

Wylfa Newydd Project

6.2.2 ES Volume B - Introduction to the environmental assessments B2 - Socio-economics

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2 Socio-economics

2.1 Introduction

2.1.1 This chapter provides an introduction to the technical basis for the socio-economics assessment for the Wylfa Newydd Project. It includes a summary of legislation, policy and guidance; key points arising in consultation that have guided the socio-economics assessment; and assessment methodologies and criteria.

2.1.2 For the purposes of this Environmental Impact Assessment (EIA), socio-economic assessment is defined as the process of examining potential social and economic effects on a population of changes caused by development. ‘Social effects’ refer to consequences for local populations in terms of ways in which people live, work and interact; whereas ‘economic effects’ address issues such as employment, effects on certain economic sectors (such as tourism) and effects associated with increased spending within a local area.

2.1.3 Effects are assessed in the context of the prevailing socio-economic conditions. The socio-economic baseline presented in appendix C1-1 (Socio-economics Baseline Report) (Application Reference Number: 6.3.8) provides a summary of existing population demographics, employment and skills, tourism activity, housing and social infrastructure, community resources and land use within the topic study areas (defined in table B2-11).

2.1.4 Baseline data and relevant policies have been used to establish the sensitivity of receptors to socio-economic effects (both beneficial and adverse) associated with the Wylfa Newydd Project. The understanding this provides then contributes to the assessment of significance of effects as discussed in paragraph 2.4.12, mitigation and the consideration of cumulative impacts.

2.1.5 The assessment of effects for socio-economics is included in the following chapters:

- C1 (Application Reference Number: 6.3.1) for project-wide effects;
- D3 (Application Reference Number: 6.4.3) for the WNDA Development;
- E3 (Application Reference Number: 6.5.3) for the Off-Site Power Station Facilities;
- F3 (Application Reference Number: 6.6.3) for the Park and Ride;
- G3 (Application Reference Number: 6.7.3) for the A5025 Off-line Highways Improvements; and
- H3 (Application Reference Number: 6.8.3) for the Logistics Centre.

2.2 Legislation, policy and guidance

2.2.1 The following legislation, policy and guidance have been used to inform the scope and content of the socio-economics assessment; assist in the identification of potential effects and mitigation; and influence the design of the Wylfa Newydd Project to reduce the significance of effects.

Key legislation

2.2.2 The relevant legislation and how it relates to the socio-economics assessment are set out in table B2-1.

Table B2-1 Summary of key legislation

Legislation	Description
Environmental Impact Assessment Directive (2011/92/EU)	This EU Directive relates to the assessment of the effects of certain public and private projects on the environment. The Directive aims to ensure the environmental impacts of decisions are considered before any decisions are made. To achieve this, the Directive sets out a procedure for certain projects, before they are authorised or approved. This Directive codified the original Directive of 1985 (85/337/EEC), which requires a description of possible effects on human beings as part of EIA, and its three amendments (1997, 2003, 2009) and has since been amended by Directive 2014/52/EU.
Environmental Impact Assessment Directive (2014/52/EU)	This EU Directive amends Directive 2011/92/EU and seeks to simplify the Environmental Impact Assessment procedure by amending provisions relating to screening, scoping, monitoring, assessment of alternatives, time limits and justification of screening/EIA decisions. The amendments made by EIA Directive 2014/52/EU were transposed into UK legislation in May 2017. It should be noted that regard will be paid to this Directive however the Directive, and associated Regulations, do not formally apply to the Wylfa Newydd Project application for development consent.
Well-being of Future Generations (Wales) Act 2015	This Act seeks to improve the economic, social, environmental and cultural well-being of Wales. Under this Act, public bodies have a duty to carry out sustainable development, including the identification of well-being objectives and taking reasonable steps to meet these. Public bodies must work towards achieving seven well-being goals identified under the Act and demonstrate progress towards these.
Welsh Language (Wales) Measure 2011	Made provision for the official status of the Welsh language in Wales and created a new legislative framework for the Welsh language. Five Welsh Language Standards Regulations have been adopted since March 2015, placing a duty on local authorities, national parks, Welsh Ministers and certain organisations to promote the Welsh language. The regulations specify service delivery standards; policy-making standards; operational standards; and record keeping standards for the

Legislation	Description
	<p>organisations. The aim of the Welsh Language Standards Regulations is to:</p> <ul style="list-style-type: none">• improve the services Welsh speakers can expect to receive from organisations in Welsh;• increase the use people make of Welsh language services;• make it clear to organisations what they need to do in terms of the Welsh language; and• ensure that there is an appropriate degree of consistency in terms of the duties placed on bodies in the same sector.

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Key policy

2.2.3 The relevant national and local plans and policies, and how these relate to the socio-economics assessment, are described in table B2-2

