda of understanding in place with Coleg Menai in Llangefni (where sponsorship opportunities are available for students at 'A' level who are studying Science, Technology, Engineering and Maths (STEM) subjects), and with Bangor University (covering employability, joint activity in education, sponsorships and sponsored research).			
10038	N	2	Wish it could be done in a simpler way to understand all the wording and the layout of the consultation.	Thank you for your response. Your comment is noted. See response to Response ID 49 (2). Horizon took this into consideration in the preparation of the materials for the Stage Two Pre-Application Consultation, which included a series of factsheets which aimed to provide an easy to understand summary of the key topics.	✓		
10039	N	2	Bearing in mind this is only the start of the project future consultation may have to be more frequent. A local drop in centre perhaps.	Thank you for your response. Your comment is noted. As part of both the Stage One and Stage Two Pre-Application Consultations, Horizon held events across Anglesey and in locations on the mainland in North Wales to provide an opportunity for people to view details about	✓		

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				the Wylfa Newydd Project and to speak with members of the Horizon team to ask questions and discuss the proposals. The Stage Two Pre-Application Consultation events included a series of public exhibitions, including a location in Tregele (at the Douglas Inn car park) that was manned throughout the consultation period, as well as Horizon's regular monthly surgery.			
10042	N	2	I thought there was good representation at the event on 20th November at Wylfa. I had questions about National Grid and they were answered.	Thank you for your response. Your comment is noted. Please refer to response to Response ID 24 (2).			✓
10046	N	2	I do not know why a consultation is needed as from where I am standing it is all signed and sealed and we have no say at all in what is going on. The local people mean nothing to Horizon. They have come here to ruin the area and to spoil the peace and quiet that prevails.	Thank you for your response. Your comment is noted. See also the responses to Response ID 35 (2).			✓
10050	N	2	Informative and inclusive.	Thank you for your response. Your comment is noted.			✓
10051	N	2	Its very tokenistic. Not enough hands on face to face.	See response to Response ID 35 (2). Regarding the face-to-face consultation, as part of the Stage One pre-application	✓		

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			No consultation with children and young people. Not targeting the whole of the island only pockets. Need much more consultation!	activities, Horizon held 11 public exhibitions and 10 manned drop-in sessions where attendees could speak with members of the Horizon project team, including at least one Welsh speaker. Additionally, an additional consultation event specifically aimed at engaging young people was held at Canolfan Ebeneser, Llangefni on 24 November 2014 and was attended by 22 young people. Horizon held further events across Anglesey in 2016 and in locations on the mainland in North Wales to provide an opportunity for people to view details about the Wylfa Newydd Project and to speak with members of the Horizon team to ask questions and discuss the proposals. The events included a series of public exhibitions, including a location in Tregele (at the Douglas Inn car park) that was manned throughout the Stage Two Pre-Application Consultation period, as well as Horizon's regular monthly surgery. Furthermore, discussions between Horizon, the Isle of Anglesey County Council and Medrwn Môn have taken place in order to ensure community organisations are consulted.			
10054	N	2	Consultation meetings have provided general information but without enough detail to answer any specific questions.	See response to Response ID 85 (2) and 10057 (2)	✓		

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10057	N	2	Up until now, the information has been very limited, when we were invited to consultations and displays etc only to find no new information. The current consultation is much improved where we are now given a clearer picture of what is proposed.	Thank you for your response. Your comment is noted. During the Stage One Pre-Application Consultation, a PEI Report was prepared to share information regarding the Project. A PEI Report was available as part of the Stage Two Pre-Application Consultation materials which updated interested parties on the progress of the Project and the potential effects and mitigation. The Environmental Statement (ES) to be submitted with the application for DCO will consider the following topic areas for the Wylfa Newydd Project: public access, ecology, coastal processes, heritage, radiology, radioactive and conventional waste management, socio-economics, transport, noise, air quality, soils and geology, groundwater and surface water, marine, landscape and visual assessments, sustainability and climate changes and flood consequences, amongst other additional documents such as the Habitats Regulations Assessment (HRA) to be completed and reported as part of the DCO application. Specific issues identified will be addressed within the relevant topic chapters. Potential impacts upon the environment will be assessed for each topic area and mitigation measures implemented through the Project delivery, which will reduce potential			✓

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				environmental effects where feasible and enhance the beneficial effects where available.			
10058	N	2	Horizon have in our opinion, done as much as they can to keep people informed. We are also grateful to have regular meetings with yourselves.	Thank you for your response. Your comment is noted.			✓
10062	Y	2	…1) Members felt that the consultation document was lacking in detail, and that no real decisions had been made to date with regard to any mitigating actions to be taken by Horizon to reduce the impact of the development on the local communities of North East Anglesey.	The Stage One Pre-Application Consultation materials reflected the level of information available at the time of consultation. As can be expected, design of the Wylfa Newydd Project has progressed since preparation of the Stage One Pre-Application Consultation materials and this has been used to inform the Stage Two Pre-Application Consultation materials. Responses to the specific issues raised in Llaneilian Community Council's comments regarding impacts on communities in North East Anglesey are provided in the relevant appendices of this Consultation Report. For instance, please refer to the response to ID 10062 relating to traffic and transport impacts (Roads and Traffic Appendix) and the response to ID 10062 (12) for impacts related to proposed Temporary Workers' Accommodation at Amlwch (Associated Development Appendix). In addition, chapter 20 of the Main Consultation Document (as part of the Stage Two Pre-Application Consultation materials),			✓

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				provides an overview of the potential effects on local communities of the Wylfa Newydd Project proposals, during both construction and operation of the Power Station.			
10067	Y	Letter submitted	Thank you for your letter and enclosures dated 29 September 2014. I can confirm that the [details redacted] has no comments to make, as the project does not affect any of our canals or rivers. It is not necessary to consult the [details redacted] on future stages.	Thank you for your response. Your comment is noted.			✓
10079	N	2	Very appropriately carried out with public consultation in mind.	Thank you for your response. Your comment is noted.			✓
10084	N	2	Very good especially in Cemaes Village Hall.	Thank you for your response. Your comment is noted.			✓
10087	Y	Letter submitted	With local engagement, comes a better appreciation of the needs, aspirations and the cultural nuances particular to an area such as Anglesey which will allow Horizon to better integrate fully with the community. To do this we believe Horizon needs to have a local presence at a senior level, and that this will prove beneficial for Horizon in the longer term.	See response to Response ID 47 (2) and 85 (2). Horizon is developing a voluntary benefits model; this comprises in part the Charity Donations and Community Support Scheme which is already operational and provides grants to local projects. Some recent donations have included providing equipment for the newly renovated Cemaes Heritage Centre and Cylch Meithrin Amlwch Welsh			✓

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			The partnership would wish to see more detail on plans for the areas used during the construction phase that will not be required afterwards. Also it is mindful of the potential effect on the local economy when the construction phase is complete. The partnership is keen to see ongoing community benefit resulting from the development and would urge that this is done in line with Isle of Anglesey County Council's Community Benefits Strategy, rather than in an ad hoc fashion. Consideration should be given to the setting up of an ongoing community fund linked to generation.	Language Nursery. More than £70,000 has already been invested in the last financial year (2015/16). Land not required for operation of the Power Station or other functions within the Wylfa Newydd Development Area outside the Power Station Site would be returned to agricultural use, most likely for grazing similar to current usage. New field boundaries would be created to reflect the existing character of the surrounding landscape. Suitable areas would be seeded and managed to create species rich grassland and managed for the benefit of the environment. More details are given in the consultation paper on the Proposed Voluntary Community Benefits Scheme, available alongside the Stage Two Pre-Application Consultation materials.			
10088	N	2	I find it difficult to comment at this early stage as the information provided is too general. My concerns about the project are purely local and site specific. When asked, for example, to comment on plans for worker accommodation that is considering a broad area of search covering most of northern Anglesey and some 34 individual sites and perhaps, as people respond, many more, it is an impossible task. Similarly to comment on park and ride facilities, obviously a	Thank you for your response. Your comment is noted. See response to Response ID 35 (2), 85 (2) and 10062 (2).			✓

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			good idea, but where and how many? That you are also 'required' by the 2008 Planning Act to undertake this pre-application process makes me rather sceptical of the process. A lot of local people I have spoken to feel that decisions have already been made, or that they will be, regardless of what they think and they have little confidence in the process. They also feel that Anglesey Council have their own agenda which supports a development of the type planned at CaeGlas. I have also attended many of your monthly 'surgeries', regularly raising my concerns about various aspects of the project but feel that my comments have not been noted or passed on.				
10089	N	2	We congratulate Horizon on the quality and range of their consultation materials and extensive engagement with the public through exhibitions and drop in events.	Thank you for your response. Your comment is noted.			✓
10090	N	2	Clear and transparent as far as I can see. You are doing your best.	Thank you for your response. Your comment is noted.			✓

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10091	N	2	I'm satisfied that the consultation has been well presented and the regular 'surgeries' have been valuable. However, I do have a cynical perspective which causes me to believe that plans are 99.9% complete and will be implemented come what may.	Thank you for your response. Your comment is noted. See response to Response ID 35 (2).			✓
10094	N	2	There seems to be ample opportunity to find out information. I hope that Horizon and other stakeholders will always be open and completely honest about all aspects of the proposals and when, and if, all goes ahead, the same open and honest approach will continue.	Thank you for your response. Your comment is noted.			✓
10099	N	2	The consultation has been well publicised in the local press with plenty of opportunity for interested parties to visit the various centres spread over a wide area and a wide time scale.	Thank you for your response. Your comment is noted.			✓
10107	N	2	I write in reference to your public consultation meetings over the proposed Wylfa Newydd scheme scheduled to begin next year. I attended two of the meetings and would like to congratulate you on the professionalism of all those involved, even against the background of, to my eyes, fairly harsh and misdirected narrative, your teams were both knowledgeable and kind in their responses.	Thank you for your response. Your comment is noted.			✓

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10110	Y	2	Horizon should ensure through continued and timely dialogue with the Magnox Wylfa Site, that Magnox can discharge its obligations pursuant to the Nuclear Site Licence and all other relevant Regulatory Requirements, at all times. In all future submissions of public documentation, prior to the documents going public it would be beneficial to both companies to review any content which relates to Magnox, to avoid any confusion with general communications.	Thank you for your response. Your comment is noted. The Nuclear Decommissioning Authority is a non-departmental public body created through the Energy Act 2004 responsible for decommissioning and cleaning up civil nuclear facilities in the UK, and providing for the disposal of all the resulting wastes. Horizon will continue discussions with the NDA to understand fully the potential opportunities and constraints associated with adapting the Existing Power Station outfall channel for use in Horizon's proposals. It is particularly important to understand the compatibility of Magnox Limited's decommissioning timescales for the Existing Power Station with Horizon's Wylfa Newydd Project programme. Horizon took this into consideration in development of the approach to the Stage Two Pre-Application Consultation.			✓
10111	N	2	I don't believe you are taking into consideration any of the concern shown by local residents.	Thank you for your response. Your comment is noted. See response to Response ID 35 (2).			✓
10112	N	2	We were surprised that Horizon have not contacted the residents of Tregele to discuss in person the fears that most	See response to Response ID 49 (2).			✓

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			have, especially the elderly and those with young families.				
10113	N	2	I would like to see open meetings so that people can hear both sides of the argument for or against nuclear power, instead of your one to one surgeries. There is land at [name removed] of which I am a tenant, and features in your plans, regarding which I have received no consultation.	See response to Response ID 49 (2).			✓
10116	N	1	I have no doubt that the Wylfa Newydd project will impact hugely on all aspects of life on Ynys Mon. Many aspects will be particularly detrimental to those of us who live as I do, so close to the site. We are told very little if any as to how we are to be compensated for this enormous disruption to our lives every day and night for a lengthy period. Since Horizon was set up, it is my opinion that communication and transparency with the public has been one of the worse aspects of Horizons way of working.	Thank you for your response. Your comment is noted. Horizon is an ethical company that operates to the highest professional standards and has behaved in an open and transparent manner in developing the approach to consultation at each stage of the Project. The Neighbourhood Support Scheme sets out the options to help residents achieve the full market value for their property. More details can be found on Horizon's website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme			✓
10117	N	2	Due to the scale of the project, it was felt that engagement was not as high as it could be as a number of residents felt that 'they are coming anyway, we can't	See response to Response ID 36 (2), 49 (2) and 85 (2). During the Stage One Pre-Application Consultation, a PEI Report was prepared to			✓

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			change it'. Members felt that the information available at open meetings and surgeries could be varied and more detailed. To date, it was felt that the information was the same at each meeting and thus people were possibly losing interest in the project and not engaging with Horizon. The level of detail, or more specifically, the lack of detail in the consultation document was of concern to the members present and it was felt that a number of issues were being brushed aside. Llanbadrig and the wider community do not just want Horizon's money but also specific answers with regard to a development that will be life changing for all in the community. It was noted that some other channels such as social media could be used more alongside public meetings to disseminate information and keep those interested up to date with the developments. It was agreed by all members present that Mr Alan Raymant should be invited to attend a full council meeting in the new year along with [details redacted]	share information regarding the Project. A PEI Report was available as part of the Stage Two Pre-Application Consultation materials which updated interested parties on the progress of the Project and the potential effects and mitigation. The Environmental Statement (ES) to be submitted with the application for DCO will consider the following topic areas for the Wylfa Newydd Project: public access, ecology, coastal processes, heritage, radiology, radioactive and conventional waste management, socio-economics, transport, noise, air quality, soils and geology, groundwater and surface water, marine, landscape and visual assessments, sustainability and climate changes and flood consequences, amongst other additional documents such as the Habitats Regulations Assessment (HRA) to be completed and reported as part of the DCO application. Specific issues identified will be addressed within the relevant topic chapters. Potential impacts upon the environment will be assessed for each topic area and mitigation measures implemented through the Project delivery, which will reduce potential environmental effects where feasible and enhance the beneficial effects where available.			

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			so that concerns could be addressed and question asked face to face. It was agreed that the Council stage a public meeting and consultation prior to the next stage of Horizon's consultation. It was felt that at the time when Wylfa was being developed, people looked at the employment opportunities and nothing else, not realising the real impact at the time. It is essential that the Council and community engage with Horizon at each step of development so that they are made aware of the needs and demands of the community. It was agreed to arrange such a meeting with the relevant representatives in the new year.	The Isle of Anglesey County Council has provided separate feedback to the Stage One Pre-Application Consultation process which is identified within the Environmental Appendix.			
10118	N	2	Lack communication and no paper correspondence received.	Thank you for your response. Your comment is noted. Horizon took this into consideration in developing the approach to the Stage Two Pre-Application Consultation. See also the response to Response ID 91 (2).			✓
10121	N	2	The consultation is being carried out very well. I would have liked to have seen National Grid more involved in this process as the way the power is distributed is very important. The only other thing I would have like to have seen is what the view will be of	Thank you for your response. Your comment is noted. The 3D model was used at the Stage One Pre-Application Consultation, the Project Update January 2016 Consultation and the Stage Two Pre-Application Consultation events. The model was updated with the most			✓

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			the new mounds using the 3D imaging as they will greatly effect our views.	current plans for development (including landscaping, road proposals, etc.) and will be further updated for ongoing stakeholder engagement and any future consultation events. . The revised design has taken into account the relevant technical guidance produced by National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG).			
10127	N	2	Disappointed to see low turnout at local roadshows (e.g. Rhosneigr) – presumably there were higher numbers at venues closer to Wylfa. Consider more roadside advertising?	Thank you for your response. Your comment is noted. See also the response to Response ID 90 (2) and 91 (2). Horizon took this into consideration in developing the approach to the Stage Two Pre-Application Consultation activities.			✓
10129	N	2	We would like to think this is not a cynical P.R. exercise.	Thank you for your response. Your comment is noted. See response to Response ID 49 (2).			✓
10131	N	2	Absolutely spot on.	Thank you for your response. Your comment is noted.			✓
10133	N	2	I wish we'd been informed about the scale of the development earlier.	Thank you for your response. Your comment is noted. See also response to Response ID 91 (2).			✓
10134	N	2	I'm happy with the quality and range of the consultation materials and the	Thank you for your response. Your comment is noted.			✓

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			extensive engagement with the public through exhibitions and drop in events.				
10169	N	2	I write on behalf of the above constituent, who is keen to note serious concerns regarding Horizon's plans for a Llanfachraeth bypass to service Wylfa Newydd. I would like you to bring this to the attention of Horizon's managers in addition to including this as a response to your current public consultation. I know that [name removed] intends to respond personally to the consultation personally as well. [Name removed] lives on the A5025 as you leave Llanfachraeth towards Cemaes. As a result of the 'improvements' to the road during construction of the present Wylfa, when the road was moved closer to the house, it's difficult for [name removed] to pull out from her house in [redacted] car (see attached pictures). [Redacted] faces a very real risk of a collision each time [redacted] pulls out into the road… [Redacted] mentioned that Horizon officers had visited a neighbour who lives further down the road to discuss the new plans. [Redacted] is hopeful that the officers could also visit her in order to discuss her concerns. Would it be possible to arrange this please?	Thank you for your response. Your comment is noted. See the responses to Response IDs 49 (2) and 85 (2) relating to consultation procedures. Please also refer to response to ID 106 (1) regarding the proposed Llanfachraeth bypass proposals and the response to ID 87 (9) relating to the assessment of safety impacts on local roads, both included within the Roads and Traffic Appendix. Details of the proposed A5025 highway improvements from Valley to the Power Station Site are provided in chapter 11 of the Main Consultation Document, as part of the Stage Two Pre-Application Consultation materials. The Stage Two Pre-Application Consultation PEI Report provides further assessment information on the socio-economic impacts of the Project (volume B1) and the effects on traffic and transport (volume B3).The accompanying Traffic and Transport Technical Note sets out the current proposed approach to traffic modelling and assessments and outlines the extent of work undertaken since the Stage One Pre-Application Consultation. The DCO application and planning applications for the various Associated			✓

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			I hope it would be possible to discuss potential mitigation measures in order to ensure that the bypass improves and not worsens the conditions that [name removed] and [redacted] family currently face, and I would be grateful if you explain the kind of work that Horizon could undertake near to [redacted] home in order to ensure this.	Development (including that for the A5025 highway improvements) will be supported by a comprehensive Transport Assessment(s) or Transport Statement, as appropriate, which will consider an extensive study area and assess the traffic impacts of the construction and operation of the Wylfa Newydd Project. The Traffic and Transport Technical Note (part of the Stage Two Pre-Application Consultation materials) summarises in more detail the technical work that has been undertaken since the Stage One Pre-Application Consultation and explains the methodology to be used for transport analyses, including the traffic model to be used, its extent, hours, scenarios and years to be modelled as part of the Transport Assessments that will accompany the DCO and Associated Development applications.			
10170	N	2	As this is of national importance an advert on TV and national papers to state the consultation is taking place.	See response to Response ID 36 (2), 90 (2) and 91 (2).			✓
10171	N	2	Consultation on the proposed power station has been well conducted, plenty of clear information available at regular and convenient locations. I have particularly appreciated the time and clear explanations given by those specialist on the consultation team.	Thank you for your response. Your comment is noted.			✓

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10172	N	2	There has been a continuing stream of information about the project for a number of years. We have frequent opportunities to find out more from the posted “Community Update” and public exhibitions. The website also is excellent and informative. The case for the project is intelligently made and gives the opportunity for grounds for objecting to be explored.	Thank you for your response. Your comment is noted.			✓
10174	N	2	The consultation seems to give plenty of opportunities for everyone to get more information and express a viewpoint.	Thank you for your response. Your comment is noted.			✓
10175	Y	2	The Wylfa Newydd project is so large and complex that it is difficult to appreciate the full implications of all the detail contained in the extensive documentation. Consultation document is very large, and requires more time than currently allocated to fully understand the issues. Consultation document focuses on the positive aspects but does not take into account negative impacts and what will be done to alleviate these e.g. Detailed roads improvements have been submitted, but no indications of improvements to existing roads between those improvements i.e. Amlwch - Pentraeth approach to Wylfa;	Regarding the level of detail available, see response to Response ID 49 (2), 77 (2), 85 (2) and 10062 (2). Volume B3 of the PEI Report, available with the Stage Two Pre-Application Consultation materials, identifies that the development of the Power Station Site would generate additional traffic during construction, operation and decommissioning. This would primarily occur on the A55 and on the A5025. Drivers, public transport users, pedestrians, cyclists and horse riders would be affected by the change in traffic flows resulting in one or more of the following: • severance • changes in journey times and amenity			✓

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			useful to have known the total expected incoming in traffic density i.e. how many lorries per day at peak times. How can we be sure that our concerns will be taken into account?	• changes to the level of risk associated with accidents and safety • driver stress However, the A55 is a high quality, high capacity dual carriageway, except for the short section at Britannia Bridge, so the effects identified largely relate to the A5025 and A55 Britannia Bridge only. Horizon is investigating the A5025 highway alignment between Amlwch and Cemaes, to determine any existing deficiencies and identify potential improvements that could be implemented to improve the safety of the A5025 in this area. This has involved modelling the alignment to provide an overview of the existing horizontal and vertical alignment and analysing existing traffic flows and accident data. The traffic flow analysis indicates that this section of the A5025 is running under capacity and that the addition of shuttle buses to transport construction workers to the Power Station Site from Rhosgoch and Madyn Farm, will be well within theoretical capacity. However the modelling has shown that minor carriageway widening at certain locations would be advisable, particularly at some of the			

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				tighter bends to allow room for larger vehicles negotiating corners. Similarly, the traffic modelling has shown that the A5025 (east) on the Pentraeth to Amlwch approach to the Power Station Site is operating under capacity, with the traffic generated by the Wylfa Newydd Project unlikely to cause an adverse impact. The proposed A5025 on-line and off-line highway improvements are included within the Integrated Traffic and Transport Strategy as part of the design proposals for the Project, and described in chapter 11 of the Main Consultation Document, as part of the Stage Two Pre-Application Consultation materials.			
10176	Y	14	Keep consulting and informing the community!	Thank you for your response. Your comment is noted.			✓
10178	N	2	On a separate point, when we bought this property, we always had it in mind to approach [name removed] regarding the strip of land that joins our property. We currently own the [name removed] and the [name removed] is located in that field. Both in respect of the sites history and our desire to expand and improve our property we have been very keen to obtain this piece of land. Your road will go over part of this land and it is our concern that Horizon will buy all the land surrounding the road at a price that we would be unable to	Thank you for your response. Your comment is noted. See response to Response ID 77 (2). Horizon took this comment into consideration and carried out a series of individual meetings to discuss specific aspects of the Project.			✓

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			compete with. We are also concerned that if we were to ask Horizon to keep us in mind if they buy the land but do not need to use all of it, that this might not be considered and that any "roadside" land would simply be passed on to Anglesey council.				
10179	Y	2	The MMO has noted that there is reference to Centre for Environment, Fisheries & Aquaculture Science ("CEFAS") in some of the documents provided. The MMO would like to understand the relationship between CEFAS and the developer to date and what is anticipated moving forward; specifically is it expected that CEFAS will be providing advice directly to the developer and to what extent?	Thank you for your response. Your comment is noted. Appropriate radiation exposure pathways were identified by reviewing the most recent Centre for Environment, Fisheries & Aquaculture Science (CEFAS) habit survey for the Existing Power Station. Horizon has taken this into consideration and will be responding directly to the Marine Management Organisation (MMO) as part of regular meetings/consultation with the organisation.			✓
10180	Y	2	We thank you for arranging these surgeries and open meetings however we feel due to the scale of the project that the information given should be more detailed.	Thank you for your response. Your comment is noted. See response to Response ID 85 (2).			✓
10182	Y	2	I am writing in response to the consultation exercise in connection with the above. Network Rail notes the conclusion about "the limited use of rail	Thank you for your response. Your comment is noted.	✓		

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			to support the construction and operation of the power station". We would welcome the opportunity to meet with Horizon to understand more about the basis of this conclusion and to see whether rail could play a bigger role than suggested. In more general terms, I have summarised our requirements as a statutory undertaker in Annex A. I look forward to hearing from you and please contact me if further information is required. Annex A: Network Rail is the statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. It owns, operates, maintains and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure and therefore any proposed development which is in close vicinity to the railway line, or could potentially affect Network Rail's specific land interests, will be carefully considered. The physical railway infrastructure must be protected and any development proposals must ensure that there is no adverse affect upon the safety of the railway line. This may be through increased usage of a level crossing or	Comment noted regarding the continued engagement between Horizon and Network Rail. Low Level Waste (LLW) would periodically be transported in protective flasks to the railhead at Valley, with onward rail transport to storage facilities. Rail passengers: There is the potential for a significant cumulative effect on rail passengers travelling on the North Wales Coast Line between Holyhead and Chester, because demand may exceed capacity for short periods of the week, namely Thursday PM leaving Holyhead/ Bangor and Sunday PM returning to Holyhead/ Bangor. Subject to discussions with Welsh Government and the Department for Transport, there may be potential to secure services to/from Bangor and Holyhead in the specification for the Wales and Borders and InterCity West Coast franchises to promote rail travel for the Wylfa Newydd Project. The number of construction workers likely to use rail as a mode of transport as part of their fortnightly commute will depend on their permanent base and the ease of travelling to Holyhead by train. It is anticipated that rail could provide an attractive mode of travel for up to 15% of the non-home-based workforce. It is estimated that up to 10% of the non-home-based workforce associated with the			

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			rail bridge by construction traffic associated with the proposed development or disruption to rail services during installation or maintenance of the overhead lines across the railway line. If there is any impact upon rail infrastructure this must be examined and addressed. Any proposals that include the installation of cables under or over the railway, any methods of electricity transmissions across Network Rail's land, or any access rights, temporary or otherwise will require the necessary property agreements to be entered into with our Easements and Wayleaves Team who can be contacted on easements&wayleaves@networkrail.co.uk. Please note that Network Rail will seek protection from the exercise of compulsory purchase powers over operational land whether for permanent or temporary purposes. Horizon must contact Network Rail's Asset Protection Team. (assetprotectionwales@networkrail.co.uk) well in advance of progressing proposals for this development.	Wylfa Newydd Project will travel to North Wales by train. The potential for rail passenger travel has been assessed further and will be promoted predominantly for travel between a worker's permanent home and their temporary accommodation. Horizon proposes to run shuttle bus services for construction workers from Holyhead Station directly to their accommodation and to the Power Station Site. Horizon is also proposing improvements at Holyhead station, such as improvements to waiting facilities, which would remain as a legacy benefit. Rail travel forms part of Horizon's Integrated Traffic and Transport Strategy, which identifies the measures being implemented to mitigate potential effects related to traffic and transport. This is expected to contribute to the mitigation of related cumulative effects.			

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10186	N	2	Consultation documents: • The consultation documents indisputably provide a substantial information base, and demonstrate that the PAC1 consultation is an important step in the development of the Project. • The Consultation Overview Document and the PEI Non-Technical Summary make the project more tangible for many locals I have talked to. The documents showcase key elements of the company's approach towards the project. • It's a welcome decision to focus in more detail on two key areas of local concern by conducting a separate Language Impact Assessment and Health Impact Assessment. • The overall documentation (especially the PEI and the Consultation Document) is especially strong on some aspects (e.g. environment studies). Unfortunately, the socioeconomic impacts (e.g. road traffic, accommodation, education, employment, supply chain, disturbance during the construction) are not discussed in	Consultation documents: Thank you for your response. Your comments are noted. Regarding the availability of socio-economic information, as noted by the respondent, this information was not available at the Stage One Pre-Application Consultation due to the early stage in the Project's development. However, detailed information was provided in volume B1 of the PEI Report, as part of the Stage Two Pre-Application Consultation to inform these issues. Further, with regard to the consultation questions, a concerted effort was made to ensure that consultation questions are more discrete and focused as part of the Stage Two Pre-Application Consultation. The PEI Report available at the Stage Two Pre-Application Consultation provides additional baseline information, as noted by the respondent. The ES to be submitted with the application for DCO, will consider the following topic areas for the Wylfa Newydd Project: public access, ecology, coastal processes, heritage, radiology, radioactive and conventional waste management, socio-economics, transport, noise, air quality, soils and geology, groundwater and surface water, marine, landscape and visual assessments, sustainability and climate changes and flood consequences, amongst other additional documents such as the Habitats Regulations			✓

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			the same detail. As the project is in a relatively early stage, this is understandable. Hopefully, future communication (especially the PAC2) will provide more detail about the potential effects and more clarity about the options ahead. • While the questions of the consultation seem to be in accordance with the statutory requirements, members of the public expressed to me that they do not reflect enough on some key local concerns. In particular, issues like influx of workers (including their housing needs as well as effects on communities and public services), increased road transport, employment and supply chain opportunities seem to be 'at the end of the list'. There are no specific questions focusing on the following areas: disturbances during the construction; nuclear safety; nuclear waste and spent fuel; and decommissioning. • Also, from a respondent's perspective, the consultation questions seem to be sometimes	Assessment (HRA) to be completed and reported as part of the DCO application. Specific issues identified will be addressed within the relevant topic chapters. Potential impacts upon the environment will be assessed for each topic area and mitigation measures implemented through the Project delivery, which will reduce potential environmental effects where feasible and enhance the beneficial effects where available. The Construction Worker Accommodation Management Portal (CWAMP) will be used to manage the usage of bed space for the duration of the Project. Landlords wishing to promote any bed space on the CWAMP will have to be approved, with a number of additional criteria likely to be used to prevent the displacement of existing tenants. A Wylfa Newydd Accommodation Board will be established to oversee and monitor the usage of bed spaces as well as mitigate any impacts where necessary. A Workers Code of Conduct will also be established to explain the legislation requirements that must be met as well as the expectations Horizon has of its workforce and associated supply chain. Horizon understands community concern about the safe management of waste on site and has developed an Integrated Waste			

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			too broad (e.g. Questions 3 and 12). It would be useful for the future to add more specific sub questions (e.g. "What are your views on using the proposed Land & Lakes development on the Penrhos estate for temporary accommodation for the construction workforce?"). • I find it acceptable and honest that the consultation documents are clear about which issues are settled or largely settled, and where various options remain open. From a respondent's perspective, however, I found it was difficult to express a well-grounded view without having received comprehensive information about the baseline conditions and an elaborate list of potential options (e.g. existing tourist and residential accommodation stock, potential housing types and sites). The questions on the socioeconomic issues seem to be too generic to allow for well-grounded answers. I would suggest outlining the baseline conditions and the potential options with more clarity and detail in future consultations, especially in PAC2. • Consultation documents were quite difficult to read online, or even to	Strategy, incorporating the management of radioactive waste, to outline Horizon's plans in line with regulatory requirements. The Horizon waste hierarchy is a fundamental component of Horizon's Integrated Waste Strategy. Horizon applies the principles of the waste hierarchy to minimise and manage the volume and condition of wastes generated. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of Radioactive Waste expected to be produced. Horizon's Integrated Waste Strategy meets relevant legislative and regulatory waste management requirements, whilst incorporating techniques which are tried-and-tested in the UK and internationally. Horizon is responsible for managing its waste on site until it can be transferred to the Geological Disposal Facility (GDF), once constructed. This is in line with Government policy. The comment regarding the provision of html documents has been taken into consideration by Horizon. Consultation events: Thank you for your response. Your comments are noted. Regarding venues for Stage Two Pre-Application Consultation exhibitions, this was taken into consideration by Horizon. Further, the provision of information at the offices of			

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			print out, due to the too high resolution. I would suggest making the contents of the consultation documents available online in html format as well in the future. Consultation events: • Consultation events were well-advertised in the local media and elsewhere. • Information materials were generally sufficient. • The company staff at the consultation events were generally helpful and represented a wide range of relevant expertise. They generally answered the questions in detail, or referred to more clarity in the future. • The majority of events were held in representative historic buildings, and some of these (e.g. Celtic Royal Hotel in Caernarfon), were not necessarily where members of the public would otherwise go. I would consider instead locating some future consultation events in modern buildings such as community centres, shopping centres and other public venues,	major employers was adopted as part of consultation measures. Regarding a community forum, this has been discussed with the Isle of Anglesey County Council and other consultees. In addition, discussions between Horizon, the Isle of Anglesey County Council and Medrwn Môn have taken place in order to ensure community organisations are consulted. Regarding consultation with young people as part of the Stage One Pre-Application Consultation, an event specifically targeting young people was held at Canolfan Ebeneser, Llangefni on 24 November 2014 and was attended by 22 young people. In order to reach the greatest number of people with their adverts and information, Horizon utilised social media, including a Twitter campaign and updates to Horizon's YouTube channel, as part of the approach to the Stage Two Pre-Application Consultation.			

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			where the event has greater visibility and is generally better linked to the everyday life of locals (e.g. high street shopping). • Similarly, some events were held in rooms in the back of a building (The Bull Hotel in Llangefni). In the next consultations, I would consider using venues 'just a step in' from busy outdoor areas, as well as actively promoting the event outside the building with staffed stands. • Holding consultation events at the workplaces of major employers in the area (e.g., the Isle of Angelsey County Council offices) was a good initiative. I would consider expanding this approach, and to proactively hold events (e.g. consultation stands) inside or in front of main retail areas or leisure facilities. • Several people expressed their concern that no public discussion forums were organised. In the next consultations, I would consider organising events where Horizon Nuclear Power presents their proposals to the local community and there is space for an open discussion or Q&A under an				

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			independent chair (similarly to the PLG meetings, but for the local community rather than for stakeholders). I would suggest to Horizon Nuclear Power that they proactively encourage local councils or regulatory bodies to organise open discussion forums, and provide them with the resources to do so; alternatively they might commission third sector organisations or specialist companies to do so. • Engagement with younger people, the generations expected to live with (or probably even work for) the power plant, is key. Establishing a twitter account was an important step, but I would suggest a more extensive use of social media (e.g. Facebook) and a proactive search for platforms to engage with younger generations.				
10188	N	1	The company has not been honest with the public from the beginning because they disclose information gradually rather than making a totally open statement from the outset.	Thank you for your response. Your comment is noted. See response to Response ID 85 (2).			✓

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10188	N	2	There should be more open meetings. The present meetings have been specifically planned for discussions with individuals rather than a crowd of people. By opting for this method the company avoids awkward questions and thus avoids giving an answer there and then.	Thank you for your response. Your comment is noted. The exhibition style events held as part of the Stage One Pre-Application Consultation were assembled to encourage discussion among groups in a friendly and informal environment, which was also the case for the Stage Two Pre-Application Consultation events. In terms of open meetings, Horizon's Project Liaison Group holds a forum three or four times a year, where community representatives receive an update on the Wylfa Newydd Project and have the opportunity to ask questions of senior members of the Horizon team.			✓
10191	N	2	If this is indeed an honest consultation, I wonder if any choice is being offered.	Thank you for your response. Your comment is noted. See response to Response ID 35 (2).			✓
10193	N	1	Postal information and meetings have been very informative. Please continue to keep community well informed.	Thank you for your response. Your comment is noted.			✓
10194	N	2	The consultation has covered a lot of angles, however, I feel that it has not achieved total clarity. It does not meet the objective of being completely inclusive; it's very	Thank you for your response. Your comment is noted. Regarding the language used in the consultation materials, this was taken into consideration in the preparation of the Stage Two Pre-Application Consultation materials, to			✓

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			professional and glossy, but needs to be written in plainer terms.	ensure the documents were accessible and in an easy-to-read format. See also the response to Response ID 77 (2).			
10225	N	2	I am pleased that Horizon has shown respect towards the native language of the area. The purpose of consultation is to try to discover people's opinions about the project; not to persuade them. The staff had little interest in what I had to say as they were already totally convinced that the company was going to meet all the local community's requirement. I count myself as local, because if an accident were to happen, Menai Bridge is very local to the power station. What took place cannot be described as a consultation, according to my interpretation of the word.	Thank you for your response. Your comment is noted. Horizon held events across Anglesey and in locations on the mainland in North Wales to provide an opportunity for people to view details about the Wylfa Newydd Project and to speak with members of the Horizon team to ask questions and discuss the proposals. All feedback received has been recorded and considered in the further development of the Wylfa Newydd Project proposals.			✓
10229	N	2	I welcome the opportunity to comment on the development. I'm pleased that Horizon is giving the Welsh language an appropriate consideration in their consultation work. I'm disappointed that the County Council's recent documentation has disregarded (the Supplementary Planning Guidance) Wylfa Newydd and	Comment noted regarding the use of the Welsh language. Regarding the Supplementary Planning Guidance (SPG), as noted in the Stage One Pre-Application Consultation documents, due to the timing of the release of the SPG, there was not enough time to include a full and comprehensive review in the consultation documents. However, it is understood that the	✓		

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			that there aren't any details in the documentation on the skills etc for the building work, where people will live, how many will be travelling every day and from where etc. The lack of details is disappointing… It is also disappointing that full planning isn't undertaken with the National Grid connections and also the impacts on local services such as SPEN and Dwr Cymru/Welsh Water. There is no mention of the development needs to help the local area and to leave a long term legacy.	IACC is currently going through a process of reviewing this guidance document but at the time of writing, a revised version was not publicly available. The Wylfa SPG also contains guidance about cumulative socio-economic and environment impacts of the Project (including in-combination effects of the construction and operation of the Power Station Site and the Associated Development). This is presented in greater detail in the Planning Statement Framework Appendix 1 (Education, jobs, skills and community benefits) and Appendix 8 (Population, communities and local services), which accompanies the Stage Two Pre-Application Consultation materials. Compliance of the Project with the Wylfa SPG was considered in the Stage Two Pre-Application Consultation, particularly in the preparation of the Siting Reports for Associated Development and Off-site Power Station Facilities. A detailed assessment of the compliance of the Project with planning policy will be provided within the planning statements to be submitted with the Town and Country Planning applications for Associated Development and the DCO application. An Enabling Works Strategy and a Utilities Strategy have been prepared internally by Horizon to address the interface with such utilities as National Grid, Scottish Power Energy Networks and Welsh Water. This			

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				information has informed the Stage Two Pre-Application Consultation documents.			
10230	Y	2	We welcome the commitment of Horizon Nuclear Power to an ongoing consultation with the public and stakeholders such as Cyngor Gwynedd, even though the legal framework is on a UK level. The Council is happy to see Horizon Nuclear Power consulting with the public across a wide area of Anglesey, Gwynedd and Conwy. Fostering a sense of ownership and ensuring the consensus of the public to the development is key. We accept the framework proposed in terms of the scope to influence the project and see the benefit of the approach proposed, especially the way that the increasingly technical information adopted is presented. The commitment of Horizon Nuclear Power to providing feedback from the exercise and to consult further at the end of 2015 is welcomed.	Thank you for your response. Your comment is noted.			✓
10232	N	2	I believe that the methodology for collecting feedback is fair and gives everyone an equal opportunity.	Thank you for your response. Your comment is noted.	✓		

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			However, I believe it would have been better if the consultation papers had given more information about the nature of the economic benefits, the intentions of the impact assessment on the Welsh language, legacy expectations of Wylfa Newydd so that people's responses express their opinion on what is intended rather than being an open opinion. Horizon has possibly missed an opportunity to identify how it hopes to create a beneficial impact locally that people can support or propose improvements to. Consultations can attract very dry responses unless they refer to the company's intentions in terms of skills, language, work for local people, etc. I don't feel that Horizon proposes a vision regarding its intention to build and run a nuclear power station.	As discussed in the Stage One Pre-Application Consultation documents, a draft Welsh Language Impact Assessment (WLIA) was available as part of the Stage Two Pre-Application Consultation materials. Horizon has established an independently chaired Welsh Language Steering Group which has worked with Horizon to develop a systematic methodology for the assessment and the emerging Welsh Language Strategy. In the interim, a Welsh Language and Culture factsheet was made available as part of the Stage Two Pre-Application Consultation materials. Volume B1 of the PEI Report has considered the potential socio-economic effects of the proposed Power Station Site, undertaken to inform the Stage Two Pre-Application Consultation. During construction, the potential significant socio-economic effects are likely to include: • the creation and safeguarding of a large number of jobs on Anglesey and within the Daily Construction Commuting Zone (DCCZ) in multiple sectors including the provision of approximately 2,700 jobs directly in the construction of the Power Station Site; • increased demand for accommodation which will bring benefits to local providers and also potential adverse effects on the Private Rented Sector (PRS) at a sub-area level in the key socio-economic study area;			

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				• increased direct revenue to tourism accommodation providers, estimated to be around £12 million per year at peak, and potential creation or safeguarding jobs in this sector as a result; • a risk that tourism providers 'trade down' in terms of the quality of their accommodation which would have a long-term adverse effect on the sector locally; • local investment of between £13 million and £20 million during the enabling works; • supply chain opportunities estimated to contribute up to £400 million in local investment over the investment period in addition to the economic value contributed by the direct employment created by the Power Station Site; and • potential displacement of employment from local businesses to the Power Station Site. During operation, the potential significant beneficial socio-economic effects are likely to include: • the creation of 850 permanent new jobs on Anglesey; • local investment of approximately £30 million per year from the operating expenditure of the Power Station through local businesses and the supply chain;			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				• income to Anglesey of approximately £22 million per year over the life-time of the operation in wages and indirect expenditure; and • long-term community stability benefits provided by the presence of a large employer providing high paid jobs over a long period and associated benefits for the Welsh language and culture. Horizon will continue to engage with consultees, including the IACC, Anglesey Tourism Association and Destination Anglesey Partnership, North Wales Police, Gwynedd and Conwy County Borough Councils and the Welsh Government. Horizon will work to reduce the adverse effects and enhance socio-economic opportunities to inform the DCO application through this engagement and through the detailed planning of mitigation and enhancement measures. The goals of the Well-being of Future Generations (Wales) Act 2015 will also form part of these considerations			
10232	N	3	…c) I wonder whether there is a missed opportunity to teach people about nuclear waste in the consultation – the truth is, only a small few understand it properly and you mustn't think that understanding it better will mean that people will turn anti-nuclear after all, Anglesey is used to living in the shade	Thank you for your response. Your comment is noted. See response to response ID 77 (2). Agreed, the proposed visitors centre would include an education hub, which could include	✓		

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			of such a station. But it's better to tackle people's misconceptions about the status and means of storing nuclear waste rather than let ignorance sway opinions.	educational materials on the storage of nuclear waste.			
10339	N	2	Very good.	Thank you for your response. Your comment is noted.			✓
10340	N	2	The consultation has been carried out well up to this moment in time.	Thank you for your response. Your comment is noted.			✓
10359	N	2	The wording of the consultation could be written in a way that people can understand it, not what say lawyers talk.	See Response to Response ID 10194 (2).			✓
10359	N	14	I would like to see a committee set up made up of locals, perhaps a member of the local council and some from horizon to meet say once a month to discuss any problem or matter that arises during the building, so that if some residents with questions who do not feel confident to ask themselves.	See response to Response ID 90 (2).			✓
10363	N	Letter submitted	…I appreciate that a consultation document of this nature cannot go into too much specific detail, but as someone very directly affected I think a more detailed explanation of how this junction will work, would be appropriate.	Thank you for your response. Your comment is noted. See response to Response ID 49 (2).			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			I am disappointed that you have not seen it necessary to acknowledge that my entrance will be more dangerous, not safer. Specific contact with me would have been welcomed. I am aware that you have visited my neighbour at [name removed] to discuss the proposals…. …They are not directly affected by them, but are obviously close to them. I do not understand why I have not had any contact from you when I am more obviously and directly affected. I would welcome an explanation for this inaction… …I have discussed this issue and lack of communication from you with my AM and so I am copying this response to him for information. I hope that you will be able to respond to me before the consultation closes so that I can feel that some progress is being made…	Horizon took such requests into consideration and carried out a series of individual meetings to discuss the Project in detail.			
10368	Y	2	We welcome the opportunity to comment on the information given and contained in the documentation as well as the opportunity to request and seek further detail in many of the areas.	Thank you for your response. Your comment is noted.			✓
10369	Y	2	The FSA appreciated the early engagement with stakeholders on these preliminary proposals.	Thank you for your response. Your comment is noted.			✓

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			It was noted that the main sections of text in the electronic versions of the documents were not stored as readable text. This means that text reading software could not be used and also that word searching was not possible. Horizon may wish to consider the format of future publications so that they are fully Disability Discrimination Act compliant.	This was taken into consideration in the preparation of materials and website for the Stage Two Pre-Application Consultation.			
10371	Y	2	The Authority formally agreed a Statement of Community Consultation (SOCC) setting out Horizon's approach to the consultation exercise. Under the terms of the Planning Act 2008 Horizon will be required to produce a consultation report. The Authority will provide formal comments on this report based on the approach agreed in the SOCC to the Planning Inspectorate as part of the Development Consent Order (DCO) application process.	Thank you for your response. Your comment is noted. A Consultation Summary Report, Consultation Overview Report and Main Consultation Document were all prepared and available for comment as part of the Stage Two Pre-Application Consultation materials.			✓

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A11 Summary of Feedback from Stage One Pre-Application Consultation

General comments

A11.1 Table A11.1 includes comments received in response to Stage One Pre-Application Consultation Questions 1 and 14 as well as those responses received to other Questions that were general in nature or did not fall into the subject of another one of the Questions.

A11.2 Stage One Pre-Application Consultation Question 1 read 'Do you have any general comments about the Project?'

A11.3 Stage One Pre-Application Consultation Question 14 read 'Do you have any additional comments on Horizon's Project proposals?'

A11.4 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A11.1 Responses to General Proposals at the Stage One Pre-Application Consultation

ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
3	N	1	I don't want a nuclear power plant built in North Wales (or anywhere). They are dangerous and have serious health implications. Health should be the priority not making more money or power. Build a wind farm instead. The costs are pretty much the same without the health risks.	Chapter 1 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on Horizon's website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the Office for Nuclear Regulation (ONR) and Natural Resources Wales (NRW).		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
3	N	14	"The release of atom power has changed everything except our way of thinking…the solution to this problem lies in the heart of mankind. If only I had known, I should have become a watchmaker." – Albert Einstein	Chapter 1 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on Horizon's website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW.		✓	
6	N	1	There should be no new build in the UK until the issues with the disposal of radioactive waste have been addressed by the UK Government.	The disposal of radioactive waste is a matter for the UK Government. See response to Response ID 3 (1) for information on the Wylfa Newydd Project and NPS EN-6.		✓	
8	N	1	I welcome the new power station but I do still feel a little uneasy regarding it being an ABWR design.	The generic advanced boiling water reactor (ABWR) design is being assessed under the ONR/ Environment Agency (EA)/NRW Generic Design Assessment (GDA) processes. This will ensure that the design is suitable to be licensed in the UK. The detailed nuclear safety and environmental protection assessments of the detailed design will be undertaken by ONR and NRW accordingly, and the construction, commissioning, operation, and ultimately decommissioning, will be subject to their approval of the nuclear safety cases and the environmental case respectively.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
8	N	3	I don't believe there are any major problems. However, unlike Wylfa A, the steam turbines/turbine houses will be RCA's because of the likelyhood of them becoming mildly radioactive due to the ABWR design causing carryover of fission products with the steam. This is my only concern, compared with the present power station. It will need careful control.	It is known that the Turbine Hall will be a Radiation Control Area (RCA), and this is an inherent aspect of the UK Advanced Boiling Water Reactor (ABWR). The detailed safety case, supported by the appropriate operating instructions and practices will ensure that the radiation dose to workers is 'As Low As Reasonably Practicable' (ALARP).		✓	
9	N	1	I am concerned about the estimated high cost quoted by National Grid in getting the generated electricity to the main areas of demand, which I understand to be the West Midlands + North West England. As these costs will ultimately be borne by the consumer it seems more sensible for power stations to be built nearer the main areas of demand to minimise these costs. If Horizon considers building the power station so far away from these main areas of demand, then it only seems fair that they should bear the costs of getting the electricity to these main areas of demand. I understand that one of the main reasons for siting the new power is the need for water for the cooling process, however as the UK is surrounded by water, and I have yet to see major rivers such as Mersey, Trent + Severn driving up, I don't see how that can be a problem. As National Grid say they have to replace the existing power lines, there isn't too much of existing infrastructure that can be used either. In order to reduce the costs to the	The siting of new nuclear power stations is set by the UK Government's strategic Siting Assessment and selection of Nuclear Policy Sites. Consultation materials and on Horizon's website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). National Grid is consulting separately on its proposal for improvements to the distribution network.		✓	

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			consumer, I would suggest that either the power station is built nearer the main areas of demand or Horizon bears the costs incurred by National Grid in connecting the power station to the grid system.				
10	N	1	It may be a good idea to say people who live say 5 miles from Wylfa have free electricity and anyone who lives on Anglesey only pays half price. I feel this would get a lot of local people on side for this project. It works in other parts of the world so why not here!	The Stage Two Pre-Application Consultation materials reveal that several funding models are being considered by Horizon for delivering voluntary community benefits. Please see Horizon's consultation documents on the Proposed Voluntary Community Benefits Scheme, available on the Horizon website at http://consultation.horizonnuclearpower.com/stage-2/non-technical-documents for additional information.		✓	
11	N	1	I support the consideration of radioactive waste storage on the existing Magnox site and believe this is a better use than placement within the Wylfa Newydd site if feasible. This would fit well with the safe store and care & maintenance on the Magnox site.	The selection of the locations for radioactive waste storage facilities has been assessed on an engineering basis, influenced by the need to keep the Wylfa Newydd Power Station and the Existing Power Station as separate licensed entities. Horizon would also need to demonstrate that the Intermediate Level Waste and spent fuel arising from the Wylfa Newydd Power Station could be safely and securely stored within the nuclear licensed site until such time as it can be disposed to a national geological disposal facility (GDF).		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
16	N	1	I have concerns over the claimed level of community support for Wylfa Newydd. An independent assessment by Bangor University calls into question the level of support claimed by the authorities and the company itself.	Feedback from the statutory consultees was mainly supportive of the Project due to the potential for local job creation and supply chain opportunities and the subsequent economic opportunities for the local area and the whole of North Wales. The legacy of the Project was also seen as a positive benefit for the region. There was also general support for the Project in terms of it providing high-quality jobs. It was clear from the comments received that residents of Cemaes would welcome employment opportunities. Further details of our consultation feedback is given in our Consultation Summary Report, available alongside our Stage Two Pre-Application Consultation materials.		✓	
19	N	14	I understand that public opinion in the earlier consultation was strongly in favour of any new overhead power lines being routed via an undersea route, in contrast to the stated preferences of your organisation. I would like to have seen information about this element of the project within the current documentation.	The choice of how the connection from the Power Station to the National Grid electricity transmission network is made is the responsibility of National Grid, who are accountable for designing and delivering the connection. Horizon's priorities are for a reliable, timely connection that is acceptable to the community, yet meets the criteria that National Grid have set. Information on the connection to the National Grid electricity transmission network is being consulted on separately by National Grid.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
21	N	1	I welcome the project.	Thank you for your response. Your comment is noted.			✓
23	N	1	Very supportive – concerns about tourism displacement and perception of Anglesey as nuclear or energy location.	The Stage Two Pre-Application Consultation materials, including volume B1 of the PEI Report, assesses the potential impacts on tourism on Anglesey. The comment 'Anglesey as a nuclear or energy location' is a matter for local, Welsh and UK governments to address, although Horizon sees many benefits to the community from Anglesey becoming a centre of such expertise.		✓	
24	N	1	Probably required for the island's future energy needs so it is good that you are asking views of those affected.	Thank you for your response. Your comment is noted.			✓
24	N	14	Crucial to ensure the island benefits from the development and is not just a conduit for the benefit of others. Above all it is so important not to spoil the looks of this lovely island, to reduce the number of tourists would be criminal however much the island should benefit from future secure energy and employment.	The Stage Two Pre-Application Consultation materials, including volume B1 of the PEI Report, assesses the potential impacts on tourism on Anglesey. A Tourism Strategy is being developed to mitigate potentially adverse effects and enhance beneficial effects on the tourism sector on Anglesey. There was further opportunity to provide feedback on the landscaping proposals and architectural preference of the Wylfa Newydd Project buildings at the Stage Two Pre-Application Consultation. The consultation responses received will assist in further refining and informing the development of detailed design briefs for specific Wylfa Newydd Project buildings and the surrounding landscape.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
31	N	1	The Wylfa Newydd project is an exciting opportunity to bring economic benefit to Anglesey and the wide engineering marketplace. It has the potential to offer thousands of short term and hundreds of long term employment opportunities. I work for a UK National Construction Company with many local links looking forward to the success of the scheme. Thank you for giving me the opportunity to visit your consultation on Wednesday 29th October 2014 at Menai Bridge. I enjoyed looking and learning about the project whilst discussing individual aspects with polite, courteous and enthusiastic staff.	Thank you for your response. Your comment is noted.			✓
31	N	14	The need for a robust power supply to the UK National Grid (and their customers) from this nuclear power plant is critical to our future. We should support the developer in a thoughtful considerate manner for the benefit of everyone.	Thank you for your response. Your comment is noted. Please see response to Response ID 19.			✓
32	N	1	As a Horizon land tenant, I have received a vast amount of information regarding the plans for Wylfa Newydd. I also work in the existing Wylfa Power Station and have worked there for over 17 years. I have had many opportunities over my years at Wylfa to work in almost every area on site, particularly during outages. I am obviously pro nuclear and quite excited about the oncoming prospects of the Wylfa Newydd project. My ambition is to eventually	Thank you for your response. Your comment is noted.			✓

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			hopefully be part of this new innovative and exciting project.				
32	N	14	I probably do, I have mountains of ideas but I need to go home now. Build your plant as soon as possible, it's very welcome in my view, I like change, it makes life interesting. If we didn't have change, we would still be in caves! Don't knock my house down, it's far to nice and we love living there, in fact we want to keep it as our own, we could run one of your other activities from there maybe. Lastly keep me in mind as a future employee, whenever you are ready, just let me know.	Chapter 8 of the Main Consultation Document (Jobs and Skills) provides further information regarding skill requirements and the approximate timing of the need for each skill that both Horizon and our supply chain will be implementing.			✓
33	N	1	Only to register support for the project.	Thank you for your response. Your comment is noted.			✓
35	N	1	Has the 'Brownfield site' the former Shell 200 acre oil storage site at Rhosgoch been considered as a suitable 'off-site' emergency control facility & garages? Whilst I understand that the current arrangements for power distribution are out of your hands it must be possible within the brief of 'Preferences for Landscaping', sites for 'Associated Development' and 'Opportunities for Legacy Benefits' to express a preference for a submarine cable rather than overland/underground to limit the already considerable damage to the AONB and Anglesey in general. After all, this is a 60+ year commitment to a national infrastructure project.	The Stage Two Pre-Application Consultation materials identify that Rhosgoch is a preferred location for the Temporary Workers' Accommodation, and there was significant support for this at earlier consultations. There are other preferred locations for the Mobile Emergency Equipment Garage (MEEG) and the Alternate Emergency Control Centre (AECC). These are at the former bus garage adjacent to the A5025 in Llanfaethlu and the parcel of land off the A5025 at Cefn Coch, respectively. The choice of how the connection from the Power Station to the National Grid electricity transmission network is made is the		✓	

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				responsibility of National Grid, who are accountable for designing and delivering the connection. Horizon's priorities are for a reliable, timely connection that is acceptable to the community, yet meets the criteria that National Grid have set. Information on the connection to the National Grid electricity transmission network is being consulted on separately by National Grid.			
36	N	1	Yes I am not happy that anything involving Nuclear power is a way forward. I believe in using natural resources e.g. wind turbines/solar power.	Horizon's Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on our website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW.			✓
36	N	9	No nuclear products or waste should be transported by road, sea or air.	The movement of nuclear materials is regulated by the ONR under the Energy Act 2013 and other legislation. Horizon's arrangements for the movements of nuclear materials will meet the safety and security expectations of the ONR to ensure that the risks arising from these activities are			✓

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				maintained 'As Low As Reasonably Practicable' (ALARP).			
36	N	14	Make a NUCLEAR FREE ZONE.	See response to Response ID 36 (1).			✓
37	N	1	I am fully supportive of the project and the enormous economic benefits it will bring to Wales and the UK in general and related development in skills for young people and supply chain support.	Thank you for your response. Your comment is noted.			✓
37	N	14	I am fully supportive of the project.	Thank you for your response. Your comment is noted.			✓
40	N	14	A major concern that we have is the choice of Electricity transportation from Wylfa. The National Grid have several options on the table but their preferred is the cheaper overhead option supplementing the existing line with a second running adjacent to the existing Pylons. These are running adjacent to our property and make a considerable noise in damp or wet weather, a second line would only exaggerate and amplify the noise. Horizon could play a major role in negotiations with the National Grid and Anglesey residents.	The choice of how the connection from the Power Station to the National Grid electricity transmission network is made is the responsibility of National Grid, who are accountable for designing and delivering the connection. Horizon's priorities are for a reliable, timely connection that is acceptable to the community, yet meets the criteria that National Grid have set. Information on the connection to the National Grid electricity transmission network is being consulted on separately by National Grid.		✓	
42	N	14	I have lived at [name removed] for almost 30 years, this is our home that our Father built with his own hands, unfortunately my Father passed away suddenly 8 years ago and therefore all our childhood memories of being at home with our parents and family are very important to us. My Mum is also disabled and suffers with MS, the house has been especially designed to deal with	Volume B1 of the PEI Report identifies the potential impacts to residents, including potential effects on Welsh language and culture due to inward migration of construction workers. Horizon's Welsh Language Impact Assessment (WLIA) ensures that effective mitigation measures can be employed to support the strategic aims for Anglesey and		✓	

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			her needs on a day to day basis. It is important to us as a family that we are able to keep our Mum as comfortable as possible and happy in her own home.	Welsh Government, including the goals set out under the Wellbeing and Future Generations Act 2015. Interim results of the WLIA reveal that the operational stage would result in a combination of beneficial and adverse effects which could affect health. The operational stage would not significantly increase the risk of illness, reducing the desirability to live in the LAI nor would it increase the risk of financial problems/stress for the local population. A Health Impact Assessment (HIA) is underway to assess possible impacts of the Project on a range of health issues including effects on demand for medical and health care services. Any increased pressure by the Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated. Mitigation may include the use of on-site medical facilities and an on-site ambulance. The HIA Interim Report was available as part of the Stage Two Pre-Application Consultation materials.			
43	N	1	I am generally supportive of new nuclear build in the UK. The UK needs to ensure a wide mix of energy supply and nuclear is required to keep a base load of electricity. I think it makes sense to build new power stations next to existing facilities where the infrastructure and support are already in place.	Thank you for your response. Your comment is noted.			✓

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44	N	1	Only that I am very supportive of a new nuclear power station on Anglesey.	Thank you for your response. Your comment is noted.			✓
44	N	9	To take lessons learned from other 'B' and 'C' sites to see how they effect their 'A' stations.	Horizon is a member of various forums and organisations which enable the organisation to learn lessons from the experience of others across UK and international nuclear (and other) industries. Of particular note is that Horizon is a member of: the UK (nuclear industry) Safety Directors' Forum; The World Association of Nuclear Operators; the Institute of Nuclear Power Operators; the Electric Power Research Institute; the Boiling Water Reactor Owners Group; and the European Utility Requirements group. All of these forums and organisations have a principal aim of sharing information and experiences to improve safety.		✓	
44	N	14	I support nuclear power and I especially support new nuclear power on Anglesey.	Thank you for your response. Your comment is noted.			✓
47	N	1	Yes. We do not believe in the project from the outset. We believe renewable green technology is the way forward. We do not believe that nuclear power is safe and the storage of waste with such a long half life is a viable way forward. Nuclear energy is an outdated, expensive, dangerous method of providing energy. The development of a huge new site if nothing else is a complete eyesore on this beautiful island. The destruction of natural features, fauna and flora to build the plant is a disgrace. On top of that it will cause noise, disruption and many other inconveniences to those that live near the plant	The UK Government has previously consulted on the principle of nuclear power generation in the UK and issued a National Policy Statement for Nuclear Power Generation (NPS EN-6) identifying a site at Wylfa as one of a small number of sites in the UK that the UK Government considers to be potentially suitable for the deployment of a new nuclear power station. In January 2015 Horizon received the first of the major permissions needed for the Wylfa Newydd Project after the completion of the Regulatory Justification process for our chosen		✓	

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			for many years to come, for no gain. It will reduce the value of their properties and make them harder to sell. Also, the proposed job gains are dubious to say the least.	reactor technology, the UK ABWR. Regulatory Justification is a high-level generic process that is a legal requirement for any new nuclear technology and is designed to ensure that the benefits to society of the technology outweigh any potential radiological health detriments. Regarding employment, the Jobs and Skills Strategy sets out Horizon's intention to employ 25% of their workforce from among local residents. It also demonstrates Horizon's commitment to training via apprenticeship schemes (the first intake has been selected and started in September 2016) and graduate schemes in partnership with Coleg Menai. The Neighbourhood Support Scheme sets out the options to help residents achieve the full market value for their property. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme The PEI Report available as part of the Stage Two Pre-Application Consultation materials identify and, where possible, quantify the impacts and the benefits of the Wylfa Newydd Project on local communities and residents.			

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				The PEI Report also identifies how and where Horizon will mitigate these impacts, including Horizon's compliance with legislation concerning noise emissions, habitats and areas of particular interest. Volume B1 of the PEI Report assesses employment and business opportunities of the Project, and reveals significant benefits to local job opportunities, the local supply chain, wage growth and community stability. Furthermore, the Voluntary Community Benefits scheme makes reference to the long-term beneficial impact of a large employer providing high paid jobs over a long period and associated benefits for Welsh language and culture as a result of retaining young people within the region and attracting professional people back to the region who have previously moved away for employment reasons. Volume B8 of the PEI Report provides information on the terrestrial and freshwater ecology. The assessment shows that the most significant effect of the Wylfa Newydd Development on terrestrial and freshwater ecology would be the widescale loss of existing habitats across the Wylfa Newydd Development Area, leading to potential species mortality and displacement from the area. Mitigation measures together with a Landscape and Environmental Masterplan (LEMP) would aim to result in a net biodiversity gain within the area. In terms of landscape character, Volume			

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				B11 of the PEI Report issued as part of Stage Two Pre-Application Consultation states that there will be a potentially major adverse effect on the landscape character of most of the Wylfa Newydd Development Area during construction of the Power Station Development. There would also be a significant, but localised moderate adverse effect on the landscape character of the AONB, SLA and Heritage Coast. Architectural treatment is designed to minimise adverse landscape and visual effects.			
49	N	1	Most impacted least considered It is obvious that Tregele will be most effected during the construction phase and eventually ongoing Wylfa Newydd operation, yet, it is given inadequate consideration under the project's scope and initial intentions – …b) The Wylfa Gateway Complex, of an equivalent size to the village, is to be located to the North East of Tregele…. …d) Tregele is only named/shown on maps (Figures 5,6,7, 10, 13) where the Wylfa Newydd Development Area is also shown in detail but not on maps covering Anglesey which depict considerable investment to mitigate the impact of the project on residents. Does this signify the level of Tregele's importance in the overall	b) After further engagement with the public and key stakeholders, the Wylfa Gateway Complex is no longer a preferred proposal. d) Horizon is committed to understanding what the issues are to the surrounding communities and environment and reducing/avoiding these as much as possible through mitigation. Tregele is specifically considered within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will be refined, with impacts identified and mitigation measures built into the design.		✓	

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			picture? Surely as the maps including details of the Wylfa Newydd Development Area indicate Tregele is the most adjacent area of residence to the project and therefore should be the most important and uppermost in Horizon's mind when considering its impact and associated proposals to alleviate or mitigate the acknowledged disturbance anticipated. The extent of consideration shown and attention given to Tregele in the Overview Document is woefully short of the extent of the impact it will suffer especially during the construction period. As such the proposals, in terms of infrastructure particularly visual and noise screening, to shield Tregele during the construction period and future operation of the Power Station need to be rethought and considerably boosted. Recommendations follow under various headings. As there is insufficient space available under Q14 for the record I would inform you that I am 73 years old and my wife and I purchased [name removed], Tregele in November 2014 and passed it on to our children [names removed] in April 2014.	Further details on mitigating the visual and noise effects are included in the Local Noise Mitigation Plan, the Landscape and Environmental Masterplan (LEMP) and include landscaped mounds in keeping with the surrounding drumlin landforms.			
52	N	1	I fully support the proposal to build a new nuclear power station as proposed.	Thank you for your response. Your comment is noted.			✓
53	N	1-14	No.	Thank you for your response. Your comment is noted.			✓
57	N	1	Much needed for the continuity of quality employement on Anglesey.	Thank you for your response. Your comment is noted.			✓

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62	N	1, 14	Full support.	Thank you for your response. Your comment is noted.			✓
63	N	1	Thoroughly support the project as long as local community considerations are given. For example here are some points • Local employment given priority during build and operations • Leisure and social facilities provided (sports and social club?) • Local Environmental considerations given (local footpaths, forestry, cycle track etc)	The PEI Report available as part of the Stage Two Pre-Application Consultation materials present Horizon's current position on these topics, and identify the projected impacts and benefits on and to the surrounding communities and environment. The PEI Report also identifies Horizon's proposals to mitigate and reduce the impacts on the affected communities and environment. Regarding employment, the Jobs and Skills Strategy sets out Horizon's intention to employ 25% of their workforce from among local residents. It also demonstrates Horizon's commitment to training via apprenticeship schemes (the first intake has been selected and started in September 2016) and graduate schemes in partnership with Coleg Menai. Regarding leisure facilities; financial support, currently provided by the Nuclear Decommissioning Authority (NDA), will be withdrawn from the existing Wylfa sports and social club in the coming years. Horizon is developing its approach to address the closure of the Wylfa sports and social club and discussing with relevant bodies possible investment in existing sports and leisure facilities in nearby communities or creating new ones. The investment programme for existing facilities or creating new ones will begin prior to		✓	

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				the Wylfa Newydd Project's main construction activities. Regarding environmental considerations, the LEMP sets out measures for the closure, temporary closure and diversion of footpaths during construction of the Power Station for safety and security purposes. Once the Development Consent Order (DCO) is granted all footpaths that fall within the boundary of the Wylfa Newydd Development Area will be closed. There are also plans to design a new network of footpaths to replace those closed permanently or temporarily during construction, including new footpaths designed across the new landscape. These have been proposed to provide linkages between Cemlyn Bay, the proposed visitor and media reception centre site, Wylfa Head, beaches and Cemaes. Routes would be designed to provide variety and interest for users, with sections of the network intended to offer greater levels of accessibility to cater for a broad range of abilities. The potential for some sections of cycle route to be introduced are also being considered.			
66	N	1	I fully support it.	Thank you for your response. Your comment is noted.			✓
68	N	1	I have a lot of concerns living so close to the development site and have now shelved plans for further improvements on my property and even living in it long term as was my plans for the future. The area is obviously never going to	Whilst the construction phase is expected to take 10 years, during which time there will be increased noise from traffic and construction; potential light pollution as there will be 24 hour/ 7 day week working for an extended period and		✓	

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			be the same and the construction is planned for many years so I envisage it will be like living on a building site. I let my property as a holiday let during the Summer months which has in the past been very successful by again, I can only see that my rental income will decrease because nobody will wish to holiday where there is so much construction going on.	potentially dust pollution, these will be mitigated as far as possible. Details of how these issues will be managed and potential mitigation measures will be specified in the Environmental Management Plan (EMP) which will be submitted as part of the DCO application. Horizon's LEMP sets out Horizon's plans to blend the Power Station with the landscape. The Neighbourhood Support Scheme sets out the options to help residents achieve the full market value for their property. More details can be found on Horizon's website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme.			
68	N	5	I have been made aware through the consultations that I will actually see parts of the development from my home (no part of the old power station is in my view). My plans for a 2nd floor balcony have now been shelved as have any further improvements on my property. I purchased my home in Cemlyn with the intention to retire there but cannot now foresee that happening. Indeed, I cannot actually envisage anybody choosing to live or holiday in this area. I have real concerns that my property value will be greatly degraded as a result.	The key focus of the landscape and visual impact assessment is determining the scale of the Power Station Development in relation to the existing landscape and seascape context and its appearance in views from the surrounding landscape. Effects have been identified in terms of changes to landscape character and constituent features or elements and changes to people's views. The Neighbourhood Support Scheme sets out the options to help residents achieve the full market value for their property.		✓	

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				More details can be found on Horizon's website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme			
68	N	13	No doubt that there will be benefits to the local community but for those of us who live so close to the development site, all I envisage is many years of disruption and the transformation of a very beautiful area into something completely different. I chose to buy my home because of the areas natural and wild beauty but clearly Cemlyn will be transformed into something totally unrecognisable. The value of my home will be greatly devalued and will not recover. I am considering selling up but the question remains, would anyone wish to live so close to the development site?	Please see response to Response ID 68 (1).		✓	
68	N	14	I would like to see some consideration to those of us who still live in the immediate area and the impact on us both emotionally and financially. I feel little consideration has been given to the genuine upset the impact of a forced move from the area will cause to those of us who planned to spend their life living here.	The Neighbourhood Support Scheme sets out the options to help residents achieve the full market value for their property. More details can be found on Horizon's website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. Regarding Horizon's Voluntary benefits strategy please see response to Response ID 16 for details. Regarding the impact on wellbeing, please see response to Response ID 42 (14) for details.		✓	
70	N	14	It is important that fair consideration is given to the effect of building Wylfa Newydd on local schools such as Llanfechell. It would be fair to expect Horizon to compensate the school for	Horizon has no plans to build anything in Llanfechell. Horizon produced an Education Engagement Strategy which details Horizon's aspiration to		✓	

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			any negative financial effect that may occur e.g., as a result of a reduction in the number of pupils, or the need to employ a teacher to teach the children of temporary workers.	engage with schools and colleges to help children build the skills they need to make the most of opportunities that will be unlocked by the Wylfa Newydd Project. This will be achieved through outreach in schools, partnership with third parties, attending education events and delivery through the education hub (once constructed). Regarding Horizon's Voluntary benefits strategy please see response to Response ID 16 for details.			
72	N	1	We welcome the Project for the future of Anglesey and future generations.	Thank you for your response. Your comment is noted.			✓
72	N	14	We would like to be given a fair opportunity to live our lives in a calm and peaceful manner away from the proposed site. The uncertainty is having a detrimental effect on our physical and mental wellbeing and we feel that we cannot live our lives in this way for the next 10 years or more whilst the build takes place. A timely decision would be appreciated so that we may move on with our lives.	Horizon has engaged in a number of activities including extensive consultations with consultees and the public. The Stage Two of Horizon's statutory Pre-Application Consultation on our proposals for the Project opened on 31 August 2016 and closed on 25 October 2016. In due course Horizon will be making a formal application for DCO which goes to the Secretary of State for approval. A Heath Impact Assessment (HIA) has been undertaken to assess possible impacts of the Wylfa Newydd Project on a range of health issues. Any increased pressure by the Wylfa Newydd Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated.		✓	

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77	N	4	I strongly object to the indicative site for radioactive storage, this is too close to the village, please use the alternative. I also object to the use of the terms indicative and potential indicative in what is meant to be a consultation on the storage of radioactive substances. We need certainty as far as this subject is concerned, if you can not be certain at this stage, please say so clearly and undertake further consultation on the matter when you know the facts. We can then make informed comment.	Historically Horizon's proposals considered two sites for radioactive waste, which after public consultation has now been refined to one proposal that sits at the south west of the Wylfa Newydd Development Area. The details of the proposed site can be found in the Main Consultation Document as part of the Stage Two Pre-Application Consultation on the Horizon website at www.horizonnuclearpower.com/consultation		✓	
77	N	14	It's a crying shame that so little has been proposed to benefit Tregele. After all, we are the ones living within a few hundred yards of the proposed site and we will bear the brunt of the nuisances during construction and subsequent operation and decommissioning phases (totalling 60 years). I will be long dead by the time the green fields return, and so will the majority of the adults over 35 living here. We need some better benefit than the promise of jobs at some stage for some people. Please don't turn us into the "Village of the Damned".	It is recognised that Horizon's nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable. Regarding the road proposals through the areas of Cemaes and Tregele, Horizon is continuing work on the modelling of existing and future traffic congestion. This exercise will also determine the scale of potential impacts on traffic and the need for road improvements. More information on the effects on traffic and community benefits (including the retained garage) is available within volume B3 (Traffic and Transport) of the PEI Report and the Traffic and Transport Technical Note. Additionally, suggestions for improvements to roads, such as improvements to the A5025 have been taken into consideration by Horizon as part of the work informing the Integrated		✓	

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				Traffic and Transport Strategy (ITTS) and the Traffic Assessment to be submitted as part of the DCO application. Horizon recognises that the delivery of community benefits is an important part of the Wylfa Newydd Project. Horizon have agreed with Isle of Anglesey County Council a common approach to community benefits that sets out the categories of community benefits. Planning community benefits will be delivered through any Section 106 agreements (of the Town and Country Planning Act 1990 (as amended)) linked to our planning applications. Regarding Horizon's Voluntary benefits strategy please see response to Response ID 16 (1) for details.			
79	N	1	I look forward to process improving the employment within in the community and hope the jobs go to majority of local people. I hope it to be as safe as possible and that disruption is minimal. I also hope that the visitor centre/social club are built as priority, as they are well used by the local community and are vital for everyone around here.	Horizon's Jobs and Skills Strategy sets out our proposals to employ up to 25% of local people during the construction period. During operation of the Power Station we expect to create up to 850 permanent jobs. During a 10 year construction period Horizon aims to keep disruption to a minimum. Safety is a priority during construction, commissioning, operation and decommissioning phases. The Education Engagement Strategy includes proposals for outreach engagement and identifies Horizon's proposed visitor and media		✓	

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				reception centre as a potential opportunity to deliver a combination of formal classroom based teaching and informal learning. It is envisioned the new visitor and media reception centre would become an education hub, where activities would be delivered by Horizon staff and partner organisations. This proposal is based on the assumption that a visitor and media reception centre, with interactive exhibition, classrooms targeting primary school children and a multi-purpose area suitable for Further Education and Higher Education teaching would be developed for operation around 2019/2020. Regarding the social club see the response to Response ID 63 (1).			
79	N	14	In my view this a fantastic opportunity for horizon to work with the community in bringing a much needed national power source to a community which a majority welcome. Please do not forget us and help us to help you. Look after the community, by keeping us informed and welcome our opinions. For me, a key part, is the development of a social club and visitor centre, something that the community can call their own.	Horizon is involved in various discussions with consultees, the public played a key part in the Stage Two Pre-Application Consultation held from 31 August to 25 October 2016 where there was another opportunity to give their views on proposals ahead submission as part of the DCO for consideration by the Secretary of State. Regarding the social club and leisure facilities please see the response to Response ID 63 (1) for details. Regarding education and the visitor and media reception centre, please see responses to Response ID 70 (1) and 79 (1).		✓	

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82	Y	1	The Snowdonia National Park Authority (SNPA) is grateful for the opportunity to comment on the Pre-Application Consultation.	Thank you for your response. Your comment is noted.			✓
83	N	1	Although in favour of the Project, am anxious about the changes it will bring to the locality.	The Wylfa Newydd Project proposals include a wide range of benefits to the community; including new and improved infrastructure such as roads and Temporary Workers' Accommodation being handed over for use as housing for local residents and tourists. These proposals are set out in our Main Consultation Document which can be found on the Horizon website at www.horizonnuclearpower.com/consultation Regarding the impact on wellbeing and culture, please see response to Response ID 42 (14) for details.		✓	
84	N	1	As a union representative for [details redacted] I can, on behalf of my members at the Trawsfynydd Nuclear site, offer our full support for the project. We look forward to seeing the project develop.	Thank you for your response. Your comment is noted.			✓
85	Y	4	Consideration must be given to marine life when blasting in the sea and what is the policy with regard to nuclear waste – will it be remaining within the locality?	Marine Intertidal and subtidal habitats and communities would be permanently lost during construction of the breakwaters, Marine Off-Loading Facility (MOLF) and from other excavation activities. The level of noise underwater would increase during construction as a result of dredging and rock fracturing by blasting which are required to excavate the		✓	

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				seabed. This could lead to disturbance of marine mammals and fish. The levels of airborne noise and vibration would increase during construction caused by activities including dredging, construction of the breakwaters and possibly rock fracturing by blasting in the dry. This could lead to disturbance of seabirds, including those in Cemlyn Bay, and to seals when they are above water. Seabirds, fish and marine mammals may experience visual disturbance from the presence of vessels, machinery and artificial lighting. There is a risk that non-native marine species could be introduced to the coastal waters around the Wylfa Newydd Development Area which could affect native marine habitats and communities. During operation, cooling water would be abstracted from the sea; fish, invertebrates and plankton would also be drawn into the cooling water system. The design includes measures such as screens on the intake and a fish and invertebrate recovery and return system, but some fish would still be lost. Intertidal and subtidal habitats would be affected by the cooling water discharge due to the temperature rise at the seabed, exposure to chemicals used to control fouling and from scour of the seabed. During decommissioning there is the potential for disturbance to fish, marine mammals and seabirds from an increase in underwater and airborne noise and vibration artificial lighting and visual disturbances during removal of			

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				structures and blasting activities. However, in regard to all the above points, mitigation measures will be put in place as far as is reasonably practicable. Full details can be found as part of our Stage Two Pre-Application Consultation on the Horizon website at wwwe.horizonnuclearpower.com/consultation Regarding radioactive waste, please see response to Response ID 77 (1).			
85	Y	14	The ATA Board would welcome a visit to a similar UK project to gauge the levels the region was impacted upon. It is imperative that there is a strong element of early realization of the impact on the tourism industry as such and that crucial measures should be put in place before/during and after the build to ensure that the negative impacts are minimised and that positive aspects are built upon as the legacy for future generations.	The Anglesey Tourism Association (ATA) Board are welcome to liaise with other similar projects to better understand the community impacts. The Wylfa Newydd Project will unlock benefits for generations to come, helping to secure the long-term economic future of the Isle of Anglesey. Horizon continues working with the Isle of Anglesey County Council and the community to understand how best to deliver a lasting legacy either through local planning applications or a voluntary scheme. Regarding Horizon's Voluntary benefits strategy please see response to Response ID 16 (1) for details. The Stage Two Pre-Application Consultation materials, including volume B1 of the PEI Report, assesses the potential impacts on tourism on Anglesey.		✓	
86	N	5	So far there is at least a week's reading material and I have until Dec 8th to register my opinions, this is unfair.	The public had further opportunity to consider Horizon's proposals during Stage Two Pre-		✓	

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				Application Consultation which started in August 2016 until 25 October 2016.			
86	N	14	As far as I am concerned there has been a complete lack of consultation/dialogue and I would like a site meeting to discuss matters as soon as possible.	Please see response to Response ID 86 (5) for details on further consultation undertaken.		✓	
91	N	1	I am concerned that management of this project is in the hands of strangers.	Horizon has been consulting with the public and stakeholders, holding meetings, exhibitions and surgeries to inform the public of our proposals as they develop. The last round of public consultations at the beginning of 2016 included 11 exhibitions and events across Anglesey. Horizon's Stage Two Pre-Application Consultation also included a mix of public exhibitions and events where the public had the opportunity to review Horizon's more recent proposals and submit their feedback.		✓	
91	N	14	No pylons across the island.	Please see response to Response ID 40 (14).		✓	
92	N	1	I am not in favour of the Project. 1. Real concerns regarding the storage of the station's radioactive waste. 2. Lack of certainty regarding the safety of nuclear energy, especially when we see developed countries like Germany changing their policy due to the Fukushima disaster and getting rid of nuclear power stations by 2022. 3. The effect of immigration of the construction workforce on the Welsh language in the area. 4. I oppose the intention to build pylons to carry the energy to the national grid.	Thank you for your response. Your comment is noted. Please see responses to your numbered points as follows: 1. Regarding radioactive waste, please see response to Response ID 77 (4). 2. In regard to safety of nuclear energy, Horizon has a "duty of care" to both the employees and members of the public. Additionally, there is a moral expectation on organisations to seek to reduce the effect of		✓	

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			5. I question why Horizon has chosen to locate the station on Anglesey when the energy is needed most in South West England.	accidents and injuries on the public, its workforce and the environment. This includes compliance with legislation and regulation and requires robust arrangements to be in place for specific hazards and risks. Furthermore, intervention by Horizon to reduce the consequence of an incident helps to reduce the potential costs such as reducing the requirement for repair or replacement of plant and/or equipment, additional labour and loss of income. Demonstrably robust arrangements can also beneficially affect insurance premiums. Horizon's HIA will consider people's views with regard to the Power Station and the ways that people's health and well-being might be affected. It will also suggest suitable mitigation. A document entitled Emergency Preparedness – Principles for Wylfa Newydd has been produced which details the guiding principles for emergency preparedness for the Wylfa Newydd Site and Horizon Nuclear Power as a whole. This states that it will be developed in consultation with the Emergency Services and the local, regional and national Emergency Response Framework. With the announcement of Menter Newydd, Horizon are carrying out additional engagement around emergency preparedness. Horizon have held meetings with all the Emergency Services in July and August focusing discussions on emergency			

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				preparedness for the associated development sites. 3. Regarding the impact of the construction workforce on Welsh language and culture, Horizon is continuing to work on the WLIA and has published the interim WLIA Report as part of the Stage Two Pre-Application Consultation materials. The assessment and mitigation in this report is not just confined to Anglesey. Horizon has demonstrated its commitment to Welsh language and culture by continuing to work with the Welsh Language Steering Group as well as engaging an expert Welsh Language Planning Specialist. Horizon carried out a mitigation workshop in June 2016 with the Isle of Anglesey County Council, the Welsh Government and Gwynedd Council and has outlined its intentions for Welsh language and culture at a high level in our commitment to a Welsh Language Pledge. As part of the development of strategies which include the impacts and effects on the Welsh language and culture, include the strategies for Temporary Workers' Accommodation, Education, Supply Chain and Jobs and Skills and these will be updated with further information from the WLIA. Horizon has also developed a Welsh Language Strategy. 4. Regarding the National Grid connection, please see response to Response ID 40 (14).			