Table B2-2 Summary of key policy

Policy	Description
<i>Overarching National Policy Statement for Energy (EN-1) (NPS EN-1) [RD1]</i>	<p>This National Policy Statement, designated by the Secretary of State in July 2011, sets out the overarching national policy for delivery of major energy infrastructure projects. It states that:</p> <p>I. “Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES [Environmental Statement]” (paragraph 5.12.2).</p> <p>II. “This assessment should consider all relevant socio-economic impacts...” (paragraph 5.12.3). This could include effects on jobs and training, public services, tourism, the effects of the workforce on local communities and social cohesion, and cumulative effects – especially on construction labour demand at a regional level.</p> <p>III. “Applicants should describe the existing socio-economic conditions in the areas surrounding the proposed development and should also refer to how the development’s socio-economic impacts correlate with local planning policies.” (paragraph 5.12.4)</p> <p>IV. “the IPC [Infrastructure Planning Commission] will find it helpful if the applicant sets out information on the likely significant social and economic effects of the development, and shows how any likely significant negative effects would be avoided or mitigated. This information could include matters such as employment, equality, community cohesion and well-being.” (paragraph 4.2.2)</p>
<i>National Policy Statement for Nuclear Power Generation (EN-6) (NPS EN-6) [RD2]</i>	<p>The National Policy Statement designated by the Secretary of State in July 2011 sets out national policy on new Nuclear Power Stations identified as potentially suitable for deployment by 2025. It states that:</p> <p>I. “Through the EIA, and in accordance with Section 5.12 of EN-1, the applicant should identify at local and regional levels any socio-economic impacts associated with the construction, operation and decommissioning of the proposed new nuclear power station.” (paragraph 3.11.3)</p>

Policy	Description
	<p>II. “This assessment should demonstrate that the applicant has taken account of, amongst other things, potential pressures on local and regional resources, demographic change and economic benefits.” (paragraph 3.11.4)</p>
<p>Planning Policy Wales (Edition 9) (Welsh Government, 2016a) [RD3]</p>	<p>Chapter 4 (Planning for Sustainability) sets out the Welsh Government’s objectives for achieving sustainable development, including to:</p> <ul style="list-style-type: none"> • ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods (paragraph 4.11.12 and Chapter 9); • promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare (Sections 4.6, 4.7 and 8.1, Chapters 7,10 and 11); • foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car (Section 4.7 and 4.11.11); and • contribute to the protection, and, where possible, the improvement of people’s health and well-being as a core component of sustainable development and responding to climate change (Section 4.7, 8.1, 11.1 and Chapter 12). <p>Chapter 7 (Economic Development) sets out the Welsh Government’s objectives for economic development, i.e. development of land and buildings for activities that generate wealth, jobs and incomes. This includes:</p> <ul style="list-style-type: none"> • promoting quality, lasting, environmentally-sound and flexible employment opportunities (Section 7.6); • supporting initiative and innovation and avoiding placing unnecessary burdens on enterprises (especially small and medium-sized firms), so as to enhance the economic success of both urban and rural areas and help businesses to maximise their competitiveness (Section 7.3); and • promoting a low carbon economy and social enterprises (Section 7.4). • Chapter 11 (Tourism, Sport and Recreation) sets out the Welsh Government’s intention for tourism to grow in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales.

Policy	Description
<p><i>Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (Isle of Anglesey County Council and Gwynedd Council, 2017) [RD4]</i></p>	<p>The JLDP covers the local authorities of the IACC (Isle of Anglesey County Council) and Gwynedd Council and forms the basis for land use planning in these areas. The JLDP covers the period 2011 to 2026.</p> <p>The policies of relevance to the socio-economic assessment include:</p> <p>Strategic Policy PS1: Welsh Language and Culture – the policy states that “the Councils will promote and support the use of the Welsh language in the Plan area”. This will be achieved by requiring a Welsh Language Statement or Welsh Language Impact Assessments for certain types of development.</p> <p>Strategic Policy PS5: Sustainable Development – states that “development will be supported where it is demonstrated that it is consistent with the principles of sustainable development”. It should: alleviate causes of climate change; give priority to effective use of land and infrastructure; contribute to balanced communities; protect, support and promote the use of the Welsh language; protect and improve the quality of the natural environment and reduce the effect on local resources and the amount of water used.</p> <p>Strategic Policy PS8: Proposals for National Significant Infrastructure Projects and Related Developments - This policy aims to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development. Local economic and community benefits are where feasible need to be maximized, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development.</p> <p>Strategic Policy PS9: Wylfa Newydd and Related Developments – this policy sets out the considerations that the Councils will take into consideration in the preparation of a Local Impact Report in relation to Wylfa Newydd and related development. These include <i>inter alia</i>, any relevant JLDP policy and supplementary planning guidance; a demonstration that early or preparatory works are necessary; that accommodation requirements for construction workers minimise impact on the local housing market; consideration of legacy uses for temporary proposals; procurement, employment and training opportunities for locals; provision of community infrastructure facilities; promotion of measures for social cohesion and community safety; appropriate packages of community benefit.</p> <p>Strategic Policies PS10, PS11 and PS12 relate specifically to campus style accommodation for construction workers, logistics centres and park and ride facilities respectively.</p>

Policy	Description
<i>Technical Advice Note 23: Economic Development</i> [RD5]	Technical Advice Note 23 highlights that the economic benefits associated with development may be geographically distributed far beyond the area where the development is located.
<i>Technical Advice Note 20: Planning and the Welsh Language</i> [RD6]	Technical Advice Note 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing local plans. Where the use of the Welsh language is a significant part of the social fabric of a community, the interest and needs of the Welsh language should be taken into account.
<i>Destination Management Plan 2016-2020 The Strategy</i> [RD7]	<p>This Plan seeks to develop a sustainable tourism industry which generates wealth for the island, sustains its special environment and culture and contributes to residents' quality of life. The Destination Management Plan seeks to:</p> <ul style="list-style-type: none"> • benefit the wider economy through strengthening the image of Anglesey and developing linkages with other sectors; • sustain Anglesey's special natural assets and culture; • support the upgrading, extension and development of the accommodation stock; • enhance access to the coast; • protect the coastal and rural environment; and • enhance walking and cycling networks.
<i>Economic Renewal: A New Direction</i> [RD8]	<p>This document sets out the role the Welsh government can play in providing the best conditions and framework to enable the private sector to grow and flourish. The policy outlines the vision for the economic renewal of Wales:</p> <p>“Our vision for economic renewal is of a Welsh economy built upon the strengths and skills of its people and natural environment; recognised at home and abroad as confident, creative and ambitious; a great place to live and work” (section 1).</p> <p>The approach to economic renewal is organised under five key priorities as follows:</p> <ul style="list-style-type: none"> • investing in high-quality and sustainable infrastructure;

Policy	Description
	<ul style="list-style-type: none"> making Wales a more attractive place in which to do business; broadening and deepening the skills base; encouraging innovation; and targeting the business support offered.

Key guidance

2.2.4 The socio-economics assessment has been undertaken in line with a number of key technical guidance documents. These are widely used across the UK and represent standard good practice for the assessment for the various consenting regimes. These are summarised in table B2-3.

Table B2-3 Summary of key guidance

Legislation	Description
Social Impact Assessment: Guidance for assessing and managing the social impacts of projects [RD9]	In this guidance, “social impact assessment” is defined as “the process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions”. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG) [RD10]	The purpose of this SPG is to provide advice on important local matters relating to the proposed Wylfa Newydd Project and its Associated Developments and to set out the IACC’s response to national and local policy and strategies in the context of the Wylfa Newydd Project. The SPG is designed to be consistent with considerations in the JLD (discussed above). The Supplementary Planning Guidance also highlights some of the readily identifiable potential impacts of the Wylfa Newydd Project and outlines potential mitigation and enhancement measures to ensure that significant adverse effects are avoided or are minimised where possible. Within the document a number of Guiding Principles are detailed which are relevant to the socio-economic assessment. These include:

Legislation	Description
	<p>Guiding Principle 1: IACC will require the Wylfa Newydd Project to support the delivery of the Energy Island Programme and Anglesey Enterprise Zone, maximising the economic opportunities available to the island's local communities;</p> <p>Guiding Principle 2: Local job creation and skills development through the implementation of an Employment and Skills Strategy, which should include the maximisation of local labour provision;</p> <p>Guiding Principle 5: Supporting the visitor economy and ensuring that the construction and operation of the Project and any associated development do not adversely affect the value and importance of tourism to the island. One of the key elements which the island's tourism offers is the quality and diversity of its natural and historic environments. This includes the 125-mile coastline and the numerous beaches linked by the Wales Coast Path; and</p> <p>Guiding Principle 6: Maintaining and enhancing community facilities and services, including education, healthcare and leisure facilities.</p> <p>The Wylfa SPG is currently being updated, specifically around housing, but it is uncertain when this will be published.</p>
Additionality Guide [RD11]	The Additionality Guide provides guidance on assessing the additional impact or the additionality of interventions.
The Green Book: Appraisal and Evaluation in Central Government [RD12]	This is guidance for public sector bodies on how to appraise proposals before committing funds to a policy, programme or project. This guidance is designed to promote efficient policy development and resource allocation across government. The guidance emphasises the need to take account of the wider social costs and benefits of proposals, and the need to ensure the proper use of public resources.
Environmental impact assessment: guide to procedures [RD13]	This is a guidance document from the UK Government, providing an overview of EIA and EIA procedures transposed into UK legislation as required by Council Directive 85/337/EEC, as amended. It states that, the information describing the project should include "...numbers to be employed and where they will come from."

2.3 Consultation

2.3.1 This section provides a topic-specific account of scoping, statutory and non-statutory consultation undertaken to support the assessment. For a full overview of the environmental consultation activities undertaken for the Wylfa Newydd Project, refer to chapter A6 (EIA scoping report and addendum) (Application Reference Number: 6.1.6) and chapter A7 (consultation with environmental stakeholders) (Application Reference Number: 6.1.7).

Planning Inspectorate Scoping Opinion

2.3.2 In March 2016, Horizon submitted an updated Wylfa Newydd Project EIA Scoping Report to the Planning Inspectorate. In May 2017, Horizon submitted an Addendum to the March 2016 Wylfa Newydd Project EIA Scoping Report to the Planning Inspectorate (and to NRW). Following a period of consultation with stakeholders, a further Scoping Opinion was received from the Secretary of State (via the Planning Inspectorate) on 14 June 2017.

2.3.3 The Wylfa Newydd Project EIA Scoping Report, Addendum and the subsequent Scoping Opinions inform the approach to the assessment. Table B2-4 provides an account of how comments raised by stakeholders in the Scoping Opinion have been considered in the socio-economics assessment.

Table B2-4 Key issues raised throughout scoping

Key issues raised	Action taken
Scoping Opinion 2016	
The 2016 Scoping Opinion states “that the assessment will be based on a construction workforce that is anticipated to peak at between 8,000 and 10,000 workers, and an operational workforce of about 850 workers. The Applicant will need to ensure the assessment provides a breakdown of the employment figures and assumptions used.”	This is considered within the design basis and activities section (section 1.4 of chapter C1, Application Reference Number: 6.3.1) of this socio-economic assessment.
“...the Applicant is advised to carefully consider the presentation of the maps and figures and interpretation of these study areas so that the outcome of the assessment is clearly presented in the ES. The Applicant is encouraged to make use of summary tables in this respect so as to clearly present the results across the impact assessment of the different geographical study areas.”	Effects are assessed at a range of scales and these are noted within the summary tables presented in chapter C1 (Application Reference Number: 6.3.1). Figure C1-1 (Application Reference Number: 6.3.32) also shows these study areas.