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				5. Regarding the decision to locate the Power Station on Anglesey please see response to Response ID 3 (1).			
93	N	1	It is too large a development to be located so close to a residential area.	Our Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW.**Error! Hyperlink reference not valid.**		✓	
93	N	14	It would appear that we are going to lose some sea views from our property which will also have a negative effect on its value. Also the increased volume of heavy traffic will undoubtedly cause damage to our roadside dry-stone walls.	The Neighbourhood Support Scheme (NSS) sets out the options to help residents achieve the full market value for their property. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme Horizon recognises that the nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable.		✓	

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				This information was provided within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will be refined, with impacts identified and mitigation measures built into the design. In terms of landscape character, Volume B11 of the PEI Report issued as part of Stage Two Pre-Application Consultation states that there will be a potentially major adverse effect on the landscape character of most of the Wylfa Newydd Development Area during construction of the Power Station Development. There would also be a significant, but localised moderate adverse effect on the landscape character of the AONB, SLA and Heritage Coast. Architectural treatment is designed to minimise adverse landscape and visual effects.			
96	N	1	It is such a large project, there are many concerns regarding its effect on Anglesey.	The Stage Two Pre-Application Consultation material identifies the contributions that Horizon is making in order to deliver benefits to the community, most of which will be long-lasting. Regarding Horizon's voluntary benefits strategy please see response to Response ID 16 (1) for details.		✓	
97	N	14	PAC 1 was somewhat disappointing, not enough detail has been given on most subjects. I hope that there will be a good response to the consultation and that Horizon will listen and act	Horizon has undertaken and continues to consult extensively with stakeholders and the public. The public had another opportunity to consult on our proposals at the Stage Two Pre-			✓

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			on the matters and concerns of the local population!	Application Consultation which started in August 2016 and ended on 25 October 2016.			
98	N	14	Yes we do. We understand the need for Wylfa Newyyd, we have no problems with that. As long as the local people receive something i.e., some form of compensation for the people that will be living next door. Also the people that have long term medical problems again we say that local's are Tregele!!! Not Cemaes Bay or Amlwch. We have lived with Wylfa for over 40 years. And to be honest we have no problems with Wylfa or Wylfa Newydd. After all Anglesey needs the support which this project should bring to the Isle of Anglesey i.e. work mens spending. There money to help the finance of Anglesey. We do doubt that a new project may have it's problems and that all the paperwork which we have seen, does not include Tregele as any important area, this has placed doubts about Horizon and about there intentions. This can be seen on your paper's consultation overview document…the map on page 6 where is Tregele!!!!	Horizon recognises that the nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable. This information was provided within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will be refined, with impacts identified and mitigation measures built into the design. The Consultation Overview Document has been updated to include Tregele in the maps of the Project where appropriate. Horizon recognises that the delivery of community benefits is an important part of the Wylfa Newydd Project. Horizon have agreed with the Isle of Anglesey County Council a common approach to community benefits that sets out the categories of community benefits. Planning community benefits will be delivered through any Section 106 agreements (of the Town and Country Planning Act 1990 (as amended)) linked to our planning applications. Regarding Horizon's Voluntary benefits strategy please see response to Response ID 16 (1) for details. The Wylfa Newydd Project will unlock benefits for generations to come, helping to secure the		✓	

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				long-term economic future of the Isle of Anglesey. Horizon is working with the Isle of Anglesey Council and the community to understand how best to deliver a lasting legacy either through local planning applications or a voluntary scheme. A socio-economic assessment is being undertaken as part of the PEI Report to establish the likely impacts of the proposed scheme on the local economy, and recommends measures to maximise positive effects. In addition, compensation may be available for the mitigation of environmental effects, Further information can be found in the Neighbourhood support scheme which provides details on property price support. A HIA is being undertaken to assess possible impacts of the Wylfa Newydd Project on a range of health issues including effects on demand for medical and healthcare services. Any increased pressure by the Wylfa Newydd Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated.			
99	N	1	We are generally supportive of a new nuclear power station being built near Cemaes and the existing site. This is in relation to the benefits and sustainment of the local community – for example the prospect of local jobs for the people who live here, for people in the future, and those	Thank you for your response. Your comment is noted. Horizon recognises that the delivery of community benefits is an important part of the Wylfa Newydd Project. Horizon have agreed with the Isle of Anglesey County Council a		✓	

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			who will require new work or new career options on closure of the current Wylfa Power Station. There may be some concerns on how the village will be affected, in terms of traffic and the effect (positive or negative) of the new 'community' of people that will move to the island to assist the build.	common approach that sets out the categories of community benefits. Planning community benefits will be delivered through any Section 106 agreements (of the Town and Country Planning Act 1990 (as amended)) linked to our planning applications. Regarding Horizon's Voluntary benefits strategy please see response to Response ID 16 (1) for details. More details are also available in the Consultation on Proposed Voluntary Community Benefits scheme document, available as part of the Stage Two Pre-Application Consultation materials. Regarding traffic and transport, Horizon have conducted an assessment of the potential effects of the enabling works as part of the PEI Report including construction, operation, and decommissioning of the Power Station on drivers, public transport users, pedestrians, cyclists and horse riders who travel on the existing transport network. The Project would generate additional traffic during construction, operation and decommissioning. This would primarily occur on the A55 and on the A5025. Drivers, public transport users, pedestrians, cyclists and horse riders could potentially be affected by the change in traffic flows resulting in one or more of the following: • severance			

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				• changes in journey times and amenity • changes to the level of risk associated with accidents and safety • driver stress Regarding the effect of a new 'community' of people, Horizon is continuing to work on the WLIA and as part of the Stage Two Pre-Application Consultation published the WLIA Interim Report. See response to Response ID 91 (1) and 92 (1), point 3 for further details.			
99	N	14	Generally we are supportive of the new build. We believe it is beneficial to the local community, Anglesey and Wales. However, for our particular location on the border with the development area boundary, we are hoping we will not be unduly affected, but have concerns on the landscaping that may be proposed for the area by us (beside Parc Lodge fields up to the coast), and how that will affect our living, house, etc. We hope are concerns will be unfounded.	A key aspect of the landscape and visual impact assessment is the scale of the Power Station Development in relation to the existing landscape and seascape context and its appearance from the surrounding landscape. Effects have been identified including changes to the landscape character and constituent features or elements and changes to residents' views. The principal landscape designations are: • Isle of Anglesey Area of Outstanding Natural Beauty (AONB); • Isle of Anglesey Special Landscape Area; • North Anglesey Heritage Coast; • Wales Coast Path, Copper Trail/NCN Route 566 and other Public Rights of Way; • Cestyll Garden; and • open access land.		✓	

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				Landscape elements subject to change within the Wylfa Newydd Development Area within which the Power Station is located comprise: • topography; • rock outcrops; • shoreline features; • field boundaries: hedgerows, drystone walls and cloddiau (stone-faced earth banks); • watercourses; and • trees. Local Residents with views subject to potential effects include: • users of the Wales Coast Path, Copper Trail/National Cycle Network (NCN) Route 566 and other Public Rights of Way • visitors to the Cestyll garden; • communities of local settlements; and • road users. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at			

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				www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme.			
100	N	1	I am gravely concerned about the whole project, not only because of the safety issues, but also on the 'cultural' impact to the island. It is a fact that Wylfa Power station has had a detrimental effect on the Welsh language and it's communities. I am also devastated that the government in Westminster has agreed to this. After the devastating disaster at Fukushima, I am horrified and saddened that money and profit comes before common sense and investment into alternative means of producing energy. I feel so strongly against this, that I feel I will be compelled to leave this beautiful island, that was my heritage. I do not trust any guarantees from Horizon of it's safety, it is not infallible. To argue that is cost effective and 'clean' is a lie, the cost of de-commissioning and storing the waste will be astronomical. I just don't buy the hype, and I am disgusted and devastated that it is allowed to be built.	Regarding safety issues and siting the Power Station on Anglesey please see response to Response ID 3 (1) and 92 (1). Regarding cultural impact and impact on Welsh language and culture please see response to Response ID 91 (1) and 92 (1), point 3. Regarding radioactive waste, Horizon understand community concern about the safe management of waste on site and have developed a radioactive waste management Strategy to outline our plans in line with regulatory requirements. The Horizon waste hierarchy is a fundamental component of Horizon's waste management strategy. Horizon applies the principles of the waste hierarchy to minimise the volume and radioactivity of Radioactive Wastes generated. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of the Radioactive Waste expected to be produced. Horizon's waste management strategy meets relevant legislative and regulatory waste management requirements, whilst incorporating techniques which are tried-and-tested in the UK and internationally. Horizon is responsible for managing our waste on site until the Geological Disposal Facility (GDF) is constructed. This is in line with		✓	

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				Government policy. Please also see responses to Response ID 6 (1), 11 (1) and 77 (1)			
100	N	14	No I think my feeling are quite clear. I'm disgusted with it all.	Regarding the Decision to locate power station on Anglesey see response to Response ID 3 (1)		✓	
101	N	1	Not happy having such a huge nuclear facility on a beautiful island with only 2 bridges which connect to the mainland.	Regarding traffic and transport impacts, please see responses to Response ID 77 (2) and 10052 (letter submitted).		✓	
101	N	3	I haven't seen this yet. I have looked on the council's web site and it was too wordy and lengthy to digest. Environmentally this project is not good. There's still no solution to radioactive waste.	Regarding disposal of radioactive waste, please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).		✓	
101	N	13	I would expect as a matter of course that if you make improvements they would remain. But what about the waste materials from the plant? This will leave a very long term disastrous legacy so how are you going to address this?	Regarding disposal of radioactive waste, please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).		✓	
101	N	14	I cannot see that you will reply to my concerns about waste and a possible accident. I am not in favour of the build. There will be increase population on this island with all the inherent issues, the roads and the bridges will be more congested and the easy way of life that we enjoy will change forever. This is putting the island's eggs into one huge basket.	Regarding disposal of radioactive waste, please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1). Regarding safety and emergency preparedness, please see responses to Response ID 3 (1) and 92 (1). Regarding, population increase, Horizon will need between 8,000 and 10,000 workers during construction, with a likely peak of 9,200. We estimate that around a quarter of these		✓	

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				construction workers will be drawn from Anglesey and neighbouring mainland communities. Regarding traffic and transport impacts, please see responses to Response ID 77 (2) and 10052 (1).			
102	N	1	This project is a great economic opportunity for North Wales which, if managed and approached properly can provide huge economic stimulus to the area and provide a lasting legacy.	Thank you for your response. Your comment is noted.			✓
103	N	1	As the station will not be operational until 2026, will the United Kingdom not need electricity before then, and is there research regarding renewable energy to plug the gap?	Electricity generation comes from a number of sources in the UK, not just nuclear energy. The makeup of energy generation and how the United Kingdom derives its energy requirements is a matter for the UK Government.		✓	
105	N	1	Myself and my husband are supportive of the proposed Wylfa Newydd project to the island – thank you for allowing us to comment on the consultation – comments provided are from the both of us.	Thank you for your response. Your comment is noted.			✓
106	N	14	I hope that consideration will be given to the well being of the residents of Anglesey during and following the construction of Wylfa Newydd. I hope that the utmost respect and thought will be given to the effect changes will have on residents and their day to day lives. In essence I hope that they bigger picture will be considered involving the lasting effects of damaging the beautiful landscape when building new roads/village by passes, which ultimately will	Horizon is currently preparing a Health and Well-Being Strategy, the HIA was made available during Stage Two Pre-Application Consultation for the public to give their feedback. Horizon has also begun engagement with Betsi Cadwaldr University Health Board and the NHS including representatives from emergency services and plans to continue this engagement to identify mitigation to health		✓	

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			have a detrimental effect on the lucrative tourism trade. Consideration also needs to be given to protecting wildlife.	services and the health and wellbeing of residents. Regarding Landscape, please see responses to Response ID 63 (1), 68 (1), 68 (2) and 99 (2). Regarding tourism, please see responses to Response ID 23 (1) and 24 (2). Regarding wildlife, the potentially most significant effect of the Wylfa Newydd Development on terrestrial and freshwater ecology would be the wide scale loss of existing habitats across the Wylfa Newydd Development Area, leading to potential species mortality and displacement from the area. Mitigation measures together with a LEMP would aim to result in a net biodiversity gain within the area.			
108	N	1	I strongly object to the project.	Our Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and			✓

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				these will be assured by the appropriate independent regulators, the ONR and NRW.			
109	N	1	We believe the project is a great opportunity for Anglesey.	Thank you for your response. Your comment is noted.			✓
10000	N	14	Radioactive waste? Does this have to be stored on site? Will there be any input from police as the number of people increase – and if so who pays for them	Regarding radioactive waste, please see responses to Response ID 6 (1) and 11 (1), 77 (1), 100 (1). Regarding safety, please see responses to Response ID 3 (1) and 92 (1). As part of Horizon's consultations it is consulting with the emergency services on a range of issues including policing.		✓	
10004	Y	Letter submitted	Dear Sirs, I refer to the development referenced above and to the Pre-Application documentation received by surface mail. NATS does not anticipate any impact from the proposed development and as such has no comments to make.	Thank you for your response. Your comment is noted.			✓
10005	N	Letter submitted	I, myself as a welsh citizen can proudly say that his country is investing in Nuclear Power. With such a problematic energy crisis quite apparent in the modern world, alternative means of energy must be looked upon to supply the ever growing demand. Your choice to use the WYLFA site to create Advanced Boiling Water Reactors is a great step forward, undeniably, as we look to rid ourselves of the sudden footprint we've left from using fossil fuels. Nuclear energy is one of the alternatives so let me thank you for choosing our country to provide that much needed guidance that Nuclear Energy is viable. I do however believe that the proposed method of	Thank you for your response. Your comment is noted.			✓

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			enrichment used by your company is still inefficient, please consider other nuclear fuel sources. You are in a position to alleviate the stigmata associated with Nuclear Energy whilst you're still in such elementary stages of planning. Consider THORIUM (Th) and the Liquid Fluoride Thorium Reactor http://en.wikipedia.org/wiki/Liquidfluoridethoriumreactor www.youtube.com/watch?v=uK367T7h6Zy I recommend getting in touch with a (XXX), an expert in the field of thorium enrichment, for further information. Please consider seriously, and see the real benefit this may provide for the country/world.				
10008	N	1	Generally speaking I support the project but, as one would expect, the devil is in the detail. The location is good for the proposal and there is a splendid opportunity for the promoters of the scheme to ride along on the wave of (mainly) goodwill felt by the majority of the Cemaes community.	Thank you for your response. Your comment is noted.			✓
10012	N	1	Disagree with nuclear energy.	Our Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in			✓

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				the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW.			
10012	N	14	…Nuclear power is not the sustainable way: building a sustainable Welsh economy. Renewable energy is the way forward and local ownership.	Our Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW.			✓
10014	N	1 & 2	No to Wylfa B.	Our Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and			✓

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				these will be assured by the appropriate independent regulators, the ONR and NRW.			
10015	N	1 - 14	No on Wylfa B.	Our Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW.			✓
10016	N	1	I think it a good plan as I know that UK is finding hard to keep up with the demand for power.	Thank you for your response. Your comment is noted.			✓
10016	N	14	Should have meeting with local people and business about 2 time a year to let everyone know what is happening at Wilfa and should ask us how we could help with getting the waste and think to safe place to get dispost.	Horizon has been carrying out consultations with the public and consultees into our proposals. The most recent round of consultation – Stage Two Pre-Application Consultation was held between 31 August and 25 October 2016. Further details can be found on Horizon's website at www.horizonnuclearpower.com/consultation		✓	
10017	N	1 & 14	I have made a full, considered response to the plan to build Wylfa B on Ynys Mon, as a response to the Supplementary Planning Guidance of Ynys Mon County Council. The	Thank you for your response. Your comments are noted.			✓

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			written response to this, was a written letter saying the Supplementary Planning Guidance had been passed by the County Council. Many of the responses I had to the Council, are the same as I have to Horizon's Pre-Application Consultation – Stage One. Therefore, I am submitting a copy of my written response, with this pre-application consultation form. Particularly as my response was such a considered response, and applies to the Horizon Application equally… …I would refer you to the whole of my response to the SPG of Ynys Mon County Council. It should be viewed as whole submission, and considered in view of different aspects of whole proposal. Material, that I have not written is in the public domain.				
10019	N	Letter submitted	…2) Has any consideration been given to the provision of a viewing facility to allow members of the public to watch the construction phase as this would probably increase local involvement with the project. 3) As with the existing Wylfa site I assume there will be a declare radius of potential effect in the event of a nuclear emergency/release, has this been identified for an ABWR and if so will it be published prior to project commencement… …5) A Spent fuel and ILW interim storage building on the old Station Site may interfere with the decommissioning of the original plant. 6) In relation to ILW and spent fuel storage what is the duration of this on site as it seems to	2) The provision of a viewing site is under consideration, and further opinions will be considered following the Stage Two Pre-Application Consultation. 3) The size and shape of any emergency planning area is determined by ONR under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPIR). The ONR have recently done a re-determination study for the Existing Power Station which was published and can be found online at http://news.onr.org.uk/2016/06/revised-wylfa-off-site-emergency-planning-area/ . The determination for such an area for the Wylfa	✓	✓	

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			depend on a nation repository being made available. Is it possible that the storage may be for the whole duration of the operational life of the plant and beyond…	Newydd Power Station will be done to an agreed programme, but this may be released after the initial construction has started 5) These facilities will now be on the Power Station Site. 6) The consultation material makes it clear that the length of time ILW and HLW waste will be stored on site is dependent on the UK Government's provision of a UK GDF.			
10021	N	Letter submitted	Having read the Stage One Consultation Documents, I would like to offer my views on the planned developments at Wylfa Newydd. Overall, I am supportive of the planned power station. As a permanent resident at Church Bay, I accept that there will be very significant disruption to local residents for some considerable years, both in terms of road works and the very real increase in the volume of heavy traffic associated with the building of the Site. However, our electrical energy requirements are massive and such disruption is a price worth paying. My only concern is that we do not destroy or negate the significant tourist industry of the Island; this will continue to be a very significant industry long after the nuclear power station become productive and all steps must be taken to ensure that this industry is protected over the next 5-10 years.	Wylfa Newydd Project will unlock benefits for generations to come, helping to secure the long-term economic future of the Isle of Anglesey. Horizon are working with the council and the community to understand how best to deliver a lasting legacy either through local planning applications or a voluntary scheme. To reduce the amount of road traffic, Horizon are developing a range of proposals for sustainable travel to move the construction workforce between the Temporary Workers' Accommodation and the Wylfa Newydd Project site. By locating facilities in sustainable locations the number of journeys the workforce needs to make can be limited. The plans include: • park and ride facilities at Dalar Hir		✓	

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				• Shuttle bus services to accommodation from key transport interchanges • Shuttle bus services from accommodation to the Power Station Site • Accommodation portal, car share website and travel information packs • Supporting sustainable travel options in rural areas • Better pedestrian walkways • More cycle lanes Regarding tourism, please see responses to Response ID 23 (1) and 24 (2).			
10025	N	1	This project is far to close to Tregele. We wonder if there are any other power stations that practically incorporate a community?	Regarding Tregele, please see response to Response ID 98 (14). The Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6).			✓
10035	N	1	Yes, when we moved here in 2007 we were told that Wylfa Power Station was due to be decommissioned by 2010, and that there were not plans to build a new power station. So it came as a shock and a disappointment when we were told that planning was being sort t building a new power station. Furthermore now that Wylfa has been granted an extension we are	The Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear			✓

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			now in a position where we will suffer from both decisions. So our general opinion is that we do not want to stay in this location once the construction of the new station commences.	Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW. In response to feedback from Horizon's Neighbourhood Support Scheme (NSS) consultation, Horizon has developed and finalised the Property Price Support Plan (PSP) which forms one part of the Scheme. This supports residents living near to the Power Station Site who are having difficulties selling their homes. Further details on the Property Price Support plan can be found on Horizon's website at http://www.horizonnuclearpower.com/files/downloads/Neighbourhood%20Support%20Scheme%20Property%20Price%20Support-.pdf			
10036	N	1	During the construction of Wylfa A, both the farm house and farm buildings were damaged, therefore it must be advisable to have [name removed] and [name removed] surveyed prior to your project commencing. This will cost approx £1000 + VAT. Our water supply to the farm house and [name removed] as discussed in our letter dated 15 Dec 2011. Perhaps this will want addressing prior to the A5025 alterations? Just a thought, would it be possible to liaise with the water board and Scottish Power, so a new	Horizon will liaise with landowners and utility providers as the Project and utilities strategy progresses. Continuity of supply shall be maintained, however minor disruption is possible during connection change over. Utility companies have a responsibility to coordinate work together, Horizon have already liaised with Scottish Power and Dŵr Cymru Welsh Water on this matter. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station		✓	

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			supply pipe be laid with the new power cable in the road next spring?	Site may have on those living nearest to the Power Station Site. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme			
10037	N	1	Comprehensive.	Thank you for your response. Your comment is noted.			✓
10037	N	14	What is your plans if any regarding the loss of the shop/garage in Tregele if the owners decide to pull out.	Horizon has listened to residents' concerns about the petrol station and shop at Tregele, the current proposals show that the petrol station and shop will be retained because it is a valuable community amenity.		✓	
10038	N	1	I am not happy with the planning of any nuclear power station and certainly not one that is close to my family home.	Regarding the decision to locate the Power Station on Anglesey please see response to Response ID 3 (1). Regarding radioactive waste, please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).			✓
10039	N	1	The building of a new power station is welcomed as the need for energy increases and the development of low carbon energy. Although the impact on the local area and community will be significant especially during construction phase.	There will be impacts on the local community and the local area, Horizon is drawing up a number of strategies to show what the impacts are likely to be and how Horizon plan to mitigate against these impacts. A range of legacy benefits to the community after construction has finished intend to offset the potential impacts, including turning Temporary Workers' Accommodation over to public ownership; jobs, skills and training for local residents and businesses; economic		✓	

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				investment; and infrastructure upgrades to roads, water and sewerage systems. Regarding Horizon's voluntary benefits strategy please see response to Response ID 16 (1) for details.			
10046	N	1	Yes I have, it is a great pity that we on this side of the island have to put up with having another power station in our area. People have been blinded by the promise of jobs for local people and have stood by and let this happen once again as it did in the '60s.	A Jobs and Skills Strategy has been produced which provides information on the recruitment, employment and training of workers for the pre-construction, main construction, commissioning and operational phases of the Wylfa Newydd Project. The document demonstrates Horizon's commitment to recruitment and training to deliver skilled workers to meet the construction and operational needs of the Power Station. Additionally, the Jobs and Skills Strategy sets out Horizon's intention to employ 25% of their workforce from among local residents. It also demonstrates Horizon's commitment to training via apprenticeship schemes (the first intake has been selected and started in September 2016) and graduate schemes in partnership with Coleg Menai. Horizon seeks to maximise the local opportunity for employment, enhanced by education, skills training, apprenticeship and graduate schemes. As well as providing long term employment opportunities, Horizon is working with education and training partners to provide first class training and a lasting legacy for the North Wales region.		✓	

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				An Education Strategy has been produced and details our aspiration to engage with schools and universities to help children build on the skills they need to make the most of opportunities that will be unlocked by the Wylfa Newydd Project. This will be achieved through outreach to teachers, partnership with third parties, attending education events and delivering at our education hub. There is also likely to be an increase in jobs relating to catering and tourism, Horizon see this as an opportunity to leave legacy benefits in the tourism industry. As such, Horizon are considering skill development within the tourism sector, particularly focusing on catering, possibly via partnership for apprenticeships and support for training courses and in the potential for the provision of training kitchens in On and Off-Site facilities.			
10046	N	14	As you can see from my comments this to me and to many many local people is a complete nightmare. The years of the build and also the safety aspects after it is completed. No one can guarantee this as if an accident happens no one knows how to stop the damage. If you can't stop your car then you cannot be licenced. Therefore if you do not know how to stop this nuclear power station if anything goes wrong, this should not be licenced either.	The Main Consultation Document outlines the GDA process, which is widely regarded as the first step in licensing a new nuclear plant in the UK. The process gives reactor vendors an increased level of confidence that their generic reactor designs are licensable in the UK. Regarding safety and emergency preparedness, please see responses to Response ID 3 (1) and 92 (1).		✓	
10048	N	Email submitted	…In addition please will you explain why the ABWR suffers so many technical problems as described in Wikipedia as follows..."In	The Main Consultation Document outlines the GDA process, which is widely regarded as the first step in licensing a new nuclear plant in the		✓	

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			comparison with comparable designs, the four ABWRs in operation are often shut down due to technical problems. The International Atomic Energy Agency documents this with the 'operating factor' (the time with electricity feed-in relative to the total time since commercial operation start). The first two plants in Kashiwazaki-Kariwa (block 6 & 7) reach total life operating factors of 70%, meaning that about 30% of the time, since commissioning, they were not producing electricity [4] <http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_note-IAEA-PRIS_Kashizazaki-Kariwa_6-4> [5] <http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_note-IAEA-PRIS_Kashizazaki-Kariwa_7-5> For example in 2010 Kashiwazaki-Kariwa 6 had an operating capacity of 80.9%, and an operating capacity of 93% in 2011. [6] <http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_noteiaea.org-6> However in 2008 it did not produce any power as the installation was offline for maintenance, and therefore had an operating capacity of 0% for that year	UK. The process gives reactor vendors an increased level of confidence that their generic reactor designs are licensable in the UK. Once the UK ABWR has satisfactorily completed the GDA process, further work is required in order to develop a comprehensive site specific safety case for the Wylfa Newydd Project. This site specific safety case must be submitted to the ONR for scrutiny ahead of the pre-requisite permission being granted (in accordance with a Nuclear Site Licence) allowing Horizon to proceed with specific activities relating to the construction, commissioning and operation of the Power Station. A nuclear safety case is a set of documents that describe the radiological hazards in terms of a facility or site and modes of operation (including potential undesired modes), together with the measures that prevent or mitigate against harm being incurred. The safety case provides a coherent demonstration that relevant standards have been met and that risks to persons have been reduced to the recognised nuclear industry term 'As Low As Reasonably Practicable' (ALARP). Advanced Boiling Water Reactors are one of the world's most common types of nuclear power generating technology, boiling water reactors provide a reliable form of electricity production. They are characterised by a system in which steam generated inside the			

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			[6] <http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_noteiaea.org-6> In contrast other modern nuclear power plants like the Korean OPR-10 00 or the German Konvoi <http://en.m.wikipedia.org/wiki/European_Pressurized_Reactor> show operating factors of about 90%. [7] http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_note-IAEA_-_Nuclear_Power_Reactors_in_the_World_-_2010_Edition_-_Vienna_2010-7 The output power of the two new ABWRs at the Hamaoka and Shika power plant had to be lowered because of technical problems in the power plants steam turbine <http://en.m.wikipedia.org/wiki/Steam_turbine> section [8] <http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_note-World_Nuclear_News-8> After throttling both power plants down, they still have a heightened downtime and show a lifetime operating factor under 50%. [9]<http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_note-IAEA-PRIS_Hamaoka-5-9>	reactor is directly passed to the turbine, simplifying the process of energy production. Since the introduction of boiling water reactor technology, Hitachi has participated in the design, development and construction of over 20 nuclear power plants in Japan alone. With enhanced reliability and safety features, Hitachi's 'Generation III+' ABWRs are the most advanced reactors in commercial operation in the world today. The construction of the Wylfa Newydd Power Station will be delivered by Menter Newydd in a joint venture with Hitachi, Bechtel and JGC, overseen by Horizon. The Menter Newydd partners have worked together on delivering more than 170 nuclear power stations and many other large and complex infrastructure projects around the world.			

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			[10] <http://en.m.wikipedia.org/wiki/Advanced_boiling_water_reactor#cite_note-IAEA-PRIS_Shika-2-10> "				
10049	N	Letter submitted	I am sure lots of people will also have commented that it would make sense to join up the Cemlyn Road near the Firs with a minor road bypass or similar. This is presently shown as cut off at on the leaflets. Thanks for your attention.	The development of the Power Station Site will require the closure of Cemlyn Road that runs from Tregele to Cemlyn Bay to the west of the Power Station Site. Vehicular access to the properties that remain will be via Nanner Road. Horizon is working with Isle of Anglesey County Council on the implementation of the works which will be carried out by the Isle of Anglesey County Council highway department framework.		✓	
10050	N	1	Safe, clean necessary.	Thank you for your response. Your comment is noted.			✓
10050	N	14	Little disruptions as possible. Continue with feedbacks and meetings.	Thank you for your response. Your comment is noted.			✓
10051	N	1	I don't wish to give my details for fear of repercussion. It should be anonymous if I choose. I don't think it should happen. This is a beautiful island. Put this on your doorstep not ours. People live and come here as it is a beautiful island.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).		✓	

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10051	N	14	Take it to your doorstep.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).		✓	
10052	N	Letter submitted	I attach for your attention my comments on the Wylfa Newydd Project, Pre-Application Consultation – Stage 1 provided by Hitachi/Horizon, and previously, (2009), by the Department of Energy and Climate Change, (DECC). These comments have been developed, in the light of more recent information, from my previous verbal statements at the formal DECC Stage 1 Consultation at the Wylfa Sports and Social Club in January 2009. (Chairman: Mr Stone, DECC Representative: Stephanie Murphy). This earlier Stage 1 Consultation Statement, (6 x A4 pages), appears in the formal DECC Transcript Record of the meeting which is available on the DECC web site in the “closed consultation” section. I have tried to make my comments as constructive as possible but I have been, and continue to be critical, of two aspects of the Wylfa Newydd Project which originate from DECC. These particular comments are outwith the remit of the Hitachi/Horizon project but they are so serious that I would be grateful if the Company would include these in you final report to be seen by DECC. I am particularly critical of of the absence of any DECC involvement in the whole Consultation Process. For instance there is no contribution fro	Since Stage One Pre-Application Consultation Horizon have refined our Wylfa Newydd Project proposals and accordingly the Project programme information which was available as part of Stage Two Pre-Application Consultation. Enabling works started in 2015. Site Preparation and Clearance is due to start in 2017 and main construction is due to start in 2018. Infrastructure works including highway improvements will start in 2017. With the launch of Horizon’s construction delivery partner, Menter Newydd, there is greater clarity over the programme and how and when it is delivered, and while your comment is appreciated Horizon considers that it has a programme that works. The LEMP sets out measures for the closure, temporary closure and diversion of footpaths during construction of the Power Station for safety and security purposes. Once the DCO is granted all footpaths that fall within the boundary of the Wylfa Newydd Development Area will be closed. There are plans to design a new network of footpaths to replace those closed permanently or temporarily during construction, including new footpaths designed across the new landscape. These have been		✓	

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			DECC for the public to address. There is no public record of all the comments, statements and questions submitted to Hitachi/Horizon, as there would be if this Stage 1 Consultation was part of a formal Public Enquiry as originally conducted by the National Planning Directives which applied to all electricity generation projects carried out by CEGB up to, and including Sizewell "B". My name is [name removed]. I am a retired Lieutenant Commander in the Royal Navy Reserve. I have 34 years' experience in the Royal Navy and the Royal Navy Reserve. I have been a Nuclear Engineer and a Reactor Physicist since 1959…. [Editor's note: respondent provides a significant amount of personal and background information that has been removed here] I would like to address the Government, the Welsh Assembly Government, Anglesey County Council, and Horizon Nuclear Power on the above issues. All the above issues have wasted time, money, engineering and administrative effort in the attempt to obtain Statutory Approval to construct a nuclear power station at a time when the UK is desperately short of electricity generating plant. At the same time the electricity generating capability is continually being reduced by a politically fixated policy of closing all coal fired 2000 MW power stations because of unsupportable EEC Rules concerning CO2 emissions. Rules which are thoughtlessly and	proposed to provide linkages between Cemlyn Bay, the proposed visitor centre site, Wylfa Head, beaches and Cemaes. Routes would be designed to provide variety and interest for users, with sections of the network intended to offer greater levels of accessibility to cater for a broad range of abilities. The potential for some sections of cycle route to be introduced are also being considered. Please see response to Response ID 10021 regarding measures to reduce the amount of road traffic. Regarding the A5025, there are strong indications that a proportion of the construction workforce are likely to reside east of the Power Station Site, around Amlwch and Benllech. To counter an increase in traffic from moving a large number of workers to the Power Station Site by bus along the A5025, improvements are being considered. Horizon recognises that delivering community benefits are a key part of the Wylfa Newydd Project. Horizon and the Isle of Anglesey County Council have developed a common approach document,(Towards a Common Approach on Community Benefits arising from the Wylfa Newydd Project, March 2016), setting out an agreed means for working together to maximise the local opportunities arising from the Wylfa Newydd Project. Between April 2015 and April 2016, Horizon			

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			relentlessly applied by the UK Government with total disregard to the economic consequences. At the same time expensive emergency measures are being arranged for the payment of compensation to industries which have agreed to shut down to reduce electricity demand, and the industrial units who have carefully addressed the impending power shortages by installing "Emergency Electricity Generating Plant" have been requested to run their generators at time of generation shortages in order to maintain a stable electricity system and avoid power cu – for which they will be paid financial compensation. What a way to run a Country and an Economy? We are now in the second year of the second 3 year Generic Design Assessment, (GDA), process for Wylfa Newydd. On completion of the first GDA on the two PWR designs, (Areva and Westinghouse PWR designs), the Wylfa Newydd Project was cancelled by the withdrawal of all the Contractors. Vis: RWE, nPower and Westinghouse, from the Wylfa B Project – as it then was. That was in 2012. Subsequently an new Project Sponsor was identified as Hitachi – a Japanese Company with long experience of nuclear power generation using the Boiling Water Reactor design, (BWR). The new improved design submitted by Hitachi for the Wylfa Newydd Project is designated the "Advanced Boiling Water Design, (ABWR).	donated more than £100,000 to local charities and organisations including Môn Search and Rescue; Ysgol David Hughes; Rhosneigr Village Hall; Noddfa Community Centre; and Clybiau Plant Cymru Kids Club. For further information regarding Horizon's voluntary benefits strategy please see response to Response ID 16 (1) for details. Throughout the construction phase, there would be the potential for effects on surface water and groundwater quality due to spills and leaks of oil, cement or other polluting materials. For surface waters, releases of sediments into watercourses may also result in water quality effects and effects on river morphology. These potential effects could also be present during the operation phase but at a much smaller scale. However, impacts to water resources will be mitigated and an EMP will be in place to manage and minimise the risks of these occurring. All sewage would be treated at a Dŵr Cymru Welsh Water sewage treatment works and would be discharged to the sea in the same (or similar) location as the cooling water outfall, as presently occurs at the Existing Power Station. Given the large tidal excursion, wastewater would be quickly and widely dispersed and diluted. The discharge of wastewater would comply with all consents, further modelling of the dispersal of liquid effluents will be carried out.			

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			Again this new project started with a new GDA by ONR. This, again, will take 3 years. The first, PWR, design for Wylfa Newydd was intended to start construction in 2013 and to finish and commission for full power operation in 2018. The programme is now significantly delayed. The new construction and commissioning programme has just been published by Horizon for the new Consultation process. This sees construction starting in the 2018-2019 period, with commercial operation starting in the period 2024 to 2025/6. The consultation document indicate that a large amount of pre-construction enabling works will take place during the period 2014 to 2018. This work is largely composed of infrastructure developments and improvements. In my opinion there is just sufficient time between now and the start of work in 2018-2019 to do the infrastructure modifications – in financial, engineering and statutory Consents terms – based on the known practice that applies for the type of infrastructure work involved. No action has been taken to date. The information I have been given, in the process of consultation, is that all these issues have to wait until we get to the local planning stage of the applications got these works. The question is – is there sufficient time before the main site construction starts after formal	Regarding housing, the Construction Worker Accommodation Management Portal (CWAMP) will be used to manage the usage of bed space for the duration of the Project. Landlords wishing to promote any bed space on the CWAMP will have to be approved, with a number of additional criteria likely to be used to prevent the displacement of existing tenants. A Wylfa Newydd Accommodation Board will be established to oversee and monitor the usage of bed spaces as well as mitigate any impacts where necessary. A Workers Code of Conduct will also be established to explain the legislation requirements that must be met as well as the expectation Horizon has of its workforce or associated supply chain. A HIA is being undertaken to assess possible impacts of the Wylfa Newydd Project on a range of health issues including effects on demand for medical and healthcare services. Any increased pressure by the Wylfa Newydd Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated. Regarding education, please see response to Response ID 70 (1).			

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			Consent is awarded. In certain respects, this is already far too late. It is necessary to refer back to the equivalent pre-construction period for Wylfa A. Wylfa A pre-construction work started in 1962 when Williamson's started work on the Cooling Water System including the CW Tunnels and the Pier to the CW access point. The major infrastructure developments for Wylfa "A" were the improvement to the A5025 between Amlwch and Valley. There were modifications to the road from Cemaes to Valley to accommodate the Flask Transporter, and there were minor modifications to widen and realign certain sections of the A5025. They were not completed over the whole route. We still have the ridiculous condition of the narrow, dangerous sections at Bettws and the narrow winding section after Llanfaethlu. These are hazards to everyone, particularly pedestrians The UK Government, and the Welsh Assembly Government, have recommended the general public to take more exercise and also to get out of their cars and use bicycles or public transport. Great attention has been placed on the creation of "Sustrans" cycle routes but these are all aimed at purely recreational cycling, it is only in exceptional local circumstances that people who want, or need to cycle to work, or go shopping, find a "Sustrans" route available for this purpose. It is acknowledged that cycling on the road in the company of motor traffic is dangerous. Many cyclists take this risk but through no fault of their				

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			own. The number of cyclists killed on the UK roads every year is excessively and unacceptably high. The number killed and injured would be significantly reduced by the provision of more cycle tracks along the roads. It is most appropriate and convenient to carry out such modifications at times when major road modifications are being carried out - as they will on the 5025 in the near future. It is recommended that this work is carried out while the opportunity exists. From the Horizon point of view the relatively small cost of the cycle track modification work has not been budgeted for, nor is their a Statutory requirement for the company to do so. No legislation haas been created to require the provision, nor is such detail likely to be included in the Contract Specification for the Wylfa Newydd pre-construction infrastructure work. In the recent Consultations in Cemaes Village Hall on 3 October 2014 it was clear that there was no provisions in the pre-construction period work to provide separate cycle tracks for cyclists, and pavements for pedestrians on the A5025. In addition only the village of Llanfachraeth is being provided with a bypass. It should be noted that the A5025, A5, (and even the A55 to a lesser extent), are used regularly by cyclists. The Holyhead Cycling Club regularly hold various types of road racing cycling competitions on the A5025.				

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			Following the example of the Llanfachraeth bypass it is essential that the local authority and the government organisations provide the funds, the intent, and action, to ensure that every village from Pentraeth through Benllech, Amlwch, Bull Bay, Llanfaethlu, Llanynghenedl, and Bodedern are bypassed by the A5025. The whole of the A5025 needs to be widened and straightened to prevent the accidents. Action is needed now to take advantage of the pre-construction period action to attend to the other infrastructure expansion matters involving housing accommodation, schools, other road modifications, sewage, water, and electrical services. Surgeries, and bus transport to ensure that the introduction of such services do not create unnecessary disruptions at the time the major construction work starts. The same criteria applies to the site workers accommodation camps and the "Park and Ride" facilities. There is no information available on these topics to enable the general public to make their opinions known I am the Chairman of the Wylfa Retirees Association, (this could be known as the Wylfa Pensioners Association) and as such, I have a responsibility to represent the Association membership. In that capacity I am quite confident in saying, on their behalf of the Association, that the Members are entirely in favour of not only Wylfa Newydd, but also the future Wylfa C and Wylfa D.				

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			I am also the Chairman of the Cemaes Bay Football Club, This is the local amateur sports club which is the major sport asset of, and for, Llanbadrig. CBFC is the only primary source of continuous, regular, planned, and organised physical activity, training, and sport activity for children and young people of Llanbadrig. It performs these collective tasks with dedication, professional skills honed by experience, and training in a safe environment. The Club has 7 teams involving some 165 club/team members who are all engaged in regular training, and active match football. The teams comprise various age groups as follows:- Age 4 to 7 years, Under 9 years. Under 11 years. Under 12 years, Under 14 year, Under 18 years, and Senior Team which plays competitively in the Anglesey Football League. The total club Membership is about 165 Players + 7 Team Managers + 9 Management Committee. I am pleased to report that all of the children in the Club are fit, active, and enthusiastic team players. None of the children are obese. Football training takes place on two evenings per week under supervision from the Team Managers All the above teams have Managers, Trainers, and Coaches. All the Club Members who are actively engaged in the care, control, supervision, and training of the young children are subject to Criminal Records Bureau Checks.				

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			In games, and training, qualified First Aiders are available. All these facilities will be available for the site workers and their wives and children to join. The Club found is also used for other events throughout the year for the Club and other local organizations to use for charitable fund raising and community social activities. It would be helpful if the various contractors could provide the Club with some financial assistance towards the completion of the Club long term Development Programme.				
10052	N	Letter submitted	The National Grid Service for Wylfa Newydd. It is regrettable that the Wylfa Newydd National Grid Project of Infrastructure Development Work is totally excluded from the Horizon Wylfa Newydd Project. There is no good reason for this. It occurs because of the stupidity of the IPC administrative procedures and the changes in the method of contracting The National Grid Development Project is an integral part of the Electricity Development Programme for the location and cannot be separated from it. Theoretically the Horizon Project could be approved and construction could go ahead but the National Grid Project could be rejected. The IPC Planning Criteria therefore assumes that approval of one project also approves the associated project even though there could be public objection to the National Grid Project on the grounds of negative	Regarding the National Grid connection, please see response to Response ID 40 (4). Regarding the nuclear safety case, please see response to Response ID 10048 (Email submitted).		✓	

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			amenity, and unacceptable environmental impact. It should be formally noted that the pre-existing Planning Processes for major projects which existed before the IPC process, was carried out under the auspices of a Planning Public Enquiry with an "Independent Inspector" assessing and questioning the submission. This was an ideal way of conducting formal "Consultations" which were recorded and finally approved by the appropriate Minister. In the previous Public Enquiries the Project was treated in an integrated way which is the most efficient, effective, and economic way of conducting such important formal planning applications. The National Grid Project is key to the safe, efficient, and economic operation of the Wylfa Newydd Nuclear Power Station, The Grid infrastructure must be in place and ready by the time Wylfa Newydd is ready to generate electricity. In fact, it will be needed in advance to provide security of supply for the electrical services for work on site. In the 10 year period before 2009, (approximately), there has been a total grid disconnection of Wylfa A on one occasion, and on five occasions in the previous 10 years. That is six total grid disconnections of Wylfa from the National Grid in the 20 year period before 2009. That is once every three years				

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			Depending on the nature and locations of the new Super Grid Lines, what Wylfa Newydd has to look forward to, is the prospect of being disconnected from the National Grid and left on its own. In which case it will have to shut down altogether, or to a very low load to deal only with Anglesey and Penrhos. This is a particularly serious and uneconomic situation for a nuclear power station of the AB WR type. It is absolutely essential that there is an additional gridline available in order to supply the station in the event of total disconnection of one line. The North Wales Super Gridline arrangements are single double-circuit line across Anglesey, and then a North-about and South-about double-circuit line about Snowdonia. Both these lines trip in serious, high-wind weather conditions, and those are the conditions of once every three years, as I have just quoted. In the event of a reactor fault coinciding with the shutdown of the station due to a grid disconnection, then a more serious condition exists. If there is a reactor fault, then the time constants of the AB WR reactor perturbations are so short, that in my considered, scientific opinion, there is insufficient time for the gas turbines or diesel emergency generator systems to start up to deal with the reactor fault condition. It is absolutely essential that that second gridline is there and permanently connected. In my opinion therefore, an essential requirement for				

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			Wylfa Newydd is that there must be another gridline. There is no argument about this. Fortunately, National Grid is anticipating that this is a need for generation purposes, but not for nuclear safety purposes. My consultations with National Grid have required, from my point of view, that the transmission line new edition is a submarine cable, which will have no direct environmental issues for the community or the landscape. This can go either all the way down to Hinkley Point or across to Cumbria or to Heysham or to Deeside. However, the additional Super Grid Line is a fundamental requirement.				
10052	N	Letter submitted	Wylfa Newydd Noise Levels on and off site. A major concern for the residents of Cemaes Bay and District will be "Station Noise Level". The Wylfa "A" Station Noise Level, particularly under fault conditions such as a "Reactor Trip" was such that Lady Astor of Cestyll objected to the station noise level and she arranged for the then Minister of Power, a Mr Wood, to visit the site. The Minister required plant modifications to reduce station noise to acceptable levels. The necessary plant modifications were carried out as a capital project in the early 1970s. he necessary work cost £250,000 and took a year to complete. That reduced the noise levels on site from a dangerous condition to a marginally acceptable condition. Those people from the station who are in this meeting today will be able to confirm	The main potential sources of noise during normal operations of the facility include: • main transformers; • main emissions stack at the reactor buildings; • testing of emergency alarms; • testing of emergency generators; and • testing of cooling equipment which forms part of the reserve ultimate heat sink. The preliminary noise model also includes many other noise sources to ensure that the overall effect of noise from the Power Station is being considered. The preliminary assessment has identified that the “hum” from the main transformers has potential to affect some receptors. Design measures (screening or enclosure) have now		✓	

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			that. I live within just over a mile of the station. I can see the station out of my bedroom window. Even with the silences in operation, I am still disturbed by the noise of steam injection in the event of a reactor trip. I want the noise suppression to be far, far better on Wylfa B, Wylfa C and Wylfa D. In any case the reactors for Wylfa Newydd will be much closer to the hamlet of Tregele than those of Wylfa A.	been included as part of the design. The target levels of transformer noise will be discussed with the Isle of Anglesey County Council prior to the submission of the DCO application and incorporated into the design specification. Therefore, transformer noise is not likely to give rise to significant noise effects at local receptors.			
10052	N	Letter submitted	Infrastructure Sewage, Water, Health Services, Schools, Housing. In addition to roads, the other key infrastructure requirements are schools, national training, and accommodation for young people in affordable houses. In addition a complete reappraisal of the local infrastructure and public services is required.	Regarding jobs please see responses to Response ID 47 (1), 79 (1) and 10046 (1). In partnership with Coleg Menai, Horizon recently launched its Technical Apprenticeship Scheme. The first annual intake of ten apprentices are all from Anglesey, Gwynedd and Conwy and started training in September 2016. This three year programme represents the start of Horizon's long term commitment to recruiting driven, talented people to work on the Wylfa Newydd Project. Horizon's consultation with stakeholders is ongoing to determine requirements for health services needed to accommodate the workers who will be coming to work on the construction phase of the Project. With the launch of our construction delivery partner Menter Newydd we have greater clarity over the programme and how and when it is delivered. Infrastructure works are due to start in 2017. The Wylfa Newydd Project proposals include a wide range of benefits to the community,			

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				including new and improved infrastructure such as roads and Temporary Workers' Accommodation being handed over for use as housing for locals and tourists. These proposals are set out in our Main Consultation Document which can be found on the Horizon website at www.horizonnuclearpower.com/consultation Regarding impacts to water resources and sewerage, please see response to Response ID 10052 (1). Regarding the CWAMP and HIA see response to Response ID 10052 (1). Regarding education, please see response to Response ID 70 (1).			
10052	N	Letter submitted	Infrastructure, Sewage, Water, Health Services, Schools, Housing, (Continued). This includes Doctors and Surgery capacity, Sewage handling and treatment. Cemaes Bay is subject to sewage drain overflows in the event of heavy rainfall. My assessment of the local sewage treatment capacity is that it is already overloaded. Water Supplies are also a matter which requires serious consideration. The main reservoirs for Anglesey are located at Llangefni and Llyn Alaw. Since those reservoirs were constructed there have been major developments in Anglesey. These developments have resulted in an increase in the housing stock and a consequent	The Wylfa Newydd Project proposals include a wide range of benefits to the community, including new and improved infrastructure such as roads; and Temporary Workers' Accommodation being handed over for use as housing for locals and tourists. These proposals are set out in our Main Consultation Document which can be found on the Horizon website at www.horizonnuclearpower.com/consultation The increase in population on Anglesey has been carefully considered within the socio-economic volume (volume B1) of the PEI Report for the Wylfa Newydd Project and will		✓	

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			increase in population. A population check with Anglesey County Council will reveal the actual population increase for Anglesey over the Census Period 1961 to 2011. An assessment from the following reference shows that the population in 2008 was 68, 900, (Say 70,000). The population increases significantly during the Spring/Summer months. My recollection is that the population of Anglesey increased significantly over the period 1962 to 1982 a period which included the industrial developments of Wylfa A and Anglesey Aluminium. The data below quotes an increase of 0.4% over the period 1996 to 2006. Please bear in mind that Horizon state that the site staff during construction will increase to 6000 people. When Wylfa Newydd is completed it is forecast to have a permanent staff of 1000 people. Only a small proportion of the staff will be recruited locally. The need for large numbers of specialist Engineering and Science Staff will involve significant inward migration from the rest of the UK and Europe. See reference:- Welsh Assembly 2008 http://www.assemblywales.org/NAfW%20Documents/anglesey.pdf%20-%2018042008/anglesey-English.pdf Which includes the following data:- • Around 68,900 people live in isle of Anglesey, which with 97 people per square kilometre is	inform mitigation measures to be implemented as a result of this population increase thus reducing potential impact where feasible and enhancing the benefits to the local residents where achievable. Workers will be required to adhere to a strict Code of Conduct to be applied for the Wylfa Newydd Project, both at the Power Station Site and accommodation sites, with behaviour monitored and enforced to meet health and safety requirements. The Power Station Development would impact on a watercourse which runs through the Wylfa Newydd Development Area. This watercourse will need to be removed or diverted, as part of the development, though it has little value. During construction, there would be significant earthworks and drainage works within the Tre'r Gof Site of Special Scientific Interest (SSSI) catchment, although Horizon is seeking to reduce construction in this area. Without mitigation, this could potentially result in changes to the hydrological functioning of the SSSI both during construction and operation. The Nant Caerdegog Isaf located within the Afon Cafnan catchment, would need to be re-aligned, which could affect local flooding or give rise to water quality issues due to the			

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			less densely populated than Wales as a whole. • Between 1996 and 2006, the local authority's population increased by 0.4%, compared to a 2.6% rise in Wales overall • There are around 28,400 households in Isle of Anglesey, 68% of which are owner occupied. This compares to 71.3% for Wales. • The median(i) house price in 2006 was around £148,000. This was £15,500 more than the Welsh median. Llyn Alaw was constructed to ensure that adequate water supplies were available for Wylfa A for the steam raising arrangements for electricity generation. (Continued over leaf). In normal operation when generating nearly 1000 MW Wylfa A requires IM gallons per day. In the event of Wylfa A being disconnected from its water supply a IM gallon reservoir was constructed on site to deal with such an emergency. However the 2 Advanced Boiling Water Reactors for Wylfa Newydd generate 2700 MW which is much more than Wylfa A. (170% more). Horizon have not confirmed to date the amount of water required, nor that the existing townswater supplies on Anglesey are sufficient for the station needs, including in Emergency conditions	release of sediments as the new channel stabilises. The Power Station development could result in significant changes to the size and steepness of surface water catchments. This could result in effects on water availability, flood risk and flow rates for surface water (including the watercourse that flows into Cemlyn Bay) and could alter in-channel morphology leading to channel adjustment and river habitat change. The change in surface water catchments could also affect groundwater: steeper slopes and changes in vegetation can alter rainwater runoff rates, leading to less recharge of groundwater. Throughout the construction phase, there would be the potential for effects on surface water and groundwater quality due to spills and leaks of oil, cement or other polluting materials. For surface waters, releases of sediments into watercourses may also result in water quality effects and effects on river morphology. These potential effects could also be present during the operation phase but on a much smaller scale.			

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			What surprised me in the presentation of information by DECC in the first Consultation in 2009, was that on one of the display placards stated a proposal for the then Wylfa B PWR, "that all the irradiated PWR fuel, when discharged from the reactor, would not be discharged into Transport Flasks and sent to Sellafield, via Valley, for reprocessing, as it is in Wylfa A. Instead it was proposed to store: "All the discharge irradiated fuel on site for 160 years." There had been no previous notice of such an intention, nor was there any Public Consultation on the matter". The matter arises from a recommendation by CORWM approved by the Government. The CORWM Consultations on this matter were grossly inadequate and did not take place at all at the individual locations of the current operating, and proposed future nuclear power station sites. I strongly object to the Government neglect to produce a proper radioactive waste disposal facility for the irradiated fuel, and not provide a satisfactory reprocessing facility at Sellafield to deal with all this fuel. You may not be aware of it, but all the nuclear submarine fuel, coming from nuclear submarines at Faslane, is discharged and is stored in water in ponds. Some of it may by now have been processed through the Thermal Oxide Reprocessing Plant (ThORP), but the ThORP plant has had technical difficulties.	Groundwater would need to be managed to allow construction and operation of the Power Station Development; this could result in a lowering of groundwater levels resulting in less water flowing into water features which depend on a steady supply of groundwater, for example local groundwater abstractions and water-dependent ecosystems. All sewage would be treated at a Dŵr Cymru Welsh Water sewage treatment works and would be discharged to the sea in the same (or similar) location as the cooling water outfall, as presently occurs at the Existing Power Station. Given the large tidal excursion, wastewater would be quickly and widely dispersed and diluted. The discharge of wastewater would comply with all consents, further modelling of the dispersal of liquid effluents will be carried out. Regarding radioactive wastes, please see responses to Response ID 6 (1) and 11 (1), 77 (1), 100 (1). Regarding traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1). Based on current estimates for the major construction activities, the large volume of bulk materials for concrete production will represent			

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			The other serious objection to storage for this period is that Cemaes Bay and District are being used as the permanent storage facility for high-level irradiated waste fuel elements. This facility will be for all the discharged irradiated fuel produced over the 60 year life of the Wylfa Newydd and then for another 160 years thereafter. The regard with which this matter was held by the previous department, the BERR, was indicated to me by a a BERR representative who made a presentation to the Wylfa A Site Stakeholder Group, in which he described the Wylfa B process for handling fuel in the discharge process as: the strings of PWR fuel will be dropped down a hole. They will be dropped down a hole and left for 160 years. I submit that even if it is handled carefully, that is not acceptable. I personally will object to Wylfa B if there is a persistence to have that fuel on site for that period, and I am pro-nuclear. I would ask for your support on that matter. 1976 the 6th Roval Commission on Environmental Pollution. Please note that in 1976 the 6th Royal Commission on Environmental Pollution - aka "The Flowers Commission", (because Professor Brian Flower s was the Chairman, N.B. Shirley Lady Anglesey was the Vice- Chairperson In the forma;! Commission Report, Paragraph 533 on page 202, dealt with Radioactive	around two-thirds of all construction materials for the Power Station. The most efficient and least disruptive mode of transport for these deliveries is by sea. Therefore the Wylfa Newydd Project proposals include the construction of a MOLF which will handle the majority of bulk materials and large components. NPS EN-6 clarifies that the UK has robust legislative and regulatory system in place for the management (including interim storage, disposal and transport) of all forms of radioactive waste produced by new nuclear power stations. The decision maker is expected to act on the basis that the relevant licensing and permitting regimes will be properly applied and enforced. However, as a nuclear waste producer, it is Horizon's responsibility to implement appropriate waste management operations on its site. Horizon has taken an integrated approach to waste and materials management and is developing a suite of waste management documents covering wastes and materials that would arise during the construction, operation and decommissioning of the Project. For radioactive wastes, Horizon is developing a Radioactive Waste and Spent Fuel Management Strategy, which will ensure that all radioactive waste and spent fuel would be			

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			Wastes in which the recommendation- Recommendation 27 stated 27. There should be no commitment to a large programme of nuclear fission power until it has been demonstrated beyond reasonable doubt that a method exists to ensure the safe containment of long Jived, highly radioactive waste for the indefinite future (181, 338)," See extract of 27 attached. In other words: Until a permanent Deep Geological Storage Facility, (GDF), exists there should be no UK Nuclear Power Programme. Quite by chance we have not had a UK Nuclear Power Programme since 1985 when Mrs Thatcher cancelled the CEGB National Generation Construction Programme after Sizewell B. In fact since 2009 there has been no programme of construction. There will not be any construction for a further 4 years minimum. In 2009 the DECC Representative Stephanie Murphy responded as follows:- "Stefanie Murphy: You made some comments there about there being insufficient time if we leave the issues to the local level. We are saying that we cannot properly assess many of the issues at a national level because they are dependent on having detailed plans, and the energy companies knowing exactly what type of stations they want to build, when they want to build them, where they want to put the different buildings, how many employees there will be, how many employees there will be during the construction	handled and treated in compliance with law and that appropriate systems and procedures are in place to manage the waste. For more information, lease refer to PEI Report chapter B14 on Radioactive Waste Management. Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding the National Grid connection, please see response to Response ID 40 (4). A number of construction activities have the potential to lead to noise and/or vibration emissions. These emissions would principally be associated with the On-site use of construction machinery. During enabling works: • Approximately 10 residential properties may experience effects of minor significance due to noise. These properties are located in the western edge of Tregele, along the A5025 between Tregele and Cemaes, and close to the west of the Wylfa Newydd Development Area. • Minor vibration effects of very short duration could occur at properties within 55m of ground compaction equipment.			

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			phase, what the level of traffic will be, whether they will have a marine offloading facility, how they will be bringing different things too and from the station, and so on. You need that level of detail to be able to look at some of those issues. That is why we are saying that the appropriate time for consideration is by the IPC at the local level. That does not mean that the utilities companies should not be thinking about the issues now. I am sure that they are. We would expect them to be talking to the local communities - and I am aware that they are - so that as they develop their plans, the issues do not come as a surprise when we reach the IPC stage. It is a stepwise process. The time for official consideration needs to be when we have those plans. At the time I responded to Miss Murphy as follows:- (This is also expressed in my statement above) "That is my point I can tell you that it is already too late, I can tell you what the requirements are. Each power station will have a staff of500people, a proportion of whom will be on shift. In the construction period, the number of construction site staff will reach a peak of about 5,000 people per station. If you have 2 concurrent station builds, plus concurrent nuclear decommissioning, there will be chaos unless proper arrangements have been made	• No properties will experience noise or vibration effects during the night (as no night works are planned). • • At other (non-residential) types of receptors, noise and vibration effects would be not significant. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme			

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			for accommodation, parking, schools, housing, and so on. "That has to be done now. We cannot wait for the planning stage that you advocate in the future. Those numbers are valid estimates based on current practice. If you watch the Wylfa staff leaving and arriving at the peak times, you can see a convoy of traffic along theA5025 in both directions. Very few of the Wylfa staff live in the local community. In fact, 13% of staff live on the mainland. One even comes from Chester, We have a major transport problem - (locally and on the A 2025 with cyclists, tractors, Irradiated Fuel Flasks Transporter, and numerous HGV. Miss Stephanie Murphy then continued. The point that I was trying to make is that those issues are being thought about now. The energy companies will need to be thinking about those issues because those are the kinds of things that the IPC will need to consider as having been satisfactorily concluded and reasonable solutions found. You mentioned Wylfa B and that there will likely be some decommissioning traffic at the same time. The IPC will need to be satisfied that the developer has thought those things through and has a plan. Therefore, the developer will be thinking about those issues now, rather than waiting until it is too late. I think we are in agreement with each other. I am just saying that the Government is not looking at				

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			those things now, although the utilities companies will be. On the issue of the grid processes, the grid itself has its own consultation processes which are ongoing. I urge you to submit your comments objecting to their proposals as part of their processes. The IPC can look at applications for gridlines at the same time as it looks at a power station project, and I think that is an important development in the new system. It can look at things as a whole. This way, you can avoid the situation where, for example, a power station is ready to go but the gridline is still being argued about. This is a real improvement in the new system. With regards to the noise from site, there are obligations that need to be met. There are regulations that any new development will need to meet. That will be laid down. The IPC will again need to be satisfied that those conditions are met, as well as all the regulatory responsibilities that the utility companies have. In terms of waste, the proposal that waste will be left on site for up to 160 years is really a worst case scenario. Our policy on waste is that spent fuel and intermediate level waste will stay on site until the end of the station, and then will be moved to a deep geological disposal facility when it is ready and when it can take the waste from the site. As Tim mentioned earlier, there is				

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			a process that is going on separately to determine a site for that geological disposal facility. It is at that point that spent fuel would be put into the engineered facility and left there. On the site, I am not aware of any proposal to just drop it down a hole and leave it. It would need to be in a properly engineered container and it would need to satisfy the regulators, the HSE and the Environment Agency, that it was safe and secure on site during that period. The Issue of Recycling Waste (in all forms - includes Radioactive Waste) by Tom Conway in 2009. "What I failed to give you earlier in my presentation, in the interests of brevity, was that the Government and the Council are throwing blue boxes, brown boxes and red boxes at us, and expecting us to recycle our domestic waste" "Here and now we have the Government just dropping Radioactive Waste down a hole and leaving it there for 160 years. Radioactive Fuel, when discharged from the reactor, is an extremely valuable energy asset. Not all the uranium 235 in the fuel is burnt out in the reactor process. In fact, at Wylfa A, only a very, small amount - less than 5% - of the fissile material is burnt. Irradiated Spent Fuel Reprocessing at Sellafield. The irradiated spend fuel elements from Wylfa A is sent to Sellafield to be processed. This enables the Uranium 235, (U235), and Plutonium239, (Pu239), that remains in the fuel elements to be recovered. The Plutonium 239, (pU239) is stored safely in preparation for further				

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			use by recycling into Mixed Oxide Fuel, (MOX fuel), The demand for the Uranium 235, (U235), is such that it is immediately recycled into the fuel reprocessing system to provide for the enhance enrichment of the AGR and PWR fuel elements required for the fuel cycles of the AGR Stations and Sizewell B PWR. Urenco and the loss of a UK owned and based U235 & Pu239 Recycling Facility. The Capenhurst U235 and Pu239 Diffusion Separation Plant has disappeared and is now being decommissioned. Uranium 235 enrichment, is absolutely essential for PWR and ABWR fuel, this is now done by a totally foreign private firm, Urenco, based in Holland. The British Government has just sold its 331/3 % interest in that Company, and has therefore lost any control of an essential strategic economic resource.\ The present proposals for AGR, PWR and ABWR nuclear fuel, is that AGR Fuel is enriched to levels of 2.5% approximately. The nuclear fuel for PWR and ABWR reactors is enriched to 5% to 6 % of Uranium 235, or higher, depending on what the fuel cycle plan is going to be. Again, during PWR and ABWR Reactor irradiation only a small fraction of the U235 will be burnt. It will be extremely foolish to just dump the spent irradiated fuel in a hole here, or in a				

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			hole there in a Deep Geological Storage Facility when that energy source can be recycled That is why I object to a storage of 160 years on site. If we have a reprocessing plant at Sellafield that works even partially - 1 am referring to the Thermal Oxide Reprocessing Plant - then that must be made to work properly. It needs to be made to work properly now even in the interests of Sizewell B who discharge their fuel for processing at Wylfa. They have to process fuel for their foreign contracts from companies abroad. Why can they not process the fuel that will come from our PWR programme? The new generation of nuclear submarines - if you have kept tabs on the newspapers recently - have a fuel cycle load of very highly enriched Uranium 235 PWR fuel elements which last for the life of the submarine (30years). That avoids the necessity, which currently exists with the existing generation of submarines, of having to discharge whole cores every two to three years, and have them stored in water until they can be reprocessed. It is quite unacceptable to have that. MIS Stephanie Murphy commented on that as follows: With regards to reprocessing, our proposals are built around the idea of a once-through fuel cycle and that spent fuel will be disposed of. This is because it would be for operators to come forward with proposals for reprocessing, and presumably to construct a new reprocessing plant, one that operated				

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			efficiently. Operators have not come forward with any proposals. If operators did come forward with proposals, we would obviously consider them and we, as a department, would consult on the proposals. At the moment, however, in the absence of any proposals from the industry, our policy is of a once-through cycle. Tom Conway answered: "Therefore, it is not part of this IPC Nuclear Power Programme. Stefanie Murphy then commented on that as follows: The IPC would not be looking at that specifically because the waste plans would be looked at elsewhere. The operator would need to provide a funded decommissioning programme to the Secretary of State for the Department for Energy and Climate Change, who would need to approve it. This would set out how they would deal with waste. This would be done alongside the site licensing process, which would happen concurrently with the planning process. Conclusion. It is clear that the IPC is a dead end. The UK Government does not have any legal nor executive interest in ensuring the economic policy, strategy, and permanence of a viable economic UK Electricity Generation System. What is required is Central Engineering planning and execution independent of political interference, tasked with ensuring that the				

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			current, and long term future, of all the key strategic national services satisfy the current and future strategic economic demands of the national economy. The classic example of this was proven over all years since the creation of the British Electricity Authority in 1945, and subsequently by the CEGB until the political decision to disband this superb organisation in 1985. TC/20 November 2014				
10054	N	14	I would request a site visit to explain precisely how a by-pass might be built over the River Alaw and at what height this would be. I also proposed that people/properties affected by road alterations should receive compensation for inconvenience, disruption, noise etc and potential devaluation of their property.	It is envisioned the new visitor and media reception centre would become an education hub, where activities would be delivered by Horizon staff and partner organisations. This proposal is based on the assumption that a visitor and media reception centre, with interactive exhibition, classrooms targeting primary school children and a multi-purpose area suitable for Further Education and Higher Education teaching would be developed for operation around 2019/2020. Horizon has been consulting with the public and stakeholders, holding meetings, exhibitions and surgeries to inform the public of our proposals as they develop. The last round of public consultations at the beginning of 2016 included 11 exhibitions and events across Anglesey. Horizon's Stage Two Pre-Application Consultation also included a mix of public exhibitions and events where the public had		✓	

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				the opportunity to review Horizon's more recent proposals and submit their feedback. The highways design is currently being developed in preparation for the submission of a planning application. Prior to submission of the application Horizon will have an agreed minimum height for the bridge agreed with NRW. The application will be the subject of a formal consultation process. With the launch of Horizon's construction delivery partner, Menter Newydd, Horizon has greater clarity over the programme and how and when the Project will be delivered. Infrastructure works are due to start in 2017 and constraints and methods of construction will be agreed with NRW in advance of this date. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme			
10057	N	1	We do have concerns about the following: • The proximity of the plant to the village. We appreciate the existence of Wylfa A but this is	Regarding the decision to locate the Power Station on Anglesey, see response to Response ID 3 (1).		✓	

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			due for decommissioning. We believe that in the USA, no nuclear plants are constructed within 5 km of a residential area. • The noise and probable dust impact during construction. • The effect on the value of our property. • Destination of nuclear waste.	A number of construction activities have the potential to lead to noise and/or vibration emissions. These emissions would principally be associated with the On-site use of construction machinery. During Enabling works: • Approximately 10 residential properties may experience effects of minor significance due to noise. These properties are located on the western edge of Tregele, along the A5025 between Tregele and Cemaes, and close to the west of the Wylfa Newydd Development Area. • Minor vibration effects of very short duration could occur at properties within 55m of ground compaction equipment. • No properties will experience noise or vibration effects during the night (as no night works are planned). • At other (non-residential) types of receptors, noise and vibration effects would be not significant. During bulk earthworks and construction of the cooling water breakwater and MOLF: • Approximately 50 residential properties may experience noise effects of major significance during the day and 10 at night. • Approximately 130 residential properties may experience noise effects of moderate significance during the day and 20 at night.			