Key issues raised	Action taken
<p>“The Secretary of State will expect to see detailed descriptions of both the sensitivity and magnitude of change criteria for each of the detailed study areas and identified receptors therein. Evidence of agreement of these criteria with the local planning authorities and other key stakeholders should be presented as part of the ES.”</p>	<p>This is provided within content referred to in the assessment approach section (section 2.4) of this chapter. No issues have been raised in stakeholder consultation on this approach as noted in table B2-10.</p>
<p>“The Secretary of State notes that a Welsh Language Impact Assessment (WLIA) will be undertaken in parallel to the EIA (Section 7.3.2 of the Scoping Report). The Secretary of State notes a high degree of overlap between the proposed socio-economic assessment and the evidence base that the Applicant is proposing to inform the assessment, as well as aspects of community life against which the impacts will be assessed. As such, the Secretary of State would expect to see clear cohesion between these assessments and appropriate cross referencing between data analysis and conclusions.”</p>	<p>There is a relationship between the assessment of socio-economic effects and the WLIA (Application Reference Number: 8.21). This is noted within the assessment as appropriate and cross referencing provided where relevant.</p>
<p>“The council [IACC] is committed to ensuring that Anglesey is a place where the Welsh language and culture flourishes. Although the project has the potential to provide significant opportunities for the Island’s communities it also poses a series of threats if not properly planned and managed. A number of these threats are obvious and will be identified within the socio-economic assessment; others may be more subtle and less easy to define. For example, the character of many of the Island’s communities is influenced by intangible aspects such as local history, heritage and landscape and direct effects upon these elements</p>	<p>This is considered within the accommodation and distribution of worker’s assessment (chapter C1, Application Reference Number: 6.3.1) of this socio-economic assessment, the accommodation section of appendix C1-2 (socio-economic technical appendix) (Application Reference Number: 6.3.9) and appendix C1-3 (Community Cohesion Report) (Application Reference Number: 6.3.10).</p>

Key issues raised	Action taken
may also lead to an erosion of community identity over time.”	
“In particular, effects upon local communities assessed within the socio-economic chapter should include informed consideration of community cohesion (potentially influenced by effects upon the Welsh language and which supports an Island of resilient, fair and equal cohesive communities).”	This is considered within appendix C1-3 (Application Reference Number: 6.3.10).
“Further clarity and transparency could be given on the proposed scope, methodology and criteria.”	This is covered in section 2.4 of this chapter.
“More detailed information will be needed on the current local skills and occupations supply so that later in the assessment consideration can be given to how this compares to the demand needed for Wylfa Newydd. This is important for planning local training and skills delivery to enable local residents to apply for opportunities associated with the generating station.”	This is considered within the skills and local labour section (see paragraph 2.4.23) of this chapter and the local labour section of the technical appendix (appendix C1-2) (Application Reference Number: 6.3.9).
“The population and demography section of the ES should consider the issue of deprivation in the Daily Construction Commuting Zone (DCCZ) and demonstrate an understanding of its causes. Wylfa Newydd has the potential to generate a significant number of jobs for local residents and this could be helpful in tackling deprivation if appropriate measures are put in place.”	This is considered within the appendix C1-1 (Application Reference Number: 6.3.8) and appendix C1-3 (Application Reference Number: 6.3.10).
“The section on public services will need to look at local capacity issues in more detail. For example, primary schools in some areas have no spare capacity whilst in others there is excess capacity.”	This is considered within the public services assessment section (paragraph 2.4.31) of this chapter.
“The following need to be included in the assessment:	This is considered within the Skills and local labour section (paragraph

Key issues raised	Action taken
<p>The employment assessment should also review impacts on wage inflation and competition.</p> <p>Displacement effects need to be considered throughout all of the topics and are considered by the council to be a priority.”</p>	<p>2.4.23) and the business and supply chain (paragraph 2.4.41) of this chapter and the local labour section and the business and supply chain section of appendix C1-2 (Application Reference Number: 6.3.9).</p>
<p>“The importance of the [tourism] sector to the Anglesey economy has been noted by the Council in previous consultations on the Wylfa Newydd project and prominence should be given to this in the socio-economic assessment reported within the ES.”</p>	<p>This is considered within the tourism section (paragraph 2.4.33) and tourism section of appendix C1-2 (Application Reference Number: 6.3.9).</p>

Statutory consultation

Pre-Application Consultation Stage One

2.3.4 The aim of Pre-Application Consultation Stage One, undertaken in late 2014, was to share information available at the time with Horizon’s key consultees and stakeholders, in order to consider feedback in ongoing design development. Table B2-5 outlines how key issues raised during Pre-Application Consultation Stage One have been considered in the assessment.

Table B2-5 Key issues raised during Pre-Application Consultation Stage One

Key issue raised	Action taken
<p>Communities:</p> <p>Incoming workers and their families should be encouraged and assisted to learn the Welsh language and fully integrate into the community.</p> <p>Creating a code of conduct for workers and landlords, checking immigration status.</p> <p>Community friction.</p> <p>Confirmation sought on proportion of workers assumed to bring families to allow for planning of school place demand and other community facilities.</p> <p>Impacts on deprivation.</p> <p>(IACC)</p>	<p>This is considered within this socio-economics chapter and within appendix C1-3 (Application Reference Number: 6.3.10); the WLIA (Application Reference Number: 8.21) and the Community Impact Report (Application Reference Number: 8.23).</p>

Key issue raised	Action taken
<p>Housing:</p> <p>Suggestion that one-third of workers are to be accommodated in existing private accommodation when there is already high demand in this sector.</p> <p>Displacement of existing tenants struggling to pay rent.</p> <p>Pressure on local house prices and supply, consideration of a fund to assist the local population to apply for loans etc.</p> <p>Impacts on those looking for accommodation in lower income groups and knock-on effect on community structure.</p> <p>Use of existing bed spaces for construction workers.</p> <p>(IACC)</p>	<p>This is considered within the accommodation section of the appendix C1-2 (Application Reference Number: 6.3.9).</p>
<p>Health:</p> <p>Impact on health care provision and capacity in the area.</p> <p>Impact on emergency services.</p> <p>(IACC)</p>	<p>The impacts on health care provision and capacity and on emergency services are covered within the public services section of the C1 (Application Reference Number: 6.3.1). It is also considered within the Health Impact Assessment (HIA) (Application Reference Number: 8.19).</p>
<p>Business:</p> <p>Supply chain charter to provide safeguards to local communities adversely affected by change in services as a result of higher rate payments associated with the increased economic activity brought about by the Wylfa Newydd Project¹.</p> <p>Does not take into account the impacts on the local food and agricultural industry.</p>	<p>This is considered within the business and supply chain section of the appendix C1-2 (Application Reference Number: 6.3.9). The impacts on the local food industry are also considered within the tourism section (paragraph 2.4.38) of this socio-economics assessment and the tourism section of appendix C1-2 (Application Reference Number: 6.3.9).</p>

¹ Increased economic activity within an area may attract more people and businesses to the area. As a result of this increased demand, rental prices and business rates may increase. This may alter the mix of businesses within the area and in turn the services within the area.

Key issue raised	Action taken
Cumulative effect of multiple development impacts on regular business requirements on Anglesey. (IACC)	
Employment: Lack of detail surrounding the positive local employment impacts. Lack of detail around the assumptions used to calculate peak workforce. Impact on small companies who may be limited in training new staff. Induced jobs. (IACC)	This is considered within the local labour section and the business and supply chain section of appendix C1-2 (Application Reference Number: 6.3.9).
Skills and training: Opportunities for apprenticeships. How Horizon can contribute to furthering education. Displacement of trade and skills. Impact of ageing population and loss of skills in key sectors especially energy. Breakdown of the skills within the projected construction worker numbers and assumptions about age, gender, skills requirements etc. (IACC)	This is considered within the local labour section and the business and supply chain section of appendix C1-2 (Application Reference Number: 6.3.9).
Tourism: More consideration needs to be given to the extent to which the capacity of the tourism sector is going to be affected. Lack of assessment carried out on the issue of displacement regarding hospitality skills. (IACC)	Horizon has worked closely with the Welsh Government and IACC. Details are provided in the assessment of tourism effects (see chapter C1, Application Reference Number: 6.3.1).
Legacy: Concerns over the long-term benefits to Anglesey. Impacts on local housing market, opportunities for re-use of buildings.	Legacy issues are considered within the Workforce Accommodation Strategy (Application Reference Number: 8.4), the Tourism Strategy, the Jobs and Skills Strategy (Application Reference Number: 8.4), and the Community Benefits

Key issue raised	Action taken
Consider scenario whereby construction workers stay on Anglesey once the Power Station is operational. (IACC)	Strategy. These are all considered within the socio-economic assessment. These strategies have been developed with inputs from stakeholders and form part of the assessment presented in chapter C1 (Application Reference Number: 6.3.1).

Pre-Application Consultation Stage Two

2.3.5 In September 2016, Horizon shared a Preliminary Environmental Information Report as part of Pre-Application Consultation Stage Two. This presented preliminary details of the predicted environmental effects and mitigation measures for any adverse effects identified. Table B2-6 outlines how key issues raised during Pre-Application Consultation Stage Two have been considered in the assessment.

Table B2-6 Key issues raised during Pre-Application Consultation Stage Two

Key issue raised	Action taken
<p>Communities:</p> <p>Not enough recognition of individual communities and the impacts on them.</p> <p>Communities in close proximity to the Project are not given enough special consideration.</p> <p>Unexpected occurrences will happen, what is being done to address this?</p> <p>Insufficient recognition has been given to the negative impacts on Tregele.</p> <p>There is no mechanism in place to measures changes in the norm, in terms of maintaining normal community standards.</p> <p>There is a lack of local and street level data to properly assess the impacts of the Project.</p> <p>There should be consideration of other indirect financial contributions that can offset the negative effects where facilities are lost from communities.</p>	<p>Chapter C1 (Application Reference Number: 6.3.1) considered effects on services which will be accessed by communities. Chapter D3 (Application Reference Number: 6.4.3) considers the effects of the Power Station development on the local communities. A Community Cohesion Report (appendix C1-3, Application Reference Number: 6.3.10) has been prepared which considers the potential for community cohesion effects resulting from the non-home-based workforce alongside the results and implications of the community survey completed in September and October 2016.</p> <p>Details of the voluntary community benefits scheme are under discussion with IACC as part of the process of agreeing common ground.</p> <p>Workforce Accommodation Strategy (Application Reference Number: 8.4)</p>