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				• Approximately 90 residential properties may experience noise effects of minor significance during the day and 30 at night. • At other types of receptors, noise effects would be of either minor or moderate significance • Vibration effects of minor to moderate significance may occur, depending on the distance of the receptor to ground compaction and piling equipment. Any such effects would have a very short duration. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. Regarding radioactive waste, please see responses to Response ID D 6 (1), 11(1), 77 (1) and 100 (1).			
10057	N	14	If you can deliver on all the proposals you outline in your document, then we should have no worries. It is inevitable however that some things will not go entirely to plan and it is important that there is a clear line of	Horizon's commitment to consultation with Anglesey communities will continue during the construction phase through Community Update Newsletters; ongoing monthly surgeries; and with notifications in areas of high footfall such		✓	

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			communication between the community and Wylfa during the construction process, with officers who can make decisions readily available to discuss residents' concerns.	as community noticeboards, village halls, Wales Coast Path and other footpaths near the Power Station Site.			
10058	N	1	We understand the need for a new nuclear power station to secure the long term power needs for the UK and to bring needed jobs to the area. We are also very concerned about our own well being and the effect the new build will have on our property.	Regarding health and wellbeing, please see response to Response ID 106 (14). Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme.			
10062	Y	Letter submitted	…5) Site security is of grave concern. Members are worried that there will not be a continuity of the CNC's security service in the period between when the present Wylfa power station closes down and new build is ready to start generation. It is essential, especially with an increased population in the immediate area, that site security is addressed.	There are no Civil Nuclear Constabulary at Wylfa (neither Horizon nor Magnox sites). Horizon will have its own security, and engage with emergency services for the necessary upgrades to police.		✓	
10063	N	1	I'm a supporter, and think the project needs to happen – as it happened previous at Wylfa. My concern is waste. I'm worried about it being carried across the island down small roads and across two bridges. I don't believe rail is right either. What I would like to see is waste being carried from Wylfa by sea. This is safer and removes it from our roads.	Regarding radioactive waste, please see responses to Response ID D 6 (1), 11 (1), 77 (1) and 100 (1).		✓	

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10068	N	Letter submitted	Im writing in response to the consultation documents regarding the Wylfa Newydd site. I have lived in Llanfechell for all 32 years of my life and now have two children that I and my husband are raising in this community. I would like to have my views known as a resident of Llanfechell and a mother. It would be beneficial to us as a small welsh speaking community to keep the village as close as possible to what it is now, with some room for improvement, but not a drastic change, we realise change will come with the new site, but we do not want our welsh language to be drowned out or the closeness of having a small community where everyone knows each other to disappear. Therefore my concerns are that I would wish all non site activities i.e workers housing / medical facilities / school for their families to be completely temporary and be placed outside of our village as not to change it dramatically (without sounding unwelcoming) but purely to not increase traffic into the village and to keep the identity of Llanfechell as it is. The site itself will impact on us so much, to have added problems affecting the community would be difficult for us to accept. We require, as one of the closest village to the site to have policies and assurances in place to protect us and the village from suffering drastic change (mainly the	Horizon has no plans to build anything in Llanfechell. Regarding Welsh language, please see response to Response ID 91 (1) and 92 (1), point 3. Regarding traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1)		✓	

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			welsh language, increase traffic and increase population). We urge you to minimise the impact to our village and community, only by working closely with the community council will you fully understand our needs. Thank you for your time.				
10071	N	1	In favour.	Thank you for your response. Your comment is noted.			✓
10072	N	13	It will benefit the whole community.	Thank you for your response. Your comment is noted.			✓
10083	N	1	I do not like the distruction of so many local houses so early in the design stage but accept that progress means change and we definitely need progress for the financial stability of Anglesey.	Thank you for your response. Your comment is noted.			✓
10086	Y	Letter submitted	Thank you for consulting Defence Infrastructure Organisation (DIO) on the above proposed development. This application relates to a site outside of Ministry of Defence safeguarding areas. I can therefore confirm, that the Ministry of Defence has no safeguarding objections to this proposal. I trust this adequately explains our position on this matter.	Thank you for your response. Your comment is noted.			✓
10089	N	1	We welcome this next stage of the process of delivering the Wylfa Newydd Project which we believe is vitally important for long term energy	Thank you for your response. Your comment is noted.			✓

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			security of the UK and very beneficial for the economy of Ynys Mon and North Wales.				
10089	N	14	We call on Horizon to have direct dialogue with police and health authorities on the need for extra off site medical support including extra GPs, support staff and GP surgeries to cope with the demand caused by an influx of additional workers and in some cases their families. Policing will also need to be increased during the construction period. It is worth noting that Civil Nuclear Constabulary police on Wylfa A site will be decreased following the end of generation (31 December 2015). We have referred to the coincidence of construction of Wylfa Newydd with the de-fuelling and decommissioning of Wylfa A, which is a major project in its own right. We urge Horizon and the new Magnox owner Cavendish Fluor Partnership to establish management structures and processes to address opportunities for collaboration and the avoidance of conflict. We note that Horizon has produced a Neighbourhood Support Scheme which describes property price support and disturbance mitigation. For those who live close to the new site what is proposed appears somewhat parsimonious. Many residents were traumatised and communities disrupted during the early phase of the project as homes and	There are no Civil Nuclear Constabulary at Wylfa (neither Horizon nor Magnox sites). Horizon will have its own security, and engage with emergency services for the necessary upgrades to police. Regarding health and wellbeing, please see response to Response ID 106 (14). Horizon will be working with the NDA to transfer employees from Wylfa 'A' with the right nuclear skills onto the Wylfa Newydd Project. Horizon recognises that its nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable. The information detailing the approach to mitigation was provided within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will be refined, with impacts identified and mitigation measures built into the design. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon		✓	

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			lands were acquired. We believe that special regard and a sensitive approach should be paid to the residents of Tregele many of whom are retired and have lived in their homes for many years (in one case over forty years). They have lived with uncertainty for too long. More than one resident has complained that Horizon has more regard for otters, voles, bats and owls that it has for human inhabitants. The Tregele garage and shop is well supported by local people who choose to patronise it rather than travel into Cemaes, Amlwch or Valley. We understand the current premises will be demolished as part of the new development. We believe Horizon should facilitate finding an alternate, commercially viable, site nearby.	website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. Regarding the Tregele garage and shop, Horizon has listened to residents' concerns about the petrol station and shop at Tregele and our current proposals show that the petrol station and shop will be retained because it as a valuable community amenity.			
10090	N	1	In general very supportive. The county is desperately short of base load generation capacity. Moreover, “green” generation. Nuclear is at the moment, the only solution. With Anglesey Aluminium, Associated Octel/Great Lakes having shut down in the last few years and the current Wylfa power station on the rundown to closure and big job losses, Anglesey is desperately short of quality jobs. Only Wylfa Newydd can save the island. The only downside that I see is the reactor design – a BWR over a conventional PWR. I would have preferred a PWR so that the turbine hall was a ‘clean’ area and not a RCA.	Regarding the reactor design and nuclear safety case, please see response to Response ID 10048 (Email submitted).		✓	

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10090	N	14	My only negative comment is about the reactor design – ABWR as opposed to conventional PWR (see answer to Q1). But from what I've been shown and discussions with Horizon staff, it's something I could live with.	Regarding the reactor design and nuclear safety case, please see response to Response ID 10048 (Email submitted).		✓	
10091	N	1	The project is desperately needed to ensure continuity of power supply. I believe that the investment in new infrastructure has been left too long and we are on the brink of a national power crisis. Covering Anglesey in wind farms is not going to solve the problem.	Thank you for your response. Your comment is noted.			✓
10091	N	14	Just get on with it!	Thank you for your response. Your comment is noted.			✓
10094	N	6	What security fencing will be required around the Nuclear Licensed Site?	There would be both an inner and an outer security fence. The fences would meet the Centre for the Protection of National Infrastructure standards and would require approval from the ONR. Each fence would comprise a double fence structure with clear zones between them.		✓	
10095	N	1	It will be a much needed boost for the economy of the island – hopefully.	Thank you for your response. Your comment is noted.			✓
10095	N	14	I sincerely hope you take all the steps needed to replace the sports and social club, as I understand the existing one needs to be knocked down.	Regarding the social club and leisure facilities, please see the response to Response ID 63 (1) for details.		✓	

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10099	N	1	I am 100% in favour of the project.	Thank you for your response. Your comment is noted.			✓
10111	N	1	Why are you taking the existing plant down and wasting £££? On building a new one	The Existing Power Station, which is currently being decommissioned, could not be retrofitted with new reactor technology needed to produce energy for 60+ years.		✓	
10111	N	14	Have you considered other source of power seeing as nuclear power has been known to cause health problems and sevearly damages nature?	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding the environmental impact, please see response to Response ID 47 (1). Regarding health and wellbeing, please see response to Response ID 106 (14).		✓	
10112	N	1	I have worked on many of the U.K. power stations over the years and cannot recall a station that takes over a whole community. This one is far to close to the village of Tregele, it is a quiet village and will destroy the lives of its residents.	It is recognised that Horizon's nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable.		✓	
10112	N	14	We are supportive of this project but do not wish to bring our children aged 6-12 up in a huge building site. Horizon should be contacting all private house holders of Tregele and allow them to bring forward the Property Support Plan, another 2 years is not acceptable. Property sales in this area are stagnant mainly because of this project. Property prices in the rest of Anglesey are on the up. We will not be able to afford property away from here in 2016+.	Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. Horizon was due to launch the Property Price Support scheme in April 2016, but in response		✓	

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				to comments from the public the scheme was launched a year early in April 2015.			
10113	N	1	I have opposed the construction of another nuclear power station at Wylfa from its outset. However due to the fact that Wylfa is a nuclear site designated by the powers that be at Westminster. The possibility of it being built could become reality. A nuclear power station poses the risk of radiation leak and even worse a complete meltdown. Not to mention being a target for terrorists. This is a risk too high to take when the lives of thousands of people are at stake. The radioactive waste has been the biggest problem for the nuclear industry and its removal and burial is not different in the case of Wylfa. You have been extremely economical with the truth. When it comes to informing people what is to happen to this waste.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding safety and emergency preparedness, please see responses to Response ID 3 (1) and 92 (1). Regarding radioactive waste, please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).		✓	
10113	N	14	I would appreciate more open meetings as well as your one to one surgeries.	Horizon has been consulting with the public and stakeholders, holding meetings, exhibitions and surgeries to inform the public of our proposals as they develop. The last round of public consultations at the beginning of 2016 included 11 exhibitions and events across Anglesey. Horizon's Stage Two Pre-Application Consultation also included a mix of public exhibitions and events where the public had		✓	

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				the opportunity to review Horizon's more recent proposals and submit their feedback.			
10116	N	Letter submitted	I have no doubt that the Wylfa Newydd project will impact hugely on all aspects of life on Ynys Mon. Many aspects will be particularly detrimental to those of us who live as I do, so close to the site. We are told very little if any as to how we are to be compensated for this enormous disruption to our lives every day and night for a lengthy period. Since Horizon was set up, it is my opinion that communication and transparency with the public has been one of the worse aspects of Horizons way of working. As one who remembers the construction of the original Wylfa I can remember the huge impact on our culture and our way of life. This time, I fear it will be even greater. I talk about this to many local people, many of them sadly not sufficiently confident to participate in this 'Consultation' in this way. There are huge concerns about the overall impact on our language and a 'Welsh Way of Life' and although Horizon makes sympathetic noises, they are very English noises and most local people remain extremely worried… …I would like to impress upon Horizon, the importance of facilities such as the Petrol Station and shop at Tregele. Loosing this amenity would be considerable to people living nearby and to passing customers.	Horizon has been engaging with the public and other consultees including the Welsh Government, Isle of Anglesey County Council and other councils, NHS, emergency services, NRW and other statutory and non-statutory bodies. The Stage Two Pre-Application Consultation on our proposals for the Project opened on 31 August 2016 and closed on 25 October 2016 which enabled interested parties to provide feedback on our proposals for the Wylfa Newydd Project. Regarding the impact on language and Welsh way of life, please see responses to Response ID 91 (1) and 92 (1), point 3 (1). Regarding the Tregele petrol station and shop, Horizon has listened to residents' concerns about the petrol station and shop at Tregele and our current proposal show that the petrol station and shop will be retained because it as a valuable community amenity.		✓	

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10117/ 10165	N	14	The main concern with regard to the Wylfa Newydd project was that the information provided was on a 'need to know basis' and that unless the right questions were asked to the right people, the information was not readily available. It was noted that although the project is yet to gain final approval, it is already having an effect on the local community. Local landmarks are being demolished and house prices in the immediate area are decreasing in value. Local services are being lost. Tregele have already relinquished the Douglas Inn, the Garage shop and fuel station has to close due to its location and the closure of the sports and social club on the current Wylfa site is also imminent. It is understood that Horizon would rather put funding towards the Amlwch leisure centre, but the local community needs both facilities. Run properly, a sports and social club could incorporate a variety of facilities and services and could be profitable. There was concern that the consultation document does not actually state that only two reactors will be located on site. Members were concerned that when approval is given for the first stage of development that the north east corner of Anglesey will disappear off the radar as Nuclear development spirals out of control as far as the community is concerned.	The Neighbourhood Support Scheme sets out the options to help residents achieve the full market value for their property. More details can be found on the Horizon website at http://www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme Regarding the CWAMP, see response to Response ID 10052 (1). Information is available to the public on Horizon's website at www.horizonnuclearpower.com/ Regarding consultation, please see responses to Response ID 10113 (2) and 10116 (Letter Submitted). Regarding landscape and character, please see responses to Response ID 63 (1), 68 (1), 68 (2) and 99 (2). Regarding the social club and leisure facilities please see the response to Response ID 63 (1) for details. Thank you for the comment regarding two reactors located on site, we will take that forward in further consultation documents. Horizon is proposing to operate two ABWRs.		✓	

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			There is also the need to address the issue of moving the electricity to the mainland. There are already 78 pylons along the island – any developer should respect the residents and where ever possible lay any new cable underground. Anglesey is rural, pretty and dependent on tourism. How the island is viewed by potential visitors, as well as local residents, is essential for the survival of the tourism industry. It was agreed that the services currently on offer at Tregele and Cemaes will not be sufficient for the proposed influx of workers (6000-8000 at peak) and the villages will have to grow to accommodate. This will be a challenge whilst retaining the very character of the area that is so attractive to visitors and the tourism industry on which the area is so dependent. Concern was also voiced with regard to the availability of properties to rent for local people, who have been brought up in the area and with family living nearby. No matter what provision is put in place, future employees and contractors will want to live as close as possible to their work. It was agreed that the Llanbadrig community should seek to be compensated from day one – the increase in traffic has already begun, the landscape is already changing. It was noted that the acreage of Wylfa is nothing in comparison to that of Wylfa Newydd. It was understood that radioactive waste was also to	Horizon has been refining our approach to housing temporary construction workers since engaging our delivery partner, Menter Newydd, and more closely defining our construction needs. Horizon expects to house over half the construction workers in Off-Site temporary campus-style developments with a minimum of 500 bed spaces per location. There would also be some permanent housing for short term use by construction workers. The preferred sites for Temporary Workers' Accommodation are in Holyhead, Amlwch and Rhosgoch, with another option in Amlwch. These locations have been chosen based on functional requirements, which suggest an area of at least three hectares and in the vicinity of larger settlements or away from smaller settlements. Regarding the National Grid connection, please see response to Response ID 40 (4). Regarding radioactive waste, please see responses to Response ID 6 (1), 11 (11), 77 (1) and 100 (1). Horizon has listened to residents' concerns about the petrol station and shop at Tregele and our current proposal show that the petrol			

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			be stored on site for up to 150 years. This was also of concern. It was agreed that Llanbadrig Community Council approach Horizon and Cronfa Padrig in order to seek funding to pay for an independent advisor/consultant who will be able to advise on legal matters relating to the new build and it effect on the communities of North Anglesey in particular The Community Council are already in contact with Sedgemoor Council in order to learn from their experiences with regard to the development of Hinckley Point C and to share ideas on how best to mitigate potential problems. It was agreed that the Council stage a public meeting and consultation prior to the next stage of Horizon's consultation. It was felt that at the time when Wylfa was being developed, people looked at the employment opportunities and nothing else, not realising the real impact at the time. It is essential that the Council and community engage with Horizon at each step of development so that they are made aware of the needs and demands of the community. It was agreed to arrange such a meeting with the relevant representatives in the new year.	station and shop will be retained because it as a valuable community amenity.			
10121	N	1	Firstly I'd like to say I'm all for the project as the UK badly needs new power stations. As someone who lives right next to the development I obviously have lots of concerns with the project. Providing everything is well	Please see response to Response ID 106 (14) in regard to health and wellbeing.		✓	

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			communicated and we work together then the whole project can be a success. But there are lots of hurdles to overcome to minimise the impact of the local community. The main things that I regard as hurdles are noise, dust, traffic and views.	Please see responses to Response ID 10052 (3), 10052 (5) and 10057 relating to noise impacts. Horizon has assessed the following emission sources, and how they might affect air quality in the vicinity of the Wylfa Newydd Development Area: • emissions of dust from the various activities during the construction and decommissioning stages; • emissions of pollutants from plant, machinery and marine vessels such as diggers, bulldozers, dump trucks and marine vessels during the construction stage and decommissioning; and • emissions of pollutants from combustion plant such as boilers and emergency generators during the operational stage. Horizon has included air quality in its assessment so that it can understand the potential effects of the Power Station on air quality and to identify ways of reducing the effects where possible. Regarding traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1).			

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				Regarding landscape and character, please see responses to Response ID 63 (1), 68 (1), 68 (2) and 99 (2). •			
10126	N	1	Hopefully good for the economy.	Thank you for your response. Your comment is noted			✓
10127	N	1	Laudable to seek public opinion. Essential to communicate quickly and widely the final plans.	Thank you for your response. Your comment is noted.			✓
10129	N	1	Massive project. Would prefer it not to be coming.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).		✓	
10129	N	14	This installation will have a massive impact on the place, both in terms of the physical alterations but also the strain it will put on the local infrastructure. I see no mention of schools, doctors surgeries, sports facilities or any recognition that the local hospital is in Bangor.	The landscape character will be assessed within the Environmental Statement and co-ordinated with the Architectural Design of the buildings as part of the DCO. The landscape and visual impact assessment to date has identified that there would be a potentially major adverse effect on the landscape character of most of the Wylfa Newydd Development Area during construction of the Power Station Development. There would also be a significant, but localised moderate adverse effect on the landscape character of the AONB, SLA and Heritage Coast. Architectural treatment is designed to minimise adverse landscape and visual effects.		✓	

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				The PEI Report reveals that a level of concentration of demand for primary school places is considered unlikely and the effects are assessed as not significant in the socio-economic assessment. Furthermore taking a pessimistic view that all the dependents would be of secondary school age, the potential increased demand for school places would not place a significant constraint on secondary school capacity at a Key Socio-economic Study Area (KSA) level. However, for both school groups it is proposed that monitoring is carried out to enable demand to be recorded and mitigated if required. A Health Impact Assessment (HIA) is underway to assess possible impacts of the Project on a range of health issues including effects on demand for medical and health care services. Any increased pressure by the Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated. Mitigation may include the use of on-site medical facilities and an on-site ambulance. The HIA Interim Report was available as part of the Stage Two Pre-Application Consultation materials. Horizon has considered feedback from its discussions with a range of technical stakeholders including the Betsi Cadwaladr			

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				University Health Board, IACC, the Emergency Planning Consultative Committee (EPCC), Public Health Wales (and England), Natural Resources Wales (NRW) and the Office for Nuclear Regulation (ONR). Regarding leisure facilities; financial support, currently provided by the Nuclear Decommissioning Authority (NDA), will be withdrawn from the existing Wylfa sports and social club in the coming years. Horizon is developing its approach to address the closure of the Wylfa sports and social club and discussing with relevant bodies possible investment in existing sports and leisure facilities in nearby communities or creating new ones. The investment programme for existing facilities or creating new ones will begin prior to the Wylfa Newydd Project's main construction activities. Regarding health and wellbeing, please see response to Response ID 106 (14).			
10131	N	1	Yes, very much so. I would like to see much more cooperating with the Cemaes and Llanfechell residents and especially the Community Councils. As a member of the Llanbadrig Community Council and now the newly formed Cemaes Partnership Group – we need to talk.	Horizon is continuing to engage and consult with statutory and non-statutory stakeholders. Horizon supports the independently-chaired Wylfa Newydd Project Liaison Group (PLG), which brings together local community groups and representatives to receive updates on the Project. For more information on the PLG –		✓	

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				and to view minutes and presentations from previous meetings – please visit their website at www.wylfaplg.com/			
10131	N	14	As host parishes we need closer communication, and closer ties with you and your project. The landscape is changing already and the future is looking very bleak as more development takes place. Cemaes will never be the same again. Apart from the change in landscape, the inward migration of foreign workers will change our village forever. The pollution of the air and rivers and the sea will also impact our way of life. It was suggested to me last week that, seeing as you are bringing this project here, maybe you should be paying for a consultant to advise us the way forward.	Regarding stakeholder engagement, please see responses to Response ID 10113 (2) and 10116 (letter submitted). In regard to Welsh language impacts, please see responses to Response ID 91 (1) and 92 (1), point 3. Regarding impacts to groundwater and surface water, please response to Response ID 10052 (Letter submitted). Horizon has assessed the following emission sources, and how they might affect air quality in the vicinity of the Wylfa Newydd Development Area: • emissions of dust from the various activities during the construction and decommissioning stages; • emissions of pollutants from plant, machinery and marine vessels such as diggers, bulldozers, dump trucks and marine vessels during the construction stage and decommissioning; and • emissions of pollutants from the combustion plant such as boilers and		✓	

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				emergency generators during the operational stage. Horizon has included air quality in its assessment so that it can understand the potential effects of the Power Station Development on air quality and to identify ways of reducing the effects where possible. Additional mitigation would be required to control the effects of dust emissions during the construction stage, with specific consideration and management of the potential dust effects at the nearby ecological sites. An Air Quality Management Plan will be developed and agreed with Isle of Anglesey County Council and NRW.			
10133	N	1	The scale and land acquisitions far exceed that of the old facility. Also the building destruction has been largely unexplained, so the implied impact on Cemaes has been worrying. Cemaes has been willing to support/host Wylfa on the basis that Anglesey as a whole will benefit, but Cemaes (and Tregele) will lose out by degrading village quality, and I am concerned that Cemaes is not given fair consideration or compensation. (See my later comments on District Heating/electricity and harbour/marina).	Horizon recognises that the nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable. Information was provided within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will be refined, with impacts identified and mitigation measures built into the design Horizon recognises the importance of the Wylfa visitor centre and the Wylfa sports and social club to the local community. The		✓	

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				decommissioning of the existing Magnox site and the site preparation works of the Wylfa Newydd Project will however necessitate the closure of these facilities. Please see the response to Response ID 63 (1) for further details. Regarding the impact on Welsh culture, please see response to Response ID 42 (14). Regarding Horizon's voluntary benefits strategy please see response to Response ID 16 (1) for details.			
10133	N	13	I received no satisfactory answer to my question at the public consultation re who bears the liability or costs in the event of a radiation contamination accident that could blight Cemaes and/or much larger areas of Anglesey.	Horizon has a "duty of care" to both the employees and members of the public. Additionally, there is a moral expectation on organisations to seek to reduce the effect of accidents and injuries on the public, its workforce and the environment. This includes compliance with legislation and regulation and requires robust arrangements to be in place for specific hazards and risks. Furthermore intervention by Horizon to reduce the consequence of an incident helps to reduce the potential costs such as reducing the requirement for repair or replacement of plant and/or equipment, additional labour and loss of income. Demonstrably robust arrangements can also beneficially affect insurance premiums.		✓	

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				Regarding the nuclear safety case and emergency preparedness, please see response to Response ID 10048 (letter submitted).			
10134	N	1	I welcome this next stage of the process of delivering the Wylfa Newydd Project which I believe is important for long term energy security of the UK and very beneficial for Amlwch and the economy of Ynys Mon.	Thank you for your response. Your comment is noted.			✓
10134	N	14	I have referred to the coincidence of construction of Wylfa Newydd with the de-fueling and decommissioning of Wylfa A, which is a major project in its own right. Horizon and the new Magnox owner Cavendish Fluor Partnership should establish management structures and processes to address opportunities for collaboration and the avoidance of conflict. The influx of additional workers and, in many cases, their families will have an impact on local services in many areas. Horizon should discuss the implications with Local Authorities, Police, Fire Service, Health service and education providers to enable them to develop their provision strategy in good time. Additional policing will be particularly important during the construction period and it is worth noting that Civil Nuclear Constabulary police on Wylfa A site will be decreased following the end of generation (31 December 2015).	Horizon seeks to maximise the local opportunity for employment, enhanced by education, skills training, apprenticeship and graduate schemes. Horizon plans to work with the NDA to transfer employees from Wylfa 'A' with the right nuclear skills to Wylfa Newydd. Horizon is currently preparing a Health and Well-Being Strategy, and our HIA will be available during Stage Two Pre-Application Consultation for the public to give their feedback. Horizon has also begun engagement with Betsi Cadwaldr University Health Board and the NHS including representatives from emergency services and Horizon will continue this engagement to identify mitigation to health services and health and wellbeing. There are no Civil Nuclear Constabulary at Wylfa (neither Horizon nor Magnox sites). Horizon will have its own security, and engage		✓	

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				with emergency services for the necessary upgrades to police.			
10152	N	Letter submitted	I understand that Horizon is encouraging feedback on its consultation process. Please pass on this letter to the Horizon consultation team and confirm receipt. I express the following opinion based on the facts as I understand them. I am not alone. Although this area has been home to nuclear power generation, further expansion of generation capacity has not been particularly controversial, bringing with it employment opportunities and much needed carbon free electricity helping this country to be less dependant on imported energy. What is alarming is the preference by the National Grid to make connections by way of an overhead route. The National Grid's 'preferred option' is to inflict on the Island of Anglesey, and the mainland of North West Wales obtrusive transmission towers (pylons). 1) The National Grid cannot maintain that it has consulted on the repertoire of connection options available. National Grid has consulted on its 'preferred options' to use an additional overhead transmission route. The overwhelming views expressed by individuals, all layers of public representatives including, Community Councils, County Councils, Assembly members and Members of Parliament have sent out the same message. They do not prefer any of the overhead route options the National Grid	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding the National Grid connection, please see response to Response ID 40 (4). Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. The character of the landscape will be assessed within the Environmental Statement and co-ordinated with the architectural design of the buildings as part of the DCO. There will be a potentially major adverse effect on the landscape character of most of the Wylfa Newydd Development Area during construction of the Power Station Development. There would also be a significant, but localised moderate adverse effect on the landscape character of the AONB, SLA and Heritage Coast. Architectural treatment is designed to minimise adverse landscape and visual effects. Regarding tourism, please see responses to Response ID 23 (1) and 24 (2).		✓	

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			proposed. The avoidance of an overhead route is what is wanted. 2. The basis on which initial planning was made is changed. The initial planning forsaw 3.6 gigawatts output from Wylfa Newydd. This has been reduced to 2.6. The proposed Rhiannon offshore windfarm has been scrapped. The whole process must therefore be reconsidered. 3. In spanning the Menai Strait with pylons, the National Grid has stated that no pylons will be used higher than those existing. Sea going vessels need substantial clearing heights. The Menai Strait is much wider at the Grid's suggested positions other than at the Britannia Bridge. It is impossible to span the Menai Strait at these alternative points without substantially increasing the height of pylons needed to keep the Menai Strait a navigable seaway. 4. Land and house values will be reduced by the proximity of new transmission towers. The Government will not pay compensation to those disadvantaged – not I suggest that house owners necessarily wish compensation – they do not wish their homes, land and lifesavings devalued. 5. Many sites on Anglesey and North West Wales are Areas of Outstanding National Beauty. They are a precious national resource and we have a responsibility to be their custodian for future generations. The National Grid proposals will desecrate these areas. For	Horizon is committed to promoting the preparation, development and use of local businesses so they can benefit from opportunities the Wylfa Newydd Project will create. Over the last three years we have hosted activities and events to attract local businesses, and there is now an active programme of business development and engagement with potential suppliers across Anglesey and North Wales.			

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			example, one considered crossing point is close the Plas Newydd on the Menai Strait where both Banks are National Trust Land. 6. The economy of this area is heavily dependant on tourism. Tourists do not wish to visit an area scarred by intrusive and unsightly power transmission towers. This region is a national and international tourist destination. 7. What has not gained much publicity are the proposals to take power generated by the Greenwire and Codling Bank wind farms to the expanded substation at Pentir. The National Grid has indicated that the undersea cables from Ireland would be sited under the Menai Strait. I now understand that this may not be so and the landfall may be somewhere on the Llyn Peninsula. This must suggest that a further overhead transmission route is being contemplated. Conclusions: The proposals for overhead power transmissions will cost this region. There be permanent defacement of iconic landscapes, damage to the leisure and tourist industry and businesses on which this industry depends, as well as loss to individuals for the devaluation of their homes and lifesavings without compensation. North West Wales has been home for many years to nuclear power and has had to tolerate one overhead power transmission route. A new nuclear Power Station has not attracted great opposition, but the voice of this region has been				

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			loud in objecting to another pylon route with consequences that area as foreseeable as they are unnecessary. There is an alternative which is being use elsewhere to allow essential infrastructure, communities and the countryside to sensitively coexist. That is by using undersea cables. Given the long life expectancy of a new connection to the wider grid it seems quite forseeable, taking all factors into consideration, that the cost of an undersea connection will be cheaper than the economic disadvantage inflicted on individuals and this region by another overhead connection.				
10154	Y	Letter submitted	Thank you for your consultation letter of 29 September 2014 seeking the pre-application views of The Coal Authority on the above proposal. The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. I have reviewed the Preliminary Environmental Information Report and other Stage One consultation documentation and can confirm that the proposed Nationally Significant Infrastructure Project would be located outside of the defined coalfield. Accordingly, I can confirm that The	Thank you for your response. Your comment is noted.			✓

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			Coal Authority has no comments or observations to make on this proposal. As this proposal lies outside of the defined coalfield, in accordance with Regulation 3 and Schedule 1 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 it will not be necessary for any further consultations to be undertaken with The Coal Authority on this Nationally Significant Infrastructure Project. This letter can be used by the applicant as evidence for the legal and procedural consultation requirements.				
10155	N	Letter submitted	I attach the response of the Nuclear Free Local Authorities (NFLA) to the Horizon Nuclear (Hitachi-GE) pre-application proposal to build an ABWR new nuclear reactor at Wylfa, Anglesey. NFLA is a local authority group made up of member councils from Wales, England, Scotland, Northern Ireland and the Republic of Ireland. It raises legitimate concerns over all aspects of nuclear policy in order to assist local government in meeting its commitment to sustainable development, environmental protection and public safety. Further details on its remit can be found at its website http://www.nuclearpolicy.info or by contacting the NFLA Secretariat using the details at the top of this letter. This response is issued on behalf of its Welsh members. Introduction to the NFLA response: NFLA notes that Horizon Nuclear Power, a company wholly owned by the Japanese firm Hitachi Ltd, is	Horizon is committed to promoting the preparation, development and use of local businesses so they can benefit from opportunities at the Wylfa Newydd Project. Over the last three years Horizon has hosted activities and events to attract local businesses, and it now has an active programme of business development and engagement with potential suppliers across Anglesey and North Wales. The Stage Two Pre-Application Consultation materials identify the short to medium term and long term benefits to the community as part of volume B1 of the PEI Report. Regarding disposal of radioactive waste, please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).		✓	

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			proposing to build a new nuclear power station with two 1,350MW UK Advanced Boiling Water Reactors (UK ABWR) to be supplied by Hitachi-GE Nuclear Energy Ltd, at Wylfa on Anglesey, costing around £10bn. NFLA also notes that the Isle of Anglesey County Council has published planning guidance which Horizon says it will consider. The guidance includes the Council's vision for the Project to be "a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for existing and future generations and enhancing local identity and distinctiveness." The pre-application document notes that construction is expected to start in 2018/9 with operation beginning around 2025. NFLA also notes that, under the Planning Act 2008, there is a duty on the promoter of a nationally significant infrastructure project to undertake pre-application consultation before making an application for a development consent order. Horizon has now launched the first stage of a two stage pre-application consultation process about the Project. The idea of the Horizon Nuclear consultation is to "ensure that the Wylfa Newydd Project is developed in a way which seeks to meet the aspirations and objectives of consultees." The NFLA is very disappointed that there is virtually	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding ABWR technology and Hitachi's expertise in design, development and construction of nuclear power plants, please see the response to Response ID 10048 (Email submitted). Regarding the nuclear safety case, safety and emergency preparedness, please see the responses to Response ID 3 (1), 92 (1) and 10048 (Email submitted).			

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			no opportunity to question whether the project should go-ahead at all, as it has a clear view to oppose new nuclear build. The proposed new Nuclear Power Station is a National Strategic Infrastructure Project (NSIP) for the purposes of the Planning Act 2008. If it is to go-ahead it will need to be granted a development consent order by the Secretary of State. After an application for a development consent order is made the Planning Inspectorate would examine the application before making a recommendation to the Secretary of State, who would then determine the application. In examining the application the Planning Inspectorate would also take into account a report prepared by the local planning authority relating to local impacts, which sets out their views on the likely effect of the development on the local area and community. The Planning Act 2008 also requires the Planning Inspectorate to decide an application for energy infrastructure in accordance with the relevant National Policy Statements (NPSs) with limited exceptions such as when adverse impacts from the development outweigh the benefits. In other words, because the National Policy Statement on Energy has decreed that "new nuclear power should be able to contribute as much as possible to the UK's need for new capacity" and it expects industry to bring forward proposals for around 16GW of new nuclear capacity, the idea of building a nuclear power station at Wylfa is not up for discussion unless				

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			there are likely to be "adverse impacts" from this particular development which outweigh the benefits. This makes it very difficult for the NFLA to make pertinent points on the risks and dangers of new nuclear power. The Horizon Partnership consultation document makes it clear that there is no scope for influencing whether or not a nuclear power station is built at Wylfa, nor the use of Advanced Boiling Water Reactor (ABWR) technology. It says the principle of nuclear power generation at the Wylfa NPS Site is settled." Despite all of these barriers to a full and open consultation process, in this submission NFLA argue that the project will result in adverse impacts which outweigh the benefits. It will disrupt the local economy and inhibit its transformation into one which provides sustainable employment opportunities. It will damage the quality of life for existing and future generations and damage local identity and distinctiveness. On a national level planning, building and financing another new nuclear power station will detract from what really needs to be done to tackle climate change and fuel poverty. It will leave Wales and the wider UK with a legacy of nuclear waste for which there is still no national policy in place to deal with. Does Wales and the wider UK need Wylfa? Horizon Nuclear says: "We believe there is a				

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			compelling requirement for new nuclear power in the UK to help tackle the vital and complex challenge of delivering a sustainable energy future. Horizon will deliver secure, affordable, low carbon energy for present and future generations." The Overarching National Policy Statement for Energy (EN-1) states that the UK Government expects electricity consumption to double or even triple by 2050 as a result of the electrification of demand (such as for heating and transport). (2) Horizon says this consultation is proceeding on the basis that the need for the Wylfa Newydd Project is settled. However, the NFLA note the UK Government's own evidence shows something quite different. In March 2011, the UK Coalition Government published Pathways 2011 (3) presenting 16 different scenarios, detailing various ways forward regarding energy policy in order to both keep the lights on and achieve 80% CO2 reductions by 2050. Six of the 16 pathways showed there is no need for new nuclear reactors. And only nine of the pathways showed anything like a doubling of electricity demand. A major independent study published in 2011 shows the UK and the wider world can produce 100% of the energy it needs from renewable sources by 2050. UK total electricity consumption is currently around 328 Terawatt Hours per Year (TWh/yr) (1TWh = 1 Billion kWh) and energy consumption is around 1635TWh/yr.				

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			Wylfa B might be expected to produce 20TWh/year if it manages to operate at an unlikely 90% load factor. But the Government's plans are currently missing out on: 155TWh/year of electricity generated by offshore wind (5): about 40TWh/year by implementing a comprehensive domestic energy efficiency programme by 2030; 100TWh/year of electricity saved through other efficiency measures (6); 22 - 140TWh/yr of electricity from solar PV on domestic roofs; 30TWh/yr of electricity from solar PV on industrial and commercial roofs; 140-190TWh/yr from solar farms - just using land currently used for growing biofuels. The Sustainable Energy Association says energy solutions in buildings are some of the most cost effective methods of reducing the amount of carbon that is emitted and using resources efficiently; modelling suggests that prioritising these solutions would save the Government over £12billion per annum compared with current preferred options. Using the Department of Energy and Climate Change (DECC) Pathways calculator, the Association show that energy security and 80% CO2 reduction can be achieved by less reliance on large scale generation and greater reliance on demand side and small-scale measures. There are 22 million homes in the UK, but only 18% of these have an Energy Performance Certificate (EPC) rating of C or above. By introducing an "Energy in Buildings Strategy" which combines				

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			Microgeneration, Energy Efficiency, and Heat Strategy we can not only improve energy security, and reduce carbon, cost effectively but also cut consumer bills. The development of the Wylfa proposals by Horizon Nuclear have taken no notice of what is happening elsewhere in the world with respect to consumer drivers, energy technology development, falling renewable electricity costs, changing business models and energy system operation and management. (9) The development of renewable energy outside of the UK is quickly reducing the dominance of major utilities. In Germany for example, in terms of generating capacity the "big four" generators, Eon, RWE, Vattenfall and EnBW, had at the end of 2012 a combined installed capacity of 80 GW, less than 50% of the market. In the UK pressure is building up on large utilities and having an impact on the top-down, narrow energy policy decision-making world. There are increasing levels of public dissatisfaction from households and individuals with the current energy system, the cost of energy, mistrust in main suppliers and the regulation of the market. This is leading to growing levels of switching from the 'Big 6' suppliers to independents, thereby increasing the potential for new entrants and challengers to be able to offer new services. In fact Citibank predicts that the 'Big 6' market share will fall from the current 92% to 70% by 2020. (10) At the same time, there is increasing consumer				

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			interest in taking control over energy use, including steps to reduce demand and/or generate power at the building or community scale, which will create further momentum for change within the energy system, from the bottom up. NFLA believe Councils can, and are playing a major role in this energy transformation, as it notes in its Policy Briefing on the development of Local Authority Energy Service Companies. It seems clear to the NFLA that the dominance of centralised energy systems has been broken. There is a slow but steady move from centralised to decentralised energy systems. This trend could quickly accelerate and Horizon could find itself with stranded assets before the Wylfa Newydd Project is completed. NFLA notes over the last year a series of reports from financial and energy analysts have concluded that, amongst other things, conventional utility models are no longer fit for purpose. The reports highlight the changes to the old centralised utility model which are on the horizon and the importance of new technologies. These reports suggest that decentralised energy supply will be increasingly important in the future. A selection of such reports is listed below: [Editor's note: Table removed but can be provided.] Since the publication of the National Policy Statement on Energy in 2011, the cost of				

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			renewables has fallen rapidly and the trend of moving away from centralised utilities to smaller decentralised models has escalated much faster than expected. At the same time the cost of nuclear electricity has continued to increase. Investment bank, UBS calls the big, slow, lumpy, expensive coal and nuclear plants "the dinosaur of the future energy system: Too big, too inflexible, not even relevant for backup power in the long run." In the medium to long-term these obsolete technologies are at risk of market defeat by a swarm of agile micro-power competitors. In the short-term building large-scale expensive power stations like Wylfa Newydd will soak up the limited available funds for subsidising low carbon electricity to the detriment of micro-power options which would be cheaper, more effective options and much quicker to implement. (13) It will, therefore, damage efforts to reduce carbon emissions by costing more per tonne of carbon dioxide saved and taking longer to implement. Since low carbon energy is mostly subsidised by levies on consumers' bills, it will also detract from efforts to tackle fuel poverty. In short, the adverse impacts of Wylfa Newydd will outweigh the benefits. The need for the station should, therefore, be re-examined. ABWRs: NFLA notes that estimates for the cost of building two EPR reactors at Hinkley Point are still rising. The EU recently indicated it thought the total bill might be higher than £24bn, although EdF, the site owner, still says that its				

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			figure is about £16bn. Using the lower number, the cost per kilowatt of capacity is almost £5,000. There appears to be an attempt to blame this high cost on the complexity of the EPR design. The Hinkley Point design already seems to be regarded as a failure and in Finland and Normandy, where EPRs are already under construction, delays of several years and enormous cost overruns are crippling the projects. Some believe that the AP1000 or ABWR could be built for £2,800/kW. One commentator said by focusing on the increasingly unpopular EPR design, the UK may have saddled itself with an unmanageable and hugely expensive construction project that will sour the prospects of all other nuclear technologies for another generation. But the NFLA notes that evidence points to ABWR technology being just as likely to be problematic as EPRs. According to the journal 'New Civil Engineer' there are four ABWRs currently in operation in Japan, built to time and budget. But none of these had a capacity factor (before they were closed down after Fukushima) above 73% and two have capacity factors of less than 40%. A capacity factor is the amount a plant generates compared to the amount that would be generated if it was operating at full power all of the time. Nuclear power plants are costed on the basis that they will achieve capacity factors of 80-90 per cent. With a capacity factor of 40 per cent any nuclear power				

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			project comes out needing twice the power price to be an economic proposition. In Japan, two further ABWRs - Shimane-3 and Ohma-1 - had started construction when the Fukushima crisis happened, so construction has been suspended. Nine other proposed ABWRs in Japan have been deferred or suspended. There are two 1350 MWe Advanced Boiling Water Reactors under construction at Lungmen, near Taipei. Construction began in 1999 with the intention of starting operation in 2004, but due to various problems, both political and technical neither reactor has opened. In April 2014, after 15 years, unit 1 was mothballed and unit 2 was cancelled. Plans to build two Toshiba ABWRs in South Texas are at the centre of a dispute over foreign ownership and its prospects look poor. The picture on Page 84 of the Consultation Document is probably Shimane 3, an ABWR which started construction in December 2005, but was suspended in 2011. In the NFLA's view it is important to note that there are no ABWR reactors operating currently anywhere in the world. Horizon would do well to suspend Wylfa now before any more money is wasted on the project. Radioactive waste: Radioactive wastes categorised as intermediate level waste and spent fuel will need to be stored at the Power Station Site pending 'disposal', in the longer term, in a deep 'geological disposal facility'				

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			somewhere in England and Wales, if the current UK Government strategy ever comes to fruition. Horizon indicates that interim storage buildings for intermediate level waste and spent fuel could be accommodated at the extreme south-west of the site - about as far from habitation as it is possible to get. This location is close to the site of the nuclear reactors. But Horizon also says it will work with Magnox Limited to explore the possibility that interim storage facilities could instead be located within the area of the existing Magnox power station site, following its planned decommissioning. After more than 60 years of a civil nuclear power programme, the UK is still seeking a long-term solution for dealing with its higher activity radioactive waste. The search for a site to build an underground dump began almost forty years ago in 1976 when eight potential sites were selected. This fuelled massive public opposition to nuclear waste disposal, which forced the Government to back down and abandon the programme in December 1981. (28) Over the following 33 years the same story has repeated itself several times. In 2003 a Government Energy White Paper rejected the idea of allowing new reactors to be built because there were issues about nuclear waste which needed to be resolved before proposals could be brought forward.				

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			In 2006 the Committee on Radioactive Waste Management came about as close to solving the problem as has been possible so far. It made recommendations to the Government on managing radioactive waste but these dealt only with legacy waste - waste from existing reactors. CoRWM took no position on the desirability or otherwise of nuclear new build, but said that decisions on whether or not to proceed with new reactors "^should be subject to their own public assessment process [because they] raise different political and ethical issues when compared with the consideration of wastes which already exist'. Yet the UK Government ignored this caveat and, despite very limited progress on nuclear waste, claimed in its Nuclear National Policy Statement: that effective arrangements will exist to manage and dispose of the waste that will be produced from new nuclear power stations". Even assuming all goes according to plan and a site is found to build what it calls a deep geological disposal facility (GDF), 'disposal' of (existing) legacy waste is expected to take until around 2130 (i.e. around 90 years). Disposal of new build wastes would begin once disposal of legacy wastes is completed (although some ILW might be disposed of earlier). It is also possible that spent fuel might need to be cooled for up to 100 years before disposal. And given that new reactors are expected to have a life of 60 years, it is possible that spent fuel may need to be				

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			stored at Wylfa for 160 years from the start of the station's operation. Horizon says that to comply with the current temperature limit within the proposed GDF, spent fuel may need to be cooled for a period of between 60 and 140 years and that the top end of this range is being assumed for the UK ABWR in the GDA process. This means that spent fuel may be stored at Wylfa for the next 200 years. To all intents and purposes, as far as current Anglesey residents are concerned, this is a permanent nuclear waste dump. To paraphrase the 1976 Royal Commission on Environmental Pollution, it is the view of the NFLA that it is immoral to set out with the intention to produce a waste product which commits future generations to managing that waste for the indefinite future, so that it remains - safely isolated from the biosphere and safe from any kind of malicious attack. Conclusions: In the NFLA's view, the global electricity market has changed significantly, rapidly and unexpectedly since the UK Government finalised its National Policy Statements on Energy in 2011. Several investment banks and financial and energy research organisations are now predicting an end to centralised utility models and large power stations. If these trends continue as expected at the current rate Horizon Nuclear could find itself				

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			with stranded assets before the construction of Wylfa Newydd has been completed. Experience suggests to the NFLA that such a large construction project on a small island like Anglesey is likely to severely disrupt the local economy and could, in fact, lead to an increase in unemployment by the time construction is finished. The NFLA note that the Advanced Boiling Water Reactor (ABWR) does not have a good operating record and there are currently no ABWRs operating anywhere in the world. Even if the UK's plan to build a deep geological disposal facility goes according to plan, nuclear waste may need to be stored on the island for the next 200 years. To all intents and purposes Wylfa will become a nuclear dump. There must also be a question mark over whether it is sensible to build a nuclear power station on an inaccessible island which may one day require the evacuation of 70,000 people. The NFLA also note there are alternative and more sustainable ways of developing the local economy and these alternatives should be thoroughly investigated as part of any environmental impact assessment process. In short the NFLA believes the Wylfa Newydd project will result In adverse Impacts which outweigh the benefits and should be cancelled.				
10156	N	Letter submitted	NUCLEAR EMERGENCY SACRIFICIAL LAMBS	Regarding the nuclear safety case, safety and emergency preparedness, please see the		✓	

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			Horizon Nuclear has failed to date to begin real-time, regular, annual emergency evacuation exercises of the population of Anglesey, in the event of serious nuclear accident at any of the proposed mega nuclear reactors at Wylfa. Horizon Nuclear, the Welsh Governemtn, the Whitehall Government and the UK Nuclear Regulator (ONR) insist the benefits of new nuclear waste creation at Wylfa outweigh the risk of serious reactor accident. They assert the risk of serious accident at new nuclear reactors remains remote. That is an admission of the possibility of a serious nuclear accident occurring at Wylfa. It means no one can tell when a serious leak of radiation from any new Wylfa reactors is likely to occur. It emphatically does not mean a major leak of radiation can never occur at Wylfa. Every engineered kit is prone to failure, at unforeseeable time in unforeseeable conditions from unforeseeable multiplicity of causative factors. Horizon Nuclear, Anglesey Council, the North Wales Police, the Welsh Government, the Whitehall Government and the UK Nuclear Regulator are individually, as well as collectively ethically and morally obliged to help the populaces of Anglesey learn through practice drills what to do and how to, in the event of serious leak of radioactivity from any new mega nuclear reactor at Wylfa.	response to Response ID 3 (1), 92 (1) and 10048 (Email submitted). Horizon acknowledges that a there is a remote possibility of a nuclear accident. The response of both Horizon and the Isle of Anglesey County Council to such a remote possibility is regulated by ONR under the REPPIR. The Off-Site response is the responsibility of Isle of Anglesey County Council under REPPIR, supported by Horizon. The Isle of Anglesey County Council and Horizon will have appropriate plans in place, and rehearsed, several months before the first nuclear fuel arrives at the site. The extent and content of exercises that test the Off-Site plan are the Isle of Anglesey County Council's responsibility, and the scale and objectives of any such exercise will be agreed with the ONR at the planning stage. Horizon has responsibilities under REPPIR to provide the Isle of Anglesey County Council with the appropriate information on which to base their plan, and the extent of the emergency planning areas is determined by ONR as the appropriate regulatory authority under REPPIR. Horizon will be responsible for the supply of the appropriate information to residents and business in the appropriate part of the emergency planning area, as required under REPPIR.			

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			The entire populace of Anglesey should be physically evacuated, on ward basis, during nuclear emergency preparedness exercises. Wards could be engaged in evacuation drills on a rotating basis, in successive annual nuclear emergency exercises. How else are the ordinary citizens on Anglesey (of all ages, abilities and disabilities) to know how to act calmly and sensibly in practice, in the interest of safety and security of their loved ones and neighbours? Refusal by Horizon Nuclear, Anglesey Council, the North Wales Police, the Welsh Government, the Whitehall Government and the UK Nuclear Regulator, to train everyone on Anglesey in nuclear emergency evacuation procedures, is tantamount to ruling the health, wellbeing and security of all individuals on Anglesey as of no significance whatsoever. That patently amounts to treating the populaces of Anglesey as sacrificial lambs at the altar of massive new nuclear waste creating endeavours. It is because of such logic that Horizon Nuclear dare not consult the public on when and how to commence direct full participation in regular, annual, nuclear emergency preparedness exercises. This sham consultation exemplifies steamrolling suffocation of local democracy in Wales. The sham consultation confirms in concrete terms, the heavy weight nature of Horizon Nuclear as a brutish steam roller.	A document entitled Emergency Preparedness – Principles for Wylfa Newydd has been produced which details the guiding principles for Emergency Preparedness for the Wylfa Newydd Site and Horizon Nuclear Power as a whole. This states that it will be developed in consultation with the Emergency Services and the local, regional and national Emergency Response Framework. With the announcement of Menter Newydd theTier 1 delivery partners, Horizon are carrying out additional engagement around emergency preparedness. Horizon has meetings scheduled with all the emergency services in July and August focusing discussions on emergency preparedness for the Associated Development sites. The ONR undertook a re-determination study for the Existing Power Station, this was published on their website (http://news.onr.org.uk/2016/06/revised-wylfa-off-site-emergency-planning-area/). The determination for such an area for the Wylfa Newydd Power Station will be done to an agreed programme.			

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10158	Y	14	We would like to make the following comments in relation to the "Sustainability Assessment Scoping Report" : We consider that this document may constitute a scoping report into a Strategic Environmental Assessment (SEA), because inter alia para 3.1 states that the developer has decided to : "incorporate ... SEA as a robust means of developing SA Objectives for the Project" Furthermore, para 3.1 cites the Welsh Government's 2005 Practical Guide to SEA and SA as the basis for the methodology the developer has chosen to use. This being the case, the RSPB objects to a deficiency in the Scoping Report, which renders it not in conformity with the requirements of the SEA Directive, viz a lack of consideration of all of the wider elements of the plan or programme, including inter alia highways and housing issues. We consider these to be contingent upon the plan. Figure 5, page 25 of the Welsh Government's 2005 Practical Guide to SEA and SA, referred to by the developer above, shows that the next stage in the process is the : "Developing and Refining Alternatives and Assessing Effects" We trust therefore that the developer will develop a full range of alternatives pursuant to the Directive, and assess the effects of these in	Appendix A of the Sustainability Appraisal Report indicates the Royal Society for the Protection of Bird's comments have been addressed. It should be noted there is no requirement to comply with the SEA Directive for this Sustainability Assessment; however, we have incorporated its requirements as part of a best practice approach.		✓	

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			the same way as the plan/programme is itself assessed. We therefore conclude from Questions 1,3 and 4 that an appropriate assessment (AA) will be required under Regulation 61(1) of the Conservation of Habitats and Species Regulations 2010, in respect of the project and associated projects. Unless the above likely adverse impacts on nationally and internationally important statutorily designated sites for nature conservation are removed, the RSPB is likely to lodge and maintain objections to them.				
10170	N	1	More detail is requested on distribution by overhead or underground routes.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding the National Grid connection, please see response to Response ID 40 (4).		✓	
10170	N	14	The proposal lacks the 'big' idea on how to transport workers. The proposal lacks any meaningful research into what legacy businesses may be set up after providing the skills during construction. The proposal does not include experimentation in transport or job creation.	Please see response to Response ID 10021 (letter submitted) regarding measures to reduce the amount of road traffic. As well as providing long term employment opportunities, Horizon is working with education and training partners to provide first class training and a lasting legacy for the North Wales region. This will include the specialist knowledge required to design, build and operate ABWRs which will be transferred from overseas, principally from Japan and the USA and will be developed within the local workforce as a clear legacy benefit of the		✓	

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				project. Part of our Jobs and Skills Strategy is to ensure that local people are appropriately skilled and trained to benefit from the jobs that Wylfa Newydd will create which can have a lasting legacy for the area. The transfer of skills from construction to operation and how this is managed to ensure that employment benefits continue into operation remains a key consideration for Horizon.			
10171	N	1	I wish to disagree and observe that the proposed new buildings are extremely near to the village of Tregele, hardly much of a "separation distance" from the community, and a good deal nearer than the existing power station. For those living nearest to the proposed site it has been inconvenient to have to consider separately the implications of the power station development and the national grid power line proposals.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Horizon recognises that the nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable. Regarding the National Grid connection, please see response to Response ID 40 (4).		✓	
10172	N	1	I am strongly in favour of continuation of generating a significant proportion of electric power through nuclear energy. It is about time investment in this form of generation was continued especially as we face global warming, and a vital industry has been seriously neglected.	Thank you for your response. Your comment is noted.			✓
10172	N	14	I hope you manage to place the interim storage facilities on the Magnox site. It looks slightly more remote from the public and close to Porth-	Regarding radioactive waste please see responses to Response ID 6 (1), 11 (1), 77 (1), 100 (1) and 10052 (Letter submitted).		✓	

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			y-pystill if waste is eventually transported by sea. I could not work out the arrangements for moving used fuel from the wet? Storage pond in the Reactor Building to the interim storage facility (wet/dry?) – nor arrangements for handling a damaged fuel assembly. I assume statutory bodies and regulators have these under scrutiny – best wishes for progress to completion and operation.	On removal from the reactor, the spent fuel will be stored in the spent fuel pool in the Reactor Building for a period of decay storage followed by packaging the fuel assemblies into suitable containers and shielded concrete overpacks. The casks will be transported from the Reactor Building to the Spent Fuel Storage Facility using a cross-site transport vehicle, where they will be stored prior to disposal to the GDF At the point of disposal, the spent fuel will require repackaging into suitable disposal containers. Damaged spent fuel will be stored in the spent fuel pool in the Reactor Building for a period of decay storage followed by packaging into suitable containers and shielded concrete overpacks. Custom made canister designs are available that can store damaged fuel within the shielded concrete overpacks. The casks containing damaged fuel will be transported, stored and repackaged as per the process defined above.			
10174	N	1	Pleased about the [illegible] regarding the employment opportunities the project offers but worried about the nuclear waste.	Regarding radioactive waste please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).		✓	
10174	N	14	I wish the project every success as the hoping that the entire Island will benefit from it.	Thank you for your response. Your comment is noted.			✓
10175	Y	1 & 14	Mechell Community Council recognises that Wylfa Newydd, if constructed, could provide a major new source of low carbon electricity, with	The Wylfa Newydd Project will unlock benefits for generations to come, helping to secure the long-term economic future of the Isle of		✓	

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			the potential to contribute significantly towards efforts to decarbonise the British economy. The Community Council also recognises that the project could provide economic benefits for Anglesey, North West Wales and beyond, through the opportunities that could arise for participation in the supply chain and work possibilities. Nevertheless the proposed development is on an enormous scale - almost all of the impacts of which would be located within the Mecheil Community Council area. Hence it is the Mechell Community Council area that is being asked to bear the brunt of serious social and environmental consequences of the new power station, on behalf of the country, and indeed the planet as a whole. This being the case, it is remarkable that no mention is made in the Consultation document of the specific drastic and adverse impacts likely to be experienced within the Mechell area throughout the construction and operational phases of the new power station. The village of Llanfechell is situated less than two miles from the proposed Wylfa Newydd site. It is at present a well-integrated and stable community, retaining a distinctive Welsh culture alongside patterns of bi-lingual social cohesion. It has a diverse and vigorous local economic base, whilst also benefitting from a variety of shared facilities and services generated	Anglesey. Horizon is working with the council and the community to understand how best to deliver a lasting legacy either through local planning applications or a voluntary scheme. Horizon is committed to understanding what the issues are and reducing/avoiding as much as possible through mitigation. As the Project design progresses, the Environmental Impact Assessment (EIA) will also be refined, with impacts and mitigation identified. The Stage Two Pre-Application Consultation materials identify the impacts and benefits to the community as part of volume B1 of the PEI Report. Regarding Welsh language and culture, please see responses to Response ID 91 (1) and 92 (1), point 3. The Power Station Site would require approximately 850 personnel to operate it over its 60 year lifespan. About 45% of the jobs would be filled by people from the Isle of Anglesey or the Menai area of the mainland. A proportion of these jobs could go to Llanfechnell residents. The A5025 would be noticeably busier during construction. Improvement works, including resurfacing, bypasses and better overtaking opportunities between Valley and the Power			

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			collaboratively by the residents themselves. In short, Mechell is at present a lively, stable and harmonious community – a pleasant environment in which to live.	Station Site, would a lasting legacy for all users along this route. Significant effects during construction would be experienced, by Llanfechell due to changes to the landscape, for example through new landscape mounding, buildings and structures, would remain throughout the construction period. Furthermore the Llanfechell community is unlikely to experience significant traffic delays during site operation.			
10175	Y	1 & 14	This state of affairs is now threatened by likely consequences of Wylfa Newydd on the ground. For example: • Escalations in the weight of cross-island traffic through the middle of the village to and from the plant; • New pressures on house prices and available social housing; • Disruption of the local primary school's policies and practices, especially vis a vis Welsh language programmes; • Unease and anxiety for many people concerning the proximity of a nuclear station of the Fukushima variety, and possible permanent on-site nuclear waste storage, and	Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. In addition, there is the potential for demand in this sector to push up prices and adversely affect those currently renting or trying to access PRS accommodation. This could result in additional pressure being placed on the social housing stock in the area, or people having to move out of the area to access suitable private rented accommodation.		✓	

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			• General erosion of the community stability which has prevailed in the recent past.	Based on the possibility of demand exceeding supply in certain areas, and the potential of the overall demand to affect prices within the sector, the significance of the effects are assessed as moderate adverse. Volume B1 (Socio-Economics) of the PEI Report assesses the socio-economic effects of the Power Station and the Associated Development sites. This assessment includes consideration of the demand for primary school places. Assessment of socio-economic effects shall continue and form part of the EIA. Overall, excess demand for school places is considered unlikely and the effects are assessed as not significant. However, it is proposed that monitoring would be carried out to allow increased demand to be recorded and managed or mitigated, as required, during the construction period. The secondary school capacity assessment takes the worst case view that all dependents would be of secondary school age, the potential increase demand for school places would not place constraints on the secondary school capacity. The effects are therefore assessed as not significant.			

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				The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW. The movement of nuclear materials is regulated by the ONR under the Energy Act 2013 and other legislation. Horizon's arrangements for the movements of nuclear materials will meet the safety and security expectations of the ONR to ensure that the risks arising from these activities are maintained 'As Low As Reasonably Practicable' (ALARP). Regarding health and wellbeing, please see response to Response ID 106 (14). Regarding Welsh language and culture, please see responses to Response ID 91 (1) and 92 (1), point 3. In relation to traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1). Please also see Response ID 10021 (letter submitted) regarding measures to reduce the amount of road traffic The Wylfa Newydd Project proposals include a wide range of benefits to the community, including new and improved infrastructure such as roads; and the Temporary Workers' Accommodation being handed over for use as housing for locals and tourists upon completion of construction. These proposals are set out in			

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				our Main Consultation Document which can be found on the Horizon website at www.horizonnuclearpower.com/consultation. Please also see response to Response ID 10052 (1) regarding the Housing CWAMP that Horizon will set up.			
10175	Y	1 & 14	This is the context in which our response to the Consultation should be understood. In our view there is much that Horizon could do to mitigate the worst effects of this huge development, including financial support on the 'public benefit' lines familiar from recent renewable energy developments in the area. This financial support has exceeded the levels suggested by the UK government for major nuclear projects, and has been delivered to the local communities which are in fact physically close to the development. It is difficult to anticipate and quantify the severity of the problems which Mechell will encounter, but we require a binding commitment from Horizon that the resources which will be needed to achieve full mitigation of such problems as may arise will be forthcoming. The vision which we have for our area post construction of Wylfa Newydd is for a community which has succeeded in maintaining the attributes which currently make it a pleasant and safe place to live, and that it will continue to be so for our descendants to inherit.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding Horizon's voluntary benefits strategy please see response to Response ID 16 (1) for details.		✓	

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			Please note that this response is framed in terms of local considerations, i.e. this enormous development is located within the Mechell Community Council area, and response inevitably focuses on adverse effects of this immediate proximity.				
10175	Y	1 & 14	other comments: • Ensure no noise comes from site at all during the night • Disclose any negative points and share all Information - transparency!! • Health - The NHS surgeries at Amlwch and Cemaes are coping with existing population, what further plans have been made to cope with the expected peak demand of 4500 site workers. Also, as construction work can be considered hazardous, what plans are in place for major trauma if the local hospital is approximately 40 minutes away (Ysbyty Gwynedd), the A&E Departments and Ambulance Service cannot cope with present demand. • Education - Some contractors will bring their families during build time and some will probably settle into life on the Island. Are there enough school places available? Will this be detrimental to the Welsh Language medium schools?	Horizon recognises that the Wylfa Newydd Project is a large scale development likely to affect the local community and environment in a number of ways during both construction and operation. A full EIA is being undertaken to fully assess the Project's likely impacts. This assessment identifies where mitigation may be required, and recommends a range of mitigation measures to reduce adverse effects and enhance beneficial effects. The preliminary results of this assessment shall be published within the PEI Report as part of the Stage Two Pre-Application Consultation materials. Regarding noise, please see responses to Response ID 10052 (3), 10052 (5) and 10057. Please see response to Response ID 106 (14) with regard to health and wellbeing and the effect on health care services. Additional mitigation would be required to control the effects of dust emissions during the construction stage, with specific consideration and management of the potential dust effects		✓	

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			• We also have concerns about noise pollution. Is the work going to be 24 hours a day, 7 days a week? • Dust pollution - this will have a tremendous impact on people's health who live in the surrounding areas. • Tourism - What are the steps you are taking to protect the tourism during this project? Imperative that Community Council receives all information regarding the 'Interim Storage' of radioactive waste.	at the nearby ecological sites. An Air Quality Management Plan will be developed and agreed with the Isle of Anglesey County Council and NRW. Volume B1 of PEI Report assesses the socio-economic effects of the Power Station and the Associated Development sites. This assessment includes consideration of the demand for primary school places. Assessment of socio-economic effects shall continue and form part of the EIA. Overall, excess demand for school places is considered unlikely and the effects are assessed as not significant. However, it is proposed that monitoring would be carried out to allow increased demand to be recorded and managed or mitigated, as required, during the construction period. The secondary school capacity assessment takes the worst case view that all dependents would be of secondary school age, the potential increase demand for school places would not place constraints on the secondary school capacity. The effects are therefore assessed as not significant. Please see responses to Response ID 91 (1) and 92 (1), point 3 in relation to the effects Welsh language and culture.			

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				See responses to Response ID 23 (1) and 24 (2) regarding tourism. Further tourism assessment will feed into the DCO application process and includes completion of visitor surveys and the collection of baseline data. This data includes: • Implications of increased demand for tourism accommodation by workers; • Long-term changes in the quality of tourism stock; • Potential change in visitor numbers or behaviour; • Potential for the visitor and media reception centre to attract visitors and generate additional expenditure; • Employment within the sector including direct, indirect and induced; and • Effect on the Anglesey tourism and destination brand. The outcome of this assessment will be used to complete the tourism impact assessment and inform the socio economic topic assessment that forms part of the DCO application. Please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1) in relation to radioactive waste.			
10175	Y	1 & 14	APPENDIX 1	Chapter 1 of the Main Consultation Document, available as part of the Stage Two Pre-		✓	

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			In response to the request for feedback on Horizon's proposals and the impact on this area. It will be a disaster. If one considers the suitability of Wylfa as a site for a new Nuclear power station there can only be one rational conclusion as to why it has been chosen. There is a huge investment required, over and above the actual construction costs of the station itself, for the following; • changes to the infrastructure such as new roads and bypasses, • housing for an itinerant work force, • a new pier to bring in materials, • the absolutely monumental amount of earth works and excavation needed, not to mention approximately £750 million for new pylons across the island to link into the national grid.	Application Consultation materials and on the Horizon website at www.horizonnuclearpower.com/consultation, identifies that the Wylfa Newydd Project is in line with UK Government policy and that the proposed site is identified as a suitable site in the National Policy Statement for Nuclear Power Generation (NPS EN-6). The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW. The costs incurred by National Grid are their costs and are independent of the costs of generating power at the Power Station.			
10175	Y	1 & 14	This project makes no financial sense when the plant could be built nearer to where the power is actually needed.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).		✓	
10175	Y	1 & 14	For sake of argument, lets say it was built near Liverpool or in the Mersey valley? There would be massive savings on the investment, no need to import a workforce, no need to make huge infrastructure changes, no new pylons needed, using a brown field site such as the old Fiddlers Ferry power station site could save Billions of pounds, so why wouldn't you do that?	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).		✓	

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10175	Y	1 & 14	Population density...The only reason this site is 'Suitable' is because there is and will only ever be limited if any resistance to the proposal, and well, if it all goes wrong there are not that many of us who will suffer the consequences...So we will have to put up with the following; • The destruction of an AONB • The destruction of properties in the surrounding area, and the dispersal of the local population (albeit through inflated offers for their properties, but what real choice did they have?) • The impact of 6000 imported 'workers' (which belies Horizon's promises of jobs for locals). This will have huge impacts (most that can't even be predicted at this point) on our local culture, environment, and way of life. • The lack of real information, what are the real infrastructure changes proposed, I don't believe that its just straightening a few bends on the A5025 but of course the real changes won't come to light until the project has reached an unstoppable momentum. I could go on... but I doubt it will change anything because they don't really care.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding the effects on house prices, please see response to 10175 (1 & 14) above. The landscape character will be assessed within the Environmental Statement and co-ordinated with the architectural design of the buildings as part of the DCO. There will be a potentially major adverse effect on the landscape character of most of the Wylfa Newydd Development Area during construction of the Power Station Development. There would also be a significant, but localised moderate adverse effect on the landscape character of the AONB, SLA and Heritage Coast. Architectural treatment is designed to minimise adverse landscape and visual effects. The first phase of the Site Preparation and Clearance works would focus principally on the Power Station Site and would include demolition of above ground buildings and structures. In the intervening period, Horizon has decided to amend the overall scope of the Site Preparation and Clearance activities, by reducing the physical area of clearance works and the overall amount of activity in the initial stages of works, re-shaping the construction		✓	

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				programme to reduce physical impacts on the Wylfa Newydd Development Area prior to the grant of the DCO. The change represents a reduction in the overall disruption from construction activities that might otherwise have been experienced in the local areas of influence (5km from the Power Station Site) during these early stages of works. It also has the effect of compressing and therefore reducing the overall duration of the most intense construction activities, which are anticipated to largely happen after Horizon secures a DCO for the Wylfa Newydd Power Station. The Site Preparation and Clearance planning submission is planned for autumn 2016. Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. Horizon is working hard to make sure young people on Anglesey and in North Wales have the opportunities and information they need to become the next generation of skilled workers,			

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				and develop successful careers as part of the Wylfa Newydd Project. In partnership with Coleg Menai, Horizon recently launched its Technical Apprenticeship Scheme. The first annual intake of ten apprentices are all from Anglesey, Gwynedd and Conwy and started training in September 2016. This three year programme represents the start of Horizon's long term commitment to recruiting driven, talented people to work on the Wylfa Newydd Project. Horizon will also be welcoming five candidates from our Graduate Development Programme in September, who will join our operations and engineering teams at the Wylfa Newydd site office and our headquarters. Horizon is committed to giving talented graduates the opportunity to gain valuable experience working in the nuclear industry, which builds on their university learning. The A55, A5 and A5025 are the main routes from the mainland and the port of Holyhead to the Wylfa Newydd Development Area. These roads are critical to the successful delivery of the construction phase of the Project. Horizon has worked with Isle of Anglesey County Council to identify a range of highway improvements necessary to smooth the flow of traffic, increase road safety and reduce congestion. Enhancing road safety, reducing congestion and improving air quality will bring			

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				significant long term benefits for everyone in the community. Since the last consultations, Horizon has made progress with the detailed design and environmental survey work in readiness for the DCO application. Its aim is to start the on-line works immediately after planning consent has been approved, and the off-line works will begin when the DCO has been granted. Please see responses to Response ID 91 (1) and 92 (1), point 3 regarding the impact on Welsh language and culture.			
10176	Y	Letter submitted	Tref Alaw Community Council are generally in favour of the project as it will bring much needed employment to the region.	Thank you for your response. Your comment is noted.			✓
10176	Y	Letter submitted	Keep consulting and informing the community!	Thank you for your response. Your comment is noted.			✓
10178	N	Letter submitted	…The combination of the above points; our view being ruined, traffic noise increasing and being heard from inside the house, access on and off our drive being difficult and dangerous, will surely also lead to our property decreasing in value. It seems to us, that the proposed plans will not improve the road or the area surrounding our property, it will only serve to worsen it and make it more dangerous for us. We had no idea about the plans to change the road or increase the traffic when we purchased the house (April 2013) or for a while after, so it feels very unfair	Regarding the changes to landscape, please see responses to Response ID 63 (1), 68 (1), 68 (2) and 99 (2). Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on the Horizon website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme.The A55, A5		✓	

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			that Horizon plan to come in and devalue our property. On a separate point, when we bought this property, we always had it in mind to approach Cefn Coch regarding the strip of land that joins our property. We currently own the Cefn Coch estate's old fulling mill and the mill pond is located in that field. Both in respect of the sites history and our desire to expand and improve our property we have been very keen to obtain this piece of land. Your road will go over part of this land and it is our concern that Horizon will buy all the land surrounding the road at a price that we would be unable to compete with. We are also concerned that if we were to ask Horizon to keep us in mind if they buy the land but do not need to use all of it, that this might not be considered and that any "roadside" land would simply be passed on to Anglesey council.	and A5025 are the main routes from the mainland and the port of Holyhead to the Wylfa Newydd Development Area. These roads are critical to the successful delivery of the construction phase of the Wylfa Newydd Project. Horizon has worked with the Isle of Anglesey County Council to identify a range of highway improvements necessary to smooth the flow of traffic, increase road safety and reduce congestion. Enhancing road safety, reducing congestion and improving air quality will bring significant long term benefits for everyone in the community. Regarding the land in Cefn Coch, measures would be provided to affected landowners to ensure continued use of their land. Full details of our Off-line Highway Improvements will be recorded in an Environmental Statement and will accompany the separate planning application for these proposals. Since the last consultations, Horizon has made progress with the detailed design and environmental survey work in readiness for the DCO application. The aim is to start the on-line works immediately after planning consent has been approved, and the off-line works will begin when the DCO has been granted.			