Key issue raised	Action taken
<p>More information required about proposed measures to mitigate impacts on vulnerable residents e.g. homeless individuals. (IACC)</p>	<p>provides measures to protect vulnerable residents.</p> <p>Broad-ranging discussion with stakeholders via a number of focus groups to identify potential effects and agree mitigation or enhancement activities. Outcomes have fed into the development of strategies and mitigation measures.</p>
<p>Construction workers: Not enough detail is known about the special needs of construction workers e.g. religious requirements. Pressure on community facilities from the increase in workers, should be considered. (IACC)</p>	<p>It is not possible to identify the possible special needs of the workforce. A health and well-being focus group has been set up and matters associated with both community and workers' needs have been discussed. The outcomes of these discussions have been taken into account within the Health Impact Assessment.</p>
<p>Public Services: Longer waiting times for ambulances due to increased congestion on roads and bridges. Further funding needs to be considered for services. (IACC)</p>	<p>Horizon has been working with service providers to agree appropriate mitigation actions to protect the services provided to local communities. The discussions have fed into the development of proposed mitigation and are expected to continue past submission of the application for development consent.</p>
<p>Labour: There is a lack of detail surrounding the issues on labour displacement. There is a lack of a clearly defined action plan showing that at least 80% of the operational workforce will be local. (IACC)</p>	<p>Horizon has been working with Menter Newydd to further develop the workforce profile, and with stakeholders to identify a range of measures, including the development of a Wylfa Newydd Jobs and Skills Service. This information has been shared with stakeholder and has been used within the assessment presented in chapter C1 (Application Reference Number: 6.3.1).</p>
<p>Tourism: More consideration needs to be given to the extent to which the</p>	<p>Horizon has worked closely with the Welsh Government and IACC. Details are provided in the assessment of tourism effects (chapter C1,</p>

Key issue raised	Action taken
<p>capacity of the tourism sector is going to be affected.</p> <p>Lack of assessment carried out on the issue of displacement regarding hospitality skills. (IACC)</p>	<p>Application 6.3.1).</p>
<p>Legacy benefits:</p> <p>There needs to be more clarity on the long-term legacy of the Wylfa Newydd Project and what Horizon can do to ensure this. (IACC)</p>	<p>Horizon has been supporting assessment via the planning performance agreement, on the long-term economic benefits of the Project. Horizon has also been discussing with IACC the wide range of benefits that will be realised by the local communities. Support for the delivery of these benefits has been factored into the range of relevant strategies and mitigation measures.</p>

Pre-Application Consultation Stage Three

2.3.6 Table B2-7 outlines how key issues raised during Pre-Application Consultation Stage Three have been considered in the assessment.

Table B2-7 Key issues raised during Pre-Application Consultation Stage Three

Key issue raised	Action taken
<p>Legacy benefits:</p> <p>The development would not create a lasting positive legacy for Anglesey. (Individual)</p>	<p>Horizon's project presents an opportunity for long term, professional employment for a large number of people, both during the construction phase and the operational phase of the site. Mitigation is in place to maximise local employment (Wylfa Newydd Jobs and Skills Service) and businesses (Supply chain charter) within the area. This will create a lasting legacy alongside relationships established with local businesses and infrastructure put in place to improve transport in the area, such as the A5025 improvements.</p>
<p>Consideration of local impacts:</p> <p>Cemaes is a small village with a population of just over 1000, the influx of this number of people living in the vicinity will have a human</p>	<p>Horizon has assessed the socio-economic impacts on Cemaes throughout the EIA, at Project-Wide level (chapter C1, Application Reference Number: 6.3.1). and at a local level (chapter D3, Application Reference Number: 6.4.3). Effects, both positive and negative, are examined in terms of employment,</p>

Key issue raised	Action taken
<p>impact that needs to be actively avoided. This shows a complete lack of consideration for both the existing natural beauty as well as the social environment. I am sure the proponents of these plans would not want to have their area affected by similar plans.</p> <p>(Individual)</p>	<p>tourism, public services, businesses, and accommodation. In addition to this, mitigation is also proposed to prevent or reduce negative impacts, such Site Campus which provides accommodation for 4,000 workers as well as a range of facilities (welfare, leisure, sport, retail, bar, and medical services) for them to mitigate their impact on the local economy, including Cemaes.</p> <p>Effects on natural beauty are also considered in Landscape and Visual chapters (see D10, Application Reference Number: 6.4.10; E10, Application Reference Number: 6.5.10; F10, Application Reference Number: 6.6.10; G10, Application Reference Number: 6.7.10; and H10, Application Reference Number: 6.8.10) of the environmental impact assessment, as well as mitigation of these effects.</p>
<p>Migration:</p> <p>The next decade will be challenging for the environment of North Anglesey, including disturbing the peaceful idyllic environment and causing air, noise and light pollution. Most concerned about environmental impacts of the whole development; ecological harm and the legacy of radioactive waste for future generations.</p> <p>The development is much too large for the area and it will leave huge problems for future generations and the local community.</p> <p>You have omitted to inform the general public of the destruction this will cause to the surrounding environment, a very special area, and even further afield in western Anglesey.</p>	<p>Horizon is offering a significant opportunity for Anglesey to retain its young people by offering a generation of people long-term professional roles that otherwise would not be available and provide stable and long-term employment for the community. There is extensive consideration being paid to the impacts on air, noise, light and ecology throughout the environmental impact assessment. Measures will be put in place to minimise or eliminate effects or mitigate where this is not possible.</p>