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10180	Y	1	Not totally happy with the new build, however in favour of the benefits as in creating much needed employment. Anglesey to have priority for employment. Stress that the contractors are local.	Regarding jobs, please see responses to Response ID 47 (1), 79 (1) and 10046 (1). Horizon is committed to promoting the preparation, development and use of local businesses so they can benefit from opportunities at the Wylfa Newydd Project. Over the last three years various activities and events have been hosted to attract local businesses, and Horizon now has an active programme of business development and engagement with potential suppliers across Anglesey and North Wales.		✓	
10180	Y	14	There is concern in relation to the moving of electricity to the mainland. There are already 78 pylons along the island - consideration should be given to lay cables underground. Anglesey is dependent on the tourism industry. We would appreciate that Horizon ensure that National Grid are more open with their plans.	Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). Regarding the National Grid connection, please see response to Response ID 40 (4).		✓	
10181	N	Letter submitted	I fully support the response on behalf of the Nuclear Free Local Authorities; nuclear energy is too expensive, too dangerous and, is totally irresponsible, creating a legacy for generations to come of radioactive waste for hundreds of thousands of years. A question was asked in a Horizon consultation session, who will be responsible for the operation of the new reactors. The answer was Horizon. As Horizon does not have, as a relatively new company, any relevant	Regarding the decision to locate the Power Station on Anglesey please see response to Response ID 3 (1). Since the introduction of boiling water reactor technology, Hitachi has participated in the design, development and construction of over 20 nuclear power plants in Japan alone. With enhanced reliability and safety features, Hitachi's 'Generation III+' ABWRs are the most advanced reactors in commercial operation in the world today. The construction of the Wylfa		✓	

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			operational experience and TEPCO the usual operations arm of Hitachi, are in the midst of cleaning up after the Dai-ichi disaster, the reply did not engender confidence in any way! Hitachi is on the record of saying they will sell their stake in Wylfa Newydd at the end of the first year of operations. To who? Uncertainty of this type creates further anxieties. As Hitachi is one of the world-wide leaders in renewable energy, I urge you to follow that path – a path that is safe, sustainable and one which sees its costs reduce every year – very different to nuclear energy! A step like this would attract support from everybody on the island and would avoid the tearing of society that Hitachi has cause currently.	Newydd Power Station will be delivered by Menter Newydd in a joint venture with Hitachi, Bechtel and JGC, overseen by Horizon. The Menter Newydd partners have worked together on delivering more than 170 nuclear power stations and many other large and complex infrastructure projects around the world.			
10184	N	Letter submitted	1) I fully support the response on behalf of the Nuclear Free Local Authorities; nuclear energy is too expensive, too dangerous and, is totally irresponsible, creating a legacy for generations to come of radioactive waste for hundreds of thousands of years. 2) A question was asked in a Horizon consultation session, who will be responsible for the operation of the new reactors. The answer was Horizon. As Horizon does not have, as a relatively new company, any relevant operational experience and TEPCO the usual operations arm of Hitachi, are in the midst of cleaning up after the Dai-ichi disaster, the reply did not engender confidence in any way!	Please see response to Response ID 10181.		✓	

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			Hitachi is on the record of saying they will sell their stake in Wylfa Newydd at the end of the first year of operations. To who? Uncertainty of this type creates further anxieties. 3) Hitachi is on the record of saying they will sell their stake in Wylfa Newydd at the end of the first year of operations. To who? Uncertainty of this type creates further anxieties. 4) As Hitachi is one of the world-wide leaders in renewable energy, I urge you to follow that path – a path that is safe, sustainable and one which sees its costs reduce every year – very different to nuclear energy! A step like this would attract support from everybody on the island and would avoid the tearing of society that Hitachi has cause currently.				
10186	N	Letter submitted	INTRODUCTORY COMMENTS: I have researched the Wylfa Newydd project as a case study for my PhD research on the long-term future of nuclear power in the UK. My fieldwork on Anglesey has been ongoing since May 2014. This consultation response is, however, a personal feedback, not an official response on behalf of the University of Liverpool, the School of Environmental Sciences, the Department of Geography and Planning, or the ARCoES research project. As a researcher my aim is always to be impartial, and to try to understand the different perspectives. Within this context, however, I aim to engage constructively with and give feedback	Further details of the Project are available as part of the Stage Two Pre-Application Consultation materials, including information on decommissioning. Assessments have now been undertaken which address the lifetime of the project from construction through to decommissioning. In the opinion of Horizon these assessments fully engage with the advice provided in the SPG. The generic ABWR design is being assessed under the ONR/ EA/NRW GDA processes. This will ensure that the design is suitable to be licensed in the UK. The detailed nuclear safety and environmental protection assessments of		✓	

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			to stakeholders I talk to, including Horizon Nuclear Power, rather than stay as a neutral observer. In my response, I try to provide some constructive feedback for Horizon Nuclear Power with regards to the future development of the project, especially with regards to the public consultation process. This response is informed by the conversations I had with various people and stakeholders during the consultation period and even before, but not representative of those views. This consultation response is only very distantly connected to the content of my emerging PhD dissertation. This response focuses on certain practical issues within the remits of the consultation in somewhat evaluative terms, while the dissertation will be more focusing on understanding a nuclear new build project in less evaluative and more abstract terms. I also want to thank all the Horizon Nuclear Power employees who answered my constant flow of questions with great patience and proficiency. A particular strength of the consultation is that it provides a sense of how the construction will take place, and how the operating power station site will look. This is an important step, and further clarification is needed as the project develops.	the detailed design will be done by the ONR and NRW accordingly, and the construction, commissioning, operation, and ultimately decommissioning, will be subject to their clearances of the nuclear safety cases and the environmental case respectively. For further details, please see response to Response ID 10048 (Email submitted).			

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			I very much appreciate the work on the project so far, and wish the best for the challenges ahead. As far as I understand, issues of nuclear safety, and to some extent of nuclear waste and spent fuel and decommissioning are not an integral part of the consultation as the UK ABWR Generic Design Assessment (GDA) process is still ongoing. These issues are, however, a cause for local concern, and I would suggest providing more information and specific consultation questions with regards to these issues. I am specifically interested in what "Decommissioning does not form part of this Wylfa Newydd Project" (Consultation Document, 7.61, p. 93) means.				
10188	N	1	I oppose the project as I am of the opinion that a development on the proposed scale is totally unsuitable for a rural area and one of the natural beauty in north Anglesey. It is dangerous to build a nuclear power station, bearing in mind Hitachi's connection with the Fukushima disaster. The company has not been honest with the public from the beginning because they disclose information gradually rather than making a totally open statement from the outset. They are yet to reveal how they intend to deal with the radioactive waste.	Regarding safety concerns, please see response to Response ID 92 (1). The generic ABWR design is being assessed under the ONR/ EA/NRW GDA processes. This will ensure that the design is suitable to be licensed in the UK. The detailed nuclear safety and environmental protection assessments of the detailed design will be done by the ONR and NRW accordingly, and the construction, commissioning, operation, and ultimately decommissioning, will be subject to their clearances of the nuclear safety cases and the environmental case respectively. For further		✓	

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				details, please see response to Response ID 10048 (Email submitted). Regarding radioactive waste please see responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1). Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).			
10189	N	1	Regarding your advert on the back cover of "Golwg" magazine last week, I must write to you to protest against your plans for these reasons: • Wales already produces more electricity than is used in Wales (although without a single mile of electrified railway here!). So there is no need in Wales for any new electricity power station – the true reason is to supply electricity to England, with no additional benefit to Wales. • In building a new power station here, it will undermine the local Welsh community in one of the stronger Welsh areas of our country. The majority of jobs will go to incomers who have no Welsh, with just the jobs at the bottom of the pile for local people: cooks/cleaners/security guards on the lowest pay. The effect of this will be to destroy the use of Welsh in the local community, just like the behaviour of the R.A.F. in Caergeiliog, Anglesey. We do not forget the enmity of the RAF towards the Welsh language in	Regarding the decision to locate the Power Station on Anglesey please see response to Response ID 3 (1). Regarding the National Grid connection, please see response to Response ID 40 (4). Horizon has developed a Neighbourhood Support Scheme to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Further details on this can be found on Horizon's website at www.horizonnuclearpower.com/wylfa-newydd-neighbourhood-support-scheme. With regard to Welsh language and culture, please see response to Response ID 91 (1) and 92 (1), point 3. . Horizon has demonstrated its commitment to Welsh language and culture by continuing to work with the Welsh Language Steering Group as well as engaging an expert Welsh Language Planning Specialist. Horizon has carried out a		✓	

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			Anglesey (and Ceredigion). The nuclear industry will import a security system (with links to MI1 or MI6, which are also bodies that have a disgusting record of enmity against the Welsh language and the Welsh-speaking community). • I noted the application 1-2 years ago, or earlier, when you were applying for permission to build a nuclear power station on Anglesey, when you refused to prepare or serve any legal documents regarding land procurement, through the medium of Welsh for local farmers. This said everything about your (truly) hostile attitude towards the Welsh community. Therefore, no Wylfa Newydd power station. It is not necessary for the needs of Wales. Build your power station in England as it is for the needs of England, pure and simple, and not for us. Why do you quote your postal address in English only? Where is the treatment of the Welsh with equality, respect or dignity then? Well? Where is the Welsh?	mitigation workshop in June with the Isle of Anglesey County Council, Welsh Government and Gwynedd Council and have outlined intentions for the Welsh language at a high level in our commitment to a Welsh Language Pledge. As part of the development of strategies the impacts and effects on Welsh language are considered in Horizon's approach to Temporary Workers' Accommodation, Education, Supply Chain and Jobs and Skills strategy and these will be updated with further information from the WLIA. Horizon has also developed a Welsh Language Strategy Through the Jobs and Skills Strategy Horizon is working hard to make sure young people on Anglesey and in North Wales have the opportunities and information they need to become the next generation of skilled workers, and develop successful careers as part of the Wylfa Newydd Project. In partnership with Coleg Menai, Horizon recently launched its Technical Apprenticeship Scheme. The first annual intake of ten apprentices are all from Anglesey, Gwynedd and Conwy and started training in September 2016. This three year programme represents the start of Horizon's long term commitment to recruiting driven, talented people to work on the Wylfa Newydd Project. Horizon will also welcomed five candidates from our Graduate Development Programme in September, who will join our operations and engineering teams at the Wylfa			

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				Newydd site office and our headquarters. Horizon is committed to giving talented graduates the opportunity to gain valuable experience working in the nuclear industry, which builds on their university learning.			
10190	N	Letter submitted	1) Danger – in an age where there are cyber attacks and terrorism exist. Also where will the waste go?	Regarding the nuclear safety case and emergency preparedness, please see responses to Response ID 10048 (Email submitted). Regarding radioactive waste, please see the responses to Response ID 6 (1), 11(1), 77 (1) and 100 (1).		✓	
10191	N	1	The first comment is that producing electricity in this way is not necessarily of benefit – to organic life in the sea, on land or in the sky either now or in the future. The second comment is tall kinds of x standard rays that are invisible in nature and impossible to keep from escaping over a radioactive lifetime of hundreds of centuries. Radioactivity is in the same family as protons and neutrons that go through matter unhindered.	Further details on the environmental effects of the Project can be found in the PEI Report available as part of the Stage Two Pre-Application Consultation materials. Regarding safety concerns, please see response to Response ID 92 (1).		✓	
10191	N	3	Is there any truth in the stories I have heard that if a disaster were to happen, all routes out of Anglesey would be closed under military control?	Horizon acknowledges that a there is a remote possibility of a nuclear accident. The response of both Horizon and the Isle of Anglesey County Council to such a remote possibility is regulated by the ONR under the REPPIR. The Off-Site response is the responsibility of the Isle of Anglesey County Council under REPPIR, supported by Horizon. The Isle of Anglesey County Council and Horizon will have appropriate plans in place, and rehearsed,		✓	

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				several months before the first nuclear fuel arrives at the site. The extent and content of exercises that test the Off-Site plan are the Isle of Anglesey County Council's responsibility, and the scale and objectives of any such exercise will be agreed with the ONR at the planning stage. Horizon has responsibilities under REPPIR to provide the Isle of Anglesey County Council with the appropriate information on which to base their plan, and the extent of the emergency planning areas is determined by ONR as the appropriate regulatory authority under REPPIR. Horizon will be responsible for the supply of the appropriate information to residents and business in the appropriate part of the emergency planning area, as required under REPPIR. The ONR have undertaken a re-determination for the Existing Power Station and this was published on their website and can be found at:http://news.onr.org.uk/2016/06/revised-wylfa-off-site-emergency-planning-area/ . The determination for such an area for the Wylfa Newydd Power Station will be done to an agreed programme.			
10193	N	1	Also concerned re: pylon locations.	Regarding the National Grid connection, please see response to Response ID 40 (4).		✓	

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10194	N	1	Rather it was not happening! Very unhappy that local buildings have been demolished where I'm sure some of them could have been saved. Feels as though the area has been raped of its heritage and appeal.	Further details on the heritage effects of the Project can be found in the PEI Report available as part of the Stage Two Pre-Application Consultation materials.		✓	
10196	N	Letter submitted	I wish to express my strong objection to the proposed new Wylfa nuclear power station. Despite improvements in safety, nuclear power remains an inherently dangerous technology in both short and long term, besides due to effects of the waste produced. There is no specific need for such a power station in this location (or in Wales), only for more electricity generally in the UK, for which there are alternative sources. Alternative employment could also be created for the current workforce. The power station is likely to have an adverse effect on Wales generally, and the necessary new grid connection would also be very harmful. I believe that whilst views of local residents should usually take priority regarding energy project, since the consequences of nuclear power can be very wide-reaching, in this case concerns of those living further afield should also be considered. Safety of power station: even nowadays, a major accident remains a possibility and its consequences would be disastrous, not only locally but throughout Wales. Besides harming many people's short and long term health, it would be very damaging to the economy, especially tourism and agriculture, on which	Regarding radioactive waste, please see the responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1). Regarding the marine environment, Horizon has undertaken an assessment of the effects of the Power Station on coastal processes and coastal geomorphology arising from construction, operation and decommissioning. In particular, this assessment considers the potential effects of construction of the two cooling water breakwaters, including a temporary causeway; MOLF; and excavation and construction of a cooling water intake and outfall. This was included in the PEI Report as part of the Stage Two Pre-Application Consultation. Regarding construction of the breakwaters and the impacts on fish in the area, additional information on the design and proposed materials of the MOLF and breakwaters was available as part of the Stage Two Pre-Application Consultation materials. Likely effects to the marine environment was provided in the PEI Report. Please also see response to Response ID 85.		✓	

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			many rural areas rely (compare the Chernobyl disaster, which was much more distant). Coastal resorts would be particularly badly affected, as would fishing (both commercial and recreational). However, my main concern is the much more probably ongoing discharges, both planned and unplanned of low-level radioactivity into the surroundings, from where, over many years, it may spread and accumulate, particularly in the marine environment, thus causing pollution to some of Wales most pristine beaches, with possible harm to human health, particularly children. This sort of pollution is very difficult to detect and remedy pre-emptively, as has been seen elsewhere. In the current political situation, nuclear power stations may also become targets for international terrorism, thus attracting threats of violence and security problems to this very peaceful area. Safety of nuclear waste: this issue is certain to arise as waste will be produced, and there is currently no practical plan for its long-term storage in the UK. Until a community comes forward offering to accommodate such a store, it would either need to remain at the Wylfa site, with associated risks of dangerous leakage, damage from natural or human accident or terrorist/criminal activity, or else be transported to current temporary storage facilities. A train crash involving nuclear waste would be truly horrific and becomes more likely the longer transportation continues.	Spent fuel and radioactive wastes will be held on the Power Station Site (in a spent fuel interim storage facility and an Intermediate Level Waste (ILW) storage facility) as interim storage, prior to repackaging and disposal at a GDF. This transport will take place by road and then rail. Additional information regarding waste is provided as part of the Stage Two Pre-Application Consultation materials. Regarding the decision to locate the Power Station on Anglesey please see response to Response ID 3 (1). Regarding the National Grid connection, please see response to Response ID 40 (4). Regarding safety, emergency preparedness and the nuclear safety case, please see responses to Response ID 3 (1), 92 (1) and 10048 (Email submitted). Horizon has produced a Jobs and Skills Strategy which provides information on the recruitment, employment and training of workers for the pre-construction, main construction, commissioning and operational phases of the Wylfa Newydd Project. The document demonstrates Horizon's commitment to recruitment and training to deliver skilled workers to meet the construction and			

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			In the present economic situation, pressure could be exerted on councils in Wales to volunteer to host a long-term storage facility in return for cash incentives, particularly if the waste was produced in Wales. This could lead to injustices to deprived communities, specifically those in sparsely populated areas with suitable natural or derelict industrial sites. I believe it is immoral to create such serious problems for many future generations. Grid connection: the proposed power station, in view of its large capacity (as with any large-scale electricity generation in an outlying area) would require very long new power lines to connect to the major consumers. These would need to be either on pylons, ruining some of Wales' most spectacular scenery, including Snowdonia National Park, or undergrounded at great expense and causing much disruption to wildlife habitats and traffic. Lack of need, Democracy or Culture: since closure of the aluminium processing plant, there is no current need for such a concentrated source of electricity in this location. A new biomass power station is already proposed nearby. The need is for electricity in the UK overall, with much of that from the proposed Wylfa power station intended for export to England. It is undemocratic that Wales should therefore bear all the disadvantages nuclear power stations bring when the advantages could be obtained by other means. If a future Welsh Government were to obtain power over large	operational needs of the Wylfa Newydd Power Station. Horizon seeks to maximise the local opportunity for employment, enhanced by education, skills training, apprenticeship and graduate schemes. Horizon will be working with the NDA to transfer employees from Wylfa 'A' with the right nuclear skills onto the Wylfa Newydd Project.			

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			energy projects, a nuclear power station would be more difficult to dismantle in the event of their policy being against this form of energy. Construction of such large project inevitably brings in some temporary workforce, which it is possible may have an adverse effect on the Welsh language locally. Alternatives for Energy and Employment: it would be preferable to distribute future electricity generation for this area along the North Wales coast, in order to take advantage of particular marine renewable resources (eg tidal stream/lagoons and wave power – not windpower which is unreliable and unsightly), and on a scale appropriate to sensitivity of the local environment and proximity to consumers. This would have the added advantage of avoiding the need for new power lines. Employment in construction of these schemes would be more widespread and longterm than for the proposed nuclear station and might thus cause less disruption. Further research into these more benign technologies could also provide additional future skilled employment. Decommissioning of the present nuclear power station and after-care of the site should provide plenty of jobs for the current workforce. Therefore, I believe a new nuclear power station should have no place either here as proposed, at Wylfa, nor anywhere else in Wales and I urge you to cancel immediately all plans for this				

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			development which would cause long-term serious harm, locally, to Wales and worldwide.				
10224	N	Letter submitted	We on Anglesey really should have Wylfa making electricity. First because it is power made without putting carbon in the atmosphere and wrecking our climate. Second lots of educated decent people will come in to Anglesey and they will buy houses, use the shops, add to council funds, use schools, libraries, village halls, restaurants, churches, etc. At present all our brightest people go away to mainland for work and we need them here. Look at Menai Bridge people compared with Holyhead – awful! I trust British scientists not to do a Chernobyl!!	Thank you for your response. Your comment is noted.			✓
10225	N	1	1) The technology is old and creates too much of a risk to the entire island and beyond. 2) The company has been prohibited from building a power station in Japan, and developed countries are moving towards alternative technology. 3) Storage of radioactive waste, whether on the surface or underground, creates a risk for too long a period of time. The risk doesn't reduce with time, but rather it increases, so there is a duty upon the present owner to protect those who will be here centuries from now.	1) Boiling Water Reactors: One of the world's most common types of nuclear power generating technology, boiling water reactors provide a reliable form of electricity production. They are characterised by a system in which steam generated inside the reactor is directly passed to the turbine, simplifying the process of energy production. Since the introduction of boiling water reactor technology, Hitachi has participated in the design, development and construction of over 20 nuclear power plants in Japan alone. With enhanced reliability and safety features, Hitachi's 'Generation III+' ABWRs are the most		✓	

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			4) An ancillary company like Horizon is a temporary arrangement, and the cost of XXX the radioactive waste will be transferred to taxpayers when the power station is not in use anymore and the company is dissolved. 5) North Wales does not need any more energy. Similar power stations, if needed, should be located where they are required. 6) According to the existing contract on the price of energy, it is too high.	advanced reactors in commercial operation in the world today. 2) Hitachi has participated in the design, development and construction of over 20 nuclear power plants in Japan alone. The construction of the Wylfa Newydd Power Station will be delivered by Menter Newydd in a joint venture with Hitachi, Bechtel and JGC, overseen by Horizon. The Menter Newydd partners have worked together on delivering more than 170 nuclear power stations and many other large and complex infrastructure projects around the world. 3 & 4) Regarding radioactive waste please see the responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1). 5) Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1). 6) Comment noted.			
10228	N	Letter submitted	I attach for your information contributions from PAWB, Pobl Atal Wylfa B/People Against Wylfa B in your “Consultation”. Mr Alan Raymant commented in a meeting in the Labour Party conference in Liverpool in September 2011 that	Horizon is not obligated to listen to the public’s comments, but is instead choosing to do so. Horizon has already taken on board comments which have shaped our plans going forward. However Horizon is not consulting on the		✓	

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			you as a company do not have to listen to the public's comments. That's why we believe that this "consultation" is a pointless public relations exercise. Text from attached letter: EU Campaigning Organisations – Criticism of Ministers' Negligent Attitude Towards New Nuclear Power Stations Welsh campaigning organisations that returned from Fukushima in Japan last weekend has seen directly some of the pain faced by people forced to leave their homes because of explosions in the Daiichi nuclear power station in Fukushima in 2011. During a week visit as members of the Green Cross international delegation, the four organisations – Greenpeace, Cymdeithas yr laith, CND Cymru and PAWB – saw how some of the 154,000 people forced to leave their villages now live. No living outside the prohibited area, these refugees have no personal possessions from their past, no photographs, only memories of how life used to be. As they try to cope every day in their new small apartments that only have one bedroom, they see children being educated on how to avoid radiation hazards, and this accentuates the sadness and anxiety surrounding their everyday health.	principle of nuclear power generation itself nor the decision to site the Power Station on Anglesey. See response to Response ID 3 (1) for details. Furthermore, Horizon has been engaging with the public and other stakeholders including the Welsh Government, Isle of Anglesey County Council and other councils, NHS, emergency services, NRW and other statutory and non-statutory bodies. The most recent round of public engagement, the formal Stage Two Pre-Application Consultation started in August 2016 and ran until 25 October 2016 and allowed interested parties to provide feedback on our proposals for the Wylfa Newydd Project. In January 2015 Horizon received the first of the major permissions needed for the Wylfa Newydd Project after the completion of the Regulatory Justification process for the chosen reactor technology, the UK ABWR. Regulatory Justification is a high-level generic process that is a legal requirement for any new nuclear technology and is designed to ensure that the benefits to society of the technology outweigh any potential radiological health detriments. Regarding Welsh language and culture, please see responses to Response ID 91 (1) and 92 (1), point 3. In relation to safety, emergency preparedness and the nuclear safety case, please see			

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			"After travelling half way around the world on their recent trip to Japan arranged by Hitachi, it's disgraceful that those Welsh ministers didn't go a step further to see the disastrous consequences that can arise from a nuclear meltdown", said Dr Carl Clowes. "We saw entire villages and towns as prohibited areas, cars and tractors rusting away because of the high levels of radiation. These troubled memories created a lasting impression on each and every one of us". Suggesting that this is the way forward for Anglesey is a big mistake. We have the resources for alternative energy and the skills to create alternative employment. What we need is a coherent and credible strategy based on a vision that details the type of society we crave for the future and not one that creates mountains of toxic waste, and all the risks associated with that, next door to the village of Cemaes for the next 150 years. [names removed] Press Release Campaigners to Target Hitachi on a Trip to Japan Four Welsh organisations leave for Japan next week as part of their campaign to emphasise the risks associated with Hitachi's proposals to develop a series of nuclear reactors that will be a threat to Wales. The four will represent Greenpeace, CND Cymru, Cymdeithas yr laith and PAWB (People	responses to Response ID 3 (1), 92 (1) and 10048 (Email submitted). Regarding radioactive waste, please see the responses to Response ID 6 (1), 11 (1), 77 (1), 100 (1) and 10052 (Letter submitted).			

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			Against Wylfa B) with the support of Friends of the Earth Wales and the Nuclear Free Local Authorities, and will meet poliiticians in Japan and visit the nuclear desert land of Tomioka, a city where the 160,000 residents were forced to leave their homes due to the explosions at the Daiichi nuclear reactors in Fukushima. They will meet some of the people forced to move and some who are working to alleviate the situation. The visit was organised by the Green Cross, an international organisation with its base in Switzerland, and established by President Gorbachev following the World Summit in Rio in 1992. The delegation from Wales has been very critical of the Welsh politicians' misleading statements in regards to building new nuclear reactors. "It appears that they don't take much notice of the possible risks arising from storing very toxic radioactive waste on the site where it will be generated for the next 150 years", said Dr Carl Clowes from PAWB. "In an unstable world, terrorism or cyber attacks could take out the entire population of north-west Wales. Human and mechanical mistakes cannot be undone completely as the accident of 1993 in Wylfa proves when Nuclear Electric was fined a total of £500,000 for breaching safety regulations. On a community level, we are all worried about the linguistic and cultural impact that 6000 building workers will have on the				

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			communities of Anglesey, with the majority of them not being local, and about the increasing troubles facing our young people in securing housing. Tourism will also suffer with visitors unwilling to go near the largest building site in Europe. Environmentally, the impact of the new reactors at Wylfa, on a site approximately 11 times the size of the current site, will be huge, as European environmentally significant sites will be degraded." Focussing on Wylfa as a remedy to meet the island's needs is unfounded. Nuclear technology is old fashioned and it can't survive without huge subsidies, and the poor customer has to pay for those subsidies. There are cheaper and easier options for energy and employment as recommended in the "Anglesey Manifesto" published by PAWB in May 2012. Wales should look at the devolved energy infrastructure based on community enterprises rather than on the over-reliance on international corporations which is the current tendency. Ultimately, building new nuclear reactors will mean that our communities in Wales will face all the risks whilst all the profits go to Japanese shareholders and the Japanese government. That's immoral and unacceptable. Notes to editor: This visit follows a preparatory visit by Carl Clowes and Cian Ciaran on behalf of PAWB in				

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			November 2013. They met with key local government leaders who strongly advised against building new nuclear reactors, and a group of solicitors who are bringing legal proceedings against Hitachi as the designer of the Daiichi Reactor 4 in Fukushima which, in its current fragile and risky state, is a threat to much of the northern hemisphere. At an extraordinary meeting of Ynys Mon County council on September 26, Horizon Nuclear's Chief Operating Officer Alan Raymant outlined the company's Background Document on Community Consultation. Horizon state the Community Consultation should be honest, meaningful, inclusive and clear, and "this is not a tick box exercise". However, only a day later, Mr Raymant was a panel member of a Nuclear Industry Association fringe meeting at the Labour Party conference in Liverpool. Closely mirroring Tony Blair and Gordon Brown's sham nuclear consultations, Mr Raymant claimed public consultations on the building of new nuclear power stations are required by law, but would not cause problems in getting them built. He explained to the meeting: "As a developer we are not obliged to follow the results of the public consultation. But we have to take it into account and explain why we have not included its recommendations. It's absolutely fundamental to have public consultation but we have to realise that we can't please everyone if we are to have an economic				

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			project." So much for the consultation not being a tick box exercise! Sham public consultation #1: Horizon foisting nuclear waste creation on local communities According to the Horizon spokesman Richard Foxhall, this entire consultation with the public is not at all anything to do with the merits of new nuclear reactors at Wylfa. In their own words, this consultation is a total sham. Horizon is hiding behind the government's back in Whitehall and Cardiff. Horizon's consultation is a total subversion of local democracy in Wales. Horizon intends to create maximum quantities of new nuclear waste at Wylfa without any direct responsibility for ensuring and managing biologically safe isolation of its radioactive waste from the environment for the next 240,000 years. Horizon is laughing all the way to the bank. It intends to pocket full profit from subsidies paid by all electricity users including poor people on Anglesey and across Wales. In return Horizon intends to walk away from all the nuclear waste it is intent on creating at Wylfa. In a nutshell, Horizon's strategic vision is to maximise nuclear waste generation at Wylfa				

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			without responsibility. The question Horizon dare not ask at this consultation: Should there be nuclear waste creation at Wylfa without nuclear waste disposal underground on Anglesey?				
10230	Y	1	Thank you for the opportunity to respond to Horizon Nuclear Power's Pre-Application Consultation – Stage 1 for the plan of Wylfa Newydd nuclear power station. We welcome the commitment of Horizon Nuclear Power to continually consult with the public and stakeholders such as Cyngor Gwynedd. We believe that this is essential to ensure wide consensus for the Wylfa Newydd development. This response is presented on behalf of Cyngor Gwynedd. The response was formulated following input from Council Departments as well as Cyngor Gwynedd Cabinet Members. An appendix is attached which outlines our general responses to the specific questions asked in regards to the consultation; however, I'd like to summarise the main messages I'd like to communicate below: 1) Cyngor Gwynedd recognizes the enormous significance of Horizon Nuclear Power's investment in the Wylfa Newydd development in all of North Wales and especially in North West Wales. 2) Cyngor Gwynedd is keen to work with partners to understand the impact of the development during the building period on:	1) Thank you for your response. Your comment is noted 2) The PEI Report volume B3 (volume B3 - traffic and transport) assesses the potential effects of the enabling works, construction, operation, and decommissioning of the Power Station on drivers, public transport users, pedestrians, cyclists and horse riders who travel on the existing transport network. One of the Key Issues is the impact on Roads and traffic (including buses). The Power Station would generate additional traffic during construction, operation and decommissioning. This would primarily occur on the A55 and on the A5025. Drivers, public transport users, pedestrians, cyclists and horse riders could potentially be affected by the change in traffic flows resulting in one or more of the following: • severance • changes in journey times and amenity • changes to the level of risk associated with accidents and safety			✓

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			• The city of Bangor, as a social hub of North West Wales • The area's infrastructure, especially the bridges over the Menai Straights and the A487 from the South to the North • Public services such as health, community safety, leisure facilities, etc • The Welsh language and culture in the region • The labour market • The housing market and supply • With a focus on implementing measures to mitigate any negative side-effects as soon as possible. 3) Cyngor Gwynedd is keen to see the company Horizon Nuclear Power focusing further on differentiating between the impact of the Wylfa Newydd development during the building period and its impact afterwards when the power station will be operational. The focus on the impact of building period and the opportunities and challenges arising from it is welcomed, but we believe that the same focus should be given to the long term impact of the development. 4) Cyngor Gwynedd believes that the Wylfa Newydd development is of significance to a large area and that opportunities and challenges will arise from the building and operating of Wylfa Newydd power station far beyond the	• driver stress • Horizon is engaging with the health board, NHS and emergency services on emergency preparedness during construction and operation. The Stage Two Pre-Application Consultation materials identify the impacts and benefits to the community as part of the Preliminary Environmental Information (PEI) Report, chapter B1 Socio-economics. The socio-economic assessment considered the Travel to Work Areas, including the group of 'Bangor, Caernarfon and Llangefni'. Horizon is carrying out a WLIA This will include the assessment of potential effects of Wylfa Newydd on school places, communities and the use of Welsh language in schools. This assessment will help determine the need for further mitigation and enhancement going forward. A Jobs and Skills Strategy has been produced which provides information on the recruitment, employment and training of workers for the pre-construction, main construction, commissioning and operational phases of the Wylfa Newydd Project. The document demonstrates Horizon's commitment to recruitment and			

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			North of Anglesey. We believe that the geographical area that is the focus of the current consultation is too limited and that it is essential that Horizon Nuclear Power considers the area more widely in every aspect of its work to develop and plan its proposals. 5) Regarding the above, we would like to see a further immediate increase in response to it by taking action as soon as possible. Again, the Council is ready and keen to be fully involved in partnership with others. We hope that the above and enclosed comments will be useful to you and that you will focus on the issues we have outlined. Cyngor Gwynedd is completely committed to ensuring that the challenges arising from the building and operating at Wylfa Newydd are addressed and that we take full advantage of every opportunity. We look forward to continuing to work with you and other partners to that end. Note: this response is subject to the completion of a formal decision process by Cyngor Gwynedd and should be considered as a draft version until this process has been completed. Cyngor Gwynedd supports the economic opportunities that will come to the sub-region because of Wylfa Newydd and we recongise the significance of this development to all of North Wales and the North West especially. We believe that there should be a further focus on the challenges and the opportunities to the entire region (all of North Wales and especially	training to deliver skilled workers to meet the construction and operational needs of the Wylfa Newydd Power Station. Horizon seeks to maximise the local opportunity for employment, enhanced by education, skills training, apprenticeship and graduate schemes. Regarding legacy benefits, please see response to Response ID 10039 (1). The CWAMP will be used to manage the usage of bed space for the duration of the Project. Landlords wishing to promote any bed space on the CWAMP will have to be approved, with a number of additional criteria likely to be used to prevent the displacement of existing tenants. A Wylfa Newydd Accommodation Board will be established to oversee and monitor the usage of bed spaces as well as mitigate any impacts where necessary. A Workers Code of Conduct would also be established to explain the legislation requirements that must be met as well as the expectation Horizon has of its workforce or associated supply chain. 4) Horizon regularly holds technical meetings with key stakeholders in order to agree assessment details, inclusive of the points identified in the Scoping Opinion. Current study areas at this interim EIA stage are given in appendix 3 (environmental			

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			the North West) throughout the consultation plans and documents. We believe that the focus on a geographical area within Anglesey is too limited at present, without a clear explanation of the logic. We believe that careful planning will be needed to mitigate the negative impacts and maximize the opportunities arising from the development and operation of the Wylfa Newydd power station especially in terms of: • The city of Bangor, as the social and economic hub of the area • Transport – especially in terms of the bridges over the Menai Straits and the A487 to the South • Various public services such as health, community safety, leisure, etc • The Welsh language and on • The housing market and supply Collaboration is needed to understand the technical requirements of the project, their implications and the capacity of the area in every sense to cope with the requirements in order to ensure the right balance socially, economically and environmentally. Cyngor Gwynedd is keen to see Horizon Nuclear Power focusing further on the impact of the Wylfa Newydd development after completing the building period when the nuclear power	baseline) of this Stage Two PEI Report. The Environmental Statement which will accompany the DCO application will clearly present final study areas through the use of figures and supporting text, which will provide adequate justifications. 5) Horizon will be working with the NDA to transfer employees from Wylfa 'A' with the right nuclear skills to Wylfa Newydd.			

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			station is operation. The focus on the impact of the building period and the opportunities and challenges arising from it is welcomed, but we believe that the same focus should be given to the ongoing impact of the development. The Council is keen to see close coordination between the Wylfa Newydd timetable and other developments in the nuclear industry including the decommissioning of Wylfa and Trawsfynydd Power Stations to maximize the benefit for the local workforce and economy. We believe it is crucial to discuss with the Nuclear Decommissioning Authority (NDA) to ensure that the current workforce at Trawsfynydd Decommissioning Site is maintained until Wylfa is decommissioned and building work begins at Wylfa Newydd. Regarding the above, we would like to see a significant immediate increase in response to it by taking action as soon as possible. Again, the Council is ready and keen to be completely involved in partnership with others.				
10230	Y	14	I'd like to beg Horizon Nuclear Power to continue to explore the social and linguistic implications of the Wylfa Newydd development. We believe it is crucial that robust steps are adopted to mitigate any risks ensuring that the development contributes fully to the economic and social sustainability of Anglesey, Gwynedd and North West Wales' native communities.	Regarding Welsh language and culture, please see responses to Response ID - 91 (1) and 92 (1), point 3.		✓	

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10231	N	Letter submitted	I'd like to take this opportunity to put forward my comments on your proposal to build a Nuclear Power Station in Cemaes. I may as well start by saying honestly that I am against your plans and for many reasons, and I will mention those in detail in due course. However, despite this, I am confident that you will consider my comments regardless. I have already told you where I stand on your proposal. Let me detail these reasons by heading.	Thank you for your response Your comment is noted. Please see the Environment appendix for a full for to the letter submitted.			✓
10233	Y	1 & 14	double check for national grid	Regarding the National Grid connection, please see response to Response ID 40 (4).		✓	
10237	N	1	The UK government has not published an energy policy. So there is no guidance as to the ration between: • Renewable energy (every kind) • Nuclear energy • Fossil fuel energy Consequently, it's impossible to put the Wylfa Newydd contribution in any sort of context. During the BCCT there was a clear policy and each sector had contributed to it.	The UK Government published its Overarching National Policy Statement for Energy (EN-1) in July 2011 which outlines the Government's strategy for renewable, nuclear and fossil fuel electricity generation. Regarding the decision to locate the Power Station on Anglesey see response to Response ID 3 (1).		✓	
10339	N	1	We welcome it, though have natural concerns over the impact during it's building stage and the storage of waste on site.	Horizon recognises that the nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable.		✓	

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				Horizon is committed to understanding what the issues are to the surrounding communities and environment and reducing/avoiding these as much as possible through mitigation. This information is available within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will be refined, with impacts identified and mitigation measures built into the design. Horizon has conducted an assessment of the potential effects of the enabling works as part of the PEI Report including construction, operation, and decommissioning of the Power Station. Regarding radioactive waste, please see the responses to Response ID 6 (1), 11 (1), 77 (1) and 100 (1).			
10359	N	1	It's going to be ten years of construction that means ten years of disturbance for those who live in the area of Tregele will we be looked after the whole time or just in the beginning.	Horizon recognises that the nearest neighbours will be the most affected by the Project, however Horizon is committed to mitigating impacts as far as reasonably practicable. Horizon is committed to understanding what the issues are to the surrounding communities and environment and reducing/avoiding these as much as possible through mitigation. This information is available within the PEI Report as part of the Stage Two Pre-Application Consultation materials. As the Project design progresses, the environmental assessment will		✓	

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				be refined, with impacts identified and mitigation measures built into the design.			
10359	N	14	I would like to see a commity set up made up of locals, perhaps a member of the local council and some from horizon to meet say once a month to discuss any problem or matter that arises during the building, so that if some residents with questions who do not feel confident to ask themselves.	Horizon supports the independently-chaired Wylfa Newydd Project Liaison Group (PLG), which brings together local community groups and representatives to receive updates on the Wylfa Newydd Project. For more information on the PLG – and to view minutes and presentations from previous meetings – please visit their website at www.wylfaplg.com/		✓	
10362	Y	Letter submitted	As a key statutory consultee within consultation zone 3 consultation, Conwy County Borough Council (CCBC) welcome the opportunity to provide detailed feedback on Horizon's first stage of pre-application public consultation (PAC1). The first stage pre-application consultation period is 10 weeks from 29th September to 8th December 2014. Conwy County Borough Council (CCBC) accept that the consultation does not include the principle of nuclear power or the suitability of the site for a new nuclear power station, as the acceptability of both matters has already been considered by the Government. This consultation covers the specific proposals for the development and it the first major step in the planning process. It covers all aspects of the proposals, such as construction, transport, effect on the Welsh language and on the economy of the region. The consultation includes public exhibitions and	The SPG was released too late for it to be considered in the Stage One Pre-Application Consultation process. However, the Stage Two Pre-Application Consultation and the PEI Report addresses the SPG policies. Volume B1 (socio-economic assessment) of the PEI Report assesses the effects of the Wylfa Newydd Project on jobs and displacement. Further details of this assessment are given in the response to Response ID 10129 (14). Regarding traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1). The Central Case, the assumed scenario for accommodating construction workers, will		✓	

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			drop-in events. The second stage of pre-application consultation is envisaged to be towards the end of 2015. In November 2009, the Infrastructure Planning Commission consulted with CCBC on the Scope of the Environmental Impact Assessment (EIA) for the nuclear power station. CCBC Planning Committee resolved that the Council does not wish to make any formal representation on the content or extent of the scoping exercise other than to place emphasis on the need to fully assess the risks of nuclear fallout at the plant and during transportation to and from the power station. Furthermore, CCBC were consulted on the Wylfa Newydd Supplementary Planning Guidance (SPG) document. It is considered that the comments to the SPG are relevant to this PAC1 feedback and are therefore attached at Appendix 1 to this response. The SPG should be given appropriate weight by Horizon in its promotion of Wylfa Newydd. The main area of concerns relates to the wider displacement evidence, which makes it difficult to fully understand the implications for Conwy in terms of socio-economic, housing and commuting implications and mitigation. The implications of the Wylfa Newydd development on wider jobs take-up, up-skilling, supply chain links, facilities and services and residential is limited and could impact negatively in the future if not properly understood and planned for.	provide 4,700 bed spaces in Temporary Workers' Accommodation, is now as follows: • 500 beds on-site; • 3,500 at Kingsland and Cae Glas, Holyhead; • 500 at Rhosgoch; • 200 beds at Madyn Farm; • The re-use of empty homes and latent accommodation to provide up to 400 beds. Furthermore there is expected to be a demand for 275 bedspaces on the Menai Mainland, which may include Conwy. Further details of our housing proposals are given in our response to Response ID 10052 (Letter submitted). Regarding the safety of Wylfa Newydd, please see response to Response ID 92 (1). Regarding the commute for construction workers, please see response to Response ID 10021 (Letter submitted). Regarding jobs, training and supply chain opportunities, please see responses to Response IDs 47 (1) and 10046 (1).			

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			Horizon Implications for Conwy: CCBC welcomes the opportunity to comment on the Horizon development at Wylfa. Conwy is separated from the development by 53km road miles or 37km in a straight line, however it is the ease of access along the A55 link and central location of Conwy with its diverse range of housing, recreation, entertainment and education facilities all within close proximity to the A55 which will no doubt be an additional draw towards Conwy from people involved in the development. High quality housing and the convenience of road and rail travel times will be the biggest deciding factors in where people choose to live and CCBC believes that there will be an additional element of out-commuting as a result of the development, both during construction and ongoing.				
10362	Y	Letter Submitted	Appendix 1, Wylfa Newydd Supplementary Planning Guidance (SPG) Response from Conwy County Borough Council (CCBC) to the W General Please find below a response from Conwy County Borough Council's (Conwy CBC) Strategic Planning Policy Service (SPPS). The SPG and supporting evidence is comprehensive, but in terms of the wider regional economic, social and environmental impacts, the following comments are made in policy terms. It is appreciated here that such potential discussion points will be further had in	The SPG was released too late for it to be considered in the Stage One Pre-Application Consultation process. However, the Stage Two Pre-Application Consultation and the PEI Report addresses the SPG policies Volume B1 (socio-economic assessment) of the PEI Report assesses the effects of the Wylfa Newydd Project on jobs and displacement.		✓	

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			drawing up the Local Impact Report with regards to the Examination in Public (EiP) as advised in the Planning Act 2008. The wider regional impacts, mitigation and regional partnership approach are key issues to be discussed in bringing forward the Wylfa Newydd project, this needs to be strengthened in the SPG. The current assets afforded by the region, including skills programmes / apprenticeship schemes, housing delivery and a trans-European A55 Road and Rail route, are seen by the SPPS as vital strategic community factors as well as developing the appropriate transport infrastructure to assist the delivery of the Wylfa Newydd project in terms of the construction, implementation and delivery stages. It is noted that the purpose of the proposed SPG is to provide supplementary advice on local direct and indirect impact and to set out the Ynys Mon County Council's (YMCC) interpretation of national and local policy in the context of the Wylfa Newydd Project. - Although the SPG is not supplemental to the Joint LDP (JLDP), which is currently being prepared, it does seek to be consistent with the direction of travel set out in the emerging LDP. However, whilst the SPG will be prepared over a long term period and include several stages, it is important in terms of the weight required that it is informed by a locally adopted policy in the first instance. Vision and Objectives:	Regarding traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1). The CWAMP will be used to manage the usage of bed space for the duration of the Project. Landlords wishing to promote any bed space on the CWAMP will have to be approved, with a number of additional criteria likely to be used to prevent the displacement of existing tenants. A Wylfa Newydd Accommodation Board will be established to oversee and monitor the usage of bed spaces as well as mitigate any impacts where necessary. A Workers Code of Conduct will also be established to explain the legislation requirements that must be met as well as the expectation Horizon has of its workforce or associated supply chain. The Stage Two Pre-Application Consultation materials identify the impacts and benefits to the community as part of volume B1 (Socio-economics) of the PEI Report. A draft gravity model was produced and included as an Appendix (Appendix D) in the Traffic and Transport Technical Note issued at Stage Two Pre-Application Consultation. Further details on TWA can also be found in the Construction Workers Accommodation			

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			It is accepted, at the Vision and Objectives, Paragraph 3.1.1, that there is unprecedented opportunity to work collaboratively and contribute to the wider socioeconomic transformation of Anglesey and the wider North Wales region. The objective at Paragraph 3.2, bullet point 2 is also welcomed, in that the Wylfa Newydd project will maximise employment opportunities and up-skilling both in Anglesey and on a wider North Wales basis. However, the vision as stated in Paragraph 3.1.3 is Anglesey specific and omits the wider North Wales region. It is considered that Conwy CBC is a key delivery partner in delivering the objective as per 3.2.3 of the SPG. With this regard, the Conwy CBC welcomes the production of the Supply Chain Development Programme which will work with partners to maximise opportunities on a regional basis and will needed to be resourced appropriately in order to deliver on this. Conwy CBC has a Skills Board which is represented by key internal and external Officers tasked with understanding skills gaps. The Council would welcome the involvement of the Skills Board in bringing forward the Supply Chain Development Programme. The housing related issues set out in the SPG and supporting topic paper are noted. Whilst the Wylfa Newydd site is to be situated on Anglesey, the impacts on neighbouring local authorities are not fully understood. There is potential to produce a 'gravity model' and accommodation	Strategy also issued at Stage Two Pre-Application Consultation.			

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			strategy which highlights the approximate number of workers requiring accommodation within a certain travel zone of the main site, particularly during the construction period. This should also consider displacement of population as a result of any perceived negative impacts of the Wylfa Newydd project. Conwy has now adopted it's LDP on the basis of the 2008 based projections. Current initial evidence (based on the Census and new household projections) is predicting a lesser housing demand than currently adopted in both Conwy and Denbighshire. Overall, subject to a gravity model, which considers displacement, it is unclear of the potential housing impact in Conwy and mitigation measures to be considered. Ideally, this would need to be considered for the construction period as well as the operational period. In terms of the potential wider impact and mitigation, an assumption is that the construction workers from Wylfa Newydd that are seeking accommodation on Anglesey will be looking for inexpensive accommodation (covered by their accommodation allowance). It is likely here that at least some of them will be competing for the same shared properties as those who are reliant on housing benefit. This is likely to lead to a further increase in demand for those properties, thus pushing rents up, potentially to a point higher than those on housing benefit can afford. This is likely to push the issue further afield to neighbouring				

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			authorities as competition increases. Potentially, this could mean that a construction worker would have a better chance of being offered a private rented tenancy than a local person on housing benefit. This would mean that there would be even fewer properties available to those people that the Council has a duty to house on a wider regional basis. The Conwy CBC would welcome the creation of a Housing Fund to mitigate issues relating to the supply of accommodation in the local authority areas identified by any agreed gravity study. Conwy CBC considers that funding should be put in place and made available to mitigate any negative impact on Anglesey and surrounding authority areas. It is appreciated here that such funding will be considered by the applicants, but steered by the Local Impact Report and EiP. However, this may well depend on the numbers of construction workers that will be accommodated, for example on the Penrhos site near Holyhead, if that site is delivered, as well as other key locations identified in the SPG. It is likely that a number of the workers will take up accommodation in vacant holiday lets / bed and breakfast accommodation, which would provide a welcome boost to the local economy, particularly at off-peak times. There is also the possibility that workers will rent single rooms in owner-occupied homes, thus providing an extra income to local residents and again aiding the local economy. Therefore, Conwy CBC				

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			maintains its earlier position, subject to any gravity model evidence, that a proportionate amount of mitigation funding should be directed to the wider region. Conwy would welcome the invitation to be part of the Supply Chain Development Programme and any proposed business management or forum. This will support business/educational opportunities across the region and provide a wider resource for contractors in terms of delivering their commitments. This will also support wider employment opportunities across a wide range of industries and business types. Whilst again this will be discussed through the Local Impact Report and EiP, Conwy CBC welcome a resource from the applicants to work with Conwy CBC and enable residents to make the most of job opportunities. As above, Objective 2 of the SPG covers wider regional economic opportunities and benefits. The list is supported, however, when referring to North Wales, for example in up skilling the region's workforce, the table listing Key Delivery Partners and Key Plans/Programmes should include other regional stakeholders and strategies e.g. North Wales Economic Ambition Board, various regional/sub regional apprenticeship schemes linked to the construction sector e.g. North Wales Shared Construction Apprenticeship Scheme. Further consideration is also required of the socioeconomic impacts on Gwynedd, Conwy				

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			and the National Park (e.g. if considered for travel to work purposes, but also in terms of economic opportunities i.e. Objective 2) - Objective 2 sets out this statement, but Guiding Principles 1 and 2 go back to local level only, this comes across as being inconsistent. Section 5.8 - there is a Guiding Principle for the 'rest of Anglesey' but should there also be a section, and possibly a Principle, for the wider region, based on the other comments above and mention of benefits for North Wales? Also where does the principle of 'accumulated' development come in to consideration re impact in relation to other major regional projects e.g. development of the new prison near Wrexham and ongoing STEM skills demands around AIRBUS' growth strategy… … Planning Obligations: GP23 Planning Obligations - has consideration been given to the potential for using the Community Infrastructure Levy (CIL) process in seeking contributions to infrastructure, considering the timescales for Wylfa delivery and CIL Regulations and restricting of Section 106 contributions from April 2015 Conwy CBC recognises the wider economic benefits Wylfa Newydd will bring to the region and encourages regional partnership working to ensure delivery and minimise negative impact. We also recognise that not all issues relating to the accommodation needs of workers will be negative, but there is some concern highlighted				

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			above with regards to impacts and mitigation. It is also noted that such issues will be discussed further in bringing forward the Local Impact Report and EiP.				
10368	Y	1	The opportunity and investment that the project will bring to the area is very welcome both in terms of the medium term with the construction of the Power Station, Associated Development and Infrastructure enhancement and then in the longer term with the operation of the Station. However it is clear that the development has the potential for significant impacts across North Wales Fire and Rescue Service (NWFRS). To provide fire and emergency cover in its area, NWFRS operates several duty systems including the Retained Duty System (RDS). This is a system of fire fighters who are on call from places of other primary work or home near to their local station. All 44 fire stations have an RDS compliment with 36 stations being solely RDS. We have concerns that offers of well-paid primary employment through the development may on a large scale and pan North Wales not only on Ynys Mon, may remove these staff from our employment in significant numbers to seriously affect the operational response of NWFRS not only to Wylfa Newydd, but across North Wales. Staff migration to the Power Station, Associated Development and Infrastructure enhancement is of course a risk across all other areas of our organisation as it will be for other emergency	The Stage Two Pre-Application Consultation materials identify the impacts and benefits to the community as part of volume B1 (Socio-economics) of the PEI Report. Horizon will be working with the NDA to transfer employees from Wylfa 'A' with the right nuclear skills to Wylfa Newydd. Horizon is also engaging with the health board, NHS and emergency services on emergency preparedness during construction and operation. For additional information regarding emergency response please refer to Response ID 10191 (3).		✓	

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			services public service employers. We would seek further information on how Horizon will consider this issue for ourselves and for other agencies that operate and are operationally reliant on on-call staff as well as the wider issue of staff migration. The Project will have significant resource demand issues for NWFRS across its functions for the duration of the project and beyond. Not in the least of these will be the resource that will be required in dealing with the considerable workload increase of consultation responses to planning and regulatory submissions, wider consultations, and regulatory audits and inspection work associated directly and indirectly with the Power Station, Associated Development and Infrastructure enhancements. The volume of work in these areas alone will be well in excess of normal levels and beyond existing resources. When coupled with the work that will be required with operational planning and preparation - both for Fire and Rescue Service (FRS) singular and multi- agency response required to respond effectively with potential incidents across a wide variety of risks during the build and operation of the facility and the associated development the demand on the FRS existing resources will be excessive. This is of course against a backdrop of ever increasing pressure on all public service budgets, the emergency services and the FRS in this case, not being exempt or protected by				

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			financial ring fencing. NWFRS has over the last three years had to make savings in excess of £2.5m and in doing has reduced its workforce and therefore capacity for increased workloads. Projections to 2020 indicate a need for a further potential £3.3m in savings The consultation document makes reference to the existing Wylfa Power Station and the probability that it will become a Decommissioning Site during the construction phase of Wylfa Newydd, however there is no information provided on the interaction between the two sites and the likely impact one will have on the other e.g. workforce numbers, vehicle movements, emergency planning arrangements. We believe this to be a vitally important early consideration in the project and would therefore wish to have further detail on this. Information provided identifies that the emergency arrangements for Wylfa Newydd, once operational, will be developed to ensure compliance with the requirements of REPPIR, however there is no information provided on what emergency arrangements will be in place throughout the construction phase. There is a need to enter into dialogue with the emergency services to identify the risks, the potential for emergency incidents and arrangements to reduce and mitigate them.				
10369	Y	Letter submitted	The Food Standards Agency (FSA) welcomes the opportunity to review the pre-application consultation documents.	Thank you for your response. Your comments are noted.			✓

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			The FSA is responsible for food safety and food hygiene across the UK. We work with local authorities to enforce food safety regulations and have staff who work in UK meat plants to check that the requirements of the regulations are being met. We also commission research related to food safety. Having considered the documents, the FSA has the following comments to the questions asked in the consultation.				
10369	Y	1	As noted in Chapter 5 of the Consultation Document (paragraphs 5.29 - 5.47), there are a number of regulatory considerations before a new nuclear power station can be developed. As part of the FSA's statutory responsibility in relation to food safety, the FSA has been consulted on the Regulatory Justification and Generic Design Assessment which are currently on-going. The FSA will also be consulted by Natural Resources Wales / Environment Agency on any Environmental Permits which are submitted. When considering our response to these consultations, the FSA will consider the potential impact to consumers of food which may be contaminated with release of radioactive material from the Wylfa Newydd site as well as the existing neighbouring Magnox site.	The safety of the Power Station will be ensured by its design, construction and operation standards; and these will be assured by the appropriate independent regulators, the ONR and NRW. The movement of nuclear materials is regulated by the ONR under the Energy Act 2013 and other legislation. Horizon's arrangements for the movements of nuclear materials will meet the safety and security expectations of the ONR to ensure that the risks arising from these activities are maintained 'As Low As Reasonably Practicable' (ALARP).		✓	
10369	Y	14	The FSA has also included comments on the Health Impact Assessment Scoping Report in a	Thank you for your response. Your comment is noted.			✓

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			separate letter addressed to Horizon's EIA Manager. The FSA has no comment on the remaining questions asked in this consultation. (Q6 to Q13)				
10371	Y	Letter submitted	As a key statutory consultee and as the host Authority for this project of major importance for Anglesey, the North Wales Region, Wales and the UK, the Isle of Anglesey County Council (IACC/the Authority) welcome the opportunity to provide detailed feedback on Horizon's first stage of pre-application public consultation (PAC1). The IACC's response comprises the following; - This letter - IACC's Overview of Topic Responses (Appendix 1) - Supporting spreadsheet of IACC detailed topic responses (Appendix 2) - IACC Response to Horizon Questions (Appendix 3) These combined form the suite of relevant documents approved by the Full Council in a meeting held on the 4th December 2014. <u>IACC Roles & Responsibilities in Consenting Process</u> As defined in the Planning Act 2008, Wylfa Newydd is a Nationally Significant Infrastructure Project (NSIP) that will require a Development	Horizon has responded positively to the issues raised by the Isle of Anglesey County Council response to consultation. Many of the concerns raised relate to the relative publication timings of the SPG and the Stage One Pre-Application Consultation material. There was no intention to ignore or undervalue the guidance produced by Isle of Anglesey County Council in the SPG. Clearly the issues raised relate to a specific point in time and in the opinion of Horizon matters have progressed since then. Following publication of the Stage One Pre-Application Consultation material and in response to the Isle of Anglesey County Council consultation response a four tier consultation framework has been established which provides a vehicle for engagement between the two organisations from the highest level downward. The implementation of this framework has enabled clarification on many of the highlighted issues to be provided as the Wylfa Newydd Project matures and the relevant information becomes available. Assessments have now been undertaken which address the lifetime of the Wylfa Newydd Project from construction through to decommissioning. In the opinion of Horizon		✓	

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			Consent Order (DCO) from the Secretary of State. Whilst in England, the DCO and any associated development is examined by the Planning Inspectorate (PINs) before a recommendation is put forward to the Secretary of State for DCO applications in Wales, associated developments (i.e. developments outside the main power station boundary and any developments within this boundary in advance of the DCO approval) are devolved and are considered by the Local Planning Authority under the Town & Country Planning Act 1990. As well as being a key statutory consultee for the DCO application1, the IACC will also be the determining authority for all the associated development and other applications referred to above (such as construction workers accommodation, highway improvements, park & ride facilities, logistic centres etc.) and will therefore play a critical role in the consenting process for the overall Wylfa Newydd project and its timely delivery in the national interest. In recognition of its key statutory consenting role, the IACC developed the Wylfa Nuclear New Build Supplementary Planning Guidance (SPG) which was adopted by Full Council on the 29th July 20142. The SPG contains the Authority's considered views on the proposed development of Wylfa Newydd; its purpose is to provide supplementary advice on important local direct or indirect matters and to set out the Authority's response to national and local policy	these assessments fully engage with the advice provided in the SPG. The requirements for the waste storage building are contained in the Radioactive Waste Management Strategy and potential effects are considered in each of the PEI Report topic chapters prepared for Stage Two Pre-Application Consultation. These include potential impacts on socio-economic activity, the Welsh Language and the supply chain. For further details regarding Welsh language and culture, please see responses to Response ID - 91 (1) and 92 (1), point 3. For further details regarding traffic and transport impacts, please see response to Response ID 77 (2) and 10052 (1). Further tourism assessment work will feed into the DCO application process, including additional analysis of the visitor behaviour survey responses. The assessment includes: • Implications of increased demand for tourism accommodation by workers; • Long-term changes in the quality of tourism stock; • Potential change in visitor numbers or behaviour;			

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			and strategies in the context of Wylfa Newydd. It takes into account the detailed evidence gathering process undertaken in the preparation of the SPG, and the views of the public and statutory consultees, including Horizon, who were consulted on that evidence base and the Authority's proposed guidance prior to adoption. The SPG was subject to a variety of appraisals prior to adoption, including a sustainability appraisal and habitats regulations assessment. The important role of SPGs is recognised within Planning Policy Wales, and their use endorsed by the Welsh Government. It is acknowledged that the SPG is not planning policy. The Council continues to promote its proposed Joint Local Development Plan (the JLDP) with neighbouring Gwynedd, but it is not anticipated that it will be adopted prior to the Secretary of State's decision on the DCO of Wylfa Newydd. In the absence of an up to date development plan, the recently published SPG has been subject to extensive consultation and appraisal, building on a recent evidence base, and is intended to be consistent with the direction of travel emerging in the JLDP, is considered to be both important and relevant to the Secretary of State's future decision under section 104 of the Planning Act 2008. Accordingly, the SPG should therefore be given appropriate weight by Horizon in its promotion of Wylfa Newydd. Given the considerable effort which has been put into preparing and consulting on the SPG on a timely basis, the IACC is disappointed in Horizon's lack	• Potential for the visitor centre to attract visitors and generate additional expenditure; • Employment within the sector including direct, indirect and induced; and • Effect on the Anglesey tourism and destination brand. The Wylfa Newydd Project will unlock benefits for generations to come, helping to secure the long-term economic future of the Isle of Anglesey. Horizon is working with the council and the community to understand how best to deliver a lasting legacy either through local planning applications or a voluntary scheme. The Jobs and Skills Strategy sets out Horizon's intention to employ 25% of their workforce from among local residents. It also demonstrates Horizon's commitment to training via apprenticeship schemes (the first intake has been selected and started in September 2016) and graduate schemes in partnership with Coleg Menai. The CWAMP will be used to manage the usage of bed space for the duration of the Project. Landlords wishing to promote any bed space on the CWAMP will have to be approved, with a number of additional criteria likely to be used to prevent the displacement of existing tenants. A Wylfa Newydd Accommodation Board will be			

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			of recognition of the guidance in preparing its PAC1 submission. <u>Background</u> The strong public and political support for the new nuclear build at Wylfa has been grounded on the premise that local people and businesses will benefit from the job and commercial opportunities (during construction & operation) and that the development would be a catalyst for the socio-economic transformation of the Island. Against this background, whilst the County Council acknowledges that this is the first stage in an ongoing consultation process with an inevitable lack of detail at this stage, it is nevertheless disappointed that the level of commitment and goodwill shown by Anglesey towards the new nuclear build project has not been reciprocated in general terms, or as a matter of principle by Horizon in this PAC 1 consultation. The IACC was instrumental in getting the Wylfa site nominated as a suitable site for nuclear new build in the National Policy Statement (NPS), even before Horizon was established as a company. The IACC has lobbied for Wylfa as a suitable site for new nuclear for a number of years and has responded positively to each consultation on the NPS prior to its publication. The IACC has been actively engaged in discussions with the Department for Energy and	established to oversee and monitor the usage of bed spaces as well as mitigate any impacts where necessary. A Workers Code of Conduct will also be established to explain the legislation requirements that must be met as well as the expectation Horizon has of its workforce or associated supply chain. Horizon recognises that the delivery of community benefits is an important part of the Wylfa Newydd Project. We have agreed with the Isle of Anglesey County Council a common approach to community benefits that sets out clear categories of community benefits. Planning community benefits will be delivered through any S106 agreements linked to our planning applications. The voluntary benefits strategy is being developed but comprises in part our Charity Donations and Community Support Scheme which is already operational and provides grants to local projects. Some recent donations have included providing equipment for the newly renovated Cemaes Heritage Centre and Cylch Meithrin Amlwch Welsh Language Nursery. More than £70,000 has already been invested in the last financial year. More details are also available in the Consultation on Proposed Voluntary Community Benefits scheme document, available as part of the Stage Two Pre-			

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			Climate Change (DECC) and major energy companies to bring new build to Wylfa since 2006 as the Authority considers it has one of the best sites for nuclear new build in the UK, with the existing skills base to match. The IACC have remained committed to the new nuclear build through difficult and turbulent times over the past few years. When RWE and E.ON withdrew from the project in March 2012, the IACC rallied in support of Horizon (at both Officer and political levels) and were again instrumental in discussions with DECC to promote the site to potential investors. The IACC believes that this involvement reinforces its continued support and the will of the local people made a key contribution to the decision of Hitachi to acquire Horizon. Furthermore, following the Fukushima disaster in March 2011, the IACC again remained supportive of new nuclear build and the potential benefits for local people in terms of jobs, supply chain opportunities, legacy benefits and the like. On the 31st October 2012 making the announcement of the acquisition of Horizon by Hitachi to Anglesey politicians and key stakeholders, Mr. Tatsuro Ishizuka of Hitachi, made a 100 year commitment to Anglesey. This was reiterated by Mr. Hiroaki Nakanishi5 of Hitachi in a meeting with 'Team Wales' delegation who visited Japan in June 2014. This public commitment from Hitachi to Anglesey and how it is delivered is seen as of the upmost importance to the Authority. It is disappointing	Application Consultation materials. The details on the project have developed further in the past six months. This includes a better understanding of the number of construction workers and worker profiles which can now be added into the socio economic assessments. In addition the appointment of Menter Newydd, our delivery partner and Tier 1 contractor will enable us to develop more details going forward. Horizon anticipates that the relationships established will continue to flourish and assist in progressing the Wylfa Newydd Project to fruition. Horizon has also developed the Neighbourhood Support Scheme which includes the Local Noise Mitigation plan to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. The Local Noise Mitigation plan is a voluntary plan designed to provide further noise reduction measures to reduce construction noise at affected properties. The plan would be available to anyone eligible for support where a qualified independent surveyor appointed by Horizon carries out an individual assessment where needed, and makes recommendations for any noise			

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			that this commitment does not come through in the consultation documents in the lack of consideration of the SPG and in other respects. The Authority believes that this commitment should be Horizon's 'strapline' and should be embedded in all aspects of the proposed development and the processes leading to its being consented. <u>IACC Approach to the Consultation</u> In order to provide a clear, transparent and robust a response to the documentation within the 10 week consultation period, the County Council has adopted a 'traffic light' approach to review each paragraph of each document. This approach is summarised below. Red - The statement made by Horizon is contrary to IACC, Welsh Government or UK policy. The IACC disagree with the approach, statement, methodology etc. from either a professional or political perspective. Amber - The statement made by Horizon requires more detail and/or additional resource in order for the IACC to make a meaningful comment. Further evidence is required (either by IACC or Horizon) to substantiate the statement. Any omissions or apparently unintended errors are categorised under this heading.	insulation measures on a property by property basis. Horizon would consider the recommendation of the surveyor and would fund any reasonable and justifiable noise insulation measures on behalf of the property owner. Further details of the plan can be found on the Neighbourhood Support Scheme document available on Horizon's website at http://consultation.horizonnuclearpower.com/stage-1/neighbourhood-support. Horizon are also consulting on the Local Noise Mitigation plan as part of the Stage Two Pre-Application Consultation materials, to which comments are invited. The PEI Report available as part of the Stage Two Pre-Application Consultation materials identify and, where possible, quantify the impacts and the benefits of the Wylfa Newydd Project on local communities and residents. The PEI Report also identifies how and where Horizon will mitigate these impacts, including Horizon's compliance with legislation concerning noise emissions, habitats and areas of particular interest. The PEI Report, issued as part of Stage Two Pre-Application Consultation includes information on the cumulative impacts of the reasonable foreseeable future projects. Volume			

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			Green - Statement accepted as fact. The Authority agree with the statement, methodology, evidence base, etc. The IACC believes that this approach will benefit the ongoing statutory process leading to the examination of the DCO by PINS. The issues flagged as red (i.e. where there is disagreement) can be included in the Local Impact Report and issues which are flagged green (i.e. that we agree upon) can be included in a future Statement of Common Ground (with of course positive local impacts also being set out in the LIR). At this early stage, perhaps not surprisingly, that the vast majority of IACC responses fall under the amber category be it on account of lack of detailed information or the need for additional evidence base and the resources to secure such evidence. As and when such information is received from Horizon and further evidence is secured, there will be scope for the Red, Amber and Green (RAG) statuses to change from Amber to Green or Red with detailed, evidence based justification. There is further disappointment on the part of IACC that work underway or proposed to provide relevant and up to date evidence through commissioning of studies under the established Planning Performance Agreement between the IACC and Horizon has not been referred to in the consultation documentation.	I1 provides a list of all the projects in the vicinity of the Project and if they are considered in the cumulative assessment, the methodology of this assessment and a preliminary assessment of the impacts. Based on initial assessment, cumulative effects have been identified in a number of key areas. For example the combination of projects is likely to have a beneficial effect on the local, regional and national economy but an adverse effect on local communities, landscapes and cultural heritage assets. However Horizon is undertaking a Cumulative Impact Assessment as part of the Environmental Impact Assessment which will be submitted with the Wylfa Newydd DCO application. Both intra-development and intra- and inter-project impacts will be assessed in the cumulative assessment. This will include the socio-economic impacts. As the assessment progresses, additional mitigation measure will be identified and committed to as necessary. In order to achieve this, Horizon will continue to work with other developers to identify and mitigate significant cumulative effects.			

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			Examples include the appointment of a dedicated Officer on a full time basis for a two year period to assist in the investigation and analysis of the potential impacts of the Wylfa Newydd development on the Welsh language and culture, and a study by a specialist economics consultancy on the socio-economic baseline and labour market capacities within the 'travel to work area' of Wylfa Newydd. It is a stated intention of the IACC to engage fully with Horizon in the collection of appropriate datasets, and the use of appropriate analysis and methodologies. with a view to reaching as much common agreement as possible for inclusions in the Statement of Common Ground referred to above. The IACC believe that this approach will assist the DCO process considerably and will ensure that only real issues of contention or conflict are discussed at the examination. This is consistent with guidance the Authority received from the Planning Inspectorate and this approach will also ensure that the legislative aim of the Planning Act 2008 to streamline the examination of NSIP/DCO applications is achieved. <u>IACC's Expectations from the Wylfa Newydd Development</u> The IACC has stated publicly its expectations from the Wylfa new nuclear build proposal over a number of years in numerous documents,				

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			press statements and public meetings. These expectations have underpinned the Authority's positive support towards the project and are not considered to have been properly recognised by Horizon in the PAC 1 documentation. They can be summarised below as: *SPG Vision & Objectives* - The SPG (in Section 3) outlines the County Council's Vision and Objectives for the new nuclear build. The IACC acknowledges that Horizon makes reference to this Vision in the Consultation Overview Document (page 5). However this is a fleeting reference and does not outline how Horizon intends to contribute towards the delivery of this Vision. The SPG contains seven detailed objectives which outline how the Authority expects this vision to be achieved. Horizon has not paid any substantive regard to these fundamental objectives. *Legacy Benefits* – The IACC is concerned that the impression given in the PAC 1 documentation is that legacy benefits will only accrue in the post construction phase. However, there are benefits which could justifiably arise in the development and construction stages, including decisions being made now at possibly no or little cost to Horizon, which IACC considers should be secured and would complement the longer term legacy. *A Strategic Approach* – The experience of the IACC, so far, is that Horizon is developing a number of proposals in isolation and possibly				

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			out of context of the overall development before engagement with the Authority. The IACC would strongly encourage a properly strategic and holistic approach through greater transparency and collaboration as this will enable the planning process to function more efficiently and will ensure timely delivery of the project. <u>Collaboration to Date</u> In June 2010, the IACC established the Energy Island Programme (EIP). The EIP vision is for Anglesey to be a 'centre of excellence of the production, demonstration and servicing of low carbon energy'. The proposed nuclear new build at Wylfa is the cornerstone of the EIP which was established principally to capitalise on the opportunities from the Wylfa nuclear new build. The IACC believe that Horizon has not shown the same level of commitment to the EIP in this consultation as Anglesey has shown to the project, which is a further cause for disappointment. In order to facilitate and minimise the risk in the consenting process for the DCO and associated developments, the IACC entered into a Planning Performance Agreement (PPA) with Horizon on the 25th October 2011. This was a significant landmark for the IACC as it was the first PPA that the Authority entered into and this also signified an important collaborative milestone for the relationship between the Authority and Horizon.				