Key issue raised	Action taken
(National Trust, Anglesey Wildlife Walks, and Individuals)	
<p>Tourism and public services: The development will dominate the adjoining village of Cemaes and overwhelm the facilities enjoyed by both tourists and local population.</p> <p>(Individual)</p>	<p>Horizon will have embedded mitigation in place to mitigate the effect on Cemaes and its facilities via the 4,000 person accommodation site that offers a range of facilities to cater for workers' needs, such as welfare, leisure, sport, recreational, retail, a bar, and medical services. There is also a concerted effort to support the tourism sector both directly through Horizon's support for the Isle of Anglesey County Council's Destination Management activities and also through the use of a 'fund' to be used to support the sector as the project commences.</p> <p>The provision of the Site Campus is temporary and the area will be reinstated following the construction phase.</p>
	<p>A landscape and visual impact assessment of the construction stage, including the construction and operation of the Site Campus (on-site worker accommodation) is set out in chapter D10 (Application Reference Number: 6.4.10) of the Environmental Statement. Although large scale, the Site Campus is located approximately 1km from the village of Cemaes and will be substantially screened by the intervening landform.</p>
<p>Accommodation:</p> <p>The Partnership believe that there is insufficient information on mitigation with emphasis placed on the Workers Accommodation site. There is no mitigation with regards to:</p> <ul style="list-style-type: none"> - The provision for revenue funding towards increase in capacity of Environmental Health Officers, Housing Options Officers and Empty Homes Officers. 	<p>Horizon's proposals for Housing Fund which include increased budget to be used to increase the amount of time for aforementioned officers (Environmental Health, Housing Options, and Empty Homes) to be available to carry their roles. The precise amount and nature of the time and resources required will be negotiated with the local authorities.</p>

Key issue raised	Action taken
<p>(Partneriaeth Tai Ynys Môn Housing Partnership)</p>	
<p>Jobs and skills:</p> <p>The provision of funding for a capital investment programme for schools after the implementation of the [Development Consent Order] is fundamentally unacceptable. Given that education and training facilities will need to be designed, consented and built before courses can begin, the likelihood is that the construction will be virtually finished by the time any student is in a position to have benefited from the investment proposed. Communities will have therefore suffered the considerable impact of hosting the construction project and the only 'real' offer to the young is the chance of a job during operation. For example, the education and skills programmes need to start far enough in advance to equip local residents to access roles as they become available, commencing these following the commencement of construction means that several years of opportunities will be lost. This is not an acceptable outcome for the Island's communities.</p> <p>(IACC)</p>	<p>Horizon has submitted a Jobs and Skills Strategy (Application Reference Number: 8.3) with the application for development consent. Discussions with stakeholders indicate the need to create an employment pathway for those people in the area who wish to start a career in construction or who are currently unemployed. The Jobs and Skills Strategy (Application Reference Number: 8.3) is therefore designed to open a range of employment pathways, including new entrants to the construction sector jobs from other industries, as well as those who may be unemployed. In addition, the strategy provides for the up-skilling of existing trades people in Anglesey and the home-based area.</p> <p>These come together through the Wylfa Newydd Employment and Skills Service, a multi-agency partnership that aims to ensure local people have the necessary skills, experience and qualifications to access work on the project.</p> <p>Additional mitigation could include a construction training scheme to be secured through a planning obligation. This would assist in training so that local people develop the skills to seek construction jobs.</p> <p>Following a consideration of feedback from the Pre-Application Consultation Stage Three, Horizon made the decision to share further document detail with key stakeholders. This has occurred through the process of preparing Statements of Common Ground. As part of this engagement, Horizon has shared certain draft documents for the application for development consent, which include information on mitigation measures.</p>

Key issue raised	Action taken
<p>Tourism:</p> <p>Welcome principle of a Tourism Fund, however concerned that our expectations differ considerably in scale from Horizon and further detail on quantum and scope is required.</p> <p>(Welsh Government)</p>	<p>Following a consideration of feedback from the Pre-Application Consultation Stage Three, Horizon shared further document detail with key stakeholders. This has occurred through the process of preparing Statements of Common Ground. As part of this engagement, Horizon has shared certain draft documents for the application for development consent, which include information on mitigation measures.</p> <p>In regard to the Tourism Fund, it will be implemented following the final investment decision and a governance process will be identified. The objective will be to ensure that for the duration of the construction phase and up to two years into the operation of the Units, effects on visitor numbers are monitored and that there is a mechanism in place to address any adverse effects should they arise. The Tourism Oversight Group would stay in place for the first two years of operation to monitor and manage effects on visitor numbers should they arise as a result of operation of the Power Station.</p>

Consultation on Additional Land

2.3.7 In February 2018, Horizon undertook consultation on additional land that had not been consulted on previously. The additional land was required to:

- accommodate proposals to create or enhance wetland sites across Anglesey as Ecological Compensation Sites;
- create two new ecological mitigation areas, and minor changes to the connection to the national grid at the Wylfa Newydd Development Area; and
- update the order limits for the A5025 Off-Line Highway Improvements, and minor refinements to the boundaries of the Off-Site Power Station Facilities and Logistics Centre.

2.3.8 The feedback from the consultation has been reviewed and there were no socio-economic issues raised.

Non-statutory consultation

Environmental Impact Assessment Progress Report

2.3.9 An EIA Progress Report was provided to the Isle of Anglesey County Council (IACC) and Natural Resources Wales (NRW) in 2016 with updated information on the design development and associated environmental assessment. Table B2-8 outlines how key issues raised in feedback from these stakeholders have been considered in the assessment.