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			A PPA is a collaborative project management process for dealing with large scale projects and agreeing (with Horizon) the additional resources the Authority will need to deliver, for example, planning decisions on associated development applications. Such agreements are designed so as to embrace the planning process from pre-application advice through the submission of an application. Given the increased work intensity for the Wylfa Newydd project together with a challenging project programme, the IACC is concerned that sufficient capacity and expertise will not be available for the Authority to meet these statutory obligations and deadlines. The IACC will therefore require greater commitment and resourcing through the PPA to ensure that the Authority is able to properly engage within a front loaded DCO process, to develop the robust evidence base required and to deal effectively with associated development applications. This greater collaboration would be of equal benefit to Horizon as it will ensure the statutory consenting process is delivered in an efficient and timely manner. <u>High level Comments on PAC 1 Topic Responses</u> As stated above, The IACC recognises that Horizon cannot provide full details of all aspects of the proposed development at this stage. However, given the high level nature of the information provided there are some major				

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			issues and priorities the IACC considers essential to highlight in order for the consultation to be meaningful and to constitute effective consultation. Some of these key issues are listed below: I. Supplementary Planning Guidance (SPG) – As already highlighted there is little or no express regard to the recently adopted SPG which provides the backdrop for the IACC to consider associated development applications as well as informing the Authority's response to the DCO. By referencing the SPG, Horizon will maximise the chances of local 'buy-in' to its proposals. The Locational Guidance in the SPG should have been utilised by Horizon to identify potential sites for associated developments. If Horizon has any concerns about such locational guidance it should discuss then with the Council at the earliest opportunity. II. Nuclear Waste - A major concern arising from the review is the length of time that Intermediate Level Waste and Spent Fuel may require storage on site at Wylfa. The document states that a period of between 60 and 140 years may be required before the waste is sufficiently cooled to be transported to a geological disposal facility (which is yet to be built). With an				

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			anticipated station operational life of 60 years this could potentially result in fuel stored on site for up to 200 years. It is of critical importance to the Authority that fully and proper consideration is given by Horizon to the effects arising from the retention of the storage building once the operational site has been decommissioned. The environmental effects of it remaining in situ should be identified and rigorously assessed. III. Construction/Operational Worker Profiles – There is a lack of detail surrounding the breakdown of the construction (and operational) workforce. This is critical on a number of fronts. Firstly, this detail is essential from a skills, training and education perspective as the IACC and partner organisations will need to understand where to target up-skilling, training etc., and the numbers involved, to ensure that local people can capitalise on the opportunities. Second, from a social, community and Welsh language perspective, the IACC will need a much greater appreciation of the estimated numbers, profiles and periods of employment of the elements of the workforce not currently residing on Anglesey. This will include workers travelling to the site on a daily basis from				

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			outside Anglesey and by what mode of transport, workers commuting on a weekly basis and residing in temporary workers accommodation (and of what type and where), and workers likely to take up residence on the Island, for what periods, and whether they will be accompanies by their families. This will ensure that adequate and appropriate mitigation can be identified and implemented on a pro-active basis. IV. Local Employment – The IACC is disappointed with Horizon's lack of commitment towards promoting local employment opportunities, especially during the construction phase of the development. The good will and local support for the project is based on the premise that local people will secure a due proportion of these jobs. The IACC will expect local employment obligations, local labour plans, quota of local employment and the purchasing of local materials. in any proposal presented by Horizon to sustain the goodwill and support of the local people, and in pursuit of its policies in this area. V. Displacement – There is little to no recognition of potential displacement effects i.e. the implications of the Wylfa Newydd development on the take up of existing				

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			jobs, bedspaces, facilities and services and how these are maintained and safeguarded going forward. If not fully considered from the outset and appropriate strategies put in place, these could impact negatively and considerably on Anglesey's economy and communities. VI. Supply Chain - Horizon and its contractors also have the ability to influence the supply chain through their letting of contracts. It is disappointing that this commitment in principle is not evident in the PAC documents. Horizon should aim to quantify an acceptable level of local supply chain opportunities and their commitment to its delivery and associated monitoring. VII. Welsh Language & Culture – Preserving and enhancing the Welsh language and culture is fundamentally important to the people and communities of Anglesey. The IACC recognises that Horizon will undertake a Welsh Language Impact Assessment. However, as in the case of the SPG the Welsh language needs to be an underlying thread throughout all the Horizon public consultation documentation; such is its importance to Anglesey. VIII. Tourism – Tourism is the largest sector on the Island contributing £256 million to the Anglesey economy each year. Although these figures are quoted in the PAC 1				

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			documentation, the significance of tourism as a sector is not given full and proper consideration. If not considered pro-actively and adequately mitigated, this project could cause severe damage to the tourism sector. Early evidence base gathering and analysis is required so that appropriate mitigation measures can be identified. IX. Highways & Transport – The documentation only refers to localised improvements to the A5025. It does not explicitly detail that the highway will be subject to full re-construction and future proofing nor does it detail the arrangements which will be in place to secure handover. The legacy of the A5025 post construction is significant and this should be designed into the Horizon's proposals. The Britannia Bridge is acknowledged within the Authority's SPG as a 'pinch point', being the only section of Euro route E22 across the UK that is a single width carriageway. It is therefore clearly evident that it is a matter which needs addressing in greater detail within Horizon's proposals. A strategic and integrated multi-modal Highways and Transportation Strategy is required to assess the impacts of the proposed development on Anglesey and the wider				

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			North Wales region during construction and operation. X. Impacts on Anglesey Communities & Housing – The IACC recognise that it is difficult to quantify the impacts on communities and housing until associated development sites have been identified. However, considerable further work is required to establish baseline social conditions for Anglesey so that impacts can be appropriately benchmarked, assessed and mitigated against a common and agreed baseline. The Authority will require further engagement with Horizon on this issue as a number of studies are currently in train. XI. Communities Local to the Wylfa Newydd Development – These are Communities within a 5km radius of the main development site which will be impacted upon considerably from the outset including major proposed advanced works and throughout the 9 year construction period as well as over the operational period and beyond. Accordingly, early and detailed consideration of these impacts and their mitigation is sought through specific impact studies. XII. Cumulative Impacts – Given the scale and complexity of the proposed new nuclear build, the cumulative impacts of all aspects				

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			of the project are wider than Anglesey. The cumulative impact of the development will be felt across the sub-region so this needs to be taken into account going forward. This is particularly important as the labour market pool is relatively small in North Wales, and if other development proposals are being built at the same time, this could impact on local people's ability to fully capitalise on the opportunities. On the other hand, through the adoption of a strategic and co-ordinated approach by Horizon and key stakeholders could enable local people to find relevant employment for their level of skills in other projects in the region or elsewhere in the nuclear sector. This could include future new nuclear build schemes in the UK and overseas, in the supply chain and any inward investment attracted to Anglesey and the wider region by virtue of this being the first example of this ABWR technology being deployed outside the Far East and USA. The above priorities should be seen in the context of: a) Overview of Priority Topic Responses as set out in Appendix 1;				

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			b) The paragraph by paragraph spreadsheet of detailed comments in Appendix 2, from which the above have been derived; c) The Authority's signposted response to Horizon's PAC 1 Feedback Form as outlined in Appendix 3. <u>IACC Expectations of its Relationship with Horizon/Hitachi going forward</u> The IACC accepts that the PAC 1 documentation is based on limited information currently available to Horizon, and that more detail will be provided, for example, in the New Year when an Integrated Project Plan is agreed with Hitachi GE, the technology provider. This will, hopefully, present more information on the workforce, timescales, procurement strategies, etc. However, the opportunity has not been taken to draw on work undertaken to date through the engagement outlined above. Irrespective of these and other disappointments described above, the IACC has utilised the PAC 1 consultation to set out in a comprehensive and objective way the issues arising. These are being brought forward in a wholly constructive manner and seen as a means of setting an agenda by which the Authority, Horizon and key stakeholders can collate the necessary evidence bases required to consider these issues in the light of further information being released by Horizon. This in turn will allow the assessment of				

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			these impacts, both positive and negative, and the formulation of appropriate benefits realisation and mitigation measures in a co-ordinated manner covering the short, medium and long term, and with the aim of these combining to provide a lasting sustainable legacy. In this context, going forward the IACC will require greater collaboration and engagement with Horizon on a number of fronts. The IACC's expectations of Horizon between now and PAC 2 and with regard to the Town and Country Planning Applications, commencing with the Wylfa 'Gateway' Complex, are set out in further detail below: *Collaboration & Engagement* – The Authority seeks greater levels of collaboration and engagement throughout all levels of the respective organisations. In particular, the IACC believe that greater strategic and high level engagement is essential to ensure that the project is developed in a holistic and strategic manner. *Legacy Benefits* – The IACC would expect Horizon to engage in a benefits mapping exercise with the IACC to identify what benefits are required where, and how these benefits are going to be secured and delivered. This early engagement will ensure that local people benefit from an early stage in the proposed development as it is important that these				

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			benefits are not seen as 'post construction' benefits, and that they can be delivered through innovative project design and execution, the statutory planning process and voluntary community benefits through appropriate governance and acknowledgement of processes. *Information Sharing* – Much earlier and better information sharing is required throughout the project lifecycle. Horizon to date has been reluctant to share information with the IACC until it is fully signed off which has created timing and other problems. The IACC would encourage Horizon to set up an information sharing platform so that information and documents can be shared securely, even if they are in draft form and subject to possible change. *Planning Performance Agreement (PPA)* – As the proposed development programme is increasing in intensity and given that the project programme seems to be contracting, the IACC will require greater emphasis on resourcing through the PPA. This is the only means by which the Authority will have sufficient capacity and resource to meet Horizon's programme and to ensure that the Authority is meaningfully engaged in a way that will not delay the project as the project progresses. The IACC is very keen to ensure that the planning system should not be seen as a bar to effective and timely delivery of the project but this will only be possible if there are sufficient resources available to deal with the volume of work				

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			required. The IACC's response to this PAC 1 consultation will identify these gaps and will provide the justification for additional capacity and resources going forward. *Evidence Base* – It is essential that a comprehensive and objective evidence base is in place to inform the detailed PAC 2 proposals. *Gaps in Analysis* – As explained in our detailed comments in Appendix 2 there are a number of gaps in the assumptions and analysis which Horizon will need to remedy prior to the PAC 2 process and utilising the completed evidence base referred to above. *Advanced Works* – Careful consideration by Horizon will be needed as to the extent of advanced works which can be justified in the light of the risk of pre-judging the DCO outcome. *Pre-Application Discussions* – The Authority strongly encourages greater pre-application discussions. As the determining authority for the associated developments, it is in both the Council and Horizon's interest to engage more productively on these Town and Country Planning Act (TCPA) applications. To date Horizon has shown a desire to convene large workshop style pre-application discussions and although this is appropriate in certain circumstances, informal dialogue and discussions with the relevant Case Officer on a more regular basis is considered more effective. <u>Concluding Remarks</u>				

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			In conclusion, overall the IACC is disappointed in the level of commitment and support shown by Horizon to Anglesey and its residents in this pre application consultation. Given the positive relationship between Horizon and the IACC to date and the commitment shown by Anglesey to get to where we are today, the Authority would have expected to see a greater commitment by Horizon to the people of Anglesey who has remained faithful and supportive of the new nuclear build throughout. Such a commitment could have been given at this stage irrespective of the lack of detail currently available as this is seen as a matter of principle. This project has been in development for a number of years. Against this background, the IACC reasonably expected a greater level of detail and commitment than that which has been provided. Elected Members in considering the Council's formal response have been very mindful of the people and communities they represent, the vast majority of whom remain fully supportive of the new nuclear build. However, this public support cannot be taken for granted. Against this backcloth the Authority has provided a comprehensive response which is intended to be wholly constructive and the first stage in a process culminating in the DCO and TCPA applications. It is therefore intended as a firm foundation upon which to build on existing relationships, share information and evidence with the mutual aim of delivering a successful project which is hugely important to Anglesey				

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			and the UK with opportunities for work and prosperity identified and pursued and any potential adverse impacts assessed and mitigated, all on the basis on robust evidence and analysis. Unless the engagement with the IACC described above develops in the coming months the Authority has major concerns that the step change in detail expected for PAC 2 will not have been subjected to the necessary statutory and public input required pursuant to Horizon's duties under the Planning Act 2008 for such a large scale and complex proposal with such wide ranging and profound implications for Anglesey and beyond. The IACC would therefore be eager to convene a meeting with Horizon structured around the Authority's responses to this consultation once you have had sufficient time to consider the content. The IACC would also be eager to build on the good relationship that exists between Horizon and the County Council at all levels of the respective organisations as I believe this can only benefit the project leading into the second stage of public consultation anticipated for late in 2015. The Authority remains committed to this project, but you must understand that we must be able to 'take the community with us'. This 10 week consultation period has been very challenging for the Council in terms of co-ordinating responses from Officers, engaging				

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			with Local Members, consulting with stakeholders and securing endorsement of the Full Council. Given the greater level of detail expected in PAC 2, the IACC would welcome, in addition to the measures referred to above, a longer consultation period in order to ensure that the response is as meaningful and detailed as possible and to demonstrate an evidence based follow up from the PAC 1 exercise. This response to PAC 1 should not be taken as pre-determining any future application for associated development or the Authority's stance in relation to the DCO as finally submitted by Horizon.				
10019	N	12	As with the existing Wylfa site I assume there will be a declare radius of potential effect in the event of a nuclear emergency/release, has this been identified for an ABWR and if so will it be published prior to project commencement.	Horizon will carry out a Hazard Identification and Risk Evaluation (HIRE) as required under the REPPIR and will report the outcome of this assessment to ONR in a Report of Assessment. The ONR will then assess the report against their principles for determinations and will inform Horizon and the Local Authority of the outcome so that Off-Site Emergency Preparedness measures can be planned. This outcome will detail the size of the Off-Site emergency planning area, what happens within that area will be planned between Horizon and the Local Authority with agreement from the regulator. Within REPPIR it states that all operators must send a report of their assessment to the Health and Safety Executive at least 12 months before beginning work with Ionising Radiation. Horizon		✓	

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				plans to meet this deadline and submit their Report of Assessment to the ONR at least 12 months before and Nuclear Fuel arrives on-site. Preliminary work on hazard and risk assessment will also be carried out prior to this to ensure that plans for response and facilitates are proportionate to what hazards and risks could affect the local area.			
10031	N	12	I am writing in response to the Horizon public consultation and as such it is with concern to matters of tourism that I am writing this letter. Without doubt the development of Wylfa Newydd presents a huge opportunity to Anglesey for the coming decades, however with that opportunity will also arrive threats to business, the environment and peoples perception of Ynys Mon. As a director of [details redacted], I operate a number of tourism business on the iland: [details redacted] – a national award winning adventure boat tour operator; [details redacted] – the first private members boat club in the UK; [details redacted] – a marine business and boating hub on the Menai Strait. [Details redacted] also acts as a consultant in the development and management of marine projects locally, nationally and internationally. We work closely with leading North Wales businesses such as [details redacted], [details redacted], [details redacted], [details redacted] amongst others. We have, with [details redacted], also recently	Horizon understands that the potential impact of the Project on tourism is a major concern and have undertaken a visitor's survey, a tourism impact assessment, produced a tourism strategy and have had consultee meetings with the tourist association. The potential impact of the Project on the local tourism industry is also assessed within the volume B1 (Socio-Economics) of the Stage Two Pre-Application Consultation materials PEI Report (also available from our website). Further tourism assessment work will feed into the DCO application process, and includes additional analysis of the visitor behaviour survey responses, completion of visitor surveys and collection of baseline data. The assessment includes: • implications of increased demand for tourism accommodation by workers; • long-term changes in the quality of tourism stock;		✓	

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			secured a branding agreement with [details redacted] to develop a network of [details redacted] operations nationwide, the first of which piloted out of Holyhead this summer. As a member of the tourism community I chair the Destination Anglesey Partnership board working to create stronger associations with and create new tourism policy for Anglesey Council. In addition I am a director of the Tourism Partnership North Wales which is now merging with the Welsh Assembly regional Visit Wales team. As a I mentioned, the nuclear development offers huge opportuniy at many levels across Anglesey and North Wales. My letter is only aiming to address issues related to tourism. Tourism relies on the offer a location presents and the perception of that offer. This offer can broadly be identified as Landscape, Accommodation, Attractions, Culture and Sustenance, each of which is intrinsically linked to the other. Together they create a perceptions which in turn can either promote or prevent tourism. While being non statutory, tourism is recognised as generating over £230 million of benefit to Anglesey every year and supports around 4000 jobs. Facts and figures to support this are well evidence, however the intangible connections which all work to create a positive perception are much more difficult to define. Over the last five years these offers are what has made Anglesey	• potential change in visitor numbers or behaviour; • potential for the visitor centre to attract visitors and generate additional expenditure; • employment within the sector including direct, indirect and induced; and • effect on the Anglesey tourism and destination brand. The outcome of this assessment will be used to complete the tourism impact assessment and inform the socio economic topic assessment which forms part of the DCO application.			

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			tourism benefit from its largest increase in tourism numbers and investment. The threats to Landscape are favourite target to point fingers at – reactors and pylons are not easy to hide in an AONB. This leads me to recognise the outcomes will need to be as sympathetic as they can be, however there will invariably be some cost to perpection. In a recent tourism survey it was revealed that many visitors were happily unaware of the presence of Wylfa A. in many ways, this would be the best outcome – to be quietly reassuring of developments without shouting from the rooftops at how well the job is being done. This is equally applicable to the Cultural aspects of Anglesey – which Energy Island is a great moniker to attract investment we want to be known as the Mother of Wales for more than that. Sustenance is the reason Anglesey became known as Mon Mam Cymru and has been a key aspect in the recent increases in tourism. Anglesey Sea Salt, Menai Mussels, multiple appearances in the Michelin guide all add to the perception of Anglesey as a wholesome place, a place of wonderful coastline and fertile land and that perception must be preserved.				

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A12 Summary of Feedback from Stage One Pre-Application Consultation

Neighbourhood Support Scheme (NSS)

A12.1 Table A12.1 includes comments received in response to Stage One Pre-Application Consultation on the NSS. This includes Questions 1 to 3 on the Property price Support Plan (PSP) and Questions 1 to 3 on the Disturbance Mitigation Plan (DMP).

A12.2 The NSS consultation Question 1 on the PSP read 'Do you agree that we should introduce a PSP?'

A12.3 The NSS consultation Question 2 on the PSP read 'Do you have any comments on the proposed eligibility criteria?'

A12.4 The NSS consultation Question 3 on the PSP read 'Do you have any other comments or suggestions that you would like us to consider when finalising the PSP?'

A12.5 The NSS consultation Question 1 on the DMP read 'Do you agree that we should introduce a DMP?'

A12.6 The NSS consultation Question 2 on the DMP read 'Do you have any comments on the proposed eligibility criteria?'

A12.7 The NSS consultation Question 3 on the DMP read 'Do you have any other comments or suggestions that you would like us to consider when finalising the DMP?'

A12.8 Responses related to property values and issues related to the NSS received to the Stage One Pre-Application Consultation on the Wylfa Newydd Project have been included in the General Comments section that can be found in Appendix 11.

A12.9 All of the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

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Table A02.1 Responses to the Neighbourhood Support Scheme at the Stage One Pre-Application Consultation

ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
5	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
5	N	2 PSP	No option selected.	Thank you for your response.			✓
5	N	3 PSP	No comment made.	Thank you for your response.			✓
5	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
5	N	2 DMP	No option selected.	Thank you for your response.			✓
5	N	3 DMP	No comment made.	Thank you for your response.			✓
12	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
12	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
12	N	3 PSP	The documents do not outline arrangements for your closest neighbours who will have no choice but to move away whether their property is sold or not. We live so close to the proposed site, Gateway complex and new transmission lines that habitation of our property will be untenable. Your scheme currently is bullying people to voluntarily put their homes up for sale or have to live with terrible consequences. The documents do not outline how as individuals or as a group we can seek legal advice to ensure all legislation designed to protect and compensate neighbours from	Thank you for your response, your concerns are noted. Horizon would like to confirm that in addition to the difference in market value, the Property price Support Plan (PSP) will provide a fund of £5,000 to the property owner towards the costs of moving to a new property and professional fees (such as stamp duty and conveyancing and survey fees). In terms of disturbance, the Local Noise Mitigation Plan (LNMP) (previously the Disturbance Mitigation Plan) will be available to anyone eligible for support. If accepted, Horizon will appoint a surveyor who will make arrangements to visit the		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			such extreme construction projects is complied with fully. The scheme only deals with the difference in Market value. It makes no mention of how the following will be compensated: Disturbance (both Residential and Business), cost of reinvestment, professional fees, loss payments and injurious affection.	property and identify the type of improvements that would benefit the occupants. The plan will not extend to conservatories, outhouses, sheds, or other outbuildings. A survey report including recommendations will be produced and Horizon will produce a formal offer of improvements to be made. The applicant can then accept the full offer, accept some of the improvements or decline the offer. No cash offer will be made in lieu of undertaking the improvements. Horizon consulted on the LNMP in parallel to the Stage Two Pre-Application Consultation, and will make amendments to the plan accordingly. Horizon acknowledges that people living closest to the Power Station Site have concerns as to how Project proposals will affect their property and its value. Worth noting is that the development previously proposed at the Wylfa Gateway Complex (visitor centre, Training and Simulator building, replacement AECC/DSL for Magnox) has now been reduced in size, scale and use to include			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				only the replacement AECC/DSL for Magnox. As such, the Project proposals for development on the east side of the A5025 adjacent to Tregele will be reduced.			
12	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
12	N	2 DMP	Do not know.	Thank you for your response. Your comment is noted.		✓	
12	N	3 DMP	Your plan does not take into account properties where no amount of disturbance mitigation will make continued habitation possible.	For those properties eligible under the LNMP, Horizon will appoint a surveyor who will make arrangements to visit the property and identify the type of improvements that would benefit the occupants. The plan will not extend to conservatories, outhouses, sheds, or other outbuildings. A survey report including recommendations will be produced and Horizon will produce a formal offer of improvements to be made. The applicant can then accept the full offer, accept some of the improvements or decline the offer. No cash offer will be made in lieu of undertaking the improvements. Horizon consulted on the LNMP in parallel to the Stage Two Pre-Application Consultation, and will make amendments to the plan accordingly.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				Under the Property price Support Scheme, launched in April 2015, Horizon will also provide support for residents living nearest to the Power Station Site who wish to sell their property but where the property sale price has been impacted by the development.			
20	N	1 PSP	No option selected.	Thank you for your response.			✓
20	N	2 PSP	No option selected.	Thank you for your response.			✓
20	N	3 PSP	No comment made.	Thank you for your response.			✓
20	N	1 DMP	No comment made.	Thank you for your response.			✓
20	N	2 DMP	No comment made.	Thank you for your response.			✓
20	N	3 DMP	No comment made.	Thank you for your response.			✓
29	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
29	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
29	N	3 PSP	So much for supporting the local community with LOCAL drop in centres and consultations at reasonable times eg weekends!!! Is the first I've heard of this and I live on Anglesey.	As part of the Stage One Pre-Application Consultation activities, Horizon held 11 exhibition events at venues across Anglesey, including Amlwch and Cemaes, and on the mainland, in addition to hosting drop-in centres and regular	✓		

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			This will blight a larger area of Anglesey and has not even been taken into account in the consultation process/access to a drop in centre for communities near to Wylfa eg Amlwch and Cemaes. The consultation today is in Bangor!! And then in other outlying areas – why not Amlwch or Cemaes on a Saturday? When local people could be involved (many people including myself and my son in law do not work locally) so there should be a local drop in centre / consultation.	monthly surgeries. All of the consultation activities were advertised via the Horizon Community Update newsletter delivered to approximately 33,000 households across Anglesey and updated regularly on the Horizon website. These events were held on a variety of days to enable the largest number of people to attend. However, Horizon recognises that this may not have accommodated all people and made available an online consultation website to provide the opportunity for responses to be made to the consultation at any time. Additionally, Horizon could be reached any time of day (via voice message) at 0800 954 9516 or via email at wylfaenquiries@horizonnuclearpower.com. During the Project Update January 2016 consultation, Horizon held 11 exhibitions across Anglesey, Gwynedd and Conwy. In response to consultation feedback received during the Stage One Pre-Application Consultation events, Horizon provided a mobile trailer in the car park of The Douglas Inn to give the residents of Tregele an opportunity to discuss the Project specifically (as there was previously no venue available locally where an event could be held). Events were arranged on various days of the week to address previous concerns			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				regarding availability, and were held on Saturdays for working people. Further, the events held on weekdays were held in two shifts, 1000 – 1400 and 1600-1900 to ensure that people with varying schedules could attend. As part of the Stage Two Pre-Application Consultation, Horizon hosted 15 exhibitions across Anglesey, Gwynedd and Conwy, as well as a number of drop-in sessions and pop-up events that expanded the radius of locations and days/timings when people could engage with a member of Horizon staff. Further, on days when an exhibition was not being hosted, a trailer manned with Horizon staff was provided in Tregele. A full listing of these locations and timings can be found on Horizon's website at http://consultation.horizonnuclearpower.com/events.			
29	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
29	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
29	N	3 DMP	This blighting a larger area of Anglesey (not the mainland!!) I feel so sorry for people living closer than we do but it is going to blight the whole of the NE side of Anglesey – enough is enough. Residents were not asked if we wanted to be an energy island.	The development of Wylfa Newydd has been considered by the UK Government in their National Policy Statement for Nuclear Power Generation (NPS EN-6). The UK Government previously consulted on the principle of nuclear power generation in the UK and issued the Statement identifying a site at Wylfa as one of a small number of sites in the UK that the UK Government considers to be potentially suitable for the deployment of a new nuclear power station. An assessment of the impacts of the Project on the communities of Anglesey has been prepared and published in the Preliminary Environmental information (PEI) Report as part of the Stage Two Pre-Application Consultation. This includes issues surrounding blight such as socio-economics, noise and visual amenity.		✓	
37	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
37	N	2 PSP	No.	Thank you for your response. Your comment is noted.		✓	
37	N	3 PSP	No.	Thank you for your response. Your comment is noted.		✓	
37	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
37	N	2 DMP	No.	Thank you for your response. Your comment is noted.		✓	
37	N	3 DMP	No.	Thank you for your response. Your comment is noted.		✓	
40	Y	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
40	Y	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
40	Y	3 PSP	We feel that the price of properties either Business or Residential would be drastically reduced due to the works involved in both the development of the Wylfa Newydd project and also the decommissioning of the existing power station. Whilst we have noted the eligibility boundary as shown on the boundary map, we feel it is unfair to residences/business's that fall just outside of that boundary as they will experience the same disruptions in noise, traffic movements and local amenities, as those who fall within the boundary. Applications should be considered on merit, irrespective of the property location.	In response to feedback received to the consultation on the Neighbourhood Support Scheme (NSS), Horizon finalised preparation of the PSP and launched it in April 2015, a year earlier than originally planned. The NSS is an entirely voluntary initiative which provides support over and above statutory mitigation measures and controls. The PSP supports residents living near to the Power Station Site who are having difficulties selling their homes as they cannot achieve a reasonable market price due to the Wylfa Newydd Project. The boundary of the PSP extends up to a limit of 1km from the proposed Power Station Site boundary. This radius was established with the understanding that effects of the Project will likely		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			[Details redacted] is an Award winning Holiday Park consisting of Self Catering Accommodations (Cottages & Apartments), Static Caravans, a Touring Caravan Field and separate camping field. It also houses two residential houses for the sites owners. We provide year round accommodation in the self catering accommodations and seasonal pitches for the touring vans and tents. The present proprietors have owned the site since 2005 and have made a number of improvements to upgrade the site to today's standards and enhance the tourism experience in the local area. We pride ourselves in providing a quiet retreat for our holiday makers and have often been complimented on the peaceful setting we have. We are close to the beautiful beaches of Cemaes and Cemlyn and our guests use these areas regularly. We enjoy a lot of repeat bookings and have a number of visitors that enjoy our facilities year on year, some of them two or three times a year. We believe that the disruption caused by the new build, the decommissioning of the old power station and the distinct possibility of a new overhead HV Power Line (running alongside the existing one skirting our property) will force our existing customers away and destroy our holiday accommodation business. We also fear the disruption that the development will bring to	decrease with distance from the Power Station Site. Properties outside the PSP boundary are not eligible for financial support. Where a residential property falls within the boundary, it would have to satisfy the following criteria: • The property was acquired by the applicant before December 2008 when the possibility of a new nuclear power station at Wylfa was first announced by the Government; • The property is residential and is within the area shaded purple on the Boundary Map (Figure 1) provided in the NSS document; • The applicant is a property owner or holder of a long lease (with at least three years remaining); and • The property has been marketed appropriately for at least six months and/or a Royal Institution of Chartered Surveyors (RICS) valuation has been carried out which suggests a loss of value, caused by the Wylfa Newydd Project. The application to the PSP would be judged on this basis should the property owner decide to sell their property. Horizon proposes to continue the PSP			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			ourselves as year round residents and we are seriously considering selling the business but because of wylfa newydd are afraid that the value of our property/business will seriously be affected.	until construction of the Power Station is completed, but the precise timing would be subject to review. The PPS doesn't apply to businesses, however Horizon continues to work with the Welsh Government, NWEAB and the EIP to consider strategic opportunities to support local and regional businesses in taking full advantage of the opportunities that should be realised over the lifetime of the Wylfa Newydd Project. Horizon has made a broader commitment to maximise opportunities for local businesses to bid for all relevant aspects of the Project. Tenderers will be obliged to identify the extent to which local resources can deliver or support future works, with engagement being a criterion in assessing tenders. Suppliers will also have to report on the use of local and regional businesses as part of contract monitoring, auditable by Horizon. As part of the Construction Worker Accommodation Strategy published as part of the Stage Two Pre-Application			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				Consultation, a Construction Worker Accommodation Management Portal will be established to manage construction worker accommodation throughout construction of the Project. This Portal will allow any landlord wishing to promote bed spaces or available properties to register them with Horizon through the Portal. Horizon will require that all construction workers secure their housing through this Portal and it will act as a way to match available housing with workers, offering workers varied options for housing type and location, and sustainable travel options from these areas. The portal would ensure registered accommodation meets quality standards and offers bed spaces in accessible locations, ideally as close as possible to the Wylfa Newydd Development Area. It will also distribute the construction workforce across accommodation types and locations, including self-catering holiday cottages. The other part of the NSS is the LNMP. The LNMP is a voluntary plan designed to provide further noise reduction measures to reduce construction noise at affected properties. Horizon consulted on the LNMP in parallel to the Stage Two Pre-Application Consultation, and will make amendments to the plan accordingly.			
40	Y	1 DMP	No option selected.	Thank you for your response.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
40	Y	2 DMP	No option selected.	Thank you for your response.			✓
40	Y	3 DMP	No comment made.	Thank you for your response.			✓
42	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
42	N	2 PSP	No option selected.	Thank you for your response.			✓
42	N	3 PSP	No comment made.	Thank you for your response.			✓
42	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
42	N	2 DMP	No option selected.	Thank you for your response.			✓
42	N	3 DMP	No comment made.	Thank you for your response.			✓
47	N	14	As previously stated this whole proposal stinks, it will ruin our lives. We moved here for the peace and quiet as my husband is not well and needs that. Now we find our lives may be blighted by this development and it will undoubtably cause my husbands life to be shortened and his suffering increased. You should provide local people in this predicament with a house buy out option which reflects the true cost of their property before development, the distress of uprooting from their homes and the costs involved in moving from the area.	Horizon has developed a NSS to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. The NSS is made up of two components, the PSP and the LNMP. For further details on the NSS, see response to Response IDs 12 (3 PSP, 3 DMP) and 40 (3 PSP). As part of the PSP, in addition to the difference in market value of the property, Horizon will provide a fund of £5,000 to		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			In addition as previously said you should offer triple glazing and a proportion of free energy to those householders within a few mile radius of the plant to offset the noise of construction, running of the plant and to ameliorate the long term property depreciation.	the property owner towards the costs of moving to a new property and professional fees (such as stamp duty and conveyancing and survey fees). In response to the comments received to the Stage One Pre-Application Consultation on the NSS, the PSP was launched in April 2015, a year earlier than planned. The LNMP is a voluntary plan designed to provide further noise reduction measures to reduce construction noise at affected properties. Horizon consulted on the LNMP in parallel with the Stage Two Pre-Application Consultation, and will make amendments to the plan accordingly.			
49	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
49	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
49	N	3 PSP	My wife [details redacted] and I purchase [details redacted], Tregele in [details redacted] and transferred the property to our children in [details redacted]. When purchased a full survey was carried out which acknowledged that the proposal to build Wylfa B may result in in fluctuations in property values in the area but it was difficult to assess whether market values would increase, decrease, or remain static. In other words the surveyor, like me and my	The development of Wylfa Newydd has been considered by the UK Government in their National Policy Statement for Nuclear Power Generation (NPS EN-6). The UK Government previously consulted on the principle of nuclear power generation in the UK and issued the Statement identifying a site at Wylfa as one of a small number of sites in the UK that the UK Government considers to be		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			solicitor, was unaware of any statement or scheme of Horizon's affecting a free market situation. Therefore, we find the eligibility criteria iniquitous and the property price support basis erroneous for the following reasons: • Eligibility Criteria: Horizon announced that it proposed to build a replacement power station in 2009. Understandably it did not declare then that this may effect house prices in a given area as it would have resulted in the property market being frozen and a potential devaluation in incumbent residents' assets, not to mention the possible civil unrest and negative lobbying against a replacement power station. Hence, the public was totally unaware of any potential action then, subsequently or retrospectively, that Horizon was or would take to effect the market. However, what we find is that Horizon, in its own interests, has manipulated the property market in favour of a specific party, ie the vendor, for the last 5 years by only no retrospectively placing an artificial cut-off point of acquisition prior to December 2008 for	potentially suitable for the deployment of a new nuclear power station. To be eligible for the PSP, a property must have been acquired by the applicant before December 2008 when the proposal for a new nuclear power station at Wylfa was first announced by the Government. The PSP is an entirely voluntary initiative which provides support over and above statutory mitigation measures and controls. The PSP supports residents living near to the Power Station Site who are having difficulties selling their homes as they cannot achieve a reasonable market price due to the Wylfa Newydd Project. If a homeowner (or long term lessee) is not having trouble selling their property at a fair market rate and they are not suffering a discrepancy in value of the 'With and Without Power Station' scenario, application to the PSP would not be required. For further details, see response to Response ID 40 (3 PSP).			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			eligibility to participate in its Price Support Scheme. Will exceptions be applied in respect of properties sold between march 2012, when E.ON and RWE withdrew and October 2012, when Hitachi opted-in, as the World's press announced at the time that Wylfa B had been scrapped and there was no possibility of a new power station being built. Even more intriguing is that E.ON and RWE's withdrawal was prompted by the tsunami in Japan in March 2011. For how long had Horizon known of these intentions before the public announcement and what do the eligibility criteria do to cater for these circumstances? • Price Support Scheme: [Details redacted] was purchased and valued in the full knowledge that there was a power station at Wylfa. Similarly with the Wylfa Newydd project there will be a power station there in the future. Therefore how can a compensation package be based on valuations, "With and Without Power Station", when there will always be a power station at Wylfa. It is not a new power station it is a replacement and, therefore, to calculate a difference, "With and Without" is completely erroneous. The Property Price Support Scheme should include all property owners in the	Assessment of the socio-economic impact of the Project and the proposals for housing construction workers (which could influence the housing needs across Anglesey) is reported in volume B1 of the PEI Report published as part of the Stage Two Pre-Application Consultation.			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			designated area at the date of its announcement. Only in that way could the property market be considered a free market for the last five years. In fact by including, and suppressing their intention to include, a retrospective acquisition cut-off date Horizon could be accused, and be guilty, of manipulating and creating a false property market from December 2008 up to October 2014 in favour of vendors.				
49	N	1 DMP	No comment made.	Thank you for your response.			✓
49	N	2 DMP	No comment made.	Thank you for your response.			✓
49	N	3 DMP	No comment made.	Thank you for your response.			✓
54	N	1 PSP	No option selected.	Thank you for your response.			✓
54	N	2 PSP	No option selected.	Thank you for your response.			✓
54	N	3 PSP	No comment made.	Thank you for your response.			✓
54	N	1 DMP	No option selected.	Thank you for your response.			✓
54	N	2 DMP	No option selected.	Thank you for your response.			✓
54	N	3 DMP	No comment made.	Thank you for your response.			✓
60	N	1 PSP	Do not know.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
60	N	2 PSP	Do not know.	Thank you for your response. Your comment is noted.		✓	
60	N	3 PSP	No comment made.	Thank you for your response.			✓
60	N	1 DMP	Do not know.	Thank you for your response. Your comment is noted.		✓	
60	N	2 DMP	Do not know.	Thank you for your response. Your comment is noted.		✓	
60	N	3 DMP	No comment made.	Thank you for your response.			✓
65	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
65	N	2 PSP	No option selected.	Thank you for your response.			✓
65	N	3 PSP	No comment made.	Thank you for your response.			✓
65	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
65	N	2 DMP	No option selected.	Thank you for your response.			✓
65	N	3 DMP	No comment made.	Thank you for your response.			✓
68	N	7	I obviously welcome the potential for local, secure long-term employment in the area and the obvious boost to the local economy the development will attract. But as a resident very close to the development site I feel totally insulted by the proposed 5k 'compensation' discussed at the consultation should I choose to move from the area. As I understand it, I would have to prove a drop in value of my property-surely this has to be a 'given' so I would be just	A NSS was consulted upon in parallel with the Stage One Pre-Application Consultation which included the proposals for support for residents living nearest to the Power Station Site whose property values are impacted by the Project (including and justifying the '5k compensation' referred to). In response to the comments received to the Stage One Pre-Application Consultation on the NSS, preparation of the PSP was brought		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			securing market value. 5k would probably just about cover estate agent and conveyance costs – what about the emotional trauma that a forced move affects. No regard has been given to the emotional distress of a forced move from a home and area that I love and planned to live for the rest of my life.	forward and was launched in April 2015, a year earlier than planned which allowed for affected residents to apply for support earlier. While Horizon appreciates the emotional toll that a large scale project such as Wylfa Newydd can have, costs above the £5,000 noted are currently not included in the PSP.			
72	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
72	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
72	N	3 PSP	We agree that you should introduce a Property Price Support Plan but we feel that the plan as it stands, ie market value + £5000, would be inadequate and somewhat unfair for us given that we are currently living so close to the proposed site for Wylfa Newydd. We already are and will continue to be totally affected by the build and associated works. Our property is completely surrounded by land which is already owned by Horizon and only have right of access across Horizon-owned land to get into our property. The lane to the side of our property is already being used by	Please refer to Response IDs 12 (3 PSP, 3 DMP) and 40 (3 PSP). A Landscape and Environmental Masterplan (LEMP) has been prepared as part of the Stage Two Pre-Application Consultation materials (chapter 7 of the Main Consultation Document (MCD)). A series of drawings are included that illustrate the sequencing of the current proposals for mounding, landscaping and visual screening associated with the different stages of the Wylfa Newydd Project.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			huge wagons carrying rubble from the demolished [details redacted] site many, many times in a day. We agree that the proposed extensive landscape mounds are necessary to provide visual screening, help with noise and soften views of the Power Station for the people of the village of Cemaes but they are going to COMPLETELY WIPE OUT OUR SEA VIEWS hence devaluing our property even further. The proposed security fence is going to run the whole length of our boundary wall and is going to be patrolled 24hrs a day, 7 days a week, 365 days a year, totally invading our privacy. Our property is on the side of the A5025 and will therefore also be affected by the inevitable extra traffic both during the building of Wylfa Newydd and while decommissioning existing site. We have already lived with the uncertainty for the last six years and feel that we cannot go through the next 10 years or more, while the build takes place, living in our present accommodation.	The proposals have been designed to provide mitigation as soon as practicable at each stage of the Project. The mitigation includes landscape mounding and planting on the perimeter of the Main Construction works to provide noise and visual mitigation to sensitive environmental receptors. Details of the proposals have been refined following the Stage One Pre-Application and Project Update January 2016 consultations. Finer details of the sequencing of proposals will be developed as a result of feedback received as part of the Stage Two Pre-Application Consultation. Assessment of views and visual amenity has been undertaken and is reported in volume B11 of the PEI Report published as part of the Stage Two Pre-Application Consultation. There will be an inner and outer security fence, which will comply with UK Government standards and the Office for Nuclear Regulation (ONR) - Civil Nuclear Security (CNS) requirements. The fences would be monitored by alarm systems and Closed-circuit television (CCTV) and would have permanent perimeter lighting. Patrolling of the security fences would be undertaken by security officers as required. The security fence design and patrolling regime has not yet been confirmed as it must relate to Horizon's			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				Nuclear Site Security Plan that, once fully drafted, will require ONR - CNS approval. The Integrated Traffic and Transport Strategy (ITTS) has been prepared by Horizon to understand the potential transportation impacts of the Wylfa Newydd Project and to consider the transport proposals associated with the movement of both construction materials and construction workers. Horizon has modelled existing and future traffic conditions with and without the Project. Volume B3 (Traffic and Transport) of the PEI Report available as part of the Stage Two Pre-Application Consultation includes the latest information on the traffic impact assessment, likely effects as well as potential mitigation and enhancement measures.			
72	N	1 DMP	No option selected.	Thank you for your response.			✓
72	N	2 DMP	No option selected.	Thank you for your response.			✓
72	N	3 DMP	No comment made.	Thank you for your response.			✓
73	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
73	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
73	N	3 PSP	Yes, to follow as a separate document by email to Dialogue by Design. I am just waiting for instructions to ensure the full response is received and accepted as a valid submission under this process.	Thank you for your response. Your comment is noted.		✓	
73	N	1 DMP	No option selected.	Thank you for your response.			✓
73	N	2 DMP	No option selected.	Thank you for your response.			✓
73	N	3 DMP	No comment made.	Thank you for your response.			✓
76	Y	1 PSP	No option selected.	Thank you for your response.			✓
76	Y	2 PSP	No option selected.	Thank you for your response.			✓
76	Y	3 PSP	No comment made.	Thank you for your response.			✓
76	Y	1 DMP	No option selected.	Thank you for your response.			✓
76	Y	2 DMP	No option selected.	Thank you for your response.			✓
76	Y	3 DMP	No comment made.	Thank you for your response.			✓
77	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
77	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
77	N	3 PSP	Even though I have answered 'Yes' above, I have serious reservations about the proposal you put forward. I do agree that there should be a price support mechanism but with the following commentary.	Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP). Worth noting is that the PSP is proposed to run for the length of the construction phase.			✓

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			My property lies directly across the A5025 from your site. According to the data provided at your recent consultation exhibition, my house will be approximately 400 metres from the proposed power station and accordingly will be severely and chronically affected as regards its value. I am given to understand that the Property Price Support scheme will run for five years from its commencement, this being the length of the construction phase only. I consider such a time limit to be totally inadequate and bordering on derisory. The site may well be complete by then, but will be totally immature at that time and the ongoing loss in property values will be far from over as the construction workforce moves on, thereby leaving a further depressed market in the area. From past experience, the construction phase does not end when deemed over and much of the nuisances associated with it will be present for years afterwards as commissioning and development overlap into the production phase. The production phase itself is not without its problems for				

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			properties in the immediate vicinity, and Tregele will be extremely close. Bearing in mind that the site will not return to greenfield conditions for at least sixty years, and that immediate proximity to a nuclear power station has in the past proved catastrophic for long term property values, it might be argued that any limit of time is unfair. The offer of £5000 to cover costs is also unrealistic bearing in mind the variables such as valuation fees, stamp duty, conveyancing costs etc., which are basically a percentage of property value. In my case, costs would be significantly greater than £5k. I feel that this element should also be reviewed to reflect more adequately the actual costs incurred during what would basically be a forced move. As to eligibility criteria, I cannot see that I would not qualify if I applied, but in view of my comments above and the fact that the support will not be available until major work on the site has started, I feel that residents of Tregele, myself included, are being handed a raw deal here. In practice, we will have to live with the noise and disruption for at least 6 months before we can even stand a chance of being able to move away should we wish to. Accordingly, I feel that the unavailability of price support other than in 'exceptional circumstances'				

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			before late 2016 is very unfair to people who live so close. To be fair to everyone, we should be able to get the ball rolling well before work starts on site clearance.				
77	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
77	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
77	N	3 DMP	In order to make meaningful comments on noise disturbance, I would be nice to know what your target noise level will be during the construction phase and subsequently for the production phase, and how this compares to the measured baseline levels. In the absence of quantified information, here are my initial comments. I trust that there can be further discussion leading up to phase 2. As you admit that there will be significant noise produced, a Disturbance Mitigation Plan of some sort should definitely be introduced at Tregele, however, it does seem that the proposed measures only address noise within the confines of the house. My property is set in a large garden	Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP). In parallel with the Stage Two Pre-Application Consultation, Horizon consulted on an LNMP to address the concerns of those living closest to the Power Station Site, particularly with regard to noise. This takes the NSS that was consulted on in parallel to the Stage One Pre-Application Consultation to a more detailed level with regard to noise and mitigation. Anyone eligible for support under the LNMP will have a qualified independent surveyor appointed by Horizon to carry out individual assessments where needed, and to make recommendations		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			which we use extensively. Construction, and subsequently production noise will significantly disturb our peace and quiet outside. We have a small holding here, I am concerned about the effects of noise and light pollution on the animals and poultry. My son also has a recording studio. Any earthworks used for landscaping and possible noise reduction bunds close to the A5025 will potentially affect the hydrology at my property as it is set in a hollow that is significantly lower than the road. I wish to register my concern that any inadequate drainage surrounding the proposed earthworks/noise bund would cause significant problems at my property by raising the water table/hydraulic pressure beneath the house. I would like to discuss this with your surveyors please. Other than this, I have no objection in principle to the landscaping around the site, as long as it is sited and constructed effectively to screen the village from what will be an inevitable eyesore and source of noise nuisance. I would, however wish to see a firm proposal, with heights, location, drainage plan, proposed planting, etc put forward for comment. A point not raised in your literature is dust and fumes produced during construction, effective control of this will be essential with	for any noise insulation measures on a property by property basis. Horizon will consider the recommendation of the surveyor and fund any reasonable and justifiable noise insulation measures on behalf of the property owner. Assessment of the impacts of noise, air quality and light pollution have been undertaken as part of the Environmental Impact Assessment (EIA) prepared for the Wylfa Newydd Project, the results of which are provided in the PEI Report published as part of Stage Two Pre-Application Consultation (volumes B4, B5 and B11, respectively). Specific mitigation measures have been identified in the Stage 2 PEI Report at paragraphs B4.56 – B4.62. In relation to drainage, volume B7 of the PEI Report published as part of Stage Two Pre-Application Consultation includes an assessment of the impact to groundwater and surface waters. The assessments are underpinned by data collected as part of a regular groundwater and surface water monitoring programme. Several modelling studies have also been undertaken including a flood modelling study and a model design to help understand how surface water and shallow groundwater flows would be			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			a village a few hundred yards away and I trust that this element will be tightly controlled. Again, target levels for dust/fumes would help me to make an informed comment. Firm, quantified proposals for plans to mitigate nuisance would help homeowners to evaluate the offers. All in all, it seems that the quiet enjoyment, and hence the value of all properties adjacent to the site (i.e. in Tregele) will be severely affected. As far as eligibility criteria are concerned, I disagree strongly with the 'single claim' criterion. As you point out, noise is a complex subject and to compound this, its levels will change over time. During construction, there will probably be several peaks in noise and other nuisance factors. It may well happen that a claim made today may produce an ineffective solution tomorrow. This criterion for eligibility therefore seems unfair. Target noise/dust & fume/light levels should be published now, so that effective solutions for mitigation can be evaluated by	affected by the earthworks and catchment changes proposed. The assessment shows that soil strip, construction of soil mounds, haul roads and the rock winning areas could change groundwater recharge rates and areas due to the interception of shallow groundwater by perimeter drains. This could result in minor changes to groundwater levels and flow directions. Assessment of air quality and relevant mitigation measures, including those designed to address potential impacts from dust and fumes, are identified at paragraphs B5.89 – B5.103 of the PEI Report published as part of Stage Two Pre-Application Consultation.			

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			homeowners in view of the losses likely to be incurred.				
90	Y	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
90	Y	2 PSP	No option selected.	Thank you for your response.			✓
90	Y	3 PSP	No comment made.	Thank you for your response.			✓
90	Y	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
90	Y	2 DMP	No option selected.	Thank you for your response.			✓
90	Y	3 DMP	No comment made.	Thank you for your response.			✓
93	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
93	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
93	N	3 PSP	We have two adjacent properties and the existing Plan only covers one. Both will be devalued by the proposed project. The proposed plan allows for an anticipated/estimated reduction in value but if potential buyers determine that the reduction in value is greater the plan does not take this into account. If the value of the property is agreed at the outset then the difference between this and the actual selling price should be paid.	Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP). If a property eligible for the PSP has not sold after six months of marketing, the property would be revalued and, if applicable, a new offer made. The figure of £5,000 relates to the sum being paid by Horizon to help with the costs of moving, which typically include stamp duty and survey and conveyancing fees.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			Also, £5,000 compensation for effectively being forced to sell-up and move is far too low.				
93	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
93	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
93	N	3 DMP	We have two adjacent properties which would be adversely affected. We are very concerned about the increased noise levels especially during the early evening and night-time.	Please refer to Response ID 77 (3 DMP) for further details on the LNMP.			✓
96	N	1 PSP	No option selected.	Thank you for your response.			✓
96	N	2 PSP	No option selected.	Thank you for your response.			✓
96	N	3 PSP	No comment made.	Thank you for your response.			✓
96	N	1 DMP	No option selected.	Thank you for your response.			✓
96	N	2 DMP	No option selected.	Thank you for your response.			✓
96	N	3 DMP	No comment made.	Thank you for your response.			✓
98	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
98	N	2 PSP	No option selected.	Thank you for your response.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
98	N	3 PSP	Yes, we do. The residents that live on the boundary of land that has been bought up by Horizon should be offered more compensation than others that live further away from the site. The property support should do as above.	Horizon is implementing a voluntary support plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price due to the Wylfa Newydd Project. The PSP draws upon relevant precedent from other projects of similar size/scale and offers eligible residents the difference between the value of their property with and without the Power Station site, plus a sum of £5,000 to help with the costs of moving and professional fees. Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP).		✓	
98	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
98	N	2 DMP	Do not know.	Thank you for your response. Your comment is noted.		✓	
98	N	3 DMP	Possibly you could consider the impact on locals that will be disturbed by having to breath in any form of dust. Those that suffer from COPD may be prevented from going outside if there was a cloud of dust over the land???	Please refer to Response ID 77 (3 DMP). As part of the EIA for the Project, assessment of effects of construction works on air quality has been undertaken, and mitigation identified where appropriate. This information is available as part of the PEI Report, volume B5, which formed part of the Stage Two Pre-Application Consultation.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
104	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
104	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
104	N	3 PSP	We are wondering why we are not included in this scheme as Horizon property surrounds three sides of our property.	The map in the NSS document published in parallel to the Stage One Pre-Application Consultation shows the area of eligibility for the PSP. The PSP boundary introduced by Horizon extends up to a limit of 1km from the Power Station Site which is consistent with other projects of a similar size/scale. Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP).		✓	
104	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
104	N	2 DMP	No option selected.	Thank you for your response.			✓
104	N	3 DMP	We are wondering if we are included in this scheme as it doesn't seem to on your map and nobody has been able to tell us.	Please refer to Response ID 104 (3 PSP). If further information is needed, please contact Horizon at wylfaenquiries@horizonnuclearpower.com or 0800 954 9516.		✓	
109	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
109	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
109	N	3 PSP	We purchased our property in 2013 and therefore believe we do not qualify for any support. We do not want to move, but are concerned about the level of noise, dust and light pollution we may have to live through during the build.	As part of the EIA for the Project, assessment of effects due to poor air quality has been undertaken, and mitigation identified where appropriate. This information is available as part of the PEI Report, volume B5, published as part of the Stage Two Pre-Application Consultation. Please refer to Response ID 77 (3 DMP) for details on the LNMP.		✓	
109	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
109	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
109	N	3 DMP	We would welcome some feedback on whether we are eligible for any support? Not sure what we would require at this stage but if someone could make contact with us to discuss our eligibility, we would be grateful.	Applicants will need to meet the following Eligibility Criteria to receive support: • be a residential property; • located within the Local Noise Mitigation plan boundary area; • owner or long term lease holder; and • property has been occupied for the past 6 months. If further information is needed, please contact Horizon at wylfaenquiries@horizonnuclearpower.com or 0800 954 9516.		✓	
111	N	1 PSP	No option selected.	Thank you for your response.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
111	N	2 PSP	No option selected.	Thank you for your response.			✓
111	N	3 PSP	No comment made.	Thank you for your response.			✓
111	N	1 DMP	No comment made.	Thank you for your response.			✓
111	N	2 DMP	No comment made.	Thank you for your response.			✓
111	N	3 DMP	No comment made.	Thank you for your response.			✓
10002	N	14	We feel Horizon do not care about us, our feelings, our lives our home. You will do whatever you want to do to finish the power station regardless of who you hurt. We will never sell our home now, not that we wanted to move as we love it here, but now have nothing thank Horizon.	Thank you for your response. Your comment is noted. Horizon has developed a NSS to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. For further details on the NSS, refer to Response ID 47 (14).		✓	
10027	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10027	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10027	N	3 PSP	However 2016 is too far into the future and also your scheme makes the assumption that the property can be sold. Our property has been on the market since 2008 but as soon as prospective buyers find out about the new build they are no longer interested.	Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP). Horizon was due to launch the PSP in April 2016, but in response to comments received during the Stage One Pre-Application Consultation, the PSP was		✓	

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			Your support plan does not help myself and others like me in this position. Also the rules as set out are heavily biased in your favour in my opinion unfairly.	launched in April 2015, a year earlier than originally planned.			
10027	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10027	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10027	N	3 DMP	Same comment as the previous page.	Please see Response ID 10027 (3 PSP).		✓	
10028	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10028	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10028	N	3 PSP	People should be compensated for the inconvenience of the building of the New Power Station. I not agree that properties should have been on the market six months before hand. Now that it is known that the Power Station is going to be built can make a difference to how people feel about their property and its situation.	Please refer to Response IDs 12 (3 PSP, 3 DMP) 40 (3 PSP) and 72 (3 PSP). The criteria referred to here is part of the PSP criteria which states that the property must have been marketed appropriately for at least six months and/or a RICS valuation carried out which suggests a loss of value, caused by the Wylfa Newydd Project. On this basis, if a RICS valuation was carried out that showed a potential loss of value, the owner would be eligible to apply for the PSP. This requirement is similar to schemes developed for projects of similar size and scope across the UK.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10028	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10028	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10028	N	3 DMP	A Disturbance Mitigation plan should apply to other properties that are affected by the building of the new road and not restricted to the area around the new Power Station.	The proposal for the LNMP was consulted on in parallel with the Stage Two Pre-Application Consultation and previously at the Stage One Pre-Application Consultation. In response to comments such as this received from the Stage One Pre-Application Consultation, Horizon considered the inclusion of Associated Development (including the proposed highway improvements) into the LNMP. However, Horizon know the potential effects of construction are a particular concern to those living nearest to the Power Station Site, the extent of the eligibility boundary for the LNMP has been influenced by the noise studies carried out as part of the EIA for the Project.		✓	
10029	N	1 PSP	No option selected.	Thank you for your response.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10029	N	2 PSP	No option selected.	Thank you for your response.			✓
10029	N	3 PSP	Following our attendance at the Community Consultation Preview Event held on 2nd October, we have completed our initial feedback using the forms provided at the event, however in addition to the formal feedback form I feel compelled to put in writing the feelings and concerns of my wife and I, with respect to the proposals currently being considered for the new Horizon nuclear power station. We relocated to Cemaes Bay in [details redacted], for main two reasons, firstly, on the advice of my Consultant Cardiologist [details redacted] we made the decision to seek a suitable location where we could enjoy a quieter pace of life and the opportunity to relieve the stress which could worsen my condition, coupled with my decision to take early retirement, I believed I had made the right choice. The second reason for moving was the fact that my wife had been asked by her employer, [details redacted], to relocate to [details redacted], the company has recently announced a HF1 and as a consequence she has been advised this week, that her role is at risk and she may need to consider re-deployment to another [details redacted] site.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 29 (3 PSP), 40 (3 PSP) and 72 (3 PSP). Horizon was due to launch the PSP in April 2016, but in response to comments received during the Stage One Pre-Application Consultation, the PSP was launched in April 2015, a year earlier than originally planned.		✓	

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			This now means that we may need to sell quickly and seek relocation away from Wales, so would be looking to Horizon to consider our options under such mitigating circumstances. When we first viewed the property, we were very interested, but I recall looking out at Wylfa Power Station and remarked to my wife that I would not be prepared to move here with that thing on my doorstep! However, as we did like the property we made further enquiries through the estate agent and our solicitor, and were told that the searches had revealed that the power station was due to de-commissioned in 2010 and that there were no plans for building a new power station and that we should not worry. Armed with this information from two professional sources, and the fact that we really loved this quiet location with easy access to the coastal paths and beaches, we proceeded to purchase the property, using all my savings and some extra capital, to fund the renovations to the house. We believed that the improvements made to the house would increase its				

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			market value and increase our chances of selling it should the need arise in the future. At the meeting in October, your staff explained the details of how the Pre-Application Consultation – Stage One works, and in particular the Neighbourhood Support Scheme. Our initial feedback against this scheme is that as this scheme is only due to come into affect in 2016, it will be too late for us to be able to sell our house for the market value it would have achieved, without a new power station being built. Additionally if we only achieve a lower selling price, then our ability to buy another property of similar size with a similar sized garden, in similar coastal village location with easy access to pathways and beaches, would be virtually impossible. Also at the meeting we expressed our real concern over the increase in the volume of traffic past our property, that a construction site will attract. Our gateway is situated in the middle of a double blind summit which at busy times eg; during the existing power station start/finish times, can be very busy and although the speed limit is 30mph, it is not always adhered to, which can make it difficult to get in or out of our driveway, safely, in particular with our [details redacted].				

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			One issue that was not brought to our attention at the September event was that work was due to start in the fields across the road from our property, and more importantly, that the private access road, which doubles as a public footpath, would be used by the lorries removing spoil from the field area. Not only will this mean we will be unable to walk our dogs down that public footpath to the headland, but we will also have to endure these lorries causing mud on the roads which would in turn, add to making that same double blind summit even more dangerous, with lorries slowing down before turning and increasing the poor visibility on the road ahead. We have made initial contact with the Managing Director of the Royal Institute of Chartered Surveyors, who has provided us with some useful advice on how to go about obtaining an independent RICS valuation, however this service will be chargeable, and as your scheme does not start until 2016, we would have to cover the costs ourselves, this does not feel right, as we would only be getting the valuation because of your plans. We would welcome your view on whether Horizon would be prepared to				

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			fund any such surveys ahead of your current scheme implementation date. Being part of the local community, where all residents are affected by the Wylfa Newydd project, whether they want to relocate or not, they will suffer in varying ways from the disruption, caused to our daily lives, by the ongoing land preparations, the increase in traffic as well as the construction of the site. We believe strongly that we all should be given an opportunity to have our individual circumstances reviewed within this consultation period ie before 8th December 2014. Notwithstanding all of the above observations, given that we are being forced into an untenable position, our preferred outcome would be for Horizon to consider purchasing our property thus allowing us to relocate as soon as possible, and avoid any further disruption to our circumstances. We look forward to hearing from you at your earliest convenience and would be available to meet with you to discuss our position further.				
10029	N	1 DMP	No comment made.	Thank you for your response.			✓
10029	N	2 DMP	No comment made.	Thank you for your response.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10029	N	3 DMP	No comment made.	Thank you for your response.			✓
10030	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10030	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10030	N	3 PSP	The support plan needs to be implemented asap, the market value of our properties will be affected, if they haven't already, by this construction. We need to be given an opportunity to sell now and relocate away from the site. Horizon should also agree to fund the RICS valuations now and provide the RICS with a copy of the construction plans for reference. We would also like Horizon to consider covering solicitors fee now and provide them with a copy of the construction plans for reference.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP). Horizon was due to launch the PSP in April 2016, but in response to comments received during the Stage One Pre-Application Consultation, the PSP was launched in April 2015, a year earlier than originally planned. The payment of £5,000 from Horizon to help with the costs of moving and any valuations undertaken by the applicant under the PSP would be made upon completion of the sale. For further details on the PSP, which forms part of the NSS, see response to Response ID 40 (3 PSP).		✓	
10030	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10030	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10030	N	3 DMP	I believe Horizon should implement the Disturbance mitigation plan now by consulting on a one to one basis with each resident affected by the plans. Listen to our individual circumstances and consider our preferred outcome. I am disappointed that our neighbours are being consulted with outside of the communities consultation event and we are not being spoken to, this does not feel right. I would like an appointment to find out what you are going to do with our concerns. I may be having to redeploy as I am being put at risk in a HR1 scenario and have been consulted with regarding redeployment out of the area, so I need to know what the process is for me if this scenario does occur.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP). Horizon was due to launch the PSP in April 2016, but in response to comments received during the Stage One Pre-Application Consultation, the PSP was launched in April 2015, a year earlier than originally planned. For properties eligible under the LNMP, Horizon will appoint a qualified independent surveyor to carry out individual assessments where needed, and to make recommendations for any noise insulation measures on a property by property basis. Horizon will consider the recommendation of the surveyor and would fund any reasonable and justifiable noise insulation measures on behalf of the property owner.		✓	
10035	N	14	I would like Horizon to take my personal circumstances into consideration and give me an opportunity to seek relocation away from this project as soon as possible. My husband's health was the reason we came to live in Cemaes, now it looks like it will be my husband's health that will be affected by the project and hence cause us to need to move away.	Thank you for your response. Your comment is noted. Horizon has developed a NSS to offset some of the potential effects the construction of the Power Station Site may have on those living nearest to the Power Station Site. Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP), 47 (3 PSP), and 72 (3 PSP).		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			I look forward to hearing from you asap.				
10136	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10136	N	2 PSP	No.	Thank you for your response. Your comment is noted.		✓	
10136	N	3 PSP	Your development has put us in a difficult position as it is our intention to retire to [details redacted] at this time, and sell the farm house which being so close to your development must affect the price and sale ability. Your proposed help in 2016, whilst admirable, doesn't help now.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP). Horizon was due to launch the PSP in April 2016, but in response to comments received during the Stage One Pre-Application Consultation, the PSP was launched in April 2015, a year earlier than originally planned.		✓	
10136	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10136	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10136	N	3 DMP	No comment made.	Thank you for your response.			✓
10137	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10137	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10137	N	3 PSP	We moved into the property December 2009.	Your comment is noted. One of the eligibility criteria of the PSP is that the property must have been acquired by the applicant before December 2008, when the possibility of a new nuclear power station at Wylfa was first announced by the Government.		✓	
10137	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10137	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10137	N	3 DMP	As we live on the side of the road we are concerned with the increased traffic/noise and the saleable value of the house.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP) regarding the saleable value of the property. To assess the disturbance at an eligible property under the LNMP, Horizon will appoint a qualified independent surveyor to carry out individual assessments where needed, and to make recommendations for any noise insulation measures on a property by property basis. Horizon will consider the recommendations of the surveyor and fund any reasonable and justifiable noise insulation measures on behalf of the property owner. Further, the effects of the Project on noise, air quality and traffic have been assessed and are reported in volumes B3-B5 of the PEI Report published as part			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
				of the Stage Two Pre-Application Consultation. For further details, refer to Response ID 40 (3 PSP).			
10138	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10138	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10138	N	3 PSP	The Property Price Support Plan should be extended to include those who will be adversely affected by new roads and by-passes. The support should not be dependent on the sale of a property. It should be available universally and proportionally to all those whose properties are devalued by the new routes – as it is with the HS2 rail link. We live in a [details redacted], not an easy home to find elsewhere, within reach of local friends and family. I am the main carer for my elderly mother who lives next door. I am not free to sell up and move. I will have to put up with the disruption and construction traffic noise etc	The proposals for eligibility for the PSP were consulted on in parallel with the Stage Two Pre-Application Consultation and previously at the Stage One Pre-Application Consultation. The PSP is a voluntary support plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price due to the Wylfa Newydd Project. The Support plan boundary introduced by Horizon extends up to 1km from the proposed Power Station Site and applies to properties located within this boundary.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			but I should not be out of pocket financially because Horizon need to build a new road.	This is a similar radius to other projects and schemes of similar size/scale in the UK. For further information, refer to Response ID 40 (3 PSP).			
10138	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10138	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10138	N	3 DMP	Wylfa Newydd will be built in an Area of Outstanding Natural Beauty. Anything constructed on the edge of such an area should be a match for the surrounding countryside. I'm particularly concerned that the Llanfachraeth by-pass receive the same consideration as the main Wylfa site ie – with noise buffers, screens of natural planting, traffic in cuttings with restrictions on speed and noise, no lighting to spoil the dark night sky. Of course, other road changes would deserve similar consideration to mitigate their effect on the landscape.	Refer to Response ID 10138 (3 PSP). Effects of the Project, including those to noise, visual amenity and traffic, have been assessed and are reported in volumes B4, B11 and B3 of the PEI Report published as part of the Stage Two Pre-Application Consultation. A LEMP has been prepared in order to provide proposals for among other things; disturbance mitigation, planting, and screening at various locations resulting from the Wylfa Newydd Project. Further details on the LEMP can be found in response to Response ID 72 (3 PSP). Horizon has presented detailed proposals for A5025 off-line highway improvements. These have been developed in close consultation with highway officers of the IACC.			✓
10139	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10139	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10139	N	3 PSP	The price support plan is ok to the people that want to move.	See response to Response ID 12 (3 PSP, 3 DMP).		✓	
10139	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10139	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10139	N	3 DMP	The building of Wylfa Newydd will have a massive impact on the householders that live close to the construction site. The drop in house values will be great and selling any property will be difficult. We will have to put up with disruption for many years. 24 hrs. Having started working life on the construction site of Wylfa Power Station I have a good idea of what it will be like. Having to move after being living in this house for 40 years would be too disturbing. Horizon should help the neighbours as much as possible.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP) regarding the saleable value of the property.		✓	
10140	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10140	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10140	N	3 PSP	Compensation should also be available to those people who will be affected by the various road 'improvements', by-passes, etc Compensation should not be dependent on selling one's property. As with the plans for HS2 fast rail link, it should be available to all whose properties have been devalued. Why? • Elderly people need a support network around them that takes time to establish. • They do not move homes easily. • Some depend on their homes for income using a Property Draw Down scheme or renting out their property if they are in a home. They need to be able to receive compensation for the change around their home that's bound to cause disruption and distress.	For further details, refer to Response ID 10138 (3 PSP).		✓	
10140	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10140	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10140	N	3 DMP	I agree that all around Wylfa Newydd should be landscape and buffer zones created. These measures should be extended to include noise and pollution mitigation for the new road 'improvements' too. At the moment I look onto fields of sheep and cattle, not lorries. Banks of trees would at least hide the sight of the lorries and other traffic. How can the sound be deadened? How can car lights be screened from my bedroom window disturbing my sleep?	Please refer to Response ID 10138 (3 DMP).		✓	
10141	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10141	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10141	N	3 PSP	The criteria for eligibility for this support scheme would seem to be fair and well considered. The boundary for the plan would seem to be carefully though through. However it may be sympathetic to consider some flexibility for property owners immediately outside or very close to the boundary.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP) regarding PSP.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			I have concerns as to what support would be available if property close to the power station proves to be unsaleable.				
10141	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10141	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10141	N	3 DMP	I understand the reason why a disturbance mitigation zone has not yet been agreed, but that does make comment rather theoretical and less focused. Would the price support plan and disturbance mitigation plan be available to a property vendor simultaneously.	The NSS is made up of two components, the PSP and the LNMP. The PSP was consulted on in parallel with the Stage One Pre-Application Consultation. The LNMP was consulted on in parallel with the Stage Two Pre-Application Consultation, including the shape and extent of the eligibility boundary which has been influenced by the noise studies carried out as part of the EIA for the Project. A property owner can only apply for one of these plans under the NSS. This will ensure that those residents who want to move are supported in doing so, while those wishing to remain in their homes receive appropriate noise mitigation.		✓	
10142	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10142	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10142	N	3 PSP	We bought our house of [details redacted] in Cemaes in 2005 believing that Wylfa would be decommissioned in 2010! We were looking for a quiet village location for our retirement. When Wylfa's plans changed we placed [details redacted] on the market in [details redacted], but unfortunately had no success. We have now taken it off the market. We would, therefore, definitely appreciate help with selling our property. We agree with the proposed criteria whereby properties need to be acquired before 2008 to qualify. In 2005 we were not aware of the possibility of Wylfa Newydd coming. However, we do not agree with the boundary zone. As it stands we are just outside your purple boundary, but we are as the crow flies only about 1.5 kms away from the power station. The disruption of traffic, noise and dust will inevitably affect us just as much as those 1km away. Therefore, we urge you to consider extending the boundary to at least 1.5kms if not 2kms radius of Wylfa Newydd.	Please refer to Response ID 49 (3 PSP) regarding the eligibility criteria for the PSP. Please refer to Response ID 10138 (DMP) regarding environmental effects.			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10142	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10142	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10142	N	3 DMP	Obviously construction work on this magnitude will create a lot of disturbance to the surrounding area. Traffic hold ups, noise and dust will be inevitable. Any help to alleviate the problems should, indeed, be a priority. We would hope the zone distance would be at a distance of at least 2kms radius of the building site especially when you consider the prevailing wind is a south westerly.	See response to Response ID 10142 (3 PSP).			✓
10143	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10143	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10143	N	3 PSP	Surely our properties here must devalue with the prospects of another power station being built on our doorstep. They will be worthless now and having worked hard and saved all our lives to have our own retirement home being treated as such we should be rightly and justly compensated for this! After all this is “chicken feed” compared to what you will be spending on the new power station. We do welcome the new station and likewise you should take	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP) regarding the PSP.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			this welcome seriously and compensate us accordingly.				
10143	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10143	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10143	N	3 DMP	We should be given allowances for noise abatement and dirt pollution. Why should we be have to be forced to have our house re-decorated on a more regular basis through no fault of our own! The roads will be dirtier and this again will be carrier on to our properties. The noise will be going on day and night and all in all it would be a less pleasant place to live in. Hoping you will realise our dilemma and compensate us for all this.	Please refer to Response ID 10138 (3 PSP and DMP). Regarding noise abatement, anyone eligible for support under the LNMP will have a qualified independent surveyor appointed by Horizon to carry out individual assessments where needed, and to make recommendations for any noise insulation measures on a property by property basis. Support will only be provided for mitigating noise impacts. Horizon will consider the recommendation of the surveyor and will fund any reasonable and justifiable noise insulation measures on behalf of the property owner.			✓
10144	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10144	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10144	N	3 PSP	Neighbourhood Support Scheme: If you propose to introduce a scheme to compensate individuals who meet the criteria that you have set out, please make it simple to understand. The more complicated the scheme is, it will lead to applicants believing that you are not being fair or trying to "pull the wool over their eyes". Many of the people who may wish to take advantage of the scheme are already advanced in years and may believe they cannot wait until 2016 to start the process. Please therefore consider moving the implementation date to 2015. With regard to property price why not get fair up to date "without power station" valuation and use that as the basis for compensation. This keeps everything simple and individuals can see clearly what is being offered to them.	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP). Horizon was due to launch the PSP in April 2016, but in response to comments received during the Stage One Pre-Application Consultation, the PSP was launched in April 2015, a year earlier than originally planned.		✓	
10144	N	1 DMP	No option selected.	Thank you for your response.			✓
10144	N	2 DMP	No option selected.	Thank you for your response.			✓
10144	N	3 DMP	No comment made.	Thank you for your response.			✓
10146	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10146	N	2 PSP	No.	Thank you for your response. Your comment is noted.		✓	
10146	N	3 PSP	No comment made.	Thank you for your response.			✓
10146	N	1 DMP	No option selected.	Thank you for your response.			✓
10146	N	2 DMP	No option selected.	Thank you for your response.			✓
10146	N	3 DMP	This section is not applicable to my case as my need is the ability to re-locate as soon as possible to be nearer my family in [details redacted] (approximately 19 miles away), to receive the support from them as a widow.	Thank you for your response. Your comment is noted.			✓
10147	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10147	N	2 PSP	No option selected.	Thank you for your response.			✓
10147	N	3 PSP	No comment made.	Thank you for your response.			✓
10147	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10147	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10147	N	3 DMP	Is it possible to have a one to one with one of you to explain the mitigation plan	Yes, staff from Horizon are available to discuss the NSS on a one-to-one basis. If you need additional information, you can contact Horizon any time of day (via voice message) at 0800 954 9516 or via email at wylfaenquiries@horizonnuclearpower.com.			✓
10148	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10148	N	2 PSP	No.	Thank you for your response. Your comment is noted.		✓	
10148	N	3 PSP	No comment made.	Thank you for your response.			✓
10148	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10148	N	2 DMP	No.	Thank you for your response. Your comment is noted.		✓	
10148	N	3 DMP	No comment made.	Thank you for your response.			✓
10149	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10149	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
10149	N	3 PSP	Firstly, I would like to say I am all for the project that you're putting forward. However as part of a family living so close to the proposed station I have some concerns with the Property Price Support Scheme. I have lived in Tregele all my life. Firstly living with my parents in [details redacted] then buying my own house in [details redacted]. I am very happy and have two children that attend school in Cemaes. There is no doubt that the proposed station will effect us here whether that be noise, dust, traffic etc. We are currently debatting whether as a family we want to live so close to the site. As I said before we are very happy in our home and community but moving is something we must consider as it could effect our welfare. If we were to chose to move further away from the site we would like to remain in the area. This is where I see a problem with the scheme. If we chose to move then to find a house of the same spec anywhere else locally I would be out of pocket if we could afford it at all. This is what we find unfair as someone who has lived in the village all my	Please refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP). The NSS, including PSP and LNMP will remain in effect throughout construction of the Wylfa Newydd Project and Horizon will continue to monitor and review its effectiveness throughout construction.		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			life we feel we might have to move for a better standard of life but suffer financially which can't be right. I also think the scheme could go on past the construction phase as the impact of the running station is unknown. Currently we can hear Wylfa Power Station which is further away than the proposed stations. So I would suggest keeping the scheme open for a period after startup.				
10149	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10149	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10149	N	3 DMP	I agree for a need for a disturbance mitigation but like the Property Price Support scheme I think this should carry on past the construction phase for a period of time after production has started as a working station can also effect local people. Currently we can hear Wylfa and that is further away than the proposed stations. The 3D modelling that was shown to us was very good but I would have liked to have viewed the noise bund with this tool as it is such an important feature and could effect whether we stay or go. This could also effect our property value as currently we can see the sea from our bedroom but that could possibly change.	Please refer to Response ID 77 (3 DMP).			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			An issue that will effect me is that I work shift and sleep during the day when on nights. I appreciate that you can offer window upgrades to help keep noise out but during summer months we obviously open windows which will let noise and dust in. Would you look to install ventilation systems? This would limit dust entering the house which will be healthier.				
10150	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10150	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10150	N	3 PSP	I have owned the property for ten years (since 2004) and lived on site for over five years with the aim of reinventing and changing the building into a [details redacted] project. This project was to help support me both financially and therapeutically with my retirement. I work daily on my property and so far have completed a quarter of the work required I have installed electric, water and telephone services as I live on site in a caravan whilst carrying out the renovations.	The PSP is a voluntary support plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price due to the Wylfa Newydd Project. Horison's Support plan draws upon relevant precedent from other similar projects and offers eligible residents the difference between the value of their property with and without the Power Station Site, plus a sum of £5,000 to help		✓	

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			I've not only put all my life savings into this project, but a lot of physical and emotional hard work. I now feel at a loss as to whether to persue my goal in completing my business venture due to the upheaval, uncertainty and stress this is causing me with the ongoing Wylfa Newydd project. Looking at your leaflet information pack my property lies within the boundary line and therefore I feel I am eligible for the Property Price Support scheme.	with the costs of moving and professional fees. For further details on the PSP, refer to Response IDs 12 (3 PSP, 3 DMP), 40 (3 PSP) and 72 (3 PSP).			
10150	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10150	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10150	N	3 DMP	The road to my property will be closing making access to it difficult and costly and will have to take a different and longer route. There will be ongoing heavy plant machinery operating, causing air and noise pollution, close to and around my property. All the tools, equipment and materials I use and store at my property will be at a higher risk level of security. The environmental and landscape changes that will be taking place around me because of the Wylfa Newydd project, will almost inevitably have an effect on the outcome of	All Private Means of Access (PMA) along the A5025 have been assessed to enable Horizon to incorporate appropriate design measures A PMA is typically an access to premises that is not part of the highway network itself. In the case of the A5025, these are mostly driveways (they do not include agricultural accesses). Where appropriate, Horizon has proposed improvements to access and has written to landowners who would be affected. Please refer to response ID 77 (3 DMP).			✓

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ID No	Statutory Consultee ? [Y/N]	Question No	Response	Regard had to comment	Change	No Change	Noted
			the bed and breakfast project I'm developing as my livelihood.				
10151	N	1 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10151	N	2 PSP	Yes.	Thank you for your response. Your comment is noted.		✓	
10151	N	3 PSP	It is of paramount importance that the residents of the village of Tregele, who will bear the brunt of the noise and pollution whilst building is in progress, are included. The properties from the present Magnox turn off to the top of the hill are also included and should the construction affect the village of Cemaes it should also be taken into consideration.	Please refer to Response ID 77 (3 DMP).			✓
10151	N	1 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10151	N	2 DMP	Yes.	Thank you for your response. Your comment is noted.		✓	
10151	N	3 DMP	The villages of Tregele, Cemaes Bay and Llanfechell will suffer from noise, pollution and the influx of workers and their families. We have experience of the effect this had in the 60's whilst the present station was built.	Detailed information regarding the effects on Tourism and Agriculture can be found in volume B1 of the PEI Report.			✓

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			Farming and tourism was the main source of income. Tourism still has not recovered. North Anglesey is the poorest region in the EU!! We rely on Government grants for everything. The main employer in this area is Local Government. Being a member of [details redacted], who are in the final stages of erecting a wind turbine, it is our intention to use the profit from this enterprise to support worthy causes in the local area – to support energy saving projects, education and health. The project, when set up, was gratefully supported by Magnox and yourselves, who provided the way forward with advice and contacts as to where the grants and guidance which we still use was available. The project is now at the scoping stage of planning. We would appreciate a meeting with your reps to discuss ours aims and future plans.	During the Stage Two Pre-Application Consultation, exhibition events were held for the public to attend to review the proposed plans for the Wylfa Newydd Project. In addition to the exhibition events, a number of drop-in sessions and pop-up events were held throughout Anglesey and North Wales. Further details on the exhibitions, drop-in sessions and pop-up events can be found on our website at http://consultation.horizonnuclearpower.com/events. Mitigation measures for the predicted noise, visual, disturbance and air quality impacts of the Project are addressed within the LEMP and within the LNMP. To arrange for a meeting, Horizon can be reached any time of day (via voice message) at 0800 954 9516 or via email at wylfaenquiries@horizonnuclearpower.com. Horizon understands that the impact on tourism is a major concern and has undertaken a visitor behaviour survey, a Tourism Impact Assessment (TIA) and is developing a Tourism Strategy in response to engagement with key consultees. This Strategy will assess the collective effect on the tourism brand of			

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				Anglesey and set out clear mitigation measures to minimise potential adverse impacts and enhance benefits. Horizon continues to meet regularly with the Anglesey Tourism Association and Destination Anglesey Partnership to share information and develop mitigation. Further tourism assessment work will feed into the Development Consent Order (DCO) application process, including additional assessment of the visitor behaviour survey responses. The assessment will include: • implications of increased demand for tourism accommodation by construction workers; • potential increased revenue to tourism providers; • long-term changes in the quality of tourism stock; • potential change in visitor numbers or behaviour; • potential for the visitor and media reception centre to attract visitors and generate additional expenditure;			

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				• employment within the sector including direct, indirect and induced; and • effect on the Anglesey tourism and destination brand. The agriculture and fishing sector accounted for 4.2% of employment on Anglesey in 2014, much higher than in the DCCZ (2.6%) and in Wales (1.4%). Construction of the Power Station would require use of large areas of agricultural land within the Wylfa Newydd Development Area for topsoil storage areas, a concrete batching plant and laydown areas. Adopting a conservative approach, it is assumed that all 24.5 hectares of Best Most Versatile (BMV) land would be required for construction. Total BMV land within the Key Socio-economic study Area (KSA) is estimated to be 33,960 hectares and included all Grade 3 land, some of which may not represent BMV land (Grade 3b). The loss of up to 24.5 hectares within the Wylfa Newydd Development Area represents a 0.07% loss and is considered to be not significant.			
10163	Y	1 PSP	No option selected.	Thank you for your response.			✓

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10163	Y	2 PSP	No option selected.	Thank you for your response.			✓
10163	Y	3 PSP	The principle of a voluntary Scheme by Horizon Nuclear Power wholly outwith the planning processes for the new nuclear power is welcomed. The Isle of Anglesey County Council (IACC) is aware of the proposal by Horizon for on and off line improvements to the A5025 as associated development. Acquisitions and disturbance payments relating to these works will no doubt follow the Statutory Compensation Code. However, Horizon are requested to confirm whether they propose to offer a similar Neighbourhood Support Scheme for communities which will be affected by this and any other associated developments. The Property Support Scheme is described in the introduction as support for any residents living nearest the Power Station Site whose property values are impacted by the development. However, under the "What is it?" paragraph the support is limited to such residents who wish to move away but are experiencing difficulties because they cannot achieve a reasonable	Please refer to Response ID 77 (3 DMP). The PSP is a voluntary plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price due to the Wylfa Newydd Project. The Support plan draws upon relevant precedent from other similar projects and offers eligible residents the difference between the value of their property with and without the Power Station Site, plus a sum of £5,000 to help with the costs of moving and professional fees. The Support plan boundary introduced by Horizon extends up to 1km from the proposed Power Station Site and applies to properties located within this boundary. The boundary established for the PSP has been set at 1km rather than an arbitrary distance. The feedback received from the Stage One Pre-Application Consultation indicated that this approach			✓

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			market price due to the project. The nature of this element of the scheme needs clarification as there may be residents affected who are unable to consider moving due to age, family and/or work commitments who would similarly suffer a loss in the value of their homes. No criteria are stated for determining the Property Price Support Plan boundary. The acquisition cut-off date of December 2008 is agreed as this is when the possibility of a new nuclear power station was first announced, and therefore precludes any speculative acquisitions. The grounds for excluding business premises, eg tourist accommodation and those with residential accommodations should be explained. Under the Eligibility Section the third bullet point is ambiguous. Marketing the property for 6 months implies that the scheme applies to residents moving away. However, the alternative of an RICS Valuation implies compensation for loss in value of properties where the owner/long lessee is not wishing or unable to move. This reinforces the clarification sought in paragraph 2 above. It is contended that the Property Price Support Plan should come into effect immediately as the 'blight' impact of the	was generally supported and provides support to Horizon's closest neighbours. The boundary shown within the NPS EN-6 at Wylfa Newydd is greater than the Wylfa Newydd Development Area boundary and as such the 1km distance for the Support plan is based on the Wylfa Newydd Development Area boundary and not the NPS EN-6 boundary. This distance also reflects the general diminishing of effects the further from the Power Station Site the receptor is. The PSP is specifically designed to help eligible applicants who have a desire to move, ensuring that they are no worse off as a result of the Wylfa Newydd project proposals. It is not a means of providing compensation where there is no plan to move. An example of an NSS PPS application and valuation process is given at the following link: http://www.horizonnuclearpower.com/files/downloads/Neighbourhood%20Support%20Scheme%20Property%20Price%20Support-.pdf In terms of disturbance for residents not wishing to move, the LNMP would be available to anyone eligible for support.			