Table B2-8 Key issues raised in response to the EIA PR

Key issue raised	Action taken
<p>Labour:</p> <p>Insufficient evidence and reasoning for the assumption of 25% construction labour being recruited from the local DCCZ.</p> <p>There is a lack of detail about the operational worker profile.</p> <p>Lack of information on the measures to be taken to ensure local employment and supply chain opportunities.</p>	<p>Workforce profiles further developed and shared with stakeholders. Consultation with stakeholders to develop the measures on supply chain engagement, skills and education and housing. Detail provided in chapter C1 (Application Reference Number: 6.3.1).</p>
<p>Accommodation:</p> <p>The accommodation assessment should consider the value and quality in the supply of existing stock and how this will align with the expected demand from workers.</p> <p>More information is required on the displacement effects.</p> <p>There is a lack of clarity as to the workers' accommodation proposals for the Project during the construction phase and the impact on the wider housing market.</p>	<p>Continued development of measures to address risks around displacement within the accommodation sector are outlined within the Workforce Accommodation Strategy (Application Reference Number: 8.4). Other measures outlined within the strategy will serve to support the provision of additional housing stock.</p>
<p>Study Areas:</p> <p>Basing the DCCZ upon a 90-minute drive time is inappropriate as 2011 Census data show that the vast majority of commutes in Anglesey are within 40 minutes.</p> <p>The scope of assessment of effects should be the same in all study areas to ensure consistency.</p>	<p>Sensitivity analysis has been undertaken on the use of a 90-minute drive time to understand the potential impact if it was shortened. This is clarified further in the local labour section of the appendix C1-2 (Application Reference Number: 6.3.9), which demonstrates that construction workers are more willing</p>

Key issue raised	Action taken
	<p>to travel greater distances for commuting purposes.</p> <p>The study areas selected are considered appropriate given the impacts assessed.</p>
<p>Tourism: There is a very limited focus on the tourism sector as a whole and the potential impacts of the Project.</p>	<p>Tourism effects have formed a key area of discussion with stakeholders and the full assessment is presented in chapter C1 (Application Reference Number: 6.3.1).</p>
<p>Public Services: The section on public services does not present enough information on the local variations in capacity of services and facilities within the Key Socio-economic Study Area (KSA).</p>	<p>Baseline and assessment of effects on public services further developed and presented in chapter C1 (Application Reference Number: 6.3.1).</p>

Draft Environmental Statement

2.3.10 During September 2017, draft Environmental Statement chapters were provided to statutory and key non-statutory stakeholders. Table B2-9 outlines key issues raised and how these have been addressed within the Environmental Statement. Key issues raised are topical to the construction phase of the Wylfa Newydd Project unless stated otherwise within the response.

Table B2-9 Key issues raised in response to the Draft Environmental Statement

Key issue raised	Action taken
<p>Public Services: Potential effects on NHS are considered to be too low. (Welsh Government)</p>	<p>Embedded mitigation is in place to address the issue of increased demand for healthcare, not specifically the National Health Service. Healthcare will be provided onsite for all employees.</p>
<p>Public services: Presentation of information switches between KSA and north Wales. (North Wales Fire and Rescue)</p>	<p>This issue is caused by data-limitations of certain datasets which results in the need to present different datasets at different geographical scales.</p>
<p>Public services:</p>	<p>The operational phase of the project utilises 850 workers, the majority of which will be local to the area</p>

Key issue raised	Action taken
<p>Effect on the police service during the operational phase of the project is assessed as minor but this seems unrealistic.</p> <p>(North Wales Police)</p>	<p>beforehand. It is estimated that 199 additional people will move to the area, based on the crime rate in 2015, this yields an increase of 7 incidents per year or 0.2% in crime rate.</p>
<p>Community Cohesion:</p> <p>No recognition of the effect on Community Cohesion of the project in terms of inward-migration of Horizon employees attracting criminal gangs to set up services that may be used by well-paid individuals.</p> <p>(North Wales Police)</p>	<p>The issues raised by the respondent are addressed through Horizon working with the IACC, Betsi Cadwaladr University Health Board, Welsh Ambulance Service, Public Health Wales, North Wales Fire and Rescue, North Wales Police and Medrwn Môn to ensure that its provisions for security are aligned with local service providers.</p> <p>In accordance with the Hitachi Group Code of Conduct and Horizon Nuclear Power Modern Slavery Act 2015 Statement, Horizon will safeguard the welfare of its employees and its supply chain and, in relation to the activities of its construction workforce, the general public. This will be achieved through using Horizon's normal personnel screening and management systems to identify those that may pose a risk to vulnerable adults and children. In such cases where a potential risk is identified, further checks will be carried out. This measure would be secured through the Workforce Management Strategy (Application Reference Number: 8.5).</p> <p>Prior to, and throughout, operation of the Logistics Centre, appropriate dialogue should be had between Horizon, the contractor, the delivery and logistics supply chain and local safeguarding agencies, including North Wales Police. Discussions should include any individual or</p>

Key issue raised	Action taken
	coordinated measures appropriate to avoiding risks to vulnerable groups, for example in relation to people trafficking and direct or indirect sex work
<p>Visitor and Media Centre:</p> <p>What are the details of the Visitor and Media Centre in terms of its design and opening date?</p> <p>(IACC)</p>	In the socio-economic project-wide effects chapter C1 (Application Reference Number: 6.3.1), it is made clear that the Visitor and Media Centre will be part of a separate planning application and therefore its details are not discussed in detail within the Development Consent Order.

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Topic-specific stakeholder engagement

2.3.11 In addition to the three formal stages of consultation outlined above, topic-specific consultation has been undertaken with relevant stakeholders. Table B2-10 summarises the details of the consultation that has taken place with respect to the socio-economics assessment.

Table B2-10 Key issues raised through stakeholder engagement

Date	Stakeholder	Title and format	Issues Arising	Action taken
Since 2010	The IACC	Various	All aspects of the socio-economic scope have been discussed, reviewed and assessed.	Various depending on topic. Include further assessment, wider discussion and revisions in analysis.
May 2015	Project Liaison Group, including local community organisations, public and private sector organisations.	Socio-economic assessment	All aspects of the socio-economic scope were discussed.	Views considered within assessment in a variety of ways, including via additional research on certain topics.
Since June 2015	Anglesey Tourism Association, Destination Management Partnership.	Socio-economic assessment