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			new power station is already a reality since it was announced in December 2008. Under the 'How would it work?' section it is recognised that the starting point is a 'without power station' valuation. Such valuations will be akin to the requirements for Compulsory Purchase which assumes a 'no scheme world'. The valuations will be undertaken in a rising property market so proper consideration will need to be given to any abatement in the general increase in the level of price rises locally due to a 'blight' effect. This could be addressed through benchmarking of similar properties in similar location where potential blight is not an issue. Also, should the Scheme be limited to homeowners wishing to move the best indication of the value 'with the power station' would be actual sale price achieved provided the property was marketed at a reasonable figure (a reference value which could be assessed by an RICS valuer) for a reasonable period. This would be actual market evidence on which valuation should be based. In the event of the support being extended to homeowners not seeking to move this market evidence would form the basis for	See response to Response ID 12 (3 PSP, 3 DMP).			

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			‘after power station’ valuation. The property price support process is therefore seen as over complicated and a ‘lottery’ with applicants not knowing whether the payment will be above or below the market value of their property which is best determined as the sale price achieved in the open market. For those properties offered on the open market and with no buyers being found close to the ‘reference value’ it should follow that Horizon acquires the property at this figure. The £5,000 payment for fees and moving costs is considered reasonable. The ‘exceptional circumstances’ are welcomed. As for the Disturbance Mitigation element the IACC asks to be consulted on the proposed boundary. Is the proposed mitigation in line with statutory compensation for public works, eg installation of double glazing to mitigate against noise, dust, etc Will the mitigation works/payments be made to homeowners receiving the Property Price Support but not wishing to move? Prior to confirmation of the scheme it would be prudent to ‘test’ the approach with a number of ‘typical’ properties to assess the				

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			robustness of the proposed process and its results.				
10163	Y	1 DMP	No option selected.	Thank you for your response.			✓
10163	Y	2 DMP	No option selected.	Thank you for your response.			✓
10163	Y	3 DMP	No comment made.	Thank you for your response.			✓
10166	N	1 PSP	No option selected.	Thank you for your response.			✓
10166	N	2 PSP	No option selected.	Thank you for your response.			✓
10166	N	3 PSP	We are following up on conversations between Horizon Management and a number of us at the preview consultation exhibition on the 2nd October 2014 and various discussions between ourselves since. We welcome recent progress towards developing Wylfa Newydd in particular the impressive detailed plans now made public as part of the consultation process. We support a return to nuclear power as a reliable and low carbon supply of energy	Thank you for your detailed response. Your concerns are noted. The NSS is made up of two components, the PSP and the LNMP. The PSP was consulted on in parallel with the Stage One Pre-Application Consultation. The LNMP was consulted on in parallel with the Stage Two Pre-Application Consultation, including the shape and extent of the eligibility boundary which has been influenced by the noise studies			✓

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			and believe the Wylfa site will prove to be an excellent location for the next generation of nuclear technology, whilst making an important long term contribution to the economy of Anglesey and North Wales. For understandable reasons of self-interest we would have preferred that this development was not happening adjacent to us but we recognise the need for us to make sacrifices for the 'greater good'. However, when we acquired our properties the UK had no plans for new nuclear build and Wylfa A was scheduled to have ceased in generation by now. We have all been living in our current homes for many years and in the case of one of us for over forty years. Many of us planned for this to be our final home. Our properties are situated on the north side of the A5025 between the Wylfa A access road and [details redacted]. They all border land owned by Horizon which is included within the Wylfa Newydd Development Area. They are either close to or very close to the planned Wylfa Newydd Station Site and will also be directly affected by landscaping intended to provide a sound barrier and visual screen between construction activity and the surrounding area particularly Cemaes Village and Cemaes. We have lived with uncertainty for more than six years. Uncertainty about the future	carried out as part of the EIA for the Project. Regarding not knowing if residents are staying or going, the PSP and LNMP are eligible to all properties located within their boundaries and that satisfy the criteria for support. While the comment regarding the purchase of property is noted, if Horizon were to buy properties, this would artificially inflate property values in the area, resulting in adverse effects to others who are trying to sell their properties but may not live within the PSP boundary. Further, it would artificially inflate the property market into the future. As a consequence this is not an approach that is being considered by Horizon. For further details of the NSS, which includes the PSP, property valuation process and LNMP, see responses to Response ID 40 (3 PSP) and Response ID 10163 (3 PSP). For an overview of the support available to property owners who wish to move, please see response to Response ID 12 (3 PSP, 3 DMP). The Support plan draws upon relevant precedent from other similar projects and offers eligible residents a sum of £5,000 to help with the costs of moving and			

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			for our homes and families together with real planning blight. During this time we have experienced our neighbours' properties being sold to EDF, then Horizon first in its EON/RWE ownership and more recently Hitachi ownership. We have seen these empty properties vandalised, become derelict and then be demolished. Concurrently we have lived with two rounds of exploratory bore hole drilling. In December 2011 we complained about the effect this was having on our environment and the inadequate communication and consultation with ourselves and other members of the community. We are pleased to record that since our complaint there has been a transformation in the quality and quantity of communication and consultation and we compliment Horizon Management on this improvement. At an early stage we highlighted the difficulty of living with uncertainty. It is regrettable that several years ago a promise made by the then Management of Horizon to confirm to us within six months what our status would be was not honoured. The stress of uncertainty has now become exacerbated with the	professional fees. The feedback from the Stage One Pre-Application shows that many respondents consider this reasonable. It also offers eligible residents the difference between the value of their specific property with and without the Power Station.			

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			commencement of formal consultation. Even the most robust of us are affected by the stresses: • Of not knowing if we are staying or going • When will we have clarity about the future • If we decide to move will we achieve a fair price for our current property • Where will we go and whether we will find new accommodation compatible with family, community, social and work commitments • What will we be able to afford • Where do we find the best legal advice • Who will pay the full costs of moving to new properties • Furniture removal and insurance • Replacement soft furnishing e.g. carpets and curtains • Conveyance costs • Stamp duty • Temporary accommodation • Storage Your colleagues have asked us to make known whether we want to stay or would prefer to sell our properties. Most, if not all of us, would like to stay, however given our proximity to the planned Station Site and				

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			associated landscaping we believe we have no viable option but to move. It would be intolerable to live for ten years (i.e. more than ten per cent of our lives – if we are lucky) with the air, noise and light pollution of 24 hour construction involving a workforce of 8,500 (latest prediction), never mind initial enabling work of drumlin redistribution presumably with giant earthmoving equipment normally found at an opencast mine (but seen recently at Hinckley Point C) moving millions of tonnes of material. The overall effect upon our quality of life would be devastating. We have studied your proposed Neighbourhood Support Scheme and trust that it is not intended to apply to us. Clearly double glazing and insulated doors will not mitigate, in any meaningful way, the impact of the development upon us. A number of us have tried to sell our properties in recent years and have generated no interest. Advice from estate agents is that it is now virtually impossible to sell any property between Wylfa and the village of Cemaes Bay. We do not believe any reliance on marketing our properties is credible in determining support.				

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			The suggestion that £5000 might cover the costs of moving and property valuations is wholly unrealistic. For many the cost of stamp duty along, for buying an equivalent property, will be a multiple of the support figure, before consideration is given to the other costs of moving listed above. We feel that it is in everyone's interest that Horizon purchases the remaining properties that it does not already own on the North Side of the A5025. Horizon would then own and control all the land from the sea to the A5025 – which in our view would be a logical secure boundary. We believe the same principles should be applied to purchasing our properties as were applied to those properties that Horizon and its predecessors acquired over the past six years. We urge you to commence this process soon and bring an end to uncertainty. Given our emotional attachment to our homes we are interested to know whether we will be the last residents before demolition or whether you will use some of all our houses as temporary accommodation or whether you believe there are people who would actually want to buy them. In conclusion we would point out that we have all been extremely patient and supportive of the new build even though we				

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			have been left in limbo regarding our future for too long. All we have ever wanted was to sell our properties at an acceptable price and be supported so that we can find a permanent place to live where there will be no large scale construction projects to disturb the tranquility to which we have been accustomed.				
10166	N	1 DMP	No option selected.	Thank you for your response.			✓
10166	N	2 DMP	No option selected.	Thank you for your response.			✓
10166	N	3 DMP	No comment made.	Thank you for your response.			✓
10167	N	1 PSP	Do not know.	Thank you for your response. Your comment is noted.		✓	
10167	N	2 PSP	Do not know.	Thank you for your response. Your comment is noted.		✓	
10167	N	3 PSP	From CBRE: We are instructed to submit this formal response to the Neighbourhood Support Scheme consultation in connection with the Wylfa Newydd Project (“Project”). Mr and Mrs [details redacted] are already being adversely impacted by the Project and we are of the opinion that the proposed	Thank you for your detailed response. Your client’s concerns are noted. See response to Response ID 40 (3 PSP) for an overview of the PSP, DMP and NSS.			✓

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			compensation measures put forward by the promoter, Horizon Nuclear Power "Horizon", do not go far enough to ameliorate the impacts being suffered. Client History: Our clients purchase the property as a partly constructed shell set in 2.5 acres in [details redacted] and completed the build to an exacting standard at the end of [details redacted]. The property is shown as a red dot in the above figure. The property lies outside the boundary of the power station development site defined in the National Policy Statement although within the area defined as the 'Property Price Support Boundary'. The property is approximately 730m away from the development site boundary. It is on the North side of the A5025 almost equidistant between the settlements of Cemaes Bay and Tregele. History of Dialogue with Promoter: The Horizon venture was set up in 2009 by German energy companies RWE and E.On. Companies involved in the nuclear industry have expressed caution over entering the UK market. Due to the huge capital costs, stretched over many years, companies want some certainty over how much they might be paid for the electricity generated by their plants. These uncertainties have made investment in the industry a 'leap of faith'. These uncertainties and Germany's	The PEI Report available as part of the Stage Two Pre-Application Consultation materials provides additional information on the potential effects to views in the area of the Power Station Site and suggested mitigation proposals. A LEMP has been prepared in order to provide proposals for disturbance mitigation, planting, screening etc at various aspects of the Wylfa Newydd Development Area as part of the DCO. The draft LEMP forms part of the Stage Two Pre-Application Consultation materials, to which comments are invited. Further details on the LEMP can be found in response to Response ID 72 (3 PSP). The NSS is made up of two components, the PSP and the LNMP. The PSP was available in parallel to the Stage One Pre-Application Consultation. In response to the comments received to the Stage One Pre-Application Consultation on the NSS, preparation of the PSP was brought forward and launched a year early in April 2015. The LNMP was consulted on in parallel to the Stage Two Pre-Application Consultation materials, including the shape and extent of the eligibility boundary which has been influenced by the noise studies carried out as part of the EIA for the Project.			

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			move to abandon nuclear power in the wake of the Fukushima disaster in March 2011 led to RWE and E.On putting the Horizon business up for sale in March 2012. The Japanese energy company Hitachi bought Horizon in October 2012, offering a future for the project. However, the time lapse that has developed due to the ownership uncertainty has been far from convenient for local residents and this situation has only exacerbated their difficulties. Since the project was announced [details redacted] has continued regular dialogued with the various parties and heads a group of local property owners who have concerns over the project. Our clients have been in regular contact with Horizon management over several years over failings in communication and consultation concerning various works and footpath closures including most recently property demolition. Our clients engaged in discussions with Horizon management at the previous consultation exhibition on 2nd October 2014 and email correspondence with [details redacted] thereafter.	The PSP is a voluntary support plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price on sale of their property due to the Project. Horizon's Support plan draws upon relevant precedent from other similar projects and offers eligible residents who wish to sell their residential property the difference between the value of the property with and without the Power Station (i.e. the loss in value), plus a sum of £5,000 towards the costs of moving and professional fees (including stamp duty, survey and conveyancing fees and valuations) incurred by the applicant. See response to Response ID 10166 (3 PSP) for justification of the compensation measures. Where a residential property falls within the 1km boundary, it would have to satisfy these criteria: • The property was acquired by the applicant before December 2008 when the possibility of a new nuclear			

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			[Details redacted] from the outset have acknowledged the importance of the project. They have been extremely patient and supportive during the process despite the ongoing uncertainty surrounding their situation. Our clients have an awareness of Anglesey's proud industrial history, including nuclear power generation over the last 40 years and the benefits of building on this heritage. There it too an understanding of the importance of the project in its role in meeting the UK's need for a cleaner energy future. The Property Market: Anglesey: Anglesey as a region has generally outperformed the rest of Wales in terms of capital values. Recent performance is epitomised when considering the island has experienced strong monthly growth of 2.9%, higher than London at 2.2%. The average sale price of a home on the island now stands at £132.537 a 6.3% rise on the same period last year. This now makes Anglesey the most expensive place to buy a home in North Wales., moving narrowly ahead of Gwynedd. House prices in Wales have shown to be on the move with Anglesey being one of the areas experiencing the highest growth in residential property values.	Power Station at Wylfa was first announced by the Government; • The property is residential and is within the area shaded purple on the Boundary Map (Figure 1) provided in the NSS; • The applicant is a property owner or holder of a long lease (with at least three years remaining); and • The property has been marketed appropriately for at least six months and/or a RICS valuation has been carried out which suggests a loss of value, caused by the Wylfa Newydd Power Station proposals. The application to the PSP would be judged on this basis should the property owner decide to sell their property. The RICS valuation of the property can be carried out by Horizon or by the applicant if they wish. The cost of the valuation to the property owner will be compensated within the £5,000 Horizon will pay towards the cost of moving and professional fees. The boundary established for the PSP has been set at 1km rather than an arbitrary distance. The feedback received from the Stage One Pre-Application Consultation indicated that this approach was generally supported and provides support to Horizon's closest neighbours.			

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			Wylfa Area: Market evidence shows there has been significant transactional activity in this area of Anglesey throughout much of 2013 and 2014. The table of evidence set out below lists all reported property sales in the Cemaes Bay and Tregele region. The table shows residential property sales in the area over the last 24 months. Referenced are the sale prices and dates. For further context we have added a distance from the development site boundary. There have been thirty-three transactions in total. Our client's property is located on the summit of a modest hill one mile South-West of Cemaes Bay. There have been no sales in that specific location for 6 years (12.12.08). This is despite efforts made by several local residents. A neighbouring property to our client has failed to sell after three years on the market. Local estate agents have advised that given the close proximity and environmental impact there will continue to be no interest whilst there is so much uncertainty over the Wylfa Newydd Project.	The boundary shown within the NPS EN-6 at Wylfa Newydd is greater than the Wylfa Newydd Development Area boundary and as such the 1km distance for the Support plan is based on the Wylfa Newydd Development Area boundary and not the NPS EN-6 boundary. This distance also reflects the general diminishing of effects the further from the Power Station Site the receptor is. Agreement in securing the PSP with the local authority are largely outside the scope of their jurisdiction and as such will not be progressed by Horizon. We are in discussions with the IACC regarding the potential for a longer term agreement on reaching a common understanding of community benefits. While the comment regarding the purchase of property is noted, if Horizon were to buy properties in the area, this would artificially inflate property values in the area, resulting in adverse effects to others who are trying to sell their properties but may not live within the Support plan boundary. Further, it would artificially inflate the property market into			

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			We have carried out no analysis on the level of the sales figures and whether the prices are reflective of the general residential market in Anglesey but the volume of sales does seem to suggest that it remains active. It could be that in the village of Cemaes the property market is showing how the benefits of the new power station project are helping the general economy. In the alternative it could be that the statistics point towards an outward migration by the local population simply not prepared to remain living in the area during the anticipated period when construction takes place. Some analysis of this could prove to be an interesting exercise. Either way, the lack of any activity in the market on property in Cemaes Bay is apparent. The reasons for this are numerous: • The proximity of the proposed power station development to these houses. • The likelihood that for 10 years there will be heavy construction activity on the doorstep. • The rural nature of these properties and the threat to that rural ambience due to the spectre of development. • The publication of landscaping plans which indicate all sea views from these	the future. As a consequence this is not an approach that is being considered. A formal RICS Valuation is required, rather than an estate agent valuation as this is the industry standard for valuing property, providing consistency and fairness in Horizon's dealings with all applicants. The valuation/s will take full account of the Wylfa Newydd proposals based on the facts available. Should the property fail to sell after six months and it is clear that the value has dropped during the marketing period the valuation can be reassessed and, if applicable, a new offer made. The LNMP is a voluntary plan designed to provide further noise reduction measures to reduce construction noise at affected properties. In terms of disturbance, the LNMP would be available to anyone eligible for support where a qualified independent surveyor appointed by Horizon carries out an individual assessment where needed, and makes recommendations for any noise insulation measures on a property by property basis. Horizon would consider the recommendation of the surveyor and would fund any reasonable and justifiable noise insulation measures on behalf of the property owner.			

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			properties will be lost not only during construction but forever. The whole area is now covered in the Neighbourhood Support boundary which seems to have resulted in the properties being blighted during this lead in period to the project commencement. In the next chapter we will explain why the draft Neighbourhood Support Scheme is having such an effect and how it should be changed to redress this effect. Compensation legislation in the UK has not kept up with the general expectations of owners and occupiers of the property which is not needed but sits in close proximity to major infrastructure projects. These properties are often blighted for long periods of time which both prevents the immediate ability to sell and can cause permanent depreciation in value as a direct consequence. The high value of property assets and the priorities of individuals who purchase property in predominantly rural areas have the effect of exaggerating these impacts and off the back of vociferous challenges this has become a politically unacceptable consequence of major project	Horizon will review the NSS and boundaries of the PSP and LNMP periodically to ensure that they remains effective. Horizon has taken into consideration voluntary schemes associated with similar types of projects. Horizon has also reviewed schemes associated with developments geographically closer to the project site so as to replicate what may work best on Anglesey. As the NSS is a voluntary scheme, this approach continues to be Horizon's preferred proposal for the Scheme. We know people living closest to the proposed Power Station Site have concerns as to how the proposals will affect their property and its value. Formal legal provisions will address these issues, however the detail of any statutory mitigation during operation will not be known until much closer to the start of construction. Horizon believes that certainty and security for their nearest neighbours could be provided by establishing a voluntary NSS earlier than			

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			promotion. As a consequence and in efforts to secure support from key stakeholders the promoters of major projects are addressing both issues through the introduction of voluntary policies. It has fast become Industry Best Practice to introduce voluntary policies that serve to demonstrate that the promoter recognises the potential impacts of its proposals and, understanding of those impacts, has the means to mitigate against what would otherwise be a perceived unfairness as a direct consequence of the project. It is inevitable therefore that with every project the policies evolve and improve such that those who seek to be protected by them have a legitimate expectation for each new policy to be equally supportive if not more supportive that the last one. Going backwards is not an option for a promoter seeking Development Consent. This section provides our feedback on the document which has been issued by Horizon for public consultation. We take each point in the order it appears in the document and use the document headings to provide context to our comments. Introduction: We can confirm that there are already significant concerns about the effects on communities as a consequence of these proposals. The concerns are deep-seated and for those living in close	this, even if it duplicates the statutory process. The exceptional case which is referred to is currently being developed by Horizon. Thank you for your response, your comment is noted. We note the distinction between the construction and operational phases. The NSS and LNMP seek to rectify the disruption to local communities during construction. Horizon agree that nearby property owners will have access to appropriate compensation once the Power Station is operational. The NSS is Horizon's voluntary initiative to assist residential owners within a defined area close to the proposed Power Station. In 2014 Horizon consulted on the proposed Neighbourhood Support Scheme (NSS) in parallel with the Stage One pre-application consultation. The NSS consultation comprised two elements: • Property Price Support – support for residents living nearest to the Power Station Site who wish to sell their property but where the property sale price has been impacted by the development			

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			proximity very serious questions arise off the back of this draft scheme because it currently fails to address those concerns. We support the fact you recognise two distinct stages of this proposal, the first being the construction phase and the second the operational phase. The construction phase will last a long time and for those living nearby it will be extremely disruptive at times of major activity. It is this disruption that will put people off buying the properties and leave those in the properties 'prisoners in their own homes'. In the long term, nearby property will experience permanent diminution in capital value owing to proximity to a major nuclear plant, loss of view and general urbanisation of a rural environment. At the point the new power station opens the nearby property owners will potentially have a route to compensation for diminution in value due to the physical factors emanating from the new public works. This entitlement is not referred to and there is probably a point to be clarified in terms of how that statutory entitlement sits alongside this voluntary scheme.	• Disturbance Mitigation – measures to reduce construction noise at affected residential properties Horizon acknowledge that people living closest to the proposed Power Station Site have concerns as to how the proposals will affect their property and its value. Formal legal provisions will address these issues, however the detail of any statutory mitigation will not be known until much closer to the start of construction. Horizon believes that certainty and security for their nearest neighbours could be provided by establishing a voluntary scheme earlier than this, even if it duplicates the statutory process. Horizon has developed a voluntary initiative to assist residential owners within a defined area close to the proposed Power Station. In 2014 Horizon consulted on the proposed Neighbourhood Support Scheme (NSS) in parallel with the Stage One pre-application consultation. The scheme was officially launched in April 2015.			

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			The Property Price Support only provides support for those whose property values are impacted if they can secure a buyer for the property at the appropriate time. The summary statement is therefore misleading. We welcome the consultation on this scheme and note your acknowledgement that the document is only your initial view and not the 'final' scheme. Property Price Support – What is it? We are concerned about the voluntary nature of the scheme. At the examinations of both Hinckley Point C and Thames Tideway Tunnel this was the subject of debate. How can those who are supposed to be protected by these policies be confident that those offering them maintain that offer; that the offer is not altered or withdrawn post DCO. The solution on TTT was a commitment from the promoter to secure the policies in a unilateral undertaking with the local authorities within whose areas the scheme would be constructed. We want Horizon to consider how the final property support scheme can be secured so that it can be relied upon both during the examination and into the future by property owners post development consent. The main flaw with this scheme is its reliance upon a market sale of the property being achieved before the support is provided to the homeowner. The marketing	Horizon will commit to discussions with IACC regarding the potential for longer term agreement; however, property price support and property sales are largely outside the prevue of the local authority. The comment regarding the property market is noted, however if Horizon were to buy properties in the area, this would artificially inflate local property values, resulting in adverse effects to others who are trying to sell their properties but may not live within the PPS boundary. Furthermore, it would artificially inflate the property market into the future. As such, Horizon will not be purchasing local properties. Your comment regarding precedent from other voluntary schemes is noted. Horizon has chosen to look at voluntary schemes of similar type projects, and those that are closer geographically than some of the other major NSIPs/DCOs so as to replicate what would work best on Anglesey, not just for any large scale project. As it is a voluntary scheme, the NSS continues to be Horizon's preferred proposal; the scheme was launched in April 2015.			

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			period could have to fun on indefinitely leaving the owner a prisoner in his own home. We want to see a property purchase mechanism introduced to follow a fixed period of marketing. This would allow a sale to Horizon who could then hold the property through any continued marketing while a buyer is eventually found. The owner could then move on without being beholden upon the activities of Horizon over which they have no control. We are not convinced you have drawn upon all relevant precedent from other voluntary schemes to create the Neighbourhood Support Scheme. It is very similar to Hinckley Point C which was introduced in November 2009. Many schemes have been introduced since this time and we believe the expectations for such schemes now go beyond what is being offered. The contribution towards the costs of moving is welcomed and would be appropriate in circumstances where owners want and need to move but are unable to do so because of the potential impacts of the scheme, other than at a significantly reduced market price. However, many of	The £5,000 is a contribution towards the costs of moving to a new property and professional fees ((such as stamp duty and conveyancing and survey fees). The PSP boundary was not arbitrary, rather it followed a 1km radius. Following feedback at consultation, this seemed to be generally acceptable by respondents. Regarding the contribution towards cost of moving, your comment is noted. The effects on property value will be localised to the PSS and Horizon is aiming to support their nearest neighbours, rather than to use a comparison with linear infrastructure projects. Regarding the 1km boundary, your comment is noted. Impacts would result from the PSS (i.e., the area of actual construction/operation of the equipment), not the NPS boundary. Therefore we consider the boundary to be acceptable. Consultation on the 1km indicated that it was generally acceptable to respondents			

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			those within the Property Support Area do not want to move but feel they will have to because of the extent to which the project will damage their quality of life. In such circumstances we say the compensation being offered should be increased to capture the actual costs of moving house. This would put those who have to move back into the same position in financial terms as they were prior to publication of Horizon's proposals. The parallel to be drawn is with the statutory blight provisions in the Town and Country Planning Act. The carving out of these residential properties from the NPS site plan was clearly not driven by engineering or environmental justification. Private properties have been drawn around in what appears an attempt not to include residential properties, the result of which is to make them unsaleable and therefore blighted in all but the strict legal sense. This creates an injustice for those who own and live in the properties when but for the existence of the house the NPS site boundary would have followed the line of the public highway. We would advise Horizon to revisit the level of contribution towards cost of moving particularly for those who find themselves in areas where the market has completely stalled and but for the power station development proposals would have	as the effects of the Project lessen with distance from the Power Station Site. With regards to the uncertainty around new nuclear power station development, your comments are noted. Horizon appreciates the long time scales and thanks you for your patience. Regarding the date of the scheme implementation, we have brought it forward from April 2016 to April 2015. In reference to re-applications, property owners can handle their own assessments; Horizon would consider funding contributions. With regards to the valuation process, this is pertinent to the RICS Valuation and not within the scope of the NSS consultation. The approach to exceptional cases which is referred to is currently being developed by Horizon.			

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			continued to remain resident having no other need to sell. Heathrow Airports Ltd has recently published a scheme for those in the vicinity of the third runway proposals which recognises this issue and in its efforts to keep people in their properties until a point of certainty is reached on the project the offer is 125% of unaffected market value. This has the advantage for Heathrow of offsetting the expenditure on property until it has committed to its development and encourages communities to remain during the uncertain times with the end benefit apparent if they wait. This imaginative scheme ticks the boxes in terms of protecting the community cohesion and in reducing the costs of holding property which may never be required. The early high speed railway lines built in Kent recognised an area outside the safeguarding in rural areas and offered to purchase properties within a defined band outside the railway corridor. This voluntary purchase scheme included an offer of compensation for moving costs including stamp duty for another property of the same value. HS2 has yet to reach the same point in its statutory process and its current				

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			schemes are still the subject of challenge, so we cannot say where they will end up. Whatever, we encourage Horizon to do the right thing by these relatively few seriously impacted residents, many of whom purchased at a time when second generation nuclear power was not on the political agenda and Wylfa was ripe for decommissioning. Property Price Support – What is it? The boundary map appears to show and include an area up to 1km from the power station development site. As also shown on the plan below, there is no correlation with the site identified in the NPS. Looking at Hinckley Point C the area where property owners are eligible for support is much greater – as a consequence of further consultation and properties up to 2.4km away from the development boundary are now eligible. It appears to us that the current boundary is arbitrary and should be further justified because definitive lines on plans necessarily create winners and losers and some 'greying' of the boundaries would provide for a fairer scheme. The result of drawing the boundary too tight is that you cause the market to stall. Perception is that within the boundary the properties are affected and outside you are ok. With a wider support boundary you remove the prospect that all properties are affected and allow those considering				

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			property acquisition to make an informed decision based on the facts at the time. In any area the properties are different in nature, some will be more susceptible to reduction in value than others depending on location, topography, aspect, price etc. It is acknowledged that the second generation nuclear programme was announced in December 2008 and the date is of no particular issue to our client. However, that is now six years ago and during this time there have been and continue to be periods when uncertainty about new nuclear power station development prevails in the marketplace. As a responsible organisation Horizon should be encouraging the local property market to operate as normally as is possible during such long periods of uncertainty. The presence of a support scheme of this nature with qualification criteria which automatically rules out anybody who does buy in the knowledge that the project may someday happen only serves to blight what market might otherwise exist during the period leading up to any new development. On TTT the promoter was encouraged by the				

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			Examining Authority to bring forward this date to the date its application for development consent was accepted and we suggest Horizon look similarly at this aspect of its scheme. In terms of the marketing period, we accept that six months is often a reasonable length of time. Statutory blight notice procedure would only require three months marketing and both HS2 and TTT adopt the shorter period in their property purchases schemes. The difference however is that in both HS2 and TTT Schemes the applicant does not have to sell their property to qualify for compensation. At that point the promoter steps in to purchase at unaffected market value thereby allowing the applicant to move on. We strongly encourage Horizon to review its scheme so that it recognises circumstances where applicants have tried but failed to attract a buyer for their property within the six month marketing period. The date the scheme is due to come into effect is stated to be Autumn 2016. However, this is linked to an event which although programmed does rely on a number of assumptions which if proved incorrect would have the effect of altering this date. This therefore creates more uncertainty. As currently structured therefore the scheme creates blight in the market for an open ended and extended period of time without obligation to acquire				

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			properties that do not sell and without obligation to pay compensation unless applicants have sold to a third party who must have been persuaded to overcome all uncertainties in connection with the power station once the project has commenced. It does seem to us unfair that on the one hand you can exclude somebody from being eligible for the scheme from December 2008 and yet not be under any obligation to make a compensation payment under the scheme until at the earliest, autumn 2016, some eight years later. This highlights the challenge for major projects which take many years to plan and meanwhile blight many lives of those individuals in the shadows of such development. We made a point earlier about the scheme being voluntary. In the final paragraph of this section there is yet another statement which highlights concerns we have. It reads: 'We propose to continue the Property Price Support plan until construction of the power station is completed but the precise timing would be subject to review'. This offers no secure commitment and further seems to suggest				

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			a distinction is being made between the 'Property Price Support' and the 'Neighbourhood Support Scheme'. This needs clarification please. Property Price Support – What is it? One issue with the scheme is its lack of independence. Whilst recognising it is voluntary in nature those who apply will want to be satisfied that the scheme is operated fairly and consistently with a degree of independence. At present, Horizon scope the qualification criteria, assess the applications and instruct the valuers. There appears to be no means of appeal, no mention of reapplication and no structure within which Horizon is obliged to operate in its assessment of the cases brought forward. The fixing of the compensation amount prior to marketing is asking a lot of the valuers given responsibility for fixing the price that the market should be prepared to pay in any given set of circumstances which are in any event difficult to define. The market is only small, there will be few transactions against which to judge the extent to which values are blighted by the power station proposals. It seems to us that there is significant scope for the valuers to get this wrong and as currently drafted the outcome of that would mean a need for revaluation followed by a further period of six months marketing to secure a buyer				

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			who may still not exist. The exercise could become circular and whilst the approach may minimise the potential for fraud, the time it could take to complete an application successfully is going to be unacceptable to those wanting to move. Horizon will best address the potential for fraud by purchasing the properties itself at fair unaffected market value. The extent to which property prices are affected by major developments is not fixed. Valuers often refer to the 'blight curve'. Predicting this pattern will at times be very difficult and quite often the position will change inside a period of six months. This is why many promoters prefer to acquire the properties themselves, at the time of the applicants choosing, with a disposal strategy designed to support the market going forward and/or minimise the difference between purchase and sale value. Exceptional Circumstances before PPS comes into effect: We welcome the flexibility which is offered under this section of the scheme although it is not clear when in 2015 Horizon expects the scheme to be finalized. It does remove some concern				

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			about when the 'significant' site clearance work commences and the scheme becomes live for all other applicants. There is no explanation as to how circumstances will be deemed to have reached an 'exceptional' degree. You mention examples of hardship but this current scheme will not provide an appropriate level of support for those who are genuinely in a position of exceptional hardship. The six month marketing period is too long and the potential inability to secure a buyer to enable the move to happen is not addressed. The likelihood is that the hardship being suffered will not be alleviated by this offer and it raises further questions about independence, rights of appeal and reapplication. Summary: The proposal from Horizon to introduce a Neighbourhood Support Scheme is welcomed by all those residents living in proximity to the power station development area. The decision to consult on the content of the Neighbourhood Support Scheme is equally welcomed. The draft scheme does not address adequately the particular circumstances in which local residents find themselves in the area surrounding Wylfa. There needs to be a proposal to secure the scheme so that it can be relied upon by the				

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			residents throughout the power station development and possibly beyond. The scheme should address the potential for situations emerging where owners are unable to find a buyer of their property in order to achieve their required relocation and a balancing compensation payment from Horizon. Horizon should consider the introduction of an independent third party to oversee the scheme for fairness, consistency and transparency. For properties where the reduction in value is significant, say in excess of 15%, Horizon should acknowledge the impact of their proposals and offer to buy the properties under a statutory blight basis to include costs of relocation and purchase of replacement property. The process of valuing the reduction in value and then marketing to achieve the reduced figure should be reviewed. It will not work because the valuation cannot be objective and robust enough to address the daily changes in perception of the project. Thought must be given as to how many times an applicant must go through the				

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			revaluation and marketing before Horizon step in to the shoes of a market purchaser. The Exceptional Circumstances clause needs to be developed so that it can be properly understood. It is apparent that there are relatively few properties which fall into a category of more serious impact on account of life quality, rural environment and sea views. An alternative enhanced scheme to cover these properties may be an opportunity to deliver Industry Best Practice for the worst affected while preserving where possible more normal market conditions which appear to prevail in the wider area.				
10167	N	1 DMP	Do not know.	Thank you for your response. Your comment is noted.		✓	
10167	N	2 DMP	Do not know.	Thank you for your response. Your comment is noted.		✓	
10167	N	3 DMP	No comment made.	Thank you for your response.			✓

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A19 Summary of Feedback from Project Update January 2016 Consultation

Legacy Comments

A19.1 This table includes comments received in response to January Project Update Consultation Questions which were categorised under 'Legacy'.

A19.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A09.1 Responses on Legacy to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
55	1	Fully supportive of the Wylfa Newyd Project and an opportunity to provide safe secure energy as part of UK's energy mix. The project is also an opportunity to provide a catalyst for a sustainable legacy for the host region (Anglesey & North Wales) in the creation of new long term jobs and subsequent regeneration of the region's economy. Horizon/Hitachi promote their aspiration to be a 'partner' in the region for the next 100 years and therefore have a duty of care to its host community to manage the impact during the	Thank you for your response. Your comment is noted. A Jobs and Skills Strategy has been produced which provides information on the recruitment, employment and training of workers for the pre-construction, main construction, commissioning and operational phases of the Wylfa Newydd Project. The Strategy demonstrates Horizon's commitment to recruitment and training to deliver skilled workers to meet the construction and operational needs of the Project. Horizon			✓

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		build process as well as providing a long term legacy.	seeks to maximise the opportunity for local employment, enhanced by education, skills training, apprenticeship and graduate schemes. As well as providing long term employment opportunities, Horizon is working with education and training partners to provide first class training and a lasting legacy for the North Wales region. An Education Engagement Strategy has been produced and details Horizon's aspiration to engage with schools and colleges/universities to help students build on the skills they need to make the most of opportunities that will be unlocked by the Wylfa Newydd Project. This will be achieved through outreach to teachers, partnership with third parties, attending education events and delivery through our education hub (part of the visitor and media reception centre). The Jobs and Skills Strategy and the Education Engagement Strategy are available in chapter 8 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials.			

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			There is also likely to be an increase in jobs relating to catering and tourism and Horizon sees an opportunity for a legacy benefit in the tourism industry. As such, Horizon is considering skills development within the tourism sector, particularly focusing on catering, possibly via partnership for apprenticeships and support for training courses, and in the potential for the provision of training kitchens in on and off-site facilities. Details of the socio-economic benefits proposed for the tourism industry can be found in volume B1 (socio-economics) of the Preliminary Environmental Information (PEI) Report, available as part of the Stage Two Pre-Application Consultation materials. Each of the preferred sites for Temporary Workers' Accommodation would have the potential to provide a legacy use following completion of the Power Station construction works, as follows: - Madyn Farm, Amlwch – conversion of the 50 houses to permanent social rented housing;			

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			- Amlwch (Sites A and B) – an allocated site for housing, the buildings would be removed and the land restored to agricultural use and grassland, while the utility services would remain for a future use; - Rhosgoch site – the land is leased from a private landowner, the buildings would be removed, while the utility services would be retained and the sports facilities and hub buildings on-site could be retained for a future use; and - Cae Glas and Kingsland – this is third party land and will revert to holiday accommodation and permanent residential development in accordance with the current planning permission for the two sites. Further details on the legacy benefits as a result of the Project can be found in chapter 4 (Project overview) of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
56	1	I am fully supportive regarding the Build of Wylfa Newydd as it will not only provide much needed power for the UK but also a legacy for the people of North Wales. I also believe that it is important that the community of Anglesey benefit whilst the building of Wylfa Newydd takes place ie not just jobs at the power station at the end of the process!	Thank you for your response. Your comment is noted. Legacy benefits as a result of the Wylfa Newydd Project are expected to provide positive and lasting benefits to the community. These include employment, local and regional supply chain engagement, skills and training, apprenticeship schemes, highway improvements, social housing, Welsh language and culture support, sponsorship in further and higher education, schools engagement, tourism and charitable donations, community funding and sponsorship. Please see the response to ID 55 (1) for further information on legacy benefits.			✓

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60	1	Grwp Llandrillo Menai considers the Wylfa Newydd project to be a hugely important development for the economy and community of North West Wales – and indeed the wider area. It is important that all parties working on this development see the mutually beneficial effects of their labours – local people need the education and skills to gain employment at Wylfa Newydd (either in the build process or the operational process) and Horizon Nuclear Power and their partners also need a significant number of local skilled people to support the development. Done correctly, this will benefit Horizon Nuclear Power, local workers and their families, the plethora of local and regional companies who can form part of the supply chain and hence the economy in general. Grwp Llandrillo Menai is committed to work with HNP and their partners to ensure that local people are the best people for the work – and an essential aspect of this is skills. In this context we are very grateful to HNP for their ongoing support of Cwmni Prentis Menai. We also very much welcome the launch of the HNP Apprenticeship Scheme and Graduate Scheme. With relation to Community Benefits, support for local communities is always welcome. It is considered, however, that such support should be targeted at developments that are linked with	Thank you for your response. Your comment is noted. Legacy benefits as a result of the Wylfa Newydd Project are expected to provide positive and lasting benefits to the community. These include employment, local and regional supply chain engagement, skills and training, apprenticeship schemes, highway improvements, social housing, Welsh language and culture support, sponsorship in further and higher education, schools engagement, tourism and charitable donations, community funding and sponsorship. Please see the response to ID 55 (1) for further information on legacy benefits. A range of investment is proposed in order to mitigate adverse effects associated with the Project and to assist the local community to maximise their benefit from the Project. Measures include physical infrastructure improvements, contributions to community facilities and services, and education and skill building programmes. Further details on community benefits can be found in chapter 21 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials.		✓	

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		the key elements of the update – mitigation actions etc, and focussed on mid and long term impact. While Grwp Llandrillo Menai is very supportive of the developments, the responses that follow are focussed on aspects of work that relate directly to GLLM. The lack of a response for any particular question should not be construed otherwise.	Horizon has also developed a Voluntary Community Benefits Scheme that includes a Charitable Donations and Community Support Scheme that offers funding to local community groups and initiatives. Further details, including guidance and application materials relevant to the Scheme are available on Horizon's website at: www.horizonnuclearpower.com/community-support. Horizon has also consulted on the voluntary community benefits principles and the way forward for the Scheme as part of the Stage Two Pre-Application Consultation.			

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44	2	Construction Worker Accommodation / Community Benefits : It would be a great legacy if this could be reused post construction to benefit business or the community in the are. [part of a response with additional topics]	Thank you for your response. Your comment is noted. Please refer to the response ID 55 (1) regarding the proposed legacy benefits of the Temporary Workers' Accommodation sites and other benefits to the community as a result of the Project.			✓
57	6	The workers need to be spread out as then businesses across the island will gain from the project. Pubs shops etc Why has DALAR HIR been taken off as a potential accommodation site. Some leisure facilities all ready exist at the site and thus could be increased and improved and left as a legacy of the project or as facilities used by workers and the wider community as an integrated project.	The overall supply of proposed worker accommodation is distributed in key locations across Anglesey, to ensure the social and economic benefits, particularly local employment opportunities, are shared equitably. Horizon is developing a Construction Worker Accommodation Management Portal which will enable Horizon to monitor and manage the use of accommodation across the Island and ensure the construction workers are distributed across Anglesey, thereby benefiting local businesses and services. Further details on the Construction Worker Accommodation Management Portal can be found in chapter 9 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials. The Temporary Workers' Accommodation sites were assessed during a two stage process.			✓

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			Stage one included the initial identification of sites and screening for constraints, including site size and location, and potential environmental issues. Stage two of the selection process included a review of functional requirements, land use constraints and planning policy and environmental impacts. The Dalar Hir site did not meet the functional requirement criteria for Temporary Workers' Accommodation, but was considered suitable as a park and ride facility, primarily due to the size, location and accessibility of the site close to junction 4 of the A55 and the A5025 at Valley. Please also see the response to ID 55 (1) regarding the proposed legacy benefits of the Temporary Workers' Accommodation sites and other benefits to the community as a result of the Project.			
100064	10	Wylfa Newydd will provide a once in a lifetime opportunity to transform the social and economic fabric of Anglesey for a number of generations. This however, is dependent on a number of factors, chief of which being Horizon/Hitachi's 100 year commitment and desire to deliver these benefits for the residents and communities of Anglesey.	The dialogue on legacy and community benefit matters is being accelerated. Horizon has been working with the Isle of Anglesey County Council (IACC) which has led to a mutual agreement being developed on community benefits. The agreement is now set out in the document - Towards a Common Approach on Community Benefits arising from the Wylfa Newydd Project.			✓

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		The Council is concerned that Horizon is developing these associated development proposals in isolation of the Council which may mean that Anglesey lose out on potential community benefits due to associated developments being in the wrong locations (e.g. Dalar Hir and Rhosgoch). Legacy/community benefits is not seen by the Council as purely a monetary value. Legacy is what Anglesey will look like post build and this is substantially dependent on the locations of the associated developments, and what community facilities will be required to service these sites. It's important to build in legacy from the start. Designing legacy benefits into development proposals will avoid the need to mitigate adverse impacts through s.106 or other statutory requirements, thus reducing overall costs to Horizon. The Council would therefore wish to accelerate dialogue with Horizon on legacy and community benefit matters. In addition to job creation, supply chain, physical and community infrastructure; legacy can also include a number of other important issues such as quality of life, health & wellbeing and the	Horizon is committed to regular engagement with IACC to develop this approach and to ensure community benefits are embedded as part of the Project as far as possible. The legacy benefits of the Project are considered in a number of Horizon strategies including education, jobs and skills, community benefits and housing. As a legacy, the Project is expected to provide positive and lasting benefits to the community, including employment, local and regional supply chain engagement, skills and training, apprenticeship schemes, highway improvements, social housing, Welsh language and culture support, sponsorship in further and higher education, schools engagement, tourism and charitable donations, community funding and sponsorship. Additionally, Horizon is working with healthcare providers, including the police, fire and ambulance services, regarding the provision and support of healthcare and other services, to ensure that improvements are designed to meet both local and workforce needs while leaving an appropriate level of care once construction is complete. These legacy benefits are considered in the Health Impact Assessment Interim Report			

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		environment. Like the Welsh Language, legacy should also be viewed as a 'golden thread' through all topics and work packages. 'Legacy Benefits' are mentioned within the documentation however clarification is required as to what these 'Legacy Benefits' are. Certainty is required as to the precise location of the construction worker accommodation facility. If accommodation is in time converted to residential dwellings the size and tenure of the dwellings will need to be understood so that the potential impacts upon existing and future school capacity can be ascertained and appropriate measures be put in place to mitigate this impact. There is an opportunity to recognise the collaborative work recently undertaken between the Council and Horizon (culminating in the preparation of the draft 'Common Approach to Community Benefits' Document (February 2016). The Council is committed to continue to progress this important and evolving, area of work in order to maintain momentum.	included as part of the Stage Two Pre-Application Consultation materials. Further details on the legacy benefits as a result of the Project can be found in chapter 4 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials. The Temporary Workers' Accommodation sites were assessed during a two stage process. Stage one included the initial identification of each site and screening for environmental designations, including size and location. Stage two of the selection process included a review of functional requirements, land use constraints and planning policy and environmental impacts. Please refer to chapter 9 of the Main Consultation Document for further information on the location of the Temporary Workers' Accommodation sites and the response to ID 55 (1) regarding the proposed legacy benefits of the Temporary Workers' Accommodation sites. As part of Horizon's regular engagement framework Horizon will continue dialogue around this issue.			

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		Further clarity is required from Horizon on their anticipated Community Benefits Work programme for the next 12- 18 months to ensure that the Council has sufficient resources and capacity to respond pro-actively and optimise the potential benefits for Anglesey. Legacy Benefits should not be viewed retrospectively or as 'postconstruction' benefits. Legacy needs to be intrinsic to all that Horizon does to ensure that they are built into the development proposals wherever possible. The Council considers the whole of the island to be a host community for this project. However, it is acknowledged that the distribution of community benefits should embrace a proximity principle to reflect potential localised impacts (i.e. communities around the NNB at Wylfa and/ or Associated Developments). The provision of Voluntary Community Benefits is a legitimate mechanism to support the delivery of Hitachi's and Horizon's Corporate Social Responsibilities. Voluntary Community Benefits are a complex and evolving area of work, and there is a need to agree and establish	Horizon has developed a Voluntary Community Benefits Scheme that includes a Charitable Donations and Community Support Scheme. Further details, including guidance and application materials for the Scheme are available on Horizon's website at www.horizonnuclearpower.com/community-support. Horizon also consulted on the voluntary community benefits principles and the way forward for the Scheme as part of the Stage Two Pre-Application Consultation. The next steps of the Voluntary Community Benefits Scheme following the Stage Two Pre-Application Consultation includes reviewing the feedback received and continuing to develop the high level principles of the Scheme. Following grant of the Development Consent Order Horizon will undertake further detailed local consultation on more specific aspects of the Scheme. The value of any voluntary community benefit fund would be decided upon following the financial investment decision for the Wylfa Newydd Project and would become operational at this stage. Further details can be found in the document 'Consultation on Proposed Voluntary Community Benefits Scheme, available as part			

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		clear governance mechanisms for their distribution and allocation.	of the Stage Two Pre-Application Consultation materials.			
100069	1	It is suggested that in preparation for PAC2 there may be an opportunity to work with you, Ynys Mon and other key regional stakeholders to define a legacy framework for north west Wales and indeed north Wales that could be used to facilitate and coordinate delivery that maximises benefits and minimises risks associated (either directly or indirectly) from Wylfa Newydd.it is suggested that some of the core principles to underpin any such legacy framework could be as follows: • Building on a 50 year tradition - to grow and sustain a vibrant nuclear sector that is capable of competing at an UK, European and Global scale. • To coordinate action and investment across public and private sectors to create the right conditions and skills for long term growth and prosperity	The agreed engagement structure with the Welsh Government will allow for continued dialogue between Horizon and the Welsh Government on these topics. It should be noted that Horizon has already taken on board the core principles outlined in your comments and these are reflected in strategies, in particular the Jobs and Skills Strategy, the Education Engagement Strategy, the Welsh Language and Culture Strategy and the Construction Worker Accommodation Strategy. Legacy benefits as a result of the Wylfa Newydd Project are expected to provide positive and lasting benefits to the community. These include employment, local and regional supply chain engagement, skills and training, apprenticeship schemes, highway improvements, social housing, Welsh language and culture support, sponsorship in further and higher education, schools engagement, tourism and charitable donations, community funding and sponsorship.			✓

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		• To coordinate action and investment across public and private sectors to grow and secure centres of world class RD&I. • To secure and sustain vibrant, cohesive and sustainable communities that promote and protect culture, heritage and the Welsh language. • To secure a legacy of strategic and fit for purpose infrastructure that serves the economy and communities of north Wales. • To secure a permanent housing legacy • To protect and secure legacy improvements in social infrastructure. • To protect and secure legacy improvements to the north Wales tourism sector. • To protect and value our environment and natural resources It is suggested that a more detailed series of objectives could be built around such a framework and used as a basis to benchmark and ultimately leverage and track collective action	Please refer to the response to ID 55 (1) for further information on legacy benefits and chapter 4 (Project overview) of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials.			

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A20 Summary of Feedback from Project Update January 2016 Consultation

Associated Development Comments

A20.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under 'Associated Development'.

A20.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A20.1 Associated Development Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100005	1	Concerns regarding the proposed development around and adjacent to the Douglas Inn	Horizon appreciates the concern raised regarding development near to and adjacent to Tregele. Previous Project proposals included development of the Wylfa Gateway Complex in this location, comprising a new visitor centre, an Alternative Emergency Control Centre and District Survey Laboratory (AECC/DSL) for the existing Magnox Power Station, potentially the Training and Simulator building for the Project, and other uses. In response	√		

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			to feedback received at the Stage One Pre-Application Consultation, this development proposal has been scaled back to include only the required AECC/DSL replacement facility for Magnox. The existing Magnox power station AECC/DSL facilities are currently located on the Magnox site, within the Wylfa Newydd Development Area. As part of the Site Preparation and Clearance works, Horizon needs to remove the buildings. As these buildings are still required for operation of the existing Magnox power station, Horizon has obtained planning permission for a replacement facility. As planning permission has already been obtained for this building, there is no scope to change the current proposals. However, Horizon has prepared an Environmental Statement that accompanied the planning application which assessed the effects of the development.			
100020	1	I am writing with regard to the proposed MEEG at Llanfaethlu. We live at [details redacted] which overlooks the bus depot. We would be very interested in seeing detailed plans for this. At present we are affected by the lights at the depot that are kept on all night and would hope that a new	The Mobile Emergency Equipment Garage (MEEG) is a permanent facility that is used for the storage of specialist vehicles for use in an unlikely emergency event at the Power Station Site. The MEEG will not be permanently staffed but will have an operational workforce of up to four staff and 12 drivers during training events. These would			√

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		facility will be more sensitive to light pollution issues.	happen during normal working hours, approximately once a year. In the event of an emergency, staff will be working 24 hours per day, seven days per week. There will also be periodic vehicle checks, typically once every six months, where a similar amount of staff would be required on-site. This facility will therefore operate in a manner different to the existing bus depot. Due to the proposed staffing requirements, lighting at the facility will be largely for security purposes only and the facility will not be illuminated all the time. A high level assessment of external lighting requirements has been undertaken as part of the ongoing Environmental Impact Assessment (EIA) work. To ensure the future compliance of detailed design with planning consent, Horizon will prepare detailed lighting surveys. This design work will incorporate the broad consideration that the Isle of Anglesey County Council (IACC) is working towards a Dark Sky Reserve Status, and Horizon will endeavour to meet the associated requirements. Design of the building would include measures to			

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			reduce light pollution in general, and specifically light spill onto adjacent properties. For example, proposed lighting is likely to be infra-red/motion sensor activated, lighting on access roads and would be pointed downwards or cowled to reduce light spill to neighbouring properties. A more detailed site layout of the MEEG is available in the Consultation Overview Document and in the Main Consultation Document published as part of the Stage Two Pre-Application Consultation.			
100023	1	Further to my conversation with [details redacted] earlier this month at the Wylfa Open Day, I would like to register my extreme concern regarding the alterations to the A5025 and changes to its usage at Cefn Coch and the impact of these upon myself and my wife, along with our neighbours, over the next 5 to 10 years. I believe that the on-line and off-line work that you are proposing, listed below, will have an extreme, negative impact upon our quality of life and our health. My wife, [detail redacted], is in the process of recovering from major surgery, whilst I [details redacted] have recently experienced a hospital stay and a deterioration in my	Horizon appreciates your concern, particularly given the location of your property near the highway improvement works between both the on-line highway works to the north of your property and the off-line highway works to the south. With regard to the on-line highway improvements, an environmental assessment is currently being undertaken for the on-line highway improvement works to assess the impacts of the road widening, resurfacing and reconstruction on nearby residential receptors. Subsequent to receipt of the IACC's Scoping Opinion (December 2015), Horizon has assumed that the On-line Highway Improvements would not require an EIA. On this basis, the intention is therefore to undertake sufficiently detailed		√	

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		health. Furthermore, my wife has previously suffered from depression and I also believe that the proposed works will have a detrimental effect on her mental health. The work that will impact us, with most of it taking place directly in front of our property, is: - Proposed highway improvements on A5025, including; *road widening *road reconstruction *road resurfacing *road straightening	environmental assessments of the On-line Highway Improvements and report the findings in an Environmental Assessment Report, which would accompany the planning application. An initial assessment regarding the effects of the on-line highway improvements was summarised in the Preliminary Environmental Information (PEI) Report at Stage Two of the Pre-Application Consultation. This initial assessment indicated that the only significant adverse effect on local residents from the on-line highway improvements would be the air quality during the construction phase. With regard to the off-Line highway improvements, an EIA has been undertaken in order to assess the impacts from the off-line highway improvement works such as the straightening works to the south of your property. This covers a range of topics such as noise, dust and vibrations. Further information can be found in the PEI Report issued at Stage Two Pre-Application Consultation. Work to date has identified that the only significant adverse effect on local residents from the off-line highway improvements would relate to air quality			

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			during the construction phase. There would also be major adverse effects from noise and vibration on residential properties close to the bypass and bend improvements during operation and large adverse effects on changes to existing views to receptors at Llafachraeth and Cefn Coch. Health Impact Assessment A rapid Health Impact Assessment (HIA) will also be undertaken and submitted as part of the formal planning application for the A5025 Highways Improvements. This assessment will look at how the works could affect the health and well-being of people living in Wylfa Newydd Development Area. In addition to a HIA. Horizon has established a HIA Steering Group so that local consultees can be engaged in the HIA work. This is chaired by the Betsi Cadwaladr University Health Board and includes representatives from Public Health Wales, Welsh Government, Wales HIA Support Unit, IACC and the Wylfa Project Liaison Group. The initial assessment indicates that there is also potential for noise from vehicles transporting materials and people on the A5025 to affect residents			

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			close to the A5025. This could be a more significant effect for those living close to the A5025, younger and older people, those with existing poor health or those that spend a large amount of time in their homes. Horizon is currently investigating the mitigation measure required to reduce the effect which will be included in the construction Noise and Vibration Management Plan. Horizon is also considering how support can be provided to IACC Environmental Health Officers to ensure that there is a robust noise complaints and response mechanism. Emissions from vehicles used for the movement of the construction workforce and transporting materials during construction, have the potential to affect residents along the A5025, in particular vulnerable groups such as the sick and the elderly. Changes in air quality are expected to be within the statutory thresholds. However Horizon is currently considering the mitigation required for vulnerable groups. This would include the preparation of an Air Quality Management Plan. This plan would detail how people living nearby could be alerted when the combination of weather conditions and construction activates may cause air quality to be of concern. Horizon is considering how to support a system led by the IACC			

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			public health team to allow local communities to communicate their concerns. There may be a small reduction in the safety of road users on the A5025 due to the increase vehicles. Additionally residents may be disinclined to walk and cycle if acceptable standards of road safety are not maintained during the diversion of cycle routes and footpaths, impacting residents' health and wellbeing. Further details on health impacts can be found in the HIA Interim Report which was published as part of the Stage Two Pre-Application Consultation.			
100023	1	I also consider that the construction of the AECC and ESL, in close proximity to our home will have a negative impact on us in terms of noise and disruption during the construction, increased traffic to and from the area following construction, and in terms of the changes to the aesthetic environment. Following the highway improvements, the increase in road traffic and the change in the type of traffic will negatively impact us. We will see the following traffic pass our front door on a daily basis: - 150 heavy goods vehicles (it is unclear	See response to Response ID 100023 (1) for details of HIA Interim Report. With regard to the construction of the AECC and the Environmental Survey Laboratory (ESL) it is expected that the construction work would begin in December 2019 and would finish in September 2021. Up to 60 construction workers would be On-site at any one time and construction would take place on weekdays and Saturday mornings. Horizon has undertaken an initial assessment of impacts from the construction of the AECC and ESL on local residents including noise and changes to the views and visual amenity.		√	

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		whether these will also be making the return journey to the logistics centre but I assume this will be the case. - Shuttle buses carrying 2,000 to 3,000 staff from the park and ride facility Dalar Hir to the Power Station and back again - Shuttle buses carrying staff from Holyhead temporary accommodation to the Power Station and back again - Shuttle buses running between 2:30am and 4:00am There is absolutely no comparison between the levels and type of traffic that currently passes our property and that which we will see in the coming years. I consider that this change will constitute a fundamental negative change to our quality of life, not only due to noise levels but also due to the changes to our immediate living environment. My concern about this situation is exacerbated due to the fact that our property is currently on the market to enable us to move closer to family members and healthcare providers. I	Environmental effects during the construction of the AECC and ESL would potentially include a localised increase in noise and vibration due to heavy plant machinery and vehicle movements. There is also potential for short-term increases in the number of vehicles visiting to the site and localised dust nuisance as well as a change in the landscape as the site is developed. Various mitigation measures will be implemented to minimise disruption to local residents including a Construction Noise and Vibration and the Landscape and Environmental Masterplan (LEMP) will seek to limit landscape impacts. From the information that is currently available it is considered that any noise effects that arise could be mitigated through good construction practice. With regard to the Operation of AECC and ESL, mitigation is already being implemented into the design including siting the plant away from sensitive residential receptors and including mounds and landscaping to mitigate visual and noise impacts. The AECC will not be staffed on a day-to-day basis (only during emergency events) and the ESL will be			

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		strongly believe that the impact of the Enabling Works and Main Construction Phases upon our property and its inhabitants means that the possibility of selling our property is greatly reduced and probably negated altogether. I anticipate that you will give full consideration to my concerns and I look forward to receiving your detailed response regarding the mitigating efforts that you will be making.	occupied by two members of staff during normal operations. Environmental effects during the normal operation of the AECC and ESL are expected to be negligible. With regard to the increases in Traffic, an assessment of the traffic volume has been undertaken using the baseline figures and the predicted figures for the peak construction phase of the project. The traffic assessment currently indicates that traffic flow during the peak construction period (2023) is estimated to increase from 2,900 to 5,500 vehicles annually on the A5025 west of the Power Station Site. This would result in significant adverse effects in relation to severance, journey times and amenity for non-motorised users crossing or navigating the A5025. Several mitigation measures have been incorporated into the design of the Project to mitigate traffic and transport effects, including construction and operation of the park and ride facility and logistics centre. Additional mitigation proposed includes: The development of the Integrated Traffic and Transport Strategy (ITTS), including a travel plan for construction workers. This plan will encourage travel			

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			to the Power Station Site via more sustainable means than by private car. This would target both the construction workforce and the operational workforce. The measures currently being considered would include an overall Travel Plan Coordinator and Travel Plan Representatives based at each of the Temporary Workers' Accommodation sites; an internet-based accommodation booking portal to promote sustainable travel options; Travel Information Pack for new workers; dedicated bus services and routes; an internet-based worker 'car share scheme'; a 'cycle to work' scheme; and staggered shift start and finish times to avoid peak hours. This is being developed to encourage travel to the Power Station Site via more sustainable means than by private car. This would target both the construction workforce and the operational workforce. The measures currently being considered would include an overall Travel Plan Coordinator and Travel Plan Representatives based at each of the Temporary Workers' Accommodation sites; an internet-based accommodation booking portal to promote sustainable travel options; Travel Information Pack for new workers; dedicated bus services and routes; an internet-based worker 'car			

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			share scheme'; a 'cycle to work' scheme; and staggered shift start and finish times to avoid peak hours. A freight management strategy would seek to minimise the volume of construction materials being transported by road. Horizon aim to maximise the potential to deliver construction materials and freight by sea (it is currently estimated that between 60% and 80% of all materials associated with the construction of the Power Station could be transported by sea), which offers the opportunity to minimise road freight and associated impacts on the road network. Assessment work undertaken to date also indicates that significant noise levels would be expected for a number of receptors, including individual residential dwellings located close to the Wylfa Newydd Development Area and close to the A5025. Noise reducing measures have already been incorporated into the design including enclosing noise sources and revisions to site layouts to site noise sources further from receptors. Further mitigation measures have also been identified including controls on noise via a noise			

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			management plan providing secondary glazing or acoustic ventilation to homes. Further information can be found in the EIA published in the PEI Report as part of the Stage Two Pre-Application Consultation. With regard to the effect on property, Horizon has developed a Neighbourhood Support Scheme (NSS). The NSS is a voluntary initiative to assist residential owners within a defined area close to the proposed Power Station. In 2014 Horizon consulted on the proposed NSS in parallel to the Stage One Pre-Application Consultation. The NSS consultation comprised two elements: • Property Price Support (PPS) – support for residents living nearest to the Power Station Site who wish to sell their property but where the property sale price has been impacted by the development • Disturbance Mitigation – measures to reduce construction noise at affected residential properties. Blight and compensation for the highway improvements will follow a statutory process. Horizon appreciates that the Wylfa Newydd Project will be a large scale and carried out over a long period of time with certain disruptions for existing residents. In			

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			response to feedback from Horizon's NSS consultation, Horizon has developed and finalised the PPS plan which forms one part of the Scheme. The PPS Plan was brought forward and was launched in April 2015. The Scheme is an entirely voluntary initiative which provides support over and above statutory mitigation measures. This supports residents living near the Power Station Site who are having difficulties selling their homes by providing a fund of £5,000 to the property owner towards the cost of moving to a new property and professional fees (such as conveyancing and survey fees).			
38	4	I will attend one of your meetings to view the plans in more detail and will leave my comments then.	Thank you for your response. Your comment is noted.			√
41	4	This should be a question for the people of Cemaes, Bull Bay and Amlwch as they are more familiar with the surrounding area.	Thank you for your response. Your comment is noted.			√
44	4	I don't really have any comments on this	Thank you for your response. Your comment is noted.			√
55	4	Parc Cybi logistics centre adjoins our Cae Glas site and would require good landscape screening to minimise visual impact from the access road.	The visual impact of the logistics centre will be considered in landscaping proposals. Horizon would retain existing landscape features as far as possible. Landscape and habitat enhancement would also be considered (e.g. planting native trees and hedgerows to visually screen).		√	

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			Assessment of the potential effects of the logistics centre has been undertaken and is reported within the PEI Report published as part of the Stage Two Pre-Application Consultation. A range of potential minor to moderate effects during construction and operation have been identified, reported in chapter 11 of the PEI Report. These include effects on scenic amenity including views of the Anglesey Area of Outstanding Natural Beauty (AONB), the residential community of Trearddur to the south, and users of the B4545 and A55 corridor. No significant adverse effects were identified that warrant specific mitigation in addition to that already embedded in the site design including the retention and enhancement of important site characteristics, to reduce the potential impacts of the parking area, laydown area and the siting of buildings within the site. The current proposal is for a three-meter high mesh perimeter fence with a 1.5m wide grassed boundary buffer zone around the site within the fence. The design approach is commensurate with the site as an industrial development, surrounded by future industrial development plots.			

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			In response to comments raised in response to the Project Update January 2016 Consultation, Horizon has further considered the landscape proposals and will retain the existing landscape features as far as possible. New planting as part of the wider masterplan proposals for the Parc Cybi industrial estate would mitigate the On-site vegetation loss. Within the logistics centre site there would be limited opportunities for landscape planting, but where possible, opportunities would be considered for landscape and biodiversity enhancement, such as scrub planting and the use of native grassland species. Additionally, Horizon will prepare and implement a Construction Environmental Management Plan for the Parc Cybi site.			
56	4	It is imperative that any off site developments are managed well and take into account the views of the local community. [part of a response with additional topics]	The visual impact of the Off-Site development will be assessed and reported as part of the relevant planning applications. If significant adverse effects are identified, appropriate mitigation will be incorporated. Horizon has produced a Construction Worker Accommodation Strategy, published as part of the Stage Two Pre-Application Consultation, which aims to avoid adverse effects on Anglesey's residents and accommodation markets.			√

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			Horizon agrees that the effects of Off-Site developments are extremely important. Potential effects on environmental receptors, during construction, operation, and decommissioning of the Project are currently being assessed in detail as part of an EIA. This assessment will identify any necessary mitigation to reduce effects. Horizon is committed to engaging with the local communities that will be impacted by the Project. The Stage One Pre-Application Consultation was held in autumn 2014 and received over 400 submittals. In response, Horizon provided a Project Update in January 2016 and since then have continued to engage with technical consultees and the public on key issues such as Site Preparation and Clearance and highway improvements. These discussions and initial consultation feedback have helped Horizon to develop options for construction worker accommodation and to develop strategies to mitigate impacts of the Project. Horizon is committed to engaging with the local communities that will be impacted by the Project. The Stage One Pre-Application Consultation was held autumn 2014 and received 400. In response Horizon			

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			provided a Project Update in January 2016 and since then have continued to engage with technical consultees and the public on key issues such as Site Preparation and Clearance and highway improvements. These discussions and initial consultation feedback have helped Horizon to develop options for construction workers accommodation and develop strategies to mitigate impacts of the Project.			
58	4	As I live near the proposed park and ride facility, I have no real concerns on its location	Thank you for your response. Your comment is noted.			√
10057	4	I like the sites chosen	Thank you for your response. Your comment is noted.			√
10059	4	All the sites proposed look to have been well thought out with consideration for local amenities.	Thank you for your response. Your comment is noted.			√
10063	4	I would like to see what arrangements will be put in place as far as the road network is concerned should Amlwch and Rhos Coch become a reality.	Details of the assessment on traffic and transport can be found in volume B3 (Traffic and Transport) of the PEI Report, published as part of the Stage Two Pre-Application Consultation. This includes preliminary details of predicted traffic volumes during construction and operation and an assessment of the potential impacts. Mitigation to reduce the impacts from traffic and transport caused by the Wylfa Newydd Project are embedded in the proposals.		√	

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			Horizon has proposed a range of measures to limit the increase in traffic on local roads, including the B5111. This includes the development of a travel plan for each of the Temporary Workers' Accommodations, with measures to reduce the numbers of staff driving on their own. For instance, workers will commute from the proposed accommodation sites at Rhosgoch and Madyn Farm to the Power Station Site via shuttle buses. There will be some minor road improvements between the Power Station Site and the Rhosgoch TWA, however Horizon will not be upgrading the A5025 between the Power Station Site and Amlwch.			
10064	4	Don't feel confident to express a view.	Thank you for your response. Your comment is noted.			√
10066	4	What will the impact on the local communities be after the work is completed and the additional workers have moved away?	The specific impact of workers moving away after the work is completed is not covered by the current assessment. However, there is a Project-wide objective to help create a positive legacy for Anglesey. The legacy use of all components of the Project is being considered as part of the Project proposals.		√	

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			Each of the preferred sites for Temporary Workers' Accommodation would have the potential to provide a legacy use following completion of the Power Station construction works. Further, Environmental Management Plans and Restoration Plans are being developed for each of the Associated Development sites to ensure that each site is returned to an agreed position/state, typically as close to the current condition as possible. In many cases, use of these sites by Horizon would result in a legacy benefit of new/additional infrastructure. The current legacy proposals are as follows: - Kingsland – after use during construction, the housing at Kingsland will be transferred to permanent housing - Cae Glas – after use as Temporary Workers' Accommodation, this housing will become holiday accommodation - Rhosgoch: the accommodation building would be decommissioned and the site would be returned to open landscape; however, the upgraded infrastructure and landscaping would remain. There is potential to retain the welfare and leisure facilities, if desired in the future. - Madyn Farm, Amlwch – after their use for accommodating construction workers, these homes			

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			would be turned into permanent housing, a proportion of which would be affordable housing. - Amlwch, alternate site – the Temporary Workers' Accommodation would be dismantled but the services would be retained on the site to the west of the B5111. The site to the east of the B5111 would be returned to agricultural use. -On-Site Temporary Workers' Accommodation – when construction is complete, the accommodation will be decommissioned and the area developed in accordance with the LEMP. Regarding the employment legacy on Anglesey, Horizon has produced a Jobs and Skills Strategy that demonstrates Horizon's commitment to recruitment and training and delivering local skilled workers to meet the operational needs of the Project. As well as providing long term employment opportunities, Horizon is working with education and training partners to provide first class training and a lasting legacy for Anglesey and the North Wales region. The long term impact of the Project on Health and Wellbeing and the Welsh Language on Anglesey is also currently being assessed and more information can be found in the respective Interim Reports			

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			published as part of the Stage Two Pre-Application Consultation.			
100011	4	I regret that owing to my total dread of the impending development and my doubtless, vain hope that lack of investment and/or common sense in weighing up the potential dangers will prevent it. I am unable to comment further.	Thank you for your response. Your comment is noted.			√
100014	4	No comment.	Thank you for your response. Your comment is noted.			√
10066	6	No comment at the moment	Thank you for your response. Your comment is noted.			√
10067	6	Less worried now, nice to see that some of our concerns have been taken into consideration	Thank you for your response. Your comment is noted.			√
10070	6	Great opportunities for local businesses	Thank you for your response. Your comment is noted.			√
55	8	Park & Ride facility at Cae Glas should be utilised to minimise local worker car use	See response to Response ID 10066 (2). The Project proposes a park and ride facility at Dalar Hir, near junction 4 off the A55. The logistics centre for the Project is proposed for Parc Cybi, which is located near to the Cae Glas site.		√	
56	8	Ensure that all workers are incluced in a Park and Ride facility, including the local employees	See response to Response ID 10066 (2).		√	
57	8	At junction 4 A55 coming off from the Bangor direction a slip off should be	Initial traffic assessments undertaken for preparation of the PEI Report published as part of the Stage Two		√	

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		constructed for traffic wanting to go to RAF Valley thus avoiding tailbacks and less pressure on the actual roundabout. This works well locally at the Llanwnda rounabout for traffic going towards Porthmadog. From the consultation in July/August 2015 where the option for HGV parking etc was proposed. Parc Cybi and Dalar Hir was flagged as possible sites. Now only Parc Cybi is proposed. Thus all HGV Trucks [sic] will do an additional 6 miles in both directions as compared to using the Dalar Hir site. The roundabouts at Dalar Hir have have [sic] been specifically designed for the use of HGV. With the proposal to use Parc Cybi it will put more pressure on local traffic in Holyhead, discourage clean industry to Parc Cybi as already a truck stop operates in Holyhead. If pressure is coming from the local	Pre-Application Consultation (volume B3 (Traffic and Transport)) have shown that there will be minor delays to vehicle journeys on the A55 (excluding Britannia Bridge) during the construction period (therefore the operational phase of the park and ride facility). Horizon will undertake further detailed modelling once key information is refined, such as the total size of the construction workforce and the final locations of the Temporary Workers' Accommodation sites. Additional work will be undertaken to identify the number of buses likely to be required to serve the park and ride facility. Horizon used a staged process to identify potentially suitable sites for the logistics centre; full details of the process are presented in the Report on Horizon's Approach for Siting Associated Development to Support Construction of Wylfa Newydd published as part of the Stage Two Pre-Application Consultation. This assessment included a review of Nuclear New Build at Wylfa Supplementary Planning and Guidance (SPG), operational prerequisites including location and size, any existing land use and a set of planning and environment constraints. Horizon also			

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		authority to use Parc Cybi have they forgotten that the original proposal and land use at PARC CYBI was clean industry.	considered commercial matters, most notably the availability of land for lease or purchase. Parc Cybi was chosen as it complies with the locational guidance in the SPG. It fully meets Horizon's functional requirements, is easily accessible from the A55 and is allocated for employment development and therefore draws clear support from planning policy. It was not necessary, in planning terms, to consider further the merits of sites the land adjacent to Dalar Hir as this site is further away from main settlements, so less aligned with the locational guidance in the SPG. However, Dalar Hir is proposed for use as a park and ride facility to support the Project.			
61	4	We recognise the need to locate some facilities close to the power station, such as the Visitor Centre and the Centre to Receive the Media, the Alternative Emergency Control Centre and the Environmental Surveys Laboratory, and the Mobile Emergency Equipment Garage. Due to the need to locate these on the Isle of Anglesey, we have no comments to offer on their exact location. We do, however, disagree with the decision to locate the Logistics Centre in Parc Cybi, Holyhead, as we are concerned that the	A staged site identification, screening and assessment process was undertaken to identify potentially suitable sites for all Associated Development, including the logistics centre. Justification for the preferred site at Parc Cybi is provided in the Associated Development Siting Report. The preferred proposal for a temporary logistics centre at Parc Cybi, to the southeast of the main settlement of Holyhead town near some existing industrial and retail developments, will ensure that deliveries to the Power Station Site are appropriately		√	

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		side-effects of the loads reaching the centre will be pushed back along the roads leading to the Centre, including traffic jams and problems leading to Britannia Bridge on the Gwynedd side. We also see the need for other Park and Ride facilities to mitigate the impacts at the beginning of the journey of workers living in Gwynedd. We have already (2014) suggested possible locations for such facilities, and have stated our willingness to work with Horizon Nuclear Power to identify appropriate sites.	managed to reduce impacts on communities and the local road network, in particular the A5025. The site at Parc Cybi was selected considering the locational guidance within the Nuclear New Build at Wylfa SPG which supports the principle of freight consolidation facilities at Holyhead and environs, Llangefni and environs, along the A55/A5 corridor, the size of the site, accessibility from the A55, the proximity to the Wylfa Newydd Development Area, land use constraints, risk of significant flooding, risk of designated environmentally sensitive sites and a preference for sites close to the Port of Holyhead. From the eight short-listed sites, Parc Cybi was identified as the preferred option for the location of the logistics centre. It is allocated in the Development Plan for employment purposes, including B8 use (storage and distribution) and therefore, is preferable in planning terms to unallocated sites outside of the settlement boundaries. The potential effects arising from transportation of materials from Holyhead to the Power Station Site via the logistics centre are considered in the PEI Report (volume B3) published as part of the Stage Two Pre-Application Consultation.			

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			Traffic modelling has been undertaken to support the strategic approach to the Wylfa Newydd Project. The modelling indicates that there would be minor delays to vehicle journeys on the A55 (excluding Britannia Bridge) and the A5025 east and west. There would be moderate delays to vehicle journeys at the A55 Britannia Bridge, due to an exacerbation of existing delays at this location. The model is in the process of being updated to include up to date information regarding current baseline data. The logistics centre operations would be managed as part of the wider ITTS and associated traffic management controls. Horizon has considered the proposal of a park and ride facility located on the mainland. However, transport assessment work to date concludes that such a facility on the mainland is not justified (including consideration of highway safety and capacity). Furthermore a geographical constraint in the form of a Broad Area of Search was also applied to omit any sites which were not within a 30 minute drive to the centre of the Wylfa Newydd site and a 10 minute drive from the A55 or A5025. On this basis, a mainland park and ride facility is not part of the Project proposals. Horizon is proposing a series of measures (including busing and Green Travel			

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			Planning strategies) to provide more sustainable modes of travel for construction workers travelling from the mainland to the Power Station Site. Preliminary work has been undertaken to develop bus routes from the mainland to the Power Station Site. It is proposed that Horizon bus services would transport around a third of workers from a number of locations on the main land including Bangor and Caernarfon. The stops would be located to avoid disruption to local residents and to maximise the number of workers able to reach them on foot. Horizon consulted on the preliminary bus stops and routes at the Stage Two Pre-Application Consultation. The final locations of bus stops which will form part of the final Project proposals submitted for application of a Development Consent Order (DCO).			
100064	4 (appendix 3)	4.1 The Associated Development flowchart (page 24) is much too simplistic as to how it arrived at the preferred locations. This aspect again requires much more detail and in informed/ recognised methodology in order to provides comments. This would then enable the Council to challenge the	4.1 Please refer to Response ID 61 (4) regarding the logistics centre. Further details of the siting process for all Associated Development are presented in the Report on Horizon's Approach for Siting Associated Development to Support Construction of Wylfa Newydd (July, 2016). This report was published as part of the Stage Two Pre-Application Consultation.		√	

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		process in a more robust manner. More detail on this is given below. 4.2 What does the developer intend to do with the Park & Ride facility post completion? Is this linked to the legacy of the project? There is potential for the Council to have an asset that would be problematic and costly to maintain. 4.3 With respect to the Associated Developments the Council need confirmation of how these associated developments will embrace Welsh language elements, for example; Highway improvements - sub-contractors demonstrate commitment to comply with Horizon's Welsh Language Policy; Park and ride/ Logistics centre/ Stores - All signs/ directions/ building names to be in Welsh; Visitor Centre - Building name in Welsh which have a cultural and historical relevance to the local area/ visible bilingual signs (Welsh first) and information boards/ Welsh language staff. 4.4 The Council welcomes the fact that Horizon will focus on history and culture of the local area within the visitor centre. To	4.2 It is intended that the park and ride facility would be returned to a greenfield site following completion of the construction phase of the Project, around 2026. The enhanced existing hedge line and proposed new hedge line to the west of the site, along with the enhanced tree and shrub planting on the southern boundary would be retained as a legacy benefit and is considered to be an improvement compared to the existing situation. 4.3 Horizon's Welsh Language Policy sets out commitments in relation to use and enhancement of the Welsh language. The policy states that all of Horizon's permanent and temporary public signs at the Wylfa Newydd Site are fully bilingual and Horizon encourages all third parties operating on Horizon's behalf to install bilingual temporary signage in publically accessible areas where possible. Further, a Welsh Language Impact Assessment or Welsh Language Statement will be submitted with each planning application for Associated Development which will identify any effects of the Associated Development to the Welsh language and culture, as well as necessary mitigation measures. The Welsh Language Impact Assessment for the Project as a whole, identifies the initial effects anticipated from the			

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		coincide with this, we suggest that the building has a Welsh name. 4.5 Careful consideration should be given to any potential impacts on the settings of heritage assets. It is welcomed that Horizon recognise that the works will impact on archaeological assets and their settings, however the documentation fails to take into account the effect the proposal will have on Listed Buildings, Conservations Areas and Scheduled Ancient Monuments which have an equal statutory importance. 4.6 With regards to the AECC and ESL, recognising that discussions are ongoing, more detail is required on the design and appearance of the buildings. Building aesthetics need to be carefully considered to blend into the open countryside.	Project on the Welsh language and culture, as well as preliminary mitigation measures. 4.4 While a location for the visitor and media reception centre has been identified, detailed design of the structure is not proposed to commence until 2018. At that time, Horizon intends to engage the Anglesey community in design of the building, which can include naming the building. At that point, Horizon will consider a Welsh name for the visitor and media reception centre. 4.5 Details of Horizon's approach to Listed Buildings, Conservation Areas and Scheduled Monuments can be found in volume B12 (Archaeology and cultural heritage) of the PEI Report, available as part of the Stage Two Pre-Application Consultation. 4.6 Horizon has set out the aesthetic principles of the architectural design and materials that will be used for construction of the Project buildings in the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation. Chapter 18 Off-Site Power Station Facilities provides the current strategy for the architectural design and landscaping of the facilities. Feedback received to the Project			

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			Update January 2016 consultation suggested a local preference for a 'blend' style architecture over a 'bold' style and this has been incorporated into the evolving design proposals. Building designs have been developed with an overarching strategy of creating an unimposing appearance, where the buildings are screened as far as possible, and where visible, they are of an appearance that allows them to harmonise with and complement the surroundings. In addition, Horizon propose to orientate the buildings in a way that reduces their effect on the surrounding areas, particularly existing residential properties. A restricted natural palette will be adopted for all the buildings, helping to link the buildings visually, and to be unimposing with their surroundings. The use of typically Welsh building materials will complement the character of the area. This will be true for Associated Development, including the AECC/ESL.			
100064	Appendix 2	The Council has expressed concerns on a number of previous occasions with regards to Horizon's site selection methodology for Associated Developments. The 'identification of sites' methodology seems to be a very opportunistic approach and is not based on robust planning policy principles. For this reason, the Council does not propose to comment on any of the sites	The "Associated Development Siting Report" details Horizon's approach for Siting Associated Developments to support Construction of the Wylfa Newydd Project and demonstrates how the SPG was decided for site selection. This has been shared with IACC and was published as part of the Stage Two Pre-Application Consultation.		√	

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		identified in the 'Wylfa Newydd Project Update' document until the methodology for how these sites have been selected has been submitted to and considered by the Council.				
100064	Appendix 2	The identification of sites has been largely based around sites contained within the Candidate Sites Register for the emerging Joint Local Development Plan, sites with extant planning permission that has not been developed and sites which have been identified through discussions with landowners. The call for Candidate Sites for the JLDP was formally opened in October 2011 where stakeholders, landowners and other interested parties were invited to submit information about land for consideration for inclusion in the JLDP. Although the formal 'call for sites' process closed on 13 February 2012 additional late entries submitted before 31 October 2012 have also been accepted. All of the sites submitted were placed on a Candidate Site	The "Associated Development Siting Report" details Horizon's approach for Siting Associated Developments to support Construction of the Wylfa Newydd Project and demonstrates how the SPG was decided for site selection. This has been shared with IACC and was published as part of the Stage Two Pre-Application Consultation. The Candidate Site Register (CSR) is considered to be an appropriate starting point to identify sites which may be potentially available for development as part of the Wylfa Newydd Project. Further sites were also proposed to Horizon during discussions with local land agents and the IACC. A variety of information sources were used to ensure that Horizon was aware of as many potentially available sites as possible. Horizon considered additional sites identified through public consultation, promotion by landowners and		√	

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		Register (CSR). The Register enables anyone to view the sites that have been submitted for consideration and includes information on location, size and proposed use. Although the CSR forms a useful source of information about the availability of sites for development, however by placing the sites on the CSR it does not represent any commitment on the part of the Council to take the site forward to the JLDP. All the sites proposed need to the thoroughly assessed and must accord with the Plan's Vision, Objectives and Preferred Strategy. The Council believes that this method of site identification is fundamentally flawed as 'candidate sites' as speculative sites put forward by landowners, developers etc. for consideration in the JLDP and do not hold any formal planning policy status. These sites have not been assessed and hold no material weight in planning policy terms until they have been appropriately assessed and allocated in the emerging plan for a specific use. Candidate sites are invariably greenfield sites on the edge or	land agents and drop in sessions subsequent to the creation of the initial shortlist. This resulted in more than 500 sites being considered by Horizon, of which the majority were on Anglesey and a number of further sites on the mainland. At this stage, however, the sites had not been through the later stages of the screening process, including compliance with planning policy and guidance and other planning and environmental considerations, therefore the presence of the sites on the CSR was not taken as any indication of their suitability for the proposed uses. Horizon does not have the ability to acquire sites through compulsory purchase, therefore site availability is a significant factor in determining feasible and preferred sites.			

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		within towns, villages or settlements which are unsuited for such a large scale development.				
100064	Appendix 2	Given that the Council have spent a lot of time, effort and money (funded through the Horizon PPA) developing a Wylfa Newydd SPG which contains detailed locational guidance for associated development, this should be the starting point for any site identification criteria. Horizon should utilize a sequential test approach based on robust planning policy principles to identify sites in the most suitable and sustainable locations. This sequential test should be conducted as follows: Review Locational Guidance in Wylfa Newydd SPG to determine most appropriate locations for Associated Developments; Apply functional specification/requirements to existing site (preferably brownfield sites) within the main Sub-Regional Centre and Urban Service Centres of Holyhead, Llangefni and Amlwch. If no suitable sites are available, consider alternative sites in	The “Associated Development Siting Report” details Horizon’s approach for Siting Associated Developments to support Construction of the Wylfa Newydd Project and demonstrates how the SPG was decided for site selection. This has been shared with IACC and was published as part of the Stage Two Pre-Application Consultation. The Associated Development site selection process included a number of stages including: Stage One - Initial Screening – identification of sites that may be capable of accommodating the Associated Development. This included assessment of environmental sensitivity, size of the site and if it was within the Broad Area of Search (omission of any remaining sites which were not within a 30 minute drive to the centre of the Wylfa Newydd site and a 10 minute drive from the A55 or A5025). Stage Two - Screening against locational criteria in the SPG. Stage Three – Checking that the site meets Horizon’s operational prerequisites.		√	

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		the Local Service Centres and so on (in accordance with SPG Locational Guidance). If no suitable sites are available, apply functional requirements to existing Local Plan/UDP allocations and emerging allocations within the Deposit JLDP, again in the Main Sub-Regional and Urban Service Centres. If no suitable sites are identified, consideration should be given to alternative sites within the Local Service Centres and other suitable locations (e.g. such as Mona industrial estate). Sites outside the arbitrary '30 minutes' should also be considered and reasoned justification given as to why these have been discounted (particularly Llangefni). Having explored and exhausted all possibilities as detailed above, consideration should only be given to 'Candidate Sites' and 'unallocated sites' (which are 'potential strategic sites' of above 3.2ha) if no other sites are available. Legacy should also be key criteria for Horizon – which sites offer the most long	Stage Four - Detailed assessment against planning and environmental criteria. Potential legacy use is also considered in the assessment of suitable sites. In response to comments from early engagement and the Stage One Pre-Application Consultation, Horizon has subsequently also considered sites within Llangefni. This settlement falls narrowly outside of the Broad Area of Search that Horizon consulted upon in 2014, therefore some consultation responses at the Project Update January 2016 Consultation suggested that Llangefni also be considered, particularly for Temporary Workers' Accommodation. It is also one of the main settlements to which the SPG guides Associated Development. As Llangefni was not considered in Horizon's initial assessment of suitable sites, it was subsequently considered separately. This assessment concluded that Llangefni is not a suitable location for the park and ride facility or logistics centre, which are both associated with a significant number of vehicle movements, resulting in additional, unnecessary movements on the A5114.			

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		term and sustainable legacy for the Island? This is not evident from current proposals.				
100064	Appendix 2	Horizon has failed to demonstrate any logical methodology of how they have derived at their 'preferred sites', how other sites have been considered and why they have been discounted. The methodology they have used is fundamentally flawed and is completely unacceptable given that the Council has a Wylfa Newydd SPG and a Deposit JLDP which clearly sets out the Council's vision, objectives and strategy.	The "Associated Development Siting Report" details Horizon's approach for Siting Associated Developments to support Construction of the Wylfa Newydd Project and demonstrates how the SPG was decided for site selection, outlining how Horizon has derived the preferred sites for Associated Development. This report has also been shared with IACC and other key stakeholders. Further engagement with the Council has been carried out on this issue.		√	
100064	Appendix 2	A total of 501 candidate sites were submitted on Anglesey (which equates to approximately 2,752Ha of land). Of the 501 sites, only 15 were identified as potential 'Strategic Sites' which are defined as being 3.2 hectares or more (100+houses), located in the Sub-Regional or Urban Service Centres and have the potential to deliver significant benefits to the JLDP area in terms of housing mix and employment opportunities.	The "Associated Development Siting Report" details Horizon's approach for Siting Associated Developments to support Construction of the Wylfa Newydd Project and demonstrates how the SPG was decided for site selection This has been shared with IACC and was published as part of the Stage Two Pre-Application Consultation. A Broad Area of Search was applied which omits sites which were not within a 30 minute drive to the centre of the Power Station Site and a 10 minute drive from the A55 or A5025. The Broad Area of	√		

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		Of the potential 15 'Strategic Sites' on Anglesey, 7 sites were in Llangefni which have immediately been discounted by Horizon as it falls outside the 30 minute drive time from Wylfa. As Horizon has identified a 90 minutes travel to work area for home based workers, why does the location of associated developments need to be within 30 minutes to Wylfa? Further clarification is sought as to why this seemingly arbitrary 30 minute locational specification has been imposed and why Llangefni has been discounted.	Search includes the settlements of Holyhead and Amlwch as towns where the SPG seeks to focus development, but not Llangefni. The distance between Llangefni and the Wylfa Newydd Power Station Site was deemed unacceptable (greater than a 30 minute bus trip) and means the town is not considered to be an appropriate location to provide Temporary Workers' Accommodation. Nevertheless, following continued engagement and feedback to consultation, Horizon has considered sites in Llangefni, given that it is a main settlement and just outside of the 30 minute travel time area. Further assessment was then required to analyse the extent that specific associated development sites would fall outside of the acceptable 30 minute travel time and whether there are overriding considerations which should be taken into account. A 30 minute travel time from the Power Station Site is justified as the workers will be undertaking shift work during unsociable hours at times. The 30 minute travel time from the Temporary Workers' Accommodation to the Power Station Site has been derived based on the daily routine of construction workers which includes: a pre shift meal, transfer to Wylfa Newydd Development Area, the working period			

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			and transfer time back to the accommodation. The total daily routine equates to a 12 ½ hour day including 30 minutes travel time each way between the Wylfa Newydd Development Area and the Temporary Workers' Accommodation sites. The daily shift pattern will result in working hours being in excess of 48 hours a week. In view of the working hours, Horizon wants to limit the impact of the construction worker travel time on the working day while still retaining flexibility in the areas that can be considered for the siting of Temporary Worker's Accommodation. The 90 minutes travel to work area for home based construction workers differs to the 30 minute criteria for the construction workers housed within the Temporary Workers' Accommodation. 90 minutes is the expected reasonable extent that construction workers may choose to commute from their existing homes. However, for construction workers relocating to work on the Project it is assumed that they will be located within a reasonable commuting distance to the Power Station Site. This assumption is supported by data			

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			which states that the average UK commuting time of 29 minutes. Ref https://www.gov.uk/government/publications/nts-factsheets (commuting and business factsheet).			
100064	Appendix 2	According to 'AA Route Planner', Llangefni town centre to Wylfa Sports & Social Club is 23.2 miles or 33 minutes (via Valley). Given the proposed highway improvements to the A5025, the time taken to get from Llangefni to Wylfa will probably be less than 30 minutes. Therefore being the administrative hub of Anglesey and one of the main Urban Centres on the Island, the Council would strongly encourage and expect Horizon to consider Llangefni in their site selection process and give very strong reasoned justification as to why Llangefni is not considered for any associated developments. In particular, the land at and adjacent Coleg Menai (Allocations T20, T21,T22 & T23) has been allocated for housing in the emerging JLDP and would provide a positive legacy use for Llangefni and Coleg Menai (i.e. student accommodation) after the construction period. This would be	Please refer to Reference ID 100064 (Appendix 2), immediately above. Highways around Llangefni may well be improved over the next two to five years, particularly in respect of sites to the south east and north east as a result of the proposed southern bypass. However, only the northern part is currently under construction and therefore Horizon cannot rely on this being in place by the time that the Associated Development sites are required. Although this is not an overriding factor in the assessment, it is another consideration which weighs against the choice of sites in Llangefni. Horizon concluded that Llangefni is not a suitable location for the park and ride facility or logistics centre, which are both associated with a significant number of vehicle movements, resulting in additional, unnecessary movements on the A5114. More suitable sites exist for Associated Developments immediately adjacent to the A5/A55 corridor, closer to the junction with the A5025.			√

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		supported/facilitated by the new link road which is currently being proposed. Furthermore, in terms of employment land (i.e. for potential park & ride and logistic centres) Lledwigan Farm (allocation C14 – 29.24ha), Land adjacent Creamery Land (C15), Bryn Cefni (C16) as well as land adjacent junction 6 roundabout (Llangefni) are all suitable locations which require further consideration and strong justification as to why they have been discounted.	As detailed in volume D2 of the PEI Report published as part of the Stage Two Pre-Application Consultation, Horizon has also now considered 18 sites in and around Llangefni for Temporary Workers' Accommodation. However, these sites are not part of the Horizon's preferred proposals for Temporary Workers' Accommodation. Further details of the assessment and findings are presented in the Report on Horizon's Approach for Siting Associated Development to Support Construction of Wylfa Newydd (July, 2016).			
100064	Appendix 2	There is seemingly no site license or health & safety requirement that associated developments must be within 30 minutes to site. This is further demonstrated by the 90 minute travel to work time for 'home based workers' who are expected to commute 90 minutes each way at either side of a 10 hour shift.	Please refer to Response ID 100064 (Appendix 2). There are no site licence or health and safety requirements that restrict the location of Associated Development within a 30 minutes travel time to the Power Station Site. As stated in the Construction Worker Accommodation Strategy that was published as part of the Stage Two Pre-Application Consultation, Horizon has three over-arching aims for the Temporary Workers' Accommodation; to deliver Horizon's commercial and productivity requirements, avoid adverse effects on Anglesey's residents and accommodation markets and provide legacy benefits where possible. Achieving these aims requires a		√	

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			balanced strategy that will ensure there is an adequate supply of accommodation that is attractive and affordable for the construction workforce and minimises travel time to site.			
100064	Appendix 2	Given Horizon's functional requirement of a minimum of 3ha, it is therefore surprising that none of the potential 'Strategic Sites' have been considered by Horizon as part of their site selection methodology. Given the varying functional requirements for each of the associated developments, these have been addressed in turn below. It's important to note however that these comments are based on the methodology for site selection rather than on the sites themselves.	Please refer to Response ID 100064 (Appendix 2).		√	
100064	Appendix 2	Park and ride Due to meeting the functional requirement of being more than 4.5ha is size and within close proximity to the A55, Dalar Hir has been identified by Horizon as its preferred site for Park & Ride (and incidentally remains an option for workers accommodation). However according to the CSR, Dalar Hir (CSR reference SP301) was discarded by the Joint Planning Policy Unit (JPPU) after Stage 1 assessment as the site was in open countryside, the	Please refer to Response ID 100064 (Appendix 2). The justification for the site selection of Dalar Hir is set out in the Report on Horizon's Approach for Siting Associated Development to Support Construction of Wylfa Newydd which. This report concluded that four potential sites within the areas identified in the SPG were appropriate, three of which were discounted due to factors such as potential flood risk issues; location within an AONB; close proximity to residential properties; and close proximity to a Site of Special Scientific Interest (SSSI). The current Project proposals do not include Temporary Workers'		√	

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		location was unsuitable for housing and the allocation would be contrary to national planning policy and the JLDP's Strategy. Against this planning policy backdrop (and the flawed site selection methodology as outlined above), it's difficult for the Council to support this site for park & ride as there are many other strategic sites which, in planning policy and land use planning terms, are much more suitable and sustainable locations for a development of this scale. It appears to be commercial convenience to develop Dalar Hir rather than being based on sound and robust planning policy principles. Horizon will need to demonstrate that they have considered all other suitable sites within or adjacent to the 30- 40 minute drive time to Wylfa and justify why these sites are not suitable for locating a Park & Ride facility before Dalar Hir should be considered.	Accommodation at Dalar Hir.The settlements of Llangefni, Gaerwen, Llanfairpwll and Menai Bridge are excluded from consideration despite their location within the A55/A5 Corridor and the support for a park and ride facility at these locations in the SPG as the location is deemed too far to the east of Anglesey, meaning that construction workers would need to travel more than a reasonable distance to the Power Station Site.			

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100064	Appendix 2	Again, due to the site meeting the functional requirement of being at least 3ha and accessible from the A55, Parc Cybi has been identified as preferred site for a Logistic Centre. One of the functional requirements of the 'park & ride' was that it lie to the east of the Holy Island Causeway, yet the preferred site for the logistic centre is to the west of the Holy Island Causeway. Clarification is therefore sought as to why the park & ride cannot be on Holy Island yet the logistic centre seemingly can?	Please refer to Response ID 100064 (Appendix 2). Llangefni and settlements to the east of the A55/A5 Corridor are excluded from consideration despite their location in proximity to the strategic road network, as they are far from the junction with the A5025 therefore causing logistical issues over the timing of vehicles and efficiency of the transportation of materials to the Wylfa Newydd Project Site. In addition, a facility in this location would result in HGVs carrying construction materials that arrive at the Port of Holyhead across the island to the east, before making their way to the Power Station Site. Therefore the criteria for the logistics facility are different to the park and ride facilities, which are not required to be located close to Holyhead Port and it is therefore unnecessary to require those living to the east to travel over the causeway to Holy Island, and would cause further traffic movements, contrary to the aims of the ITTS and SPG.		√	
100064	Appendix 2	Initial Conclusions on Site Selection Methodology Methodology for site identification is fundamentally flawed. The approach taken by Horizon is very much opportunistic and commercially driven as opposed to being based on robust planning policy principles.	The Report detailing Horizon's approach for Siting Associated Developments to support Construction of the Wylfa Newydd Project demonstrates how the SPG was decided for site selection. This has been shared with IACC and was published as part of the Stage Two Pre-Application Consultation. Please refer to the entirety of Response ID 100064 (Appendix 2) above. Horizon will continue to engage with the		√	

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		Complete disregard by Horizon to the Locational Guidance contained within the Wylfa Newydd SPG and allocations within the Deposit JLDP. Consideration of alternative sites has not been demonstrated. Justification is sought as to why associated development sites must be within 30 minutes. Given that there are no apparent site license or health & safety reasons for this requirement, Horizon need to provide reasoned justification as to why this seemingly arbitrary 30 minute limit has been imposed. Horizon expect 'home based workers' to travel 90 minutes at both ends of a 10 hour shift, yet 'non home based workers' (i.e. requiring accommodation) must be within 30 minutes? Clarification is sought on this reasoning. Llangefni (according to AA Route Planner) is 33 minutes from Wylfa (via Valley). Given the proposed A5025 improvements, this is likely to bring Llangefni within 30 minutes to Wylfa. Being the main administrative hub of	Council regarding the strategy and programme for submittal of the Town and Country Planning Act applications, as well as the application for DCO. For specific information relating to Madyn Farm please see chapter 17 of the Main Consultation Document also published as part of the Stage Two Pre-Application Consultation.			

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		Anglesey and one of the Main Urban Service Centres on the Island, strong justification will be required for Horizon not to include Llangefni as one of the options for associated developments. Legacy is not a criterion for any of Horizon's site selection methodology. Hitachi has pledged a 100 year commitment to the Island and this is not being demonstrated in any of Horizon's 'preferred sites' or proposals. Dalar Hir was discounted as a potential site to take forward to the JLDP after Stage 1 assessment of the Candidate Sites. Clarification and justification is required as to why Horizon think this is a suitable and sustainable site for Park & Ride when it has no planning policy status and has been discounted by the JPPU for being in open countryside and the allocation and for being contrary to national planning policy and the JLDP's Strategy. For the same reason, land adjacent Madyn Farm (i.e. on the other side of the B5111) was discounted as a potential JLDP site allocation. Justification is therefore required as to why this site has been identified as				

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		one of Horizon's 'preferred sites' and what other sites have been considered, discounted (and for what reason)? Horizon need to re-evaluate their site identification methodology and demonstrate that they have utilised the sequential approach (as outlined above) and provide evidence of why other sites have been discounted. DCO/TCPA Strategy has yet to be agreed. The Council has shared their views with Horizon a number of months ago but are yet to receive a response. Principles of site selection are yet to be agreed with the Council				
100063	2	NRW has not previously been consulted on some of these [AD] sites therefore, we offer high-level comments on some of those sites to assist any future baseline surveys/assessments	Thank you for your comments. Horizon will take these into account with its ongoing surveys and assessments, and will continue to engage with Natural Resources Wales (NRW).			√
100063	2	NRW advise that adequate pre-application consultations should be undertaken with NRW on the Associated Development and Off-Site Power Station Facilities in order for	The regular engagement framework between Horizon and NRW has been established to enable continuous dialogue around issues raised during consultation including the Associated Development and Off-Site		√	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		NRW to provide detailed advice on the expected assessments	Power Station Facilities. Horizon will continue to undertake regular engagement with NRW.			
100063	2	Alternative Emergency Control Centre (AECC) & Environmental Survey Laboratory (ESL) With regards to Cefn Coch, it is unclear as to why the AECC and ESL potential site options boundary extends to the edge of the watercourse that flows through the site boundary and into a flood zone (zone C2). Any development within the flood risk area would be contrary to HNP's stage one initial screening selection. It may be that the area within Zone C2 is only for the construction compound/ landscaping, however other sites (in zone A as per Development Advice maps accompanying TAN15 or flood zone 1) for such activities should be considered/proposed. The locations of the buildings and car parks would be sufficiently elevated above the flood zones.	The AECC and ESL site boundary shown in the Project Update January 2016 document shows the parcel of land that Horizon has acquired, rather than the boundary of development. Horizon is aware of the flood zone and the proposed site layout has taken this into account, such that the buildings are located on the east side of the new A5025 and therefore not within the flood zone. There are no structures proposed within the flood zone. This is shown in the plans provided in chapter 18 of the Main Consultation Document published as part of the Stage Two Pre-Application Consultation.		√	
100063	2	Mobile Emergency Equipment Garage (MEEG) NRW have no site specific high-level comment with respect to this site. NRW can	Thank you for your response. Your comment is noted.			√

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		provide further advice on receipt of baseline information for the site				
100063	2	Park and Ride Facility (Dalar Hir) A park and ride facility will need adequate drainage including an oil interceptor. NRW can provide further advice once in receipt of detailed information	The EIA will assess the risk to controlled waters during construction and operation of the Associated Developments as well as detailing appropriate mitigation. As detailed in volume F1 of the PEI Report issued at Stage Two Pre-Application Consultation, the drainage design for the car park and fuelling area will take into consideration any pollution prevention measures such as oil interceptors, adequate storage for hazardous materials, fuel and oil will be included in the design. Horizon will continue to engage with NRW, and provide design development of the park and ride facility with NRW. Initial assessments included in the PEI Report as part of the Stage Two Pre-Application Consultation indicate that assuming application of standard good practice toward the management of pollution risks and the small scale of the construction works, the potential effects from construction would not be significant.		√	
100063	2	Park and Ride Facility (Dalar Hir)	The potential to disturb legally protected species, including great crested newts is currently being		√	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		With regards to protected species, there are records of great crested newts (GCN) in the vicinity of the site, and it is likely that GCNs will be breeding and/or foraging within the site… the proposal [must] demonstrate that there is no likely detriment to the maintenance of the 'favourable conservation status' (FCS) of the local populations of species concerned.	assessed as part of the ecological baseline that is being carried out. The initial assessments included in volume F1 of the PEI Report as part of the Stage Two Pre-Application Consultation. Great crested newts (Triturus cristatus) have been recorded in two ponds south of the site boundary. These form part of a complex of balancing ponds; following improvements to Junction 4 of the A55 to the west of the Dalar Hir site. The A5 and the thick drystone walls on the northern boundary of the pond complex and the southern boundary of the Dalar Hir site would form significant barriers to the dispersal of great crested newts. There is a culvert under the A5 that links the pond complex to the Dalar Hir site, but as surveys did not record great crested newts in any pond north of the A5, it is highly unlikely that they are using it for foraging. Great crested newts are therefore considered to be absent from the Dalar Hir site and would not be affected by the construction of the park and ride facility. If works to habitats with the potential to support great crested newts cannot be avoided then a European Protected Species Licence would be obtained. This			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			would detail how the species would be protected during works, and may involve a trapping and translocation programme in addition to habitat enhancement works.			
100063	2	Park and Ride Facility (Dalar Hir) There are likely to be breeding GCNs between the A55 and A5 roads and it is likely that these GCNs will use the site at Dalar Hir for breeding and/or foraging. The construction of the Park and Ride Facility would be likely to isolate this population. NRW therefore advise that any planning application for this location should include appropriate mitigation/compensation measures to clearly demonstrate that the proposal would not be detrimental to maintenance of the FCS of local populations of GCNs. Any application should provide a long-term strategy with respect to GCNs. NRW can provide further advice with respect to appropriate surveys and assessments, as well as appropriate mitigation/compensation measures	Please see response to Response ID 100062 (2), immediately above.		√	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100063	2	Park and Ride Facility (Dalar Hir) Any planning application at Dalar Hir should also consider other protected species, including water voles	The potential to disturb legally protected species including water voles, badgers, bats, nesting birds and barn owls is assessed as part of the ecological baseline detailed in volume F1 of the PEI Report that was issued as part of the Stage Two Pre-Application Consultation. Further assessments will be carried out to determine the impact and subsequent mitigation required. This will be included as part of the EIA work undertaken for Dalar Hir, which will be reported with the planning application.		√	
100063	2	Logistics Centre (Parc Cybi) Pollution prevention measures will need to be implemented, both in the construction and particularly during the operational phase. There will need to be a car park with oil interceptor, adequate storage for hazardous materials and adequate pollution prevention measures for bunkering diesel fuel and oils	The EIA will assess the risk to controlled waters during construction and operation of the Associated Developments as well as detailing appropriate mitigation. As detailed in volume F1 of the PEI Report issued at Stage Two Pre-Application Consultation, the drainage design for the car park and fuelling area will take into consideration any pollution prevention measures such as oil interceptors, adequate storage for hazardous materials, fuel and oil will be included in the design. Initial assessments included in the PEI Report as part of the Stage Two Pre-Application Consultation indicate that assuming application of standard good practice toward the management of pollution risks and the small scale of the construction works, the		√	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			potential effects from construction would not be significant.			
100063	3	We understand that Horizon are currently investigating the flood risk associated with the A5/A5025 proposals at Valley. NRW is unable to comment on the flood risks at this point until such time that a suitable Flood Consequence Assessment has been submitted. It is unclear as to why other options in this area were not considered so as to avoid the flood risk area – as detailed in our letter to HNP on 26/1/2016, section 6 of TAN15 advises that new development should be directed away from zone C and towards suitable land in zone A. Should the FCA indicate that the flood risk is unacceptable and not compliant with the requirements of TAN15: Development & Flood Risk, then the proposal would be unacceptable under Planning Policy	The Environmental Assessments for each of the on-line and off-line highway improvements are currently in preparation. A preliminary Flood Consequences Assessment (FCA) for the proposed works including along the A5025 is included in volume C1 of the PEI Report published as part of the Stage Two Pre-Application Consultation. Horizon has already held meetings with NRW to discuss flooding specifically and will continue engagement on this matter. Effects of the proposed highway improvements and necessary mitigation will be reported alongside the planning application.			√
100063	3	With regard to the Cefn Coch road improvement section (associated with AECC & ESL facilities), although the proposed highway improvements at this location would seem elevated above the	A preliminary FCA for the proposed highway improvements at Cefn Coch is included in volume 17 of the PEI Report published as part of the Stage Two Pre-Application Consultation. Horizon has already held meetings with NRW to discuss flooding	√		

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		identified flood risk area, additional details of the footprint/embankments will need to be submitted and agreed to ensure that flood risk at this location is not exacerbated	specifically and will continue engagement on this matter. Effects of the proposed highway improvements and necessary mitigation will be reported alongside the planning application.			
100017	1	North Wales Wildlife Trust have the following very initial comments to make on the new proposed locations; Off-site Accommodation - Amlwch Madyr Farm - no additional knowledge of area - Rhosgoch - disused oil plant which has largely recolonized with semi-natural vegetation and may hold protected & NERC species interest - Land & Lakes - has already been extensively commented on under previous planning application Ancillary facilities - Emergency garage (Llanfaethlu) - bats in buildings - Off-site control HQ (Cefn Coch)- impact on adjacent semi-natural habitats, stream course and potentially reptiles, water vole and otter - Logistics Centre (Pare Cybi) - no additional knowledge of area	Thank you for your response. Your comments are noted. As part of any planning application submitted for Associated Development, Horizon will submit sufficient assessment of the environmental effects and necessary mitigation. As this work is progressed, Horizon will engage with North Wales Wildlife Trust accordingly. A distance of at least 50m would be maintained between any construction activities and the western boundary of the site to prevent potential impacts on the watercourse and SSSI. Please see response to Response ID 100063 (2).			√

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		- Park & Ride facilities (Dalar Hir) - impacts on the existing drainage, adjacent mitigation measures from the construction of the A55 and protected species - Visitor Centre (within WNDA) - abuts the boundary with Cae Gwyn SSSI. A large landscape buffer is shown with no acknowledgement that the SSSI is present or can guide landscape principals and more importantly buffer/extend the existing habitats Each of these ancillary/associated elements will need to be supported by appropriate ecological assessments as they are brought forward. As this is not presented in the Update it is not possible to say that the Wildlife Trust will not have greater or more significant concerns as the necessary ecological information is presented and details of the individual proposals come to light.				

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A21 Summary of Feedback from Project Update January 2016 Consultation

Visitor and Media Reception Centre Comments

A21.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under 'Visitor Centre'.

A21.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A21.1 Visitor Centre Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
55	4	New Visitor Centre will do little to mitigate tourist industry impact if workforce and transport is not managed very tightly.	The effect on tourism is considered in the socio-economic volume (B1) of the Preliminary Environmental Information (PEI) Report issued at Stage Two Pre-Application Consultation. This provides an assessment of the changes in visitor numbers as a result of construction, the effect of Anglesey Tourism as a destination brand and the effect on tourism from the development of a visitor and media reception centre. While the visitor and media reception centre itself is not expected to generate any additional unique visits, it would		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			add to the overall tourist offer by providing another attraction to visitors on Anglesey. This could generate additional expenditure and draw people to the north of the island where there are currently fewer attractions. The potential beneficial effects of this development are discussed in volume E3 of the PEI Report.			
56	4	Whilst a visitor centre for [sic] is an excellent idea, it is important that traffic and workforce issues are dealt with first. If a tourist cannot enjoy Anglesey due to the impact of poorly managed contractors they will not return.	The traffic and transport assessment is included in volume B3 of the PEI Report issued at Stage Two Pre-Application Consultation. This includes the proposed measures to mitigate significant effects from construction. As part of the socio-economic assessment included in the PEI Report it is proposed that workers will be required to adhere to a strict Code of Conduct to be applied for the Wylfa Newydd Project, both at the Power Station and accommodation sites, with behaviour monitored and enforced to meet health and safety requirements. Further details on the effect to tourism are included in the Socio-economic volume (B1) of the PEI Report issued at Stage Two Pre-Application Consultation.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100063	4	<u>Visitor Centre and Media Reception centre</u> The proposal is in the vicinity of Cae Gwyn SSSI. NRW advise that any planning application should include sufficient information clearly demonstrating that the proposal would avoid damage to the SSSI. NRW can provide further information with regard to the expected information/assessments.	Volume E10 of the PEI Report included at Stage Two Pre-Application Consultation contains an initial assessment of what might be impacted by the visitor and media reception centre. This includes the Cae Gwyn Site of Special Scientific Interest (SSSI). The ongoing Environmental Impact Assessment (EIA) will identify the potential impacts to the SSSI and will recommend appropriate mitigation (in addition to mitigation incorporated into the scheme design) where required, to avoid any significant adverse impact on this receptor. The scope of assessment, potential impacts and mitigation will be discussed as part of the regular engagement framework with Natural Resources Wales.			✓

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A24 Summary of Feedback from Project Update January 2016 Consultation

Shift Working Comments

A24.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under 'Shift Working'.

A24.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A24.1 Shift Working Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
41	7	The shift times should be arranged around children's school starting and finishing times as this could cause chaos and endanger the children's and parents safety, 8:00 and 3:00 are too close to those times in our opinion.	Overarching shift patterns during construction are likely to be as follows: • current assumption for Main Construction works is that the site will operate an eleven day fortnight (i.e. eleven days on, three days off, including a stagger). • staggered day shift with three start times at 07:00, 07:30 and 08:00; this may change once the Engineering, Procurement and Construction contractor has fully assessed the project requirements and constraints.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			• staggered night shifts starting at 16:30, 17:00 and 17:30, with certain trades required to work through the night, for example when continuous concrete pours are needed. The proposal for these shift times has taken into consideration peak traffic times such as school pick up and drop off. The proposed stagger in both the morning and evening times will also help to reduce impacts, assuring that all workers needed for a particular shift are not turning up to the Power Station Site at one time. Further, as part of the Construction Workers Accommodation Strategy, workers housed in bespoke Temporary Workers' Accommodation will be transported via shuttle bus to the Power Station Site, thereby reducing the number of vehicles arriving at any given time. Bus services will also be offered to construction workers not living in Temporary Workers' Accommodation, with set routes and stops being set in the north-west, north-east and central portions of Anglesey, as well as mainland locations such as Bangor and Caernarfon. Further work is ongoing in relation to the optimal shift pattern for the construction programme and the proposed pattern may change slightly. A precautionary approach has been adopted for the purposes of assessment work, to ensure that the			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			potential for adverse effects has been fully considered. The impact of construction worker related traffic, particularly during peak hours, is considered in volume B3 of the Preliminary Environmental Information (PEI) Report published as part of the Stage Two Pre-Application Consultation. This includes highway safety considerations, and recommend mitigation, where appropriate. This is also covered in the Traffic and Transport Technical Note that accompanied the Stage Two Pre-Application Consultation. Please refer to chapter 5 of the Main Consultation Document (MCD) of the Stage Two Pre-Application Consultation for further information on shift patterns.			
55	7	Consideration to offer residential properties along the route, new triple glazed windows fitted to affected elevations. 24 hour working 7 days a week will have a serious impact on local bedspace accommodation. The workforce will require 24 hour living and transportation	Horizon's Construction Worker Accommodation Strategy published as part of the Stage Two Pre-Application Consultation addressed the proposals for housing all construction workers. This includes a mix of housing types and locations with the primary proposal for Temporary Workers' Accommodation as follows: - 3,500 workers at Cae Glas/Kingsland - Up to 1,500 workers at Rhosgoch	✓		

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		which will directly impact on local neighbourhoods and quickly escalate into social unrest. New worker villages in sustainable locations (Cae Glas / Kinsgland) are managed for this purpose and will mitigate this impact.	- 200 workers at Madyn Farm (permanent houses) - 500 workers on the Power Station Site The Temporary Workers' Accommodation at Cae Glas/Kingsland and Rhosgoch will include social amenities needed to sustain the worker populations, as suggested by the feedback. All workers living in Temporary Workers' Accommodation will be required to utilise the shuttle bus service provided by Horizon between the accommodation and the Power Station Site. In addition to looking after the health and wellbeing of the construction workers, this transportation proposal will help to reduce any effects to villages and communities on Anglesey between the Temporary Workers' Accommodation and the Power Station Site. Horizon will enforce strict a strict code of conduct for all employees, which is expected to limit noisy or antisocial behaviour. Expectations for construction worker behaviour shall be conveyed through induction and on-boarding activities, training events and ongoing active promotion campaigns.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			The Construction Worker Accommodation Strategy also provides details of those construction workers that would occupy existing accommodation (private rented, tourism bed spaces, owner occupied stock, latent supply, re-use of empty homes) and indicates the number of bed spaces that Horizon will need to supply via Temporary Workers' Accommodation. The strategy sets out a number of principles for identifying, securing and managing the necessary construction workers' accommodation. Horizon has proposed shuttle bus services to transport these workers as well, with multiple stops along a set route throughout the north-west, north-east and central portions of Anglesey, as well as from points on the mainland such as Bangor and Caernarfon, and from the proposed park and ride facility at Dalar Hir. Another part of the Construction Worker Accommodation Strategy includes the development of Construction Worker Accommodation Management Portal that will be used to manage construction worker accommodation throughout construction of the Project. This Portal will not be restricted to a			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			particular geographic area and any landlord wishing to promote bed spaces or available properties can register it with Horizon through the Portal. Horizon will require that all construction workers secure their housing through this Portal and it will act as a way to match available housing with workers, offering workers varied options for housing type and location, and sustainable travel options from these areas. It is proposed that there will be two shifts each day – a day shift and a night shift. Each of these shifts will include three staggered start and finishing times, in order to efficiently manage access and egress from the Power Station Site. Please refer to response to ID 41 (7) regarding proposed shift patterns.			
56	7	It is important that the Island of Anglesey does not become disrupted by several thousand workers driving around the Island 24 hours a day due to their 24 hour working pattern. If the majority of the workers are housed in one area (Cae Glas & Kingsland) and use 'green' park and ride facilities the Island will not be disrupted by 24 hour travel. It is also imperative that the local workers can also be accommodated under this scheme.	Please refer to response IDs 41 (7) and 55 (7) regarding proposed shift patterns and transport of construction workers. In addition to the Construction Worker Accommodation Strategy, Horizon's Integrated Travel and Transport Strategy (ITTS) presents a coordinated package of measures to transport both construction workers and materials focussing on the reduction of adverse effects to the local communities as much as possible. Measures	✓		

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			include the production of an overarching travel plan so that construction workers can make informed decisions about transport and reduce the need for private cars. Mitigation measures considered include the creation of an internet based booking portal and worker car share scheme, provision of travel information packs detailing sustainable transport options, restricted parking at the Power Station Site to encourage sustainable modes of travel, and staggered shift times to avoid peak times.			
61	7	We have already explained our viewpoint on this topic in q2.	Please refer to the Roads and Traffic appendix where your response to question 2 is addressed.			✓
10057	7	I have not read them but need to avoid existing peak periods.	Please refer to response to ID 41 (7) regarding proposed shift patterns.			✓
10066	7	No comment at the moment	Thank you for your comment.			✓
100004	7	Rhosgoch:- Major issue at Ysgellig bed. Noise at 2.30am would be a big issue as in such a quiet area, noise at night is extremely disruptive.	Please refer to volume B4 of the PEI Report published as part of the Stage Two Pre-Application Consultation for findings on the preliminary noise assessment. As the proposals for Temporary Workers' Accommodation are finalised, Horizon will continue and expand this assessment (including night-time hours) to understand the noise effects of the Project and to develop necessary mitigation. This will include the areas around Rhosgoch, Cae Glas/Kingsland and			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			Madyn Farm (Amlwch). These findings will be reported in the Environmental Statement that is submitted alongside the application for DCO. As set out in Response IDs 41 (7) and 55 (7), workers living in Temporary Workers' Accommodation would be required to use shuttle bus services being provided by Horizon to the Power Station Site which will reduce the amount of traffic in the area referenced.			
100055	7	If twenty-four hour working means the work will be finished sooner, that is fine.	As suggested by the feedback, 24-hour working will allow construction of the Power Station to be completed more quickly. Further, 24-hour working will allow for construction workers' travel movements between their accommodation and the Power Station Site to be spread out over a greater period of time, reducing potential peaks in demand that may otherwise lead to traffic congestion.			✓
64	8	Support Rhosgoch as a campsite as the proposed shift pattern. During construction would make it easier on the community and the workers when travelling on that road.	Please refer to response to IDs 41 (7), 55 (7) and 100055 (7) regarding proposed shift patterns. The results of preliminary assessment of likely traffic and transport effects are reported in volume B3 of the PEI Report published as part of the Stage Two Pre-Application Consultation. Volume D1 reports impacts associated with the		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			Temporary Workers' Accommodation proposed for Rhosgoch.			
100035	8	Due to shift working pattern the site should be situated close to construction site.	Horizon has prepared a Construction Worker Accommodation Strategy that outlines the number of construction workers needed for the Project, the housing requirements for these workers and the approach to finding locations suitable for necessary housing. Among these include the health and wellbeing of construction workers. To address this, Horizon has determined a maximum 30 minute drive time between Temporary Workers' Accommodation and the Power Station Site. Another principal consideration was the effect on communities within which the accommodation would be located and those through which workers would need to be transported. Other factors which contributed to the location of the Temporary Workers' Accommodation include planning constraints, environmental constraints, impacts to the Welsh language and culture, socio-economic factors such as legacy of permanent housing, community severance, and impacts to tourism. Traffic and transport and impacts on the highway network were also a key factor in determining the			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			proposals for locating the Temporary Workers' Accommodation.			
100040	8	Support Rhosgoch as a campsite as the proposed shift pattern, during construction would make it easier on the community and the workers when travelling on that road.	Please refer to response to IDs 41 (7), 55 (7) and 100055 (7) regarding proposed shift patterns.		✓	
100042	8	Due to the construction shift working pattern strongly advocate for accommodation site to be closer to the building site.	Please refer to Response ID 100035 (8). Also, refer to the Temporary Workers' Accommodation appendix, where additional information can be found.		✓	
100050	8	Believe it is common sense to put the site closer to the construction site because of the shift working pattern.	Please refer to Response ID 100035 (8). Also, refer to the Temporary Workers' Accommodation appendix, where additional information can be found.		✓	
100051	8	See construction shift working. Common sense dictates a site closest to the building site will be easiest for all concerned.	Please refer to Response ID 100035 (8). Also, refer to the Temporary Workers' Accommodation appendix, where additional information can be found.		✓	
100060	8	Given the construction site shirt working pattern, it would be prudent to have a site closer to the building site.	Please refer to Response ID 100035 (8). Also, refer to the Temporary Workers' Accommodation appendix, where additional information can be found.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100064	7	7.1 In general, the movements of large numbers of workers on and off site will create significant issues of noise and potential air quality issues. GP 14 of the SPG provides guidance on how issues associated with the movement of construction workers should be addressed. 7.2 The Council would suggest that daytime shift changeovers should avoid peak travel to school times in order to avoid prolonging the areas already long travel to school times. An in order to protect the amenity of local residents, traffic movements between 11:00pm and 7:00am should be avoided. 7.3 Given the Council's planning policy position of Rhosgoch, it is very disappointing that Horizon are deliberately posing leading questions on shift patterns and shuttling buses to and from Rhosgoch. However, the general principle of having split shift patterns is supported	7.1 The impact from traffic and transport of construction workers and materials is assessed as part of the Environmental Impact Assessment. This will determine the mitigation required. Please refer to the PEI Report published as part of the Stage Two Pre-Application Consultation for preliminary assessment findings, and to volumes B3 Traffic and Transport, B4 Noise and Vibration and B5 Air Quality in particular. Please refer to Response IDs 41 (7), 55 (7) and 100055 (7) regarding the movement of construction workers. Consideration of a number of IACC Supplementary Planning Guidance documents has been undertaken by Horizon. Please see further details in the Planning Statement Framework, available alongside the Stage Two Pre-Application Consultation materials. 7.2 Please see Response ID 41 (7) regarding consideration of school times in determination of shift patterns. Further, traffic movements between the hours of 11:00pm and 7:00am will be kept to a minimum, as possible, with consideration of impacts on communities across Anglesey.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		as it minimises impacts during peak periods. 7.4 The Council would suggest that Horizon need to communicate with local bus companies and work with them to ensure that they have the capacity to deal with this demand. Also, Horizon should consider that local bus companies will need to take children to school and shift patterns should work around this to ensure that the bus companies are able to do both with minimal disruption.	However, the evening shift (beginning at 1630, 1700 and 1730) will need to be returned to Temporary Workers' Accommodation and/or the park and ride facility during this overnight time. The potential effects of this transport is being assessed as part of the EIA work and will be reported in the Environmental Statement submitted alongside the application for DCO. While further work is ongoing in relation to the optimal shift pattern for the construction programme, a precautionary approach has been adopted for the purposes of assessment work, to ensure that the potential for adverse effects has been fully considered. Further information on the impact of construction worker related traffic, particularly during peak hours, was presented in the Traffic and Transport Technical Note, which accompanied the Stage Two Pre-Application Consultation. Please refer to chapter 5 of the Stage Two Main Consultation Document for further information. 7.3 The IACC position on Rhosgoch is noted, along with the support for split shift patterns.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			7.4 At the appropriate time, Horizon will endeavour to work with local businesses, including local bus service providers to ensure that they are aware of the potential opportunities and to assist them with preparation for future work opportunities. Horizon has undertaken a review of the current bus services to determine the feasibility of shuttle bus services. Please refer to chapter 8 of the MCD published as part of the Stage Two Pre-Application Consultation regarding Horizon's approach to supporting the supply chain. As presented in Response ID 41 (7), the timing of the shift pattern proposals has taken into consideration the start and finishing times for schools which should provide local bus companies the ability to involve themselves in transport of construction workers if they decide to involve themselves in the Horizon supply chain.			
100069	9	A wider point relating to workforce - the current documentation recognises the longevity of the development and commitment to mitigate these effects however it is suggested that greater detail is required on the shift patterns over the	Nuclear power stations are intended to remain at full power throughout their operating cycle. Operations staff would work on a shift system covering 24 hours per day, seven days per week and their schedule would usually include a week for ongoing training and requalification, delivered			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		operational period because of the impact on infrastructure and other services including education	at Horizon training facilities. It is expected that the rest of the operational workforce would work office hours, typically starting their day between 07:00 and 09:00, finishing between 15:00 and 17:00. The permanent operational workforce is expected to reach up to 850 workers, comprising a combination of Horizon staff and contractors. In addition to this, up to an additional 1,000 temporary workers would be needed for planned outages (similar to the outage operations at the existing Magnox Power Station). Chapter 8 of the MCD published as part of the Stage Two Pre-Application Consultation provides details of the operational jobs roles and sets out Horizon's Jobs and Skills Strategy, which includes proposals for securing an appropriate pipeline of suitable and qualified staff for the Power Station. Chapter 8 of the MCD also includes the working assumptions relating to the shift patterns for the permanent Power Station staff, while chapter 10 of the MCD sets out proposals for travel planning measures to meet the transport requirements of the operational workforce.			

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A27 Summary of Feedback from Project Update January 2016 Consultation

PROW Comments

A27.1 This table includes comments received in response to January Project Update Consultation Questions which were categorised under 'PROW'.

A27.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact

Table A27.1 PROW Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
38	3	Anglesey seems a popular place to retire to - which is what my husband and I did, so walking for us means a gentle stroll with few hills but on the other hand Anglesey does attract a lot of hikers who do an awful lot of miles each day so a mix of gentle and more challenging routes would perhaps be suitable. Regarding planting, I think whatever encourages wildlife would be preferable - hawthorn hedges	Horizon has been working with a number of technical stakeholders, including the Isle of Anglesey County Council (IACC), Sustrans Cymru, Ramblers Cymru, Ynys Môn Ramblers, the Local Access Forum and Natural Resources Wales (NRW) to consider the potential effects and possible opportunities in respect of public access and recreation. This is assessed in volume B2 of the Stage Two Preliminary Environmental	✓		

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		may not be pretty but they provide nesting sites for sparrows and other small birds and the fact that so many birds can be viewed encourages the bird-watching fraternity - perhaps a few "hides" along the footpaths, along with seats for the oldies amongst us, would make the days out more enjoyable - somewhere to enjoy a picnic is always appreciated and litter bins close by would also be appreciated!	Information (PEI) Report which considers the likely effects of the Wylfa Newydd Project on existing walking and cycling provision, and possible approaches to mitigation and enhancement. Type of routes to be provided It is envisaged that a network of footpaths and recreational routes (including diverted/realigned routes) would be provided around the Power Station Site, with proposals incorporated into the Landscape and Environmental Masterplan (LEMP) for the Wylfa Newydd Development Area. In broad terms, Horizon would seek to provide a similar overall total length of walking routes to replace those that would need to be permanently closed as a result of the Wylfa Newydd Project. In order to suit different users, a mix of gentle and more challenging routes would be designed. Consideration is being given to the provision of new cycle routes across the Wylfa Newydd Development Area in conjunction with final			

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			landscape restoration, as well as diversion of the Copper Trail. Please refer to chapter 7 of the Stage Two Pre-Application Consultation Pre-Application Consultation Main Consultation Document (MCD) for information regarding the LEMP. Planting In order to respect the character of the existing landscape, planting utilising trees and hedgerows characteristic of the area would be undertaken wherever possible. Retained hedgerows may be enhanced with planting to create species rich hedgerows. Woodland planting would be designed to supplement screening provided by proposed landscape mounds to address consultation requests, whilst at the same time balancing the extent of tree planting with the relatively open character of the surrounding landscape.			

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			Please refer to chapter 7 of the Stage Two Pre-Application Consultation MCD for further information. Measures to address the effects upon landscape and visual amenity have been mostly embedded within the development through the proposed design (for example, retaining the field boundaries, hedgerows, grasslands and setting the development back from watercourses, wherever appropriate). Additional landscape proposals include new native hedgerows, new native tree and shrub planting, new native woodland planting, and amenity and species rich grassland planting. A LEMP would be prepared for the construction, operation and decommissioning phases of the development. The plan would detail landscape planting, monitoring and a maintenance regime to help the proposed landscaping scheme establish successfully, as well as form visual screening, provide landscape character and increase biodiversity. A Planting Strategy for the reinstatement would be developed as part of the Royal Institute of British Architects (RIBA) Stage Two Design. This would build on the strategy developed for the temporary design, focusing on planting native tree and			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			shrubs to reinforce existing woodland, hedgerows and create new links with existing habitats. Please refer to volume B11 of the Stage Two Pre-Application Consultation PEI Report (landscape and visual assessment) for further information. Preliminary assessment of potential impacts of the Project on birds is reported in volume 8 of the Stage Two Pre-Application Consultation PEI Report (terrestrial ecology). Bird watching Volume B2 of the Stage Two Pre-Application Consultation PEI Report provides preliminary assessment of the potential effects of the construction, operation and decommissioning activities of the Power Station on public access and recreation. This topic includes onshore recreation, including bird watching. The construction of a hide on Wylfa Head for bird and marine wildlife watching is under			

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			consideration. Current proposals focus on the potential to convert the existing coastguard lookout post. . On clear days, long-distance views of the sea, Anglesey and Snowdonia are achievable from the Wylfa Newydd Development Area. The network of footpaths would link to a series of viewpoints. Interpretation boards would be provided at the viewpoints to explain the features that could be seen. Amenities New picnic areas and benches would be provided at Porth yr Ogof, Porth Wylfa and the new Visitor Centre (see figure B2.3 of the Stage Two Pre-Application Consultation PEI Report). The provision of seating and picnic areas is also under consideration.			
44	3	I'd like to see Cycle [sic] routes included and some freshwater ponds or lakes?	Cycle routes A number of public rights of way, including the Wales Coast Path, would be affected by construction activities, necessitating diversions and some closures. The existing Cemlyn Road, which is part of the Copper Trail cycle route,			✓

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			would also need to be closed through the Power Station Site. Nanner Road provides an alternative access to Cemlyn Bay from the A5025 and highway works will deliver improvements to the latter route making it safer for road users. Details of the proposed works associated with public access are set out in the Public Access and Recreation chapter (Volume B2) of the Stage Two Pre-Application Consultation PEI Report. Potential to improve cycling routes and accessibility have been considered as part of developing the proposals for both highway improvements and landscape design. Please refer to chapters 7 (LEMP) and 11 (highway improvements) of the Stage Two Pre-Application Consultation MCD for further information. Waterbodies No freshwater ponds or lakes are currently proposed as part of the LEMP (please refer to chapter 7 of the Stage Two Pre-Application Consultation MCD for further information),			

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			although some waterbodies may be created as part of ecological or drainage mitigation.			
10066	3	What about the walking areas on the coastal path	Wales Coast Path A number of public footpaths, including the Wales Coast Path, would be affected by the Project, necessitating diversions and some closures. Potential effects and possible opportunities in respect of public access and recreation are assessed in volume B2 of the Stage Two Pre-Application Consultation PEI Report which considers the likely effects of the Wylfa Newydd Project on existing walking and cycling provision, and possible approaches to mitigation and enhancement. New footpaths and recreational routes are proposed to replace existing routes closed to facilitate construction. This network of new footpaths and recreational routes (including diverted/realigned routes) would be provided around the Power Station Site, and proposals incorporated into the LEMP proposals for the Wylfa Newydd Development Area. Chapter 7 of the MCD, part of the Stage Two Pre-Application	✓		

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			Consultation, provides further details. Figure 7.5 (of the same document) provides an indicative illustration of how the final landscaping proposals including paths would appear on completion of construction and during early operation of the Power Station. During the early stages of enabling works activities, it is proposed that the Wales Coast Path would route along the coast of Porth-y-pistyll and, subject to agreement with Magnox Limited and the Nuclear Decommissioning Authority (NDA), along the coastline in front of the Existing Power Station before continuing around the coastline of Wylfa Head. In advance of main construction, the Wales Coast Path would need to be re-routed to avoid the Power Station Site construction activities. This would involve moving the route inland to skirt along the construction boundary fencing between Cemlyn Bay and Cemaes, before linking back to the coastal route to Wylfa Head. This would maintain continuity of the route, connections to			

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			key destinations and also allow users views over some of the construction activities for the Power Station. Horizon is also working with the NDA, Magnox Limited and the relevant regulators for the Power Station to explore the potential to reinstate the Wales Coast Path along the coastline of Porth-y-pistyll once the Power Station is operational. This is an aspiration of consultees that has been recognised by Horizon during the analysis of the Stage One Pre-Application Consultation responses. Please refer to response ID 38 (3) for further information regarding footpath proposals.			
100021	3	All existing footpaths and cycle routes should be maintained because of their importance to visitors & locals alike.	Please refer to response ID 44 (3) and 10066 (3) regarding footpaths and cycle routes.			✓
100062	3	What will happen to the coastal path? Many people visit the island to walk it. This will certainly affect the tourism industry.	In advance of main construction, the Wales Coast Path would need to be re-routed to avoid the Power Station Site construction activities. This would involve moving the route inland to skirt			✓

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			along the construction boundary fencing between Cemlyn Bay and Cemaes, before linking back to the coastal route to Wylfa Head. This would maintain continuity of the route, connections to key destinations and also allow users views over some of the construction activities for the Power Station. Horizon is working with the Nuclear Decommissioning Authority (NDA), Magnox Limited and the relevant regulators for the Power Station to explore the potential to reinstate the Wales Coast Path along the coastline of Porth-y-pistyll once the Power Station is operational. Please refer to chapter 10 (transport) of the Stage Two Pre-Application Consultation MCD for further information.			
100070	3	[Illegible] seems fair. Diverted footpaths should be positioned regarding distance and [illegible] from the path. I'd prefer steeper mounds with smaller footpaths. Cycle access to the site is important.	Please refer to response ID 38 (3) and 44 (3) regarding footpaths and cycleways.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100063	1	12. Public Access and Recreation Strategy Factsheet 12.1 NRW can support the general principles outlined in the Fact Sheet as it is at a high-level strategic scale. The enhancement and promotion of access, particularly on the coast, is of benefit to the local community and visiting public and should therefore be integral to the development of the scheme. 12.2 The identified short term aspiration to route the Wales Coast Path (WCP) along the Porth y Pistyll foreshore and then in front of the existing power station to Wylfa Head is potentially beneficial. The temporary diversion brings the path closer to the coast. The current line of the Path is inland and the signage / infrastructure has an unmaintained and neglected feel. A new route would provide an opportunity to raise the standards of the Path. 12.3 Longer term during the construction phase, the WCP would need to be diverted inland. When this occurs, the directional signage and path furniture would need to be up to full	12.1 Thank you for your response, your comment is noted. Please refer to chapters 10 and 11 of the Stage Two Pre-Application Consultation MCD and volume B2 (public access and recreation) of the PEI Report for more detailed proposals. This is an important aspect for Horizon to consider, Horizon and will continue to engage with NRW on this issue. 12.2 Horizon agree that there is an opportunity to raise the standard of the path in this area and will continue to engage with NRW on this issue. Please refer to response ID 10066 (3) for further information. 12.3 While diversions of the Wales Coast Path are in operation, clear signage would be erected in English and Welsh to inform the public of diversion details. This forms part of the draft Public Rights of Way Strategy (PRoW) which sets out Horizon's approach to the management of PRoW throughout site preparation and clearance, the construction and operation of the Power Station	✓		

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		National Trail standards. Of particular importance is the need to protect and enhance access to Wylfa Head during all phases of the scheme as this is an important and popular section of the WCP. 12.4 NRW acknowledge the general principles for enhancing and promoting recreation and access opportunities outlined in the Strategy / Fact Sheet. The WCP should be protected and managed as a priority during all phases of the development and should act as a focal point for all access and recreation enhancements undertaken as part of the scheme. The development of infrastructure and access facilities should not have a negative impact on the rugged character of the area's coastal landscape.	and the approach to diverting or extinguishing the PRoW that would be affected by the Project. 12.4 Please refer to response ID 10066 (3) and volume B2 of the Stage Two Pre-Application Consultation PEI Report for further information.			
100069	5	In addition it is noted that paths may be temporarily closed and early engagement with the local authorities and Natural Resource Wales in relation to the Wales Coastal path is essential. The Welsh Government is keen that the principle of least restrictive access be	Please refer to response ID 10066 (3) and chapter B2 (public access and recreation) of the Stage Two Pre-Application Consultation PEI Report for further information on public access and the Wales Coastal Path.			✓

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		implemented where practicable. A prompt reinstatement of all the routes is necessary to minimise disruption to the local community and the tourism industry.	Horizon is actively engaged in discussions with IACC, NRW and other representative agencies regarding closure of footpaths, as well as relocation of the Wales Coast Path. This is represented in the preparation of our Public Access and Recreation Strategy, as well as our Cycling Strategy.			
100064	Appendix 4	It is agreed that there should be long-term public access to Wylfa Head and coastal strip to the East. This access should be part of the approach to encouraging access to the site, integral to its management as a Nature Reserve.	Please refer to response ID 10066 (3) and volume B2 of the Stage Two Pre-Application Consultation PEI Report for further information on public access and the Wales Coastal Path. Refer also to chapter 7 (proposed LEMP) of the Stage Two Pre-Application Consultation MCD, which includes figures showing the Wales Coastal Path diversion options.			✓
100064	Appendix 4	The Council fully support future plans to improve facilities for all users and enhance the existing networks and provide new networks to compensate for those lost during the construction period.	Thank you for your response, your comment is noted.			✓

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100064	Appendix 4	A theme that has potential for development is activities such as kayaking, surfing, coaststeering, sailing etc. For example, Rhosneigr is very popular with tourist in terms of windsurfing which attracts many visitors to the area. Work is going on between the Sports Development Unit, community and private sector to attract more locals to take advantage of what is on the doorstep. There is no reason why this opportunity to participate in water based activities cannot be replicated in the North on Anglesey and will create benefits for locals & tourists and create jobs for local people in the Outdoor industry which is a growing sector.	Preliminary assessment of the Project's impact on offshore recreation is assessed in volume B2 of the Stage Two Pre-Application Consultation PEI Report. While the direct promotion of such activities is not currently under consideration by Horizon, the emerging voluntary benefits strategy includes a Charitable Donations and Community Support Scheme. It may be appropriate for an outdoor pursuits company to apply for funding through application to this Scheme.			✓

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A28 Summary of Feedback from Project Update January 2016 Consultation

Waste Comments

A28.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under waste.

A28.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A28.1 Waste Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
36	1	I am totally against it. enough is enough you've already ruined the Island and will take years to get rid of the waste already generated. The old Wylfa cannot be stripped for over 100 years. [part of a response with additional topics]	Horizon understands the community concern about the safe management of waste on the Power Station Site and have developed a Radioactive Waste Management Strategy to outline the strategy for disposal, in line with regulatory requirements. The Horizon waste hierarchy is a fundamental component of Horizon's Integrated Waste Strategy (IWS). Horizon applies the principles of the waste hierarchy to			✓

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			minimise the volume and level of radioactivity of wastes generated. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of the radioactive waste expected to be produced. Horizon's waste management strategy meets relevant legislative and regulatory waste management requirements. Horizon is responsible for managing our waste on-site until the Geological Disposal Facility (GDF) is constructed. This is in line with Government Policy. Although Horizon is not responsible for the waste generated from the existing Magnox power station, it is appreciated that there are cumulative impacts between the two projects. Horizon is including the Magnox decommissioning within the list of projects considered in the Cumulative Impact Assessment (CIA), which is part of the Environmental Impact Assessment (EIA) process. The CIA is presented in Chapter 1, volume I of the Preliminary Environment Information (PEI) Report published as part of the Stage Two Pre-Application Consultation.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			Please see chapter 5 of the Main Consultation Document (MCD) of the Stage Two Pre-Application Consultation materials for further information on waste.			
100014	1	No oposition to the project as long as UK RULES APPLY; ensuring safety. What happens if a GDF is built within say 5 years of Wylfa Newydd going on line - will there then be a need to store spent fuel on site?	Horizon is responsible for managing radioactive waste on the Power Station Site until the GDF is constructed in line with Government Policy. The UK Government is responsible for the provision of a disposal solution for spent fuel and Intermediate Level Waste (ILW). Government policy requires Horizon to store safely and securely, spent fuel and ILW produced within the Nuclear Licensed Site (NLS), until it can be disposed of to a national GDF. Once the GDF is built, it will first accept wastes from existing nuclear power stations and then wastes from new nuclear power stations. Horizon will store and manage all ILW and spent fuel on the NLS in secure purpose built facilities for up to 140 years. The storage period is a result of the GDF not being immediately available, as well as the heat constraints associated with the GDF which require a period of cooling for the spent fuel prior to disposal. In the event that the GDF becomes available in earlier timescales than currently anticipated, Horizon can			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			reassess the need and timeline for storage of radioactive waste at the Power Station Site. The proposals for the location of the spent fuel stores are included in chapter 6 of the MCD published as part of the Stage Two Pre-Application Consultation.			
100071	1	**Radioactive waste** Another argument used to support the construction of new nuclear reactors is that the volume of waste produced will be small, with a 16GW programme producing only approximately 10% of the volume of existing wastes. (20) This implies that the additional amount will not make a significant difference to finding an underground dump for the wastes the UK's nuclear industry has already created. The use of volume as a measure of the impact of radioactive waste is, however, highly misleading. Volume is not the best measure to use to assess the likely impact of wastes and spent fuel from a new reactor programme, in terms of its management and disposal. New reactors will use so-called 'high burn-up fuel'	The majority of spent fuel produced by existing nuclear reactors is 'reprocessed' or recycled. For new nuclear power stations, government policy states that developers should proceed on the basis that spent fuel will not be reprocessed and instead, appropriate storage arrangements should be provided on-site for spent fuel prior to disposal to the GDF. See the "UK Government White Paper: "Meeting the Energy Challenge (May 2007)" for full details. Once the GDF is built, it will first accept wastes from existing nuclear power stations and then wastes from new nuclear power stations. In accordance with government policy, Horizon's strategy is to store safely and securely, spent fuel on the Power Station Site until the point of disposal to the GDF, when it will be repackaged into disposal containers. At the point of repackaging the spent fuel		✓	

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		which will be much more radioactive than the spent fuel produced by existing reactors. So rather than using volume as a yardstick, the amount of radioactivity in the waste – and the space required in a deep geological repository to deal with it - are more appropriate ways of measuring the impact of nuclear waste from new reactors. Radioactive Waste Management Ltd (RWM) has developed a detailed inventory of radioactive waste for disposal in its proposed geological disposal facility (GDF) which it calls the 'Derived Inventory'. This inventory is subject to uncertainty due to a range of factors such as uncertainty about the life of the AGR reactors and what happens to the UK's plutonium inventory, and, of course proposals for new reactors. (21)	into disposal containers, the intent to discard it will have been firmly established and it will be classified as a waste and disposed of to the GDF. Prior to the point of repackaging spent fuel into disposal containers, there remains flexibility in how spent fuel could be managed, allowing for a change in strategy if reprocessing were to become available in the future.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100071	1	However, we can see from RWM figures that the radioactivity of waste from existing nuclear facilities is expected to be 4.77 million TBq in 2200. Yet the radioactivity in spent fuel alone from a 16GW new reactor programme is expected to be 19 million TBq. Thus the radioactivity in spent fuel from a 2.7GW Wylfa B would be around 3.2 million TBq – roughly equivalent to 67% of the waste from existing facilities. We note that spent fuel could be stored on the Wylfa site for up to 140 years after the end of power generation (i.e. until around 2225). That means Anglesey could play host to waste with a radioactive content equivalent to almost 70% of the UK's existing radioactive waste inventory for the next two hundred years. TABLE NOT INCLUDED HERE. REFER TO ORIGINAL RESPONSE.	It is correct that, given the current regulatory framework and programme for construction of a GDF, radioactive waste could remain on the Power Station Site for up to 140 years. However, this would not require Anglesey, or the Wylfa area specifically, to play host to 70% of the UK's existing waste inventory. As/when a GDF is constructed, it will first accept wastes from existing nuclear power stations and then wastes from new nuclear power stations. As such, waste from the existing Magnox power station could be moved off the island in a timeframe shorter than 140 years. Similarly, as soon as the GDF is available (and the Wylfa Newydd Project is generating radioactive waste), after the required storage/cooling time on the Power Station Site, the radioactive waste could be moved off the island to the GDF. A breakdown of the packaged volume of the "2013 Derived Inventory" of wastes by industry shows that Commercial Reactor Operation comprise 19.9% of the inventory, New Build Commercial Reactor Operation at 12.3%, with the largest component resulting from Sellafield (48.3%).			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100063	1	13. Radioactive Waste Strategy Factsheet 13.1 The strategy sets out HNP's aims and key principles but does not make clear the regulatory requirements; viz. minimising radioactive dose to the public to As Low As Reasonably Achievable (ALARA) through the application of Best Available Techniques (BAT) to minimise waste arisings requiring disposal, makes disposals in ways that minimise the impacts and minimise volumes of waste for disposal. This could be set out in a call-out box. Reference to complementary Licence Conditions may similarly be valuable. 13.2 The use of the term 'tried and tested' is used within HNP's aim. Alternatively, you may wish to consider phrasing that incorporates the expectation that new nuclear stations and the generation, management and control of radioactive wastes meets the highest standards, utilising best practice, and applying regulatory principles such as optimisation, ALARA and BAT.	13.1 In response to feedback from consultation as well as continued engagement with regulators, Horizon has recently produced an IWS that will be shared with regulators. The IWS clearly sets out Horizon's commitments to demonstrating Best Available Techniques (BAT) and As Low As Reasonably Possible (ALARP), minimising the generation of wastes, applying the waste hierarchy and seeking to achieve optimisation wherever reasonably practicable. Relevant site licence conditions are identified and reference is made to the discrete environmental permit conditions that will be defined by Natural Resources Wales in the Environmental Permit — Radioactive Substances Regulations. 13.2 Noted, however "tried and tested" remains appropriate to the IWS. This wording incorporates the principle of Best Available Techniques alongside a balanced approach in relation to cost. 13.3 Noted, the strategy will be revised to reflect this language.	✓		

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		13.3 For each of the sections on gaseous and liquid radioactive discharges and solid waste disposals, the text could indicate how the strategies to be employed accords with the regulatory requirements and UK Government discharge strategy. 13.4 The strategy makes no reference to the requirement to keep disposal strategies under review to ensure they remain BAT. We suggest that the strategy could be strengthened by inclusion of an indication that the disposal strategies will be subject to regular review and optimisation to ensure discharges and radiological impacts are kept as low as reasonably achievable (ALARA), consistent with UK Government Policy and regulatory requirements. 13.5 We note the table indicating the disposal strategies for the various waste streams. We suggest that you may wish to consider revising the text where applicable to clarify that wastes disposed off site can only be to permitted facilities authorised by the relevant regulators. Moreover although mention is made of disposal to the LLWR, other disposal facilities may be available that	13.4 Noted, the strategy will be revised to reflect this language. 13.5 Noted, the strategy will be revised to reflect this language. 13.6 Noted, the strategy will be revised to reflect this language. 13.7 Through regular engagement with Natural Resources Wales Horizon will seek to gain greater insight into which parts require further detail and will endeavour to provide it in public-facing documents, where appropriate.			

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		HNP will consider using with regulatory approval. Where mention is made of repackaging, we suggest clarifying if this to be at a bespoke on-site facility. 13.6 The Strategy refers to the proposed use of a Geological Disposal Facility (GDF) as being 'Government policy'. Although not incorrect, it is slightly inaccurate as the policies of radioactive waste disposal for long term disposal differ between England, Wales and Scotland. 13.7 NRW recommend that HNP provide greater detail on some aspects of the Strategy relating to regulatory requirements. This will help provide more relevant and useful information for the public.				
100064	12	12.1 The Council welcomes the information contained within the Project Update which outlines the different types of radioactive waste and how this is treated. The fact remains that without a Geological Disposal Facility, spent fuel will remain onsite at Wylfa Newydd for 140 years after the end of	Horizon has recently prepared an IWS to provide further detail on the storage and disposal of nuclear waste on the Power Station Site. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of radioactive waste expected to be produced by the Project. Horizon's IWS meets relevant legislative and			✓

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		electricity generation. This is an area of concern so we would welcome more detail on the storage and disposal of nuclear waste on site in PAC2 documentation and beyond.	regulatory waste management requirements. The Radioactive Waste and Spent Fuel Management Strategies comprise part of the suite of strategies that have led to the development of the IWS. The proposals for the location of the spent fuel stores, as well as more information on the necessary storage and disposal of radioactive waste, are included in chapter 6 of the MCD published as part of the Stage Two Pre-Application Consultation.			
100064	1	The document [Radioactive Waste Strategy] refers to on-site storage of radioactive material with the possibility that it could remain on site for up to 200 years whereas previous consultations refer to 'interim' storage which implied short term. Such long term possibilities need to factor in different scenarios for climate change and sea level rise (including higher rates than currently thought most likely). There is general uncertainty for this subject and it is suggested that very careful consideration should be given to the open ended nature of this site for such a use.	Please refer to response to ID 100071 (1). An IWS has been produced to provide further detail on the storage and disposal of nuclear waste on the Power Station Site. The IWS can be found in Chapter 15 volume B of the PEI Report, published as part of the Stage Two Pre-Application Consultation. Horizon has conducted a number of optioneering studies to identify the most appropriate way to manage and dispose of the radioactive waste expected to be produced by the Project. Horizon's Waste Management Strategy meets relevant legislative and regulatory waste management requirements. While the proposed length of time for storage of radioactive waste on the Power Station Site (up to 140 years after the end of power generation) is quite a long time, it			✓

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		The Lifelong Learning Directorate agrees with the "Waste Hierarchy" and suggests that this could be used in education programmes mentioned in the Education Engagement Strategy above. There are several primary schools in close proximity to the Wylfa Newydd site. Any waste (solid, liquid or gaseous) would need to have defined radioactive content i.e. limits and quantities of waste. Monitoring would also be required so that there are no radioactive leaks to affect schoolchildren in the vicinity of the Wylfa Newydd site. The Lifelong Learning Directorate would also need to know the location of: a) Incinerator for the Dry LLW waste b) The Low level Waste Repository (LLWR) c) The permitted landfill site d) LLW processing facilities e) Wet ILW processing and storage facilities f) Dry HLW decay storage facility g) Spent fuel storage facility h) Geological Disposal Facility (GDF).	remains a temporary or interim storage location, prior to the waste being transported to a GDF. Horizon is happy to share the Waste Hierarchy and the underpinning information with the Lifelong Learning Directorate to use for educational purposes. Horizon will continue to share this information in appropriate school/educational programmes as well. The location of the various elements of the Wylfa Newydd Project have further been identified as part of the Stage Two Pre-Application Consultation process. As part of the design development of the Project and continued engagement with regulators, Horizon has committed to meeting the regulator requirements surrounding radioactive waste. When this information is confirmed (at the time of submittal for Environmental Permit), Horizon is happy to work with the Lifelong Learning Directorate to share the requested information. The key mechanism we use for minimising discharges and disposals and resulting impacts from release of radioactive material to the environment is through the strict application of BAT to the management of			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		With regard to their proximity to local schools: The Lifelong Learning Directorate seeks reassurance that radioactive waste would not pose a threat to local residents and school pupils – the closest school to Wylfa is Cemaes School. Any waste taken off site is likely to be transported on the A5025 (either as it is or following improvements) and the Lifelong Learning Directorate seeks reassurance that radioactive waste would not pose a threat to local residents and school pupils on any other part of Anglesey. What would the security arrangements be for the spent fuel store?	radioactive wastes. Demonstration of the application of BAT is a key requirement of the Environmental Permitting Regulation. These measures would ensure the waste would not pose a threat to local residents and school children. The security of the Power Station Site and any waste stored within it, or transported from it would be managed in accordance with the Nuclear Industries Security Regulations (NISR) 2003 under the direction of the Office for Nuclear Regulation.			
100069	13	The Welsh Government has adopted a policy for the geological disposal of higher activity radioactive waste based on communities voluntarily entering discussions potentially to host a geological disposal facility. Potential host communities can withdraw from those discussions at any point and there will be a final test of public support within the host community before any final decision is taken.	To augment the independent Radioactive Waste Management Strategy, Horizon has recently prepared the IWS to include all wastes expected at the Power Station Site as part of the Project. This has been shared with the appropriate regulators. The IWS clearly sets out Horizon's commitments to demonstrating BAT and ALARP, minimising the generation of wastes, applying the waste hierarchy and			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		Officials will have further discussions about the waste management arrangements and support Horizon on aspects to minimise the waste from construction and encouraging all aspects of waste to be considered during the design stage of the work. All aspects of construction including sub-contractors should be urged to work with WG Construction Sector team and WG Waste Policy Unit. Officials can arrange for support to be provided on request	seeking to achieve optimisation wherever reasonably practicable. Horizon welcomes the opportunity to continue working with Welsh Government on the issue of waste management. Upon determination of the location and subsequent construction of the GDF, Horizon will implement its plans for transporting radioactive waste generated by the Wylfa Newydd Project to the GDF.			

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A29 Summary of Feedback from Project Update January 2016 Consultation

Architecture Comments

A29.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under 'Architecture'.

A29.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table 29.1 Architecture Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
41	2	The structural and architectural strategy doesn't really concern me as I nor my family would want to be around that area when it's up and running.	Thank you for your response. Your comment has been noted.			✓
100021	2	Not mcuh [sic] to say here. All the buildings for power station must blend in (as far as possible) with surrounding landscape. We do not	More than 75% of consultation respondents have indicated a preference for a 'blend' into the local landscape over 'bold' approach.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		want the same blot on the landcape as the awful wind turbines in L/pool Bay St. Georges Channel. [part of a response with additional topics]	The design of the Power Station Site continues to be developed. It seeks to utilise local materials and colours, while allowing designers the opportunity to be creative and imaginative when developing detailed proposals for each building. Horizon has developed three options for how the 'blend' approach could be interpreted across the Power Station Site and the public facing buildings. These were presented as part of the Stage Two Pre-Application Consultation materials. The potential visual impact of the Wylfa Newydd Project is currently being assessed as part of the Environmental Impact Assessment (EIA). This assessment shall also recommend mitigation to reduce visual impacts where appropriate. Preliminary findings of this assessment are included within the Preliminary Environmental Impact (PEI) Report that was published as part of the Stage Two Pre-Application Consultation materials. Horizon has set out their Draft Masterplan for the Wylfa Newydd Project Main Site, available as part of the Stage Two Pre-Application Consultation materials. This document provides an overarching site vision masterplan for the Wylfa			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			Newydd Power Station Site. It provides an integrated explanation of the proposed Power Station buildings and plant, together with the site infrastructure, landscape and ancillary buildings. Draft Masterplans are also available for the park and ride facility, logistics centre, Temporary Workers' Accommodation and the Off-Site Power Station facilities.			
36	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 10021 (2) for further information.			✓
36	13a reason	blend with local environment, should be almost invisible. The current Wylfa is ugly.	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
36	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
36	13b reason	should be a tasteful tourist attraction	An assessment of potential impacts to the tourist industry is currently being undertaken and includes a visitor behaviour survey, a Tourism Impact Assessment, a draft Tourism Strategy and consultee meetings with the Anglesey Tourism Association and Destination Anglesey Partnership. Further information on the likely impact on tourism is available in Volume B1 of the PEI Report.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			A visitor and media reception centre is proposed to be a positive hub for Horizon and the Wylfa Newydd Project. It will provide information on how nuclear energy works for tourists, Horizon and the Wylfa Newydd Power Station and will be used to host exhibitions, conferences and education events.			
36	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
36	13c reason	out of view and on site for all temp accommodation or very low impact on local areas	The visual impact of the development is currently being assessed as part of the EIA and mitigation will be determined. Preliminary findings of this assessment were included within the PEI Report that was published as part of the Stage Two Pre-Application Consultation materials. Horizon has sought to limit the impact of construction workers on communities and local services through developing a balanced approach to the provision of accommodation, which includes both re-use of empty properties, use of tourism accommodation and rental properties and developing smaller sites for permanent housing, within or on the edge of settlements; as well as providing self-contained campus style accommodation. The preferred sites for the development of Temporary Workers' Accommodation (TWA) are as follows: • Madyn Farm, Amlwch (west of the B5111), a site of 50 houses to provide up to 200 bed spaces for construction workers, which would revert to permanent housing (a			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			proportion of which would be affordable) following the completion of the construction works; • Rhosgoch (former Shell site) for the provision of up to 1,500 bed spaces for temporary workers in campus style accommodation; and • Kingsland and Cae Glas at Holyhead, identified for up to 3,500 temporary bed spaces. This would provide a legacy of holiday accommodation and permanent residential development following the completion of the construction works. Further details on the architecture of the Temporary Workers' Accommodation can be found in the Temporary Workers' Accommodation Draft Masterplan.			
38	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
38	13a reason	I will attend one of your meetings to look more carefully at your plans but off the top of my head I've often thought that the existing building would have looked much better with a few turrets on it instead of the long, low, flat building. At a glance	Horizon is only considering the bold or blend design of the administration building, the visitor and media reception centre and the construction workers accommodation at this point. There are engineering design requirements that need to be adhered to for the main power station building and therefore there is limited scope to disguise the building. The visual impact is currently being assessed and this will inform the		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		and from a distance, which is where people view this building from, an old castle with turrets etc would look like it had been there for ever! [sic]	mitigation required. Mitigation already considered in the design includes the landscaping mounds that will help screen the development. Further mitigation may include landscaping and planting. Preliminary findings of a Landscape and Visual Impact assessment are included within the PEI Report that was published as part of the Stage Two Pre-Application Consultation materials.			
38	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
38	13b reason	I think the visitor centre would be best as a bold design - nuclear power is the future and anything that informs the visitor would be best to re-enforce the idea that nuclear power is the future.	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
38	13c	No option selected	No response necessary.		✓	
38	13c reason	Again, I would like to study your plans in more detail and reply at a later date.	Thank you for your response. Your comment has been noted. Further information on the architectural design of the Project was presented as part of the Stage Two Pre-Application Consultation.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
41	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
41	13a reason	As above, it's impossible to disguise such a vast construction so do your best!	Thank you for your response. Your comment has been noted. As you suggest, it is not be possible to entirely hide the Power Station. A visual impact assessment is being undertaken as part of the EIA process. This assessment will identify likely impact and recommend mitigation where appropriate. Preliminary findings of this are available within the PEI Report, published as part of the Stage Two Pre-Application Consultation materials. In addition, the design will include appropriate mounding and landscaping to reduce visual impact. A Landscape and Environmental Masterplan (LEMP) has been prepared to inform the Stage Two Pre-Application Consultation materials. This document has additional information regarding the plant and landscaping proposals.			✓
41	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
41	13b reason	As above	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
41	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
41	13c reason	As above	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
44	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
44	13a reason	We do not live in an architecturally "lovely" area - some new architectural blood would be a welcome change - though some nod to local materials and sensibilities would be welcome	Thank you for your response. Your comment has been noted. Horizon has set out the aesthetic principles of the architectural design and materials that will be used in construction of the Project buildings in the Main Consultation Document (MCD) and the Draft Masterplans, which were available as part of the Stage Two Pre-Application Consultation.			✓
44	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
44	13b reason	Create a statement and draw people to it	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
44	13c	No option selected	No response necessary.		✓	
44	13c reason	I'm not sure this is a real issue though would be for the workers of course	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
46	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
46	13a reason	no comment was made	No response necessary.		✓	
46	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
46	13b reason	no comment was made	No response necessary.		✓	
46	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
46	13c reason	no comment was made	No response necessary.		✓	
58	13a	no option selected	No response necessary.		✓	
58	13a reason	no comment was made	No response necessary.		✓	
58	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
58	13b reason	no comment was made	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
58	13c	no option selected	No response necessary.		✓	
58	13c reason	no comment was made	No response necessary.		✓	
61	13	No comment	No response necessary.		✓	
10057	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10057	13a reason	I want it to look as if it has always been in the ae [sic]	Please refer to Response to ID 41 (13a reason) and to Response ID 100021 (2) for further information.			✓
10057	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10057	13b reason	Not adventorous [sic] need it to look as if always been there	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10057	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10057	13c reason	Do not want it to stand out	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10058	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10058	13a reason	More pleasant on the [sic] eye	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10058	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10058	13b reason	Same as previous	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10058	13c	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10058	13c reason	Theneed [sic] for clearview [sic] of what is involved	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10059	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10059	13a reason	So as not to impact on the tourist industry	An assessment of potential impacts to the tourist industry is currently being undertaken and includes a visitor behaviour survey, a Tourism Impact Assessment, a draft Tourism Strategy and consultee meetings with the Anglesey Tourism Association and Destination Anglesey Partnership. Further information on the likely impact on tourism is available in Volume B1 of the PEI Report.			✓
10059	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10059	13b reason	As previous answer	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10059	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10059	13c reason	So as not to impact on the tourist industry	The visual impact of the development is currently being assessed as part of the EIA and mitigation will be determined. An assessment of potential impacts to the tourist industry is also currently being undertaken and includes a visitor behaviour survey, a Tourism Impact Assessment, a draft Tourism Strategy and consultee meetings with the Anglesey Tourism Association and Destination Anglesey Partnership. Further information on the likely impact on tourism is available in Volume B1 of the PEI Report.			✓
10060	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10060	13a reason	no comment was made	No response necessary.		✓	
10060	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10060	13b reason	Help every one.	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10060	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10060	13c reason	Create a legacy….!!!	Legacy benefits as a result of the Wylfa Newydd Project are expected to provide positive and lasting benefits to the community. These include employment, local and regional supply chain engagement, skills and training, apprenticeship schemes, highway improvements, social housing, Welsh language and culture support, sponsorship in further and higher education, schools engagement, tourism and charitable donations, community funding and sponsorship. Further details on the legacy benefits as a result of the Project can be found in chapters 4 and 21 of the MCD, part of the Stage Two Pre-Application Consultation materials.			✓
10061	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10061	13a reason	no comment was made	No response necessary.		✓	
10061	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10061	13b reason	no comment was made	No response necessary.		✓	
10061	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10061	13c reason	no comment was made	No response necessary.		✓	
10062	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10062	13a reason	no comment was made	No response necessary.		✓	
10062	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10062	13b reason	no comment was made	No response necessary.		✓	
10062	13c	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10062	13c reason	no comment was made	No response necessary.		✓	
10063	13a	Not answered	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10063	13a reason	11.1 We have commented previously in our PAC1 consultation response on the importance that colour and structure of the main reactor buildings will have on its place within the Anglesey landscape and coastline. This is a building which will be a landmark of the landscape for 60+ years. The architectural strategy relates to the ancillary buildings of the development, but provides no discussion of the largest components of the development - the reactor buildings. From existing examples across the UK, not least at Wylfa, it is clear that colour can be creatively used for nuclear reactor buildings. We look forward to this aspect being appropriately addressed within subsequent versions of the strategy and detailed design proposals.	Horizon has taken this comment on board and has presented visuals of the Power Station Site including reactor sites as part of Stage Two Pre-Application Consultation. Horizon has set out their Draft Masterplan for the Wylfa Newydd Main Site, available as part of the Stage Two Pre-Application Consultation materials. The Masterplan sets out the aesthetic principles of the architectural design and materials that will be used in construction of the Project buildings. The MCD has taken account of responses received to date, as well as engagement with the Design Commission for Wales, Natural Resources Wales, Isle of Anglesey County Council and other consultees.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10063	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10063	13b reason	no comment was made	No response necessary.		✓	
10063	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10063	13c reason	no comment was made	No response necessary.		✓	
10064	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10064	13a reason	no comment was made	No response necessary.		✓	
10064	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10064	13b reason	no comment was made	No response necessary		✓	
10064	13c	NR	No response necessary.		✓	
10064	13c reason	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10065	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10065	13a reason	Blend in because it is An [sic] area of outstanding beauty	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10065	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10065	13b reason	As before	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10065	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10065	13c reason	Buildings should not be visible from the road.	It will not be possible to fully blend the buildings into the landscape, but the visual impact assessment will inform mitigation and the design will include appropriate mounding and landscaping. Further mitigation may include landscaping and planting. Preliminary findings of this assessment are available within the PEI Report, published as part of the Stage Two Pre-Application Consultation materials.			✓
10066	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10066	13a reason	Visual impact from distance	The visual impact of the development is currently being assessed as part of the EIA and mitigation will be determined. Preliminary findings of this assessment are available within the PEI Report, published as part of the Stage Two Pre-Application Consultation materials. The design already includes landscape mounds that will be constructed to help minimise the visual impact for local receptors. Further mitigation may include landscaping and planting.			✓
10066	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10066	13b reason	As before	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10066	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10066	13c reason	As before	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10067	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10067	13a reason	no comment was made	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10067	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10067	13b reason	no comment was made	No response necessary.		✓	
10067	13c	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10067	13c reason	no comment was made	No response necessary.		✓	
10068	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10068	13a reason	no comment was made	No response necessary.		✓	
10068	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10068	13b reason	no comment was made	No response necessary.		✓	
10068	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10068	13c reason	no comment was made	No response necessary.		✓	
10069	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10069	13a reason	So does not stand out too much	See response to Response ID 41 (13a reason).			✓
10069	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10069	13b reason	So all can see and know where it is	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10069	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10069	13c reason	Do not need anything that spoils the landscape	See response to Response ID 41 (13a reason).			✓
10070	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10070	13a reason	no comment was made	No response necessary.		✓	
10070	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
10070	13b reason	no comment was made	No response necessary.		✓	
10070	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
10070	13c reason	no comment was made	No response necessary.		✓	
100007	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100007	13a reason	Will stop people moaning about the local landscape if it blends in.	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100007	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100007	13b reason	As above	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100007	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100007	13c reason	no comment was made	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100008	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100008	13a reason	no comment was made	No response necessary.		✓	
100008	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100008	13b reason	no comment was made	No response necessary.		✓	
100008	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100008	13c reason	no comment was made	No response necessary.		✓	
100014	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100014	13a reason	Face of company who should be proud of their efforts and achomplishments [sic]	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100014	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100014	13b reason	Blend to disguise	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100014	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100014	13c reason	Blend ready to remove at end of project	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100015	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100015	13a reason	no comment was made	No response necessary.		✓	
100015	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100015	13b reason	no comment was made	No response necessary.		✓	
100015	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100015	13c reason	no comment was made	No response necessary.		✓	
100021	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100021	13a reason	The reasons already given and should be obvious!	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100021	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100021	13b reason	no comment was made	No response necessary.		✓	
100021	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100021	13c reason	no comment was made	No response necessary.		✓	
100027	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100027	13a reason	NR	No response necessary.		✓	
100027	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100027	13b reason	NR	No response necessary.		✓	
100027	13c	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100027	13c reason	NR	No response necessary.		✓	
100028	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100028	13a reason	NR	No response necessary.		✓	
100028	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100028	13b reason	NR	No response necessary.		✓	
100028	13c	NR	No response necessary.		✓	
100028	13c reason	NR	No response necessary.		✓	
100030	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100030	13a reason	NR	No response necessary.		✓	
100030	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100030	13b reason	NR	No response necessary.		✓	
100030	13c	NR	No response necessary.		✓	
100030	13c reason	NR	No response necessary.		✓	
100033	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100033	13a reason	no comment was made	No response necessary.		✓	
100033	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100033	13b reason	no comment was made	No response necessary.		✓	
100033	13c	NR	No response necessary.		✓	
100033	13c reason	NR	No response necessary.		✓	
100037	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100037	13a reason	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100037	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100037	13b reason	NR	No response necessary.		✓	
100037	13c	NR	No response necessary.		✓	
100037	13c reason	NR	No response necessary.		✓	
100041	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100041	13a reason	NR	No response necessary.		✓	
100041	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100041	13b reason	NR	No response necessary.		✓	
100041	13c	NR	No response necessary.		✓	
100041	13c reason	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100042	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100042	13a reason	NR	No response necessary.		✓	
100042	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100042	13b reason	NR	No response necessary.		✓	
100042	13c	NR	No response necessary.		✓	
100042	13c reason	NR	No response necessary.		✓	
100044	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100044	13a reason	NR	No response necessary.		✓	
100044	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100044	13b reason	NR	No response necessary.		✓	
100044	13c	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100044	13c reason	NR	No response necessary.		✓	
100047	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100047	13a reason	NR	No response necessary.		✓	
100047	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100047	13b reason	NR	No response necessary.		✓	
100047	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100047	13c reason	NR	No response necessary.		✓	
100048	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100048	13a reason	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100048	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100048	13b reason	NR	No response necessary.		✓	
100048	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100048	13c reason	NR	No response necessary.		✓	
100049	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100049	13a reason	NR	No response necessary.		✓	
100049	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100049	13b reason	NR	No response necessary.		✓	
100049	13c	NR	No response necessary.		✓	
100049	13c reason	NR	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100051	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100051	13a reason	NR	No response necessary.		✓	
100051	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100051	13b reason	NR	No response necessary.		✓	
100051	13c	NR	No response necessary.		✓	
100051	13c reason	NR	No response necessary.		✓	
100053	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100053	13a reason	no comment was made	No response necessary.		✓	
100053	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100053	13b reason	no comment was made	No response necessary.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100053	13c	No option selected	No response necessary.		✓	
100053	13c reason	no comment was made	No response necessary.		✓	
100054	13a	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100054	13a reason	no comment was made	No response necessary.		✓	
100054	13b	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100054	13b reason	no comment was made	No response necessary.		✓	
100054	13c	No option selected	No response necessary.		✓	
100054	13c reason	no comment was made	No response necessary.		✓	
100055	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100055	13a reason	no comment was made	No response necessary.		✓	
100055	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100055	13b reason	no comment was made	No response necessary.		✓	
100055	13c	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100055	13c reason	no comment was made	No response necessary.		✓	
100059	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100059	13a reason	no comment was made	No response necessary.		✓	
100059	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100059	13b reason	no comment was made	No response necessary.		✓	
100059	13c	NR	No response necessary.		✓	
100059	13c reason	NR	No response necessary.		✓	
100061	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100061	13a reason	NR	No response necessary.		✓	
100061	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100061	13b reason	NR	No response necessary.		✓	
100061	13c	NR	No response necessary.		✓	
100061	13c reason	NR	No response necessary.		✓	
100070	13a	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100070	13a reason	no comment was made	No response necessary.		✓	
100070	13b	Blend	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓
100070	13b reason	no comment was made	No response necessary.		✓	
100070	13c	Bold	Thank you for your response. Your comment has been noted. Please refer to Response ID 100021 (2) for further information.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100070	13c reason	no comment was made	No response necessary.		✓	
100064	13a	Not answered	No response necessary.		✓	
100064	13a reason	13.1 The Council welcome the examples provided and the Fact Sheet on architectural design - however without knowing the exact locations of the associated developments and how these fit into their surroundings it's too early to comment on detailed design at this stage. 13.2 The Council are eager to engage in pre-application discussions as soon as possible on these associated developments and off-site facilities so that we can discuss these issues in more detail, notwithstanding the power station itself.	13.1 Thank you for your response. Your comment has been noted. Further information on the location and design were included in the Stage Two Pre Application Consultation materials. However, the architectural designs of the buildings are yet to be decided. 13.2 As part of Horizon's regular engagement framework, Horizon will continue dialogue around these issue. Horizon has since set out their Draft Masterplan for the Wylfa Newydd Main Site, available as part of the Stage Two Pre-Application Consultation materials. The Masterplan sets out the aesthetic principles of the architectural design and materials that will be used in construction of the Project buildings. The MCD has taken account of responses received to date, as well as engagement with the Design Commission for Wales, Natural Resources Wales, Isle of Anglesey County Council and other consultees.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100064	Appendix 4	The Strategy states: “Our aim is to support the architects individual creativity and innovation to design distinctive buildings”. It will also be necessary to design in a sustainable way respecting local context and setting as part of this aim.	Thank you for your response. Your comment has been noted. The updated architectural strategy has been designed to reflect local materials and colours. It also states that the facilities at the Power Station Site shall be designed in the first instance, not only to be robust, flexible for future requirements, and sustainable, but also in the full understanding that eventually they will have to be decommissioned. It is important that whole life costs are considered along with the costs for the treatment and disposal of the waste generated during construction, through the life and decommissioning of the Project. The materials to be used across the suite of Wylfa Newydd buildings are detailed in the Draft Masterplan for the Main Site; Temporary Workers’ Accommodation; Off-Site Power Station Facilities; and Park and Ride Facility and Logistics Centre, available as part of the Stage Two Pre-Application Consultation.			✓
100064	Appendix 4	It would be useful to see a copy of the architectural strategy guidelines before commenting as the bullet points only refer to background materials or feature materials. More information on style would be	The MCD and Draft Masterplans at Stage Two Pre-Application Consultation introduces Horizon’s Architectural Strategy and includes some artist’s impressions to show the different sorts of building styles that could characterise the Wylfa Newydd Project. Preferences for styles of architecture were a matter for consultation at the Stage Two Pre-Application Consultation.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		beneficial including design ethos/ principles and guidelines.				
100069	3	We have commented previously in our PAC1 consultation response on the importance that colour and structure of the main reactor buildings will have on its place within the Anglesey landscape and coastline. This is a building which will be a landmark of the landscape for 60+ years. The architectural strategy relates to the ancillary buildings of the development, but provides no discussion of the largest components of the development – the reactor buildings. From existing examples across the UK, not least at Wylfa, it is clear that colour can be creatively used for nuclear reactor buildings. We look forward to this aspect being appropriately addressed within subsequent versions of the	See response to Response ID 10063 (13a reason). Horizon has taken this comment on board and has presented visuals of the Power Station Site including reactor sites as part of Stage Two Pre-Application Consultation.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		strategy and detailed design proposals.				

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A30 Summary of Feedback from Project Update January 2016 Consultation

Rail Comments

A30.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under 'Rail'.

A30.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A30.0 Rail Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100074	1	**ONE POSSIBLE MEASURE OF MITIGATION** CONSIDER USING RAIL FREIGHT TO ALLEVIATE THE ROAD TRAFFIC. The "Integrated Traffic and Transport Strategy" where an offsite Logistic Centre and Stores will be created alongside the A55 close to Holyhead could be re-designed to also accept containerized freight by rail.	The Project proposals include the construction of a Marine Off-Loading Facility (MOLF) to serve sea-based transportation, which will be capable of accommodating 60-80% of all construction materials for the Power Station. The remaining materials, expected to be transported by road, will be controlled through the proposed logistics centre at Parc Cybi. There is the possibility that this remaining freight could come by rail as far as possible but for assessment of the worst case scenario regarding impacts of the		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
		The preferred site at Parc Cybi shows the railway alongside the A55 on page 26 of Wylfa Newydd Project Update 2016, and this would provide improved 'legacy benefits' after Construction is complete. This would help to alleviate the problems along the A55, [especially when the cones come for their summer hols] I submit this proposal for your consideration. [part of a response with additional topics]	Project, it has been assumed that transport via road would be required for at least part of the journey. A study into the potential use of rail for transporting freight was prepared in May 2010 by Halcrow, which identified the likely requirements for freight handling facilities at a number of railhead locations across Anglesey. This concluded that there are limited cost-effective opportunities to provide the necessary facilities to accommodate rail freight associated with the construction of the Power Station and that many of the options still required a reasonable distance by road to reach the site. In addition, the Integrated Traffic and Transport Strategy (ITTS) has considered the mode of transport of construction materials with the preferred method being via sea and the proposed MOLF wherever possible. This identified that there are limited opportunities for transporting the remaining materials by rail due to the size of loads, the double handling of goods and associated implications, and the diverse spread of origins of materials both near and far. Further detail on the Traffic and Transport Strategy is contained within chapters 10, 11, 12, and 13 of the Main Consultation Document (MCD) and a 'Traffic & Transport - Technical Note', all of which were			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			published as part of the Stage Two Pre-Application Consultation. These proposals will reduce the effects to the A55 with regard to freight transport.			
44	2	Traffic and Transport: Improved traffic and transport - is there any chance the old railway to Amlwch / Rhosgoch could be utilised to improve links / reduce road traffic? [part of a response with additional topics]	There are no current plans as part of the North Wales Joint Local Transport Plan (LTP) or Network Rail to re-open the disused Amlwch branch line. The potential reopening of the Gaerwen to Amlwch railway was considered in a report prepared by Halcrow (regarding freight), dated May 2010, and for passenger use by Network Rail in a report dated November 2010. The Halcrow report concluded that the reopening of the line for rail freight would still require a 4km journey by road along the A5025 as the line did not pass close to the Power Station Site. As the proposed MOLF is able to accommodate the vast majority of construction materials, there would be limited opportunities for transporting the remaining materials by rail. The Network Rail report also considered the reopening of the passenger railway between Gaerwen and Llangefni, which would have an estimated cost of £25m. It is therefore highly unlikely that reopening the line as far as Amlwch would offer a cost-effective solution for passenger use for the Wylfa Newydd Project. Further, demand for this rail service		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			declined to a point where the service was removed previously. Upon completion of construction of the Project, the majority of construction personnel are anticipated to relocate to other work or their permanent homes, leaving the service without necessary demand once again. However, the LTP includes proposals to provide a park and ride facility at Abergele railway station (although not yet a committed scheme) and to modernise the North Wales Coast Line with new signalling and track infrastructure between Flint and Llandudno (Phase 1) and between Llandudno and Holyhead (Phase 2) to improve line speed. Subject to discussions with Welsh Government and the Department of Transport, there may be potential to secure services to/from Bangor and Holyhead in the specification for the Wales and Borders and InterCity West Coast franchises to promote rail travel for the Wylfa Newydd Project. Further details of the Traffic and Transport Strategy are contained within chapter 10 of the MCD and a 'Traffic & Transport - Technical Note', both published as part of the Stage Two Pre-Application Consultation.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
44	8	I'd like to see the old railway utilised - it would be important for transport and for tourism afterwards and be a very effective means of transport	Please refer to Response ID 44 (2).		✓	
100064	7	Similarly to the above, the Council would urge Wylfa Newydd construction workers to use rail in order to alleviate congestion issues on the Britannia Bridge and the highway network wherever possible. This will also negate the need for such an extensive park & ride facility on the Island.	Please refer to Response ID 44 (2). Horizon has prepared an ITTS to understand the potential transportation impacts of the Wylfa Newydd Project and to consider the transport proposals associated with the movement of both construction materials and construction workers. The ITTS provides a comprehensive examination of the transport options available, including those connecting the mainland to Anglesey.Current assessments have estimated that around 85% of construction workers will be living on Anglesey and the majority of those construction workers will be transported by Horizon bus services direct to the Power Station Site. For the remaining construction workers, living on the mainland, it is proposed that Horizon bus services would pick up around a third of construction workers from a number of locations in Bangor and Caernarfon.		✓	

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			The stops would be sensitively located to avoid disruption to local residents and to maximise the number of construction workers able to reach them on foot. Horizon buses would transport construction workers to the Power Station Site across the Britannia Bridge and via the A55 and A5025. Construction workers living further afield in the wider Gwynedd area or beyond would be encouraged to car share their journeys to the proposed park and ride facility at Dalar Hir, to transfer to shuttle buses to the Power Station Site. As part of the Preliminary Environmental Information (PEI) Report, published as part of the Stage Two Pre-Application Consultation, Horizon has modelled existing and future traffic congestion, including potential impacts of construction traffic on the Britannia Bridge. A number of transport solutions are being considered to reduce impacts on the Britannia Bridge during the busiest periods of the day. The majority of traffic associated with the Wylfa Newydd Project will avoid the most congested periods.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			A number of minor road improvements have been identified at the Britannia Bridge to smooth the transition from dual carriageway to single lane in each direction, reducing congestion across this key element of the road infrastructure. These comprise changes to lane markings and allocations on each approach to the bridge. Horizon will provide financial support to implement these improvements on both approaches. Both amendments to the ITTS and the results of continued modelling work will be reported as part of the application for DCO. Further details on the Traffic and Transport Strategy are contained within chapter 10 of the MCD and a 'Traffic & Transport - Technical Note', both published as part of the Stage Two Pre-Application Consultation.			
100069	11	You discounted the use of rail freight to bring materials to the logistic hub at the PAC 1 stage. We suggest that you may wish revisit this option and we are happy to discuss with you the work we are currently undertaking to investigate ways of shifting freight from road to rail	Please refer to Response ID 44 (2).		✓	

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A36 Summary of Feedback from Project Update January 2016 Consultation

Health Comments

A36.1 This table includes comments received in response to Project Update January 2016 Consultation Questions which were categorised under 'Health'.

A36.2 All the responses have been reproduced in this document as they were submitted, with spelling and grammatical errors intact.

Table A36.1 Health Responses to the January Project Update Consultation.

ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
100032	1	Local facilities and infrastructure requires improvement to cope with such a development e.g. health services, leisure facilities, schools, road network.	The Project's likely impacts relating to local facilities and infrastructure are being assessed as part of an Environmental Impact Assessment (EIA). Preliminary assessment findings are available within volume B1 Socio-economics of the Stage Two Preliminary Environmental Information (PEI) Report.			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			Horizon has a preferred package of road improvements on the A5025 to address issues such as width, alignment and overtaking opportunities, to maintain safety, to prevent further deterioration of the existing standard of the road and to accommodate additional traffic associated with the construction works at the Wylfa Newydd Development Area. This will assist in mitigating the risk of road deterioration, increased delays for road users, potentially increased accident risk and nuisance for local communities along the route. Further details on the road improvements can be found in chapter 11 of the Main Consultation Document. A range of investment is proposed in order to mitigate adverse effects associated with the Wylfa Newydd Project and to assist the local community to maximise benefits from the Project. Measures include physical infrastructure improvements, contribution to community facilities and services, and education and skill building programmes. Further details on community benefits can be found in chapter 21 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials.			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			A Health Impact Assessment (HIA) is underway to assess possible impacts of the Project on a range of health issues including effects on demand for medical and health care services. Any increased pressure by the Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated. Mitigation may include the use of on-site medical facilities and an on-site ambulance. The HIA Interim Report was available as part of the Stage Two Pre-Application Consultation materials. Health care resources will be in place prior to the arrival of a significant number of construction workers, to ensure that there is no period of overload. The level of resourcing will be commensurate with the number of construction workers on site. Health planning discussions between Horizon, the Betsi Cadwaladr University Health Board (BCUHB) and the wider health economy (e.g. ambulance			

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			services) are ongoing. Horizon's emerging Health and Well-being Strategy will set out the broad approach to mitigating the effects on the existing health facilities on Anglesey. It is intended that each of the Temporary Workers' Accommodation sites would operate as independently as possible, limiting the need to use existing services and community facilities. Please see Response ID 100032 (1) in the Community Benefits Appendix for further details.			
100048	1	*Serious concerns about the effect on the local health services and in particular GP practices.	The Project's potential impact upon health care service provision, including GP and dental practices, is being assessed in detail as part of an EIA. Please refer to the Stage Two PEI Report (volume 2), and to the Stage Two HIA Interim Report, for further information. In order to mitigate the demand for additional GP and dental care, service planning discussions are in progress with BCUHB and other service providers to determine how and where services would be provided for construction workers. The options being considered include the enhancement of			✓

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ID No	Question No	Response	Regard had to comment	Change	No Change	Noted
			existing services or dedicated health care provision at the Temporary Workers' Accommodation. Horizon will meet the workforce health care and dental care needs by whatever mechanism is agreed with BCUHB. Further information is provided in the HIA Interim Report.			
38	2	The Health and Wellbeing of the community is obviously a major concern to most people - a sudden influx of people can have an adverse effect on the availability of GP appointments and dental care and since it is impossible to find an NHS dentist on the island - the nearest one who is currently taking on new patients I was told by NHS direct is in Colwyn Bay - not exactly just down the road.	The Project's potential impact upon health care service provision, including GP and dental practices, is being assessed in detail as part of an EIA. Please refer to the Stage Two PEI Report (volume 2), and to the Stage Two HIA Interim Report, for further information. Please see response to Response ID 100023 (1) and Response ID 100048 (1) for further details on the impacts on local health services.			✓
100015	2	Infrastructure - Polic fire ambulance chemist + Drs - all need attention. Also sewage system - given the vast amount of homes / camps increases.	Please see response to Response ID 38 (2) regarding impacts on health care. Horizon is committed to meeting the emergency health care needs of the construction workforce. Such demand forms part of the ongoing service			✓

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			planning discussions with BCUHB. The mitigation options being considered include the additional enhancement of existing services or embedding dedicated health care provision at the Temporary Workers' Accommodation. Horizon also intend to have emergency health care provisions on-site. Horizon will meet the workforce health care needs, including emergency care by whatever mechanism is agreed with BCUHB. It is not anticipated that private sector partners such as pharmacies will be adversely affected as these have greater flexibility in their capacity and generally respond to market forces. Horizon is considering how the local police services can be supported in managing perceived or actual crime or antisocial behaviour associated with the construction workforce. Horizon intends that preventative action through codes of conduct, training events and ongoing active promotion campaigns would greatly limit the potential for any such incidents. Horizon is also working with the North Wales Police Service to identify appropriate mitigation in relation to policing services.			

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			Horizon is working with the relevant water/sewage companies to ensure that the correct infrastructure is in place to handle additional sewage. A high level description of sewage treatment proposals for Associated Development sites, including Temporary Workers' Accommodation, is provided within the Stage Two Main Consultation Document.			
36	10	impact and data required on existing conditions near nuclear sites. High local incidence of cancers, thyroid and leukemias in the area around Wylfa what reassurances can you give local people.	Please refer to Radiological Effects (volume B13) of the Stage Two PEI Report. This volume provides information on the potential radiological effects associated with the proposed construction, operation and decommissioning of the Power Station. This volume covers the following: • A summary of the baseline radiological condition local to the site and further afield, describing baseline conditions of both natural and man-made sources of radiation; • The method to be used in the assessment of radiological effects; • How radiological effects are reduced, controlled and mitigated during design, operation and decommissioning of the Power Station; and			✓

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			• The assessment of potential releases of radioactive material in the event of an accident, which will be presented within the Environmental Statement accompanying the application for Development Consent Order (DCO). The HIA work has been undertaken on the basis that regulation would adequately avoid or mitigate radiation exposure to workers, the public and the environment. The HIA does not, therefore, include assessment of radiological effects. The Environmental Permit (Radioactive Substances Regulation) (EP-RSR) application and Article 37 submissions for the DCO application will provide a radiological assessment of the Power Station.			
38	10	The lack of NHS dentists on Anglesey is a big problem - there are a lot of people who simply cannot get signed on with a dentist. There are spare rooms available above the Doctors surgery in Amlwch that would be ideal for a dentists surgery and the current Doctors surgery could be extended to cover any additional patients.	Please refer to the response to Response ID 38 (2).			✓

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41	10	There should be a separate clinic and health centre for the workers and funded by Horizon, we have enough problems here in Wales with the NHS as it is, if they import workers they can import doctors and nurses with a language they can understand.	Please refer to the response to Response ID 38 (2). Horizon has assumed that specialist and temporary staff coming from the global workforce will speak English and thus it will not be necessary to provide specialist medial staff that speak another language other than English and/or Welsh. Horizon recognise the importance of the provision of bilingual health services for the construction workforce and the local Welsh-speaking population, and is considering ways to support the recruitment of bilingual GPs, where additional capacity is required. Please refer to the Welsh Language Impact Assessment Interim Report for further information.			✓
44	10	No comment	No response required.		✓	
49	10	Wylfa newydd should have their own medical facilities	Please refer to the response to Response ID 38 (2).			✓
55	10	Investment in local sports facilities to accommodate the workforce will also provide better facilities for local community use and improve health & wellbeing.	Please refer to the response to Response ID 100032 (1) regarding impacts to local facilities. Horizon recognise the importance of the Wylfa Visitor Centre and Wylfa Sports and Social Club to the local community. The decommissioning of the			✓

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		Jobs created in servicing TWA in Holyhead area will provide careers, optimism and subsequent mental & physical health benefits	Existing Magnox site and the site preparation works of the Wylfa Newydd Project will however necessitate the closure of these facilities. Horizon is committed to mitigating the loss of the existing Wylfa Sports and Social Club. Horizon is in discussion with the local authorities to identify opportunities to upgrade existing leisure facilities or create new ones where possible throughout Anglesey to offset the closure of the existing Wylfa Sports and Social Club. Further details will be provided once discussions have progressed. Please refer to the Stage Two HIA Interim Report which considers how the Project and associated employment opportunities may impact upon health.			
57	10	Local facilities could be upgraded to accommodate increased demand and thus could be a legacy from the project to enhance health care provision for our next generation. eg A modern Dental facility is urgently needed to accommodate present needs of the island, but young dentists are not in a position to invest, this is an ideal opportunity	Please refer to the response to Response ID 38 (2).			✓

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		and legacy for Horizon to get involved with at the earliest opportunity.				
61	10	We welcome the commitment to monitor the wider health and well-being of residents across North Wales. We agree with your assertion that there will be a positive effect on the health and well-being of the residents of the area due to the boost to the economy and work opportunities, access to training and education, and the contribution to ensuring an electricity supply. We think that the negative effects listed regarding the substantial change to the life and society of communities (crime, social tensions etc.) physical effects in terms of dust, noise and vibration, changes to the landscape etc. will be more likely to affect communities close to the site and so we have no further comments regarding these. In terms of positive effects on health and well-being that can result from improvements to roads and traffic we wish to express our	Thank you for your response, your comment is noted. Please refer to the Stage Two HIA Interim Report which considers how the Project and associated employment opportunities may impact upon health. Please refer to the Stage Two PEI Report which provides preliminary assessment results concerning the Project's likely socio-economic, air quality, noise and vibration, and landscape and visual impact. Please refer to volume B3 of the Stage Two PEI Report for preliminary assessment of the Project's potential traffic and transport related effects. Additionally, further information is provided in the Traffic and Transport Technical Note published as part of the Stage Two Pre-Application Consultation materials.			✓

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		concern again that improvements near the site itself (especially from the Logistics Centre onwards) could cause problems further away, leading to the Logistics Centre. We are also concerned regarding the lack of understanding of the problems that could be caused to communities along the transportation route especially around the Britannia Bridge, and so consideration must be given to the effect on the health and well-being of communities further away from the site as a result, which can be reduced or mitigated by taking definite actions to ensure smooth movement of traffic all the way along the transport route. We note from your representation list that there is no member of Gwynedd Council on your Steering Group for this work and we would ask you to ensure that Gwynedd communities that will be affected get the same representation as Anglesey communities in these important discussions.	Since the Stage One Pre-Application Consultation, meetings have been held with the Isle of Anglesey County Council (IACC), Welsh Government, Gwynedd Council and Sustrans. These, together with the consultation responses, have helped to establish the scope of the traffic and transport assessment, to develop the approach to computer modelling and the information that should be used, and to define the assessment study area, outlined in figure B3.1 of the Stage Two PEI Report. In addition, assessments are being undertaken to assess the effects of the Wylfa Newydd Project on traffic conditions at the A55 Britannia Bridge. This is discussed in more detail in chapter 10 of the Main Consultation Document. Continued ongoing liaison will be undertaken with key consultees such as the IACC, Welsh Government and Gwynedd Council in order to support assessments which will be reported in the Environmental Statement accompanying the DCO application. This liaison will also involve how traffic and transport effects on the existing highway network and local communities will be mitigated.			

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10058	10	Our local doctors cannot cope with more work itmight be better to have a separate health center onsight	Please refer to the response to Response ID 38 (2).			✓
10059	10	Ensuring local surgery can cope with increased capacity.	Please refer to the response to Response ID 38 (2).			✓
10064	10	Will there be a dedicated doctor, health services provided for the workers or will they use present local surgeries?	Please refer to the response to Response ID 38 (2).			✓
10066	10	Present surgeries are overstretched and would be inadequate.	Please refer to the response to Response ID 38 (2).			✓
10069	10	There should be onsite medical facilities for construction workers so as not to put a drain on an already busy practice	Please refer to the response to Response ID 38 (2).			✓
100004	10	Current health service would not be able to withstand such an impact of increased numbers. Ditto Police. Ditto Fire.	Please refer to the response to Response ID 100015 (2).			✓
100015	10	There is a need to improve the existing infrastructure regarding expanding health service. It is already difficult to get an appointment with a Dr. in Amlwch. There is currently only 1 chemist. If possible	Please refer to the response to Response ID 100015 (2).			✓

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		make it 2 as it used to be and make sure it is open on a Sunday. Ambulance/Fire/Police services will all need improving.				
100027	10	On site health services	Please refer to the response to Response ID 38 (2).			✓
100028	10	Please share the local services and improving them for the whole community.	Please refer to the response to Response ID 38 (2).			✓
100029	10	Concerns regarding additional pressure on already stretched service.	Please refer to the response to Response ID 38 (2).			✓
100030	10	Sharing local services, and improving them for everybody in the area.	Please refer to the response to Response ID 38 (2).			✓
100031	10	Ambulance service for the area needs dramatic improvement. Concerns also of the added pressure put on local services.	Please refer to the response to Response ID 38 (2) and Response ID 100015 (2).			✓
100032	10	Members are concerned that facilities are already stretched to capacity. Additional no of people moving to the area will put pressure on local services eg doctors, dentist, hospital, police all of whom are facing financial cut back and lack resources - investment required.	Please refer to the responses to Response ID 100015 (2) and Response ID 100032 (1).			✓

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100034	10	All health services need looking at and improving to a standard that can cope with the influx of workers.	Please refer to the response to Response ID 38 (2).			✓
100036	10	The ambulance service for the area needs dramatic improvement. Concerns of the added pressure put upon local service.	Please refer to the responses to Response ID 38 and Response ID 100015 (2).			✓
100038	10	Health services already under pressure.	Please refer to the response to Response ID 38 (2).			✓
100039	10	Emergency/ambulance service requires dramatic improvements if to deal with added pressures.	Please refer to the responses to Response ID 38 (2) and Response ID 100015 (2).			✓
100045	10	All forms of health care improved	Please refer to the response to Response ID 38 (2).			✓
100046	10	Ambulance service for the area needs improvements. Concerns RE: Additional pressure on current services eg. GP practice.	Please refer to the responses to Response ID 38 (2) and Response ID 100015 (2).			✓
100047	10	The ambulance service for the area needs dramatic improvements.	Please refer to the responses to Response ID 100015 (2) and Response ID 100032 (1).			✓
100048	10	Ambulance services for the locality needs dramatic improvement.	Please refer to the response to Response ID 100015 (2) and Response ID 100032 (1).			✓

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100051	10	Provision of separate private services for use specially by the workers should be implemented.	Please refer to the response to Response ID 38 (2).			✓
100052	10	Health care in general improved	Please refer to the response to Response ID 38 (2).			✓
100057	10	We will need more doctors maybe another surgery.	Please refer to the response to Response ID 38 (2).			✓
100058	10	Local health services will need to be improved, especially the ambulance service.	Please refer to the responses to Response ID 38 (2) and Response ID 100015 (2).			✓
100059	10	Provision of separate private services for use specially by the workers should be implemented.	Please refer to the response to Response ID 38 (2).			✓
100067	10	There are currently no dental services on the island taking new or private ptients & I'm sure GP surgeries are under pressure - need to make sure this is addressed.	Please refer to the response to Response ID 38 (2).			✓
100068	10	There are concerns that current facilities and infrastructure will not be able to cope with an increase in local population I.e. GP surgery, ambulance service, hospital. Community safety and policing also a concern funding and support required ASAP	Please refer to the responses to Response ID 38 (2) and ID 100015 (2).			✓

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		so services are developed in time to meet the first influx of Horizon workers.				
100026	10	The ambulance service for the area needs dramatic improvement.	Please refer to the responses to Response ID 38 (2) and Response ID 100015 (2).			✓
100046	10	Ambulance service for the area needs improvements. Concerns re: additional pressure on current services eg GP practice.	Please refer to the responses to Response ID 38 (2) and Response ID 100015 (2).			✓
100072	1	This letter is a response to the Horizon informal consultation and comments are in relation to information provided in the "Wylfa Newydd Project Update" January 2016 and the "Construction Worker Accommodation Strategy" January 2016 documents. The Health Board responded to PAC 1 Consultation on 5th December 2014, a copy of our response is attached for completeness. At that point we flagged the lack of detailed information to be able to respond fully and assess the impact on primary and secondary care services. At that point we understood there would be an	Thank you for your response to the Project Update January 2016 and to the Stage One Pre-Application Consultation. Horizon acknowledge that there was a lack of detail, particularly from the perspective of statutory bodies, within material published during those consultations. This was however unavoidable due to the infancy of the Project's development. A significantly greater level of detail, both in terms of Project design and impact assessment, has now been published as part of the Stage Two Pre-Application Consultation. Horizon invited comment on this published material, which included consideration of potential impacts on health services. Please refer in particular to the Stage Two			✓

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		increase in the local population in the order of 4,000 to 8,500 because of temporary workers and believe that would have a knock one effect on a range of health care services. We also highlighted the opportunity for legacy benefits for health and well-being if planned appropriately. We recommended that a detailed population health needs assessment be undertaken to better understand the impact and asked for financial support to the Health Board to enable us to commission experts to profile impacts on health and the knock on effect for services in terms of staff and building requirements. We asked for additional funding as we didn't have the internal capacity and expertise to undertake this work. To date the Health Board has not received a response from Horizon. Horizon have published a 'Summary of Pre-Application Consultation Stage 1 Feedback' document which reports on the PAC 1 consultation process, documentation and summarise feedback from consultees at a	HIA Interim Report and to volume B1 of the PEI Report. Horizon has undertaken a lot of work on the capacity requirements of the workforce and have a better understanding of the construction worker profile, with the required underpinning information to support the studies. Further details on the worker profile can be found in Volume B1 of the PEI Report and chapters 8 and 9 of the Main Consultation Document. Horizon has held further consultation with the BCUHB and will continue to engage with the BCUHB going forward. Further information has now been published regarding the impact on health services. Please refer to the Stage Two Pre-Application Consultation materials, including chapter 19 of the Main Consultation Document, the HIA Interim Report, and PEI Report. Please refer to chapter 9 of the Stage Two Main Consultation Document and to the Construction			

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		high level. There is no reference to the impact on health services in the document; the only reference to health is under 'Community Benefits' with 'support and enhancement of local healthcare provision'. We believe this omission is significant in that the development poses a significant challenge in the provision of primary and secondary care services, given the significant increase in the population of the island during the construction stage of up to 6,900 people who are not currently resident on the island. This figure is some 10% of the current island population and is 40% and 20% of the current populations of Amlwch and Holyhead respectively which without significant mitigation will have a negative impact on our ability to deliver primary care services for these areas and will be an overall financial drain on the Health Board due to the temporary nature of the population change and lags in population funding formulas recognising any more permanent change to the population of the island.	Workers Accommodation Strategy for further information regarding the Temporary Workers' Accommodation. The Project's potential impact upon health care service provision, including GP practices, is being assessed in detail as part of an EIA. Please refer to the Stage Two PEI Report (volume B1), and to the Stage Two HIA Interim Report, for further information. In order to mitigate the demand for additional GP and dental care, service planning discussions are in progress with BCUHB and other service providers to determine how and where services would be provided for construction workers. The options being considered include the enhancement of existing services or dedicated health care provision at the Temporary Workers' Accommodation. Horizon will meet the workforce health care and dental care needs by whatever mechanism is agreed with BCUHB. Further information is provided in the HIA Interim Report.			

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		The context of our response is that currently primary and secondary care services in North Wales face significant challenges in terms of recruitment and retention, demography and estate to which a sudden increase in the population will have an impact. We are particularly aware that while the Holyhead and Amlwch areas currently have fully staffed GP practices they would not be able to meet the needs of the additional population in their current practice buildings or with their current staffing, without a negative impact on the provision to the indigenous population. There is a lead in time for estate enhancement and recruitment which is challenging given the proposed development timetable. On page 6 of the project update document you list the technical consultees, which does not include the Health Board, we are concerned that we do not have a formal process of engaging directly with Horizon, and that the impact on local health provision during construction stages in particular are not been given the necessary focus, and we	A HIA is underway to assess possible impacts of the Wylfa Newydd Project on a range of health issues including effects on demand for medical and health care services. Any increased pressure by the Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated, for example by the use of on-site medical facilities and an on-site ambulance. The HIA Interim Report is available as part of the Stage Two Pre-Application Consultation materials. Health care resources will be in place prior to the arrival of a significant number of construction workers, to ensure that there is no period of overload. The level of resourcing will be commensurate with the number of construction workers on site. Health planning discussions between Horizon, the BCUHB and the wider health economy (e.g. ambulance services) are ongoing. The emerging Health and Well-being Strategy will set out the			

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		are working with limited information to assess the impact and be able to respond robustly when the planning applications and DCO are submitted. In terms of our response to the current informal consultation, we would make the following key points; 1. We are content that the HIA being undertaken by Horizon addresses the Public Health Issues, but we don't believe that we still have the information necessary to at present assess the impact on services, and while the options for worker accommodation are clearer we still lack information about the makeup of the workforce in terms of age and also the associated family members joining them which increase the population to be addressed further. 2. A key issue is the increase in temporary workers moving into the area. The document talks about 8,000 to 10,000, and a peak	broad approach to mitigating the effects on the existing health facilities on Anglesey. It is Horizon's preference to accommodate workers requiring temporary accommodation in a small number of sites, ensuring that each site houses enough staff to justify the provision of a range of on-site facilities, while also recognising the potential impacts resulting from a large number of workers in a single location. It is also preferred to split workers requiring temporary accommodation between the north and west of Anglesey to limit impacts and widen the potential benefits from these developments. The Temporary Workers' Accommodation is to be provided in campus-style developments, with each site capable of accommodating at least 500 accommodation units with services such as a canteen, welfare facilities, sports, leisure and recreation facilities, as well as central bus pick up and drop off points to transport workers. The preferred sites include: • Provision for 500 workers within the main works site;			

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		increase of some 9,200 being used as a working assumption. 3. Of these 9,200, 6,900 will be housed on the island and not commute. 4. An increase of 6,900 people plus potentially family members is an increase in the population of the island of circa 10% and the proposed accommodation options are all in the North of the Island meaning that the impact on primary and community services will fall on a relatively small number of practices and other health services and buildings. 5. Working on an average GP list size of 1:1,800 means that we require an additional 3.85 GPs to meet the potential needs of the worker and an associated increase in the buildings available to meet this new demand. Otherwise there will be a negative impact on current services to the indigenous population. 6. In addition to impact on GPs we believe there will be an impact on a range of community services and given the scale and type of development an impact on emergency services at Ysbyty Gwynedd and Ysbyty Penrhos Stanley.	• Kingsland and Cae Glas (Land and Lakes) near Holyhead for 3,500 workers (converted to tourist use after construction); • Madyn Farm near Amlwch for up to 200 workers (can be converted to permanent social housing after construction); and • Rhosgoch for 500 bed spaces In addition, there remains the option of a further 1,000 beds at Rhosgoch (taking the total there to 1,500) and an alternative of up to 800 on two sites in Amlwch (Sites A and B, to the west and east of the B5111). Further information can be found in chapter 9 - Construction Worker Accommodation Strategy of the Stage Two Main Consultation Document. It is intended that each of the Temporary Workers' Accommodation sites would operate as independently as possible, limiting the need to use existing services and community facilities.			

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		7. The lag in population based funding formulas means that an increase in the population will mean the Health Board will not be resourced to meet the increased cost of providing these services. Where workers do not register with local services, but remain as temporary residents, the Health Board may never receive the funding at all. 8. Current primary care services are based in Holyhead and Amlwch. These services do not have the capacity, human or physical to meet the potential growth in demand and mitigation needs to be put in place to address these. 9. The Health Board urgently needs clarity on the final location of the workforce accommodation to map impact and plan accordingly. A wide distribution of accommodation may not be the best solution to meeting primary health care, and grouping as close as possible, if addressed by either a private or funded NHS model maybe more efficient and easier to address than if distributed across multiple practices.				

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		10. In terms of the two options for accommodation for up to 4,000 people in either Holyhead or Rhosgoch, we would support the Holyhead option as this area has three GP practices that with appropriate physical and human resource enhancements could provide the necessary primary care services. Our concern about Rhosgoch is that this would put pressure on the single practice in the area and may not provide the legacy benefit that we could envisage if provided in the Holyhead area. 11. The option for Horizon to provide some or all of the local healthcare provision needs further explanation. As, while it may seem attractive in protecting existing services it will face the same challenges as the Health Board has in terms of recruitment; it will potentially not extend to family members and may not integrate well with existing primary, secondary and community services and may attract existing local NHS workers into this employment, depleting local services and expertise. 12. We are concerned that the lack of information and the timescales for decision				

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		on accommodation makes planning and responding in the timescales a challenge. 13. We believe there are potential legacy benefits in terms of new health buildings and services if planned and funded appropriately, without detriment to the existing local population. In summary therefore we urgently require a commitment from Horizon to establish senior level contacts to be able to share information in confidence to be able to understand each other's plans for the development and the associated opportunities for mitigation and legacy benefits.				
100069	8	There is a need to ensure the public living close to the site and these living over a wider area can have confidence in the emergency preparedness arrangements that are being put in place. This will require robust risk assessments, multi agency engagement and public participation during the site development, its commissioning, and when	Horizon has a "duty of care" to both employees and members of the public. Additionally, there is a moral expectation on the organisation to seek to reduce the effect of accidents and injuries on the public, its workforce and the environment. This includes compliance with legislation and regulation requires robust arrangements to be in place for specific hazards and risks. Furthermore, intervention by			✓

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		the site is fully operation. It will be particularly important to ensure that the detailed emergency planning arrangements required for the worst reasonably foreseeable incident are capable of being extended and implemented over a wider area in the event of a less likely, but possible incident	Horizon to reduce the consequence of an incident helps to reduce the potential costs, such as reducing the requirement for repair or replacement of plant and/or equipment, additional labour and loss of income. Horizon's HIA Interim Report considers people's views with regard to the Power Station and the ways that people's health and well-being might be affected and work will be undertaken to identify appropriate courses of action. Please refer to the Stage Two HIA Interim Report for further information. Horizon's Environmental Emergency Preparedness and Response Procedure is being developed; this will include details of potentially polluting material locations and a plan to contain and clean up any incidents or spills to prevent significant effects on the environment. It will provide a pathway for reporting environmental pollution incidents. Emergency preparedness plans will be developed in consultation with the Emergency Services and the local, regional and national Emergency Response Framework. With the announcement of Menter Newydd, Horizon's delivery partner and Tier 1 contractor, Horizon are carrying out additional engagement around emergency preparedness.			

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			Horizon has had meetings with all the blue light services on Anglesey focusing on emergency preparedness for the Project. Further details will also be provided in the Health and Well-being Strategy that is currently under development. Horizon will continue to consult with key consultees as the design and assessment process progresses. Horizon will continue to engage multi agencies and the public in their design and assessment process to provide confidence in the emergency preparedness arrangements. A site specific safety case will be submitted to the Office for Nuclear Regulation prior to specific activities relating to the construction, commissioning and operation of the Power Station Site can proceed. The site specific safety case will describe the radiological hazards and measures to prevent or mitigate again harm being incurred. Further details on the site specific safety case can be found in chapter 22 of the Main Consultation Document,			

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			available as part of the Stage Two Pre-Application Consultation materials.			
100069	8	The wider public health issues are being reflected in the HIA process. Betsi Cadwaladr University Health Board is yet to receive the further detailed information requested in its PAC1 consultation submission. The health board maintains it requires additional information to enable it to assess the impact on local health services during the construction phase and will and 10 % - 20% on the population of Ynys Mon and the necessary mitigation measures to address this temporary but significant increase in the local population	Since the Project Update January 2016 consultation was undertaken, Project details have been developed further. The appointment of Menter Newydd, Horizon's delivery partner and Tier 1 contractor, has enabled better understanding of the number and profile of workers required for construction. This information has been added into the socio-economic assessment and the HIA. Please refer to the Stage Two PEI Report and to the Stage Two HIA Interim Report for further information. In order to mitigate the demand for additional health care, service planning discussions are in progress with BCUHB and other service providers to determine how and where services would be provided for construction workers. The options being considered include the enhancement of existing services or dedicated health care provision at the Temporary Workers' Accommodation. Horizon will meet the workforce health care and dental care needs by whatever mechanism is agreed with BCUHB. Further information is provided in the HIA Interim Report.			✓

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100069	8	The Health Impact Assessment process is on-going and will be further developed subsequent to the PAC 2 consultation. Welsh Government officials have and will continue to be engaged and comment on the assessment process and initial findings, including the suggested measures Horizon is either already considering or will explore further as the project develops.	The HIA steering group allows for continued dialogue between Horizon, BCUBH, Welsh Government and other service providers on this topic. Horizon welcomed comment on information published as part of the Stage Two Pre-Application Consultation.			✓
100069	8	The HIA section in the project update also refers to the effects on wellbeing. This is welcomed and it is important for the assessment to consider wellbeing impact and mitigation measures, including potential effects on social care.	Please refer to the Stage Two HIA Interim Report for further information on well-being. In addition, Horizon is developing a Health and Well-being Strategy intended to mitigate adverse effects and provide details of potential long-term legacy benefits.			✓
100069	8	In light of the potential impacts on the fire and rescue services, the North Wales Fire and Rescue Authority (FRA) wishes to continue engaging with you on several aspects including design and construction of cooling water system, proposals for sea transport including the extend to which the exiting port	Horizon is pleased to continue dialogue with all emergency services, including the North Wales Fire and Rescue Authority. Please refer to the Main Consultation Document for further information on Horizon's proposals for the cooling water system, use of the Holyhead port and the Marine Off-Loading Facility and the use of road transport for the delivery of materials.			✓

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		of Holyhead will be used and proposals for road transport				
100064	10	10.1 Please refer to the 'Health & Wellbeing' section of the Wylfa Newydd Supplementary Planning Guidance (July 2014) which outlines the Council's objectives (page 33) and Guiding Principles on health & wellbeing (pages 57-62). 10.2 The Council would point out the lack of public conveniences along the A5025 from (and including) Valley to Cemaes as well as along the A55 across the island. 10.3 National Assembly for Wales' Health and Social Care Committee produced a report of evidence on the public health implications of inadequate public toilet facilities in March 2012 and the Public Health Wales Bill (2015) includes a proposal that all local authorities in Wales prepare a toilet strategy to address dwindling provision. Given the intended volume of construction traffic along the A5025 the Council would recommend that public accessible toilets	10.1 Comment noted. 10.2 The HIA Interim Report acknowledges the potential opportunity to provide public toilets, for which little provision is made on the A5025. 10.3 It is proposed to include toilet facilities at Associated Development sites, although these are not currently intended to be accessible to the public. Please refer to the Stage Two Main Consultation Document for further information. 10.4 A number of public footpaths, including the Wales Coast Path, would be affected by the Project, necessitating diversions and some closures. Potential effects and possible opportunities in respect of public access and recreation are assessed in volume B2 of the Stage Two Pre-Application Consultation PEI Report which considers the likely effects of the Wylfa Newydd			✓

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		should be included as part of the associated developments as we are already witnessing issues with this with ferry traffic. 10.4 The Council note that Horizon state that they will need to divert or close sections of the existing Wales Coastal Path for security or safety purposes and that they recognise that this could change recreational amenity in the area. If this is the case, specific mitigation should be employed to counter this consistent with GP 20 of the SPG. 10.5 In summary, ensuring that access to services is not adversely impacted by the construction workers is the most critical issue that the Council believes Horizon need to consider further.	Project on existing walking and cycling provision, and possible approaches to mitigation and enhancement. New footpaths and recreational routes are proposed to replace existing routes closed to facilitate construction. This network of new footpaths and recreational routes (including diverted/realigned routes) would be provided around the Power Station Site, through incorporation into the Landscape and Environmental Masterplan (LEMP) proposals for the Wylfa Newydd Development Area. Chapter 7 of the Main Consultation Document, part of the Stage Two Pre-Application Consultation materials, provides further details. Figure 7.5 (of the same document) provides an indicative illustration of how the final landscaping proposals including paths would appear on completion of construction and during early operation of the Power Station. During the early stages of enabling works activities, it is proposed that the Wales Coast Path would			

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			route along the coast of Porth-y-pistyll and, subject to agreement with Magnox Limited and the Nuclear Decommissioning Authority (NDA), along the coastline in front of the Existing Power Station before continuing around the coastline of Wylfa Head. In advance of main construction, the Wales Coast Path would need to be re-routed to avoid the Power Station Site construction activities. This would involve moving the route inland to skirt along the construction boundary fencing between Cemlyn Bay and Cemaes, before linking back to the coastal route to Wylfa Head. This would maintain continuity of the route, connections to key destinations and also allow users views over some of the construction activities for the Power Station. Horizon is working with the NDA, Magnox Limited and the relevant regulators for the Power Station to explore the potential to reinstate the Wales Coast Path along the coastline of Porth-y-pistyll once the Power Station is operational. This is an aspiration of consultees that has been recognised by Horizon during the analysis of the Stage One Pre-			

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			Application Consultation and the Project Update January 2016 responses. 10.5 The Project's likely impacts relating to local facilities and infrastructure are being assessed as part of an EIA. Preliminary assessment findings are available within the Stage Two PEI Report. A range of investment is proposed in order to mitigate adverse effects associated with the Project and to assist the local community to maximise their benefit from the Project. Measures include physical infrastructure improvements, contribution to community facilities and services, and education and skill building programmes. Further details on community benefits can be found in chapter 21 of the Main Consultation Document, available as part of the Stage Two Pre-Application Consultation materials. A HIA is underway to assess possible impacts of the Wylfa Newydd Project on a range of health issues including effects on demand for medical and			

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			health care services. Any increased pressure by the Project on local or regional NHS services that could affect the health of people on Anglesey or in North Wales would be fully mitigated, for example by the use of on-site medical facilities and an on-site ambulance. The HIA Interim Report is available as part of the Stage Two Pre-Application Consultation materials. Health care resources will be in place prior to the arrival of a significant number of construction workers, to ensure that there is no period of overload. The level of resourcing will be commensurate with the number of construction workers on site. Health planning discussions between Horizon, the BCUHB and the wider health economy (e.g. ambulance services) are ongoing. Horizon's emerging Health and Well-being Strategy will set out the broad approach to mitigating the effects on the existing health facilities on Anglesey. It is intended that each of the Temporary Workers' Accommodation sites would operate as			

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			independently as possible, limiting the need to use existing services and community facilities.			

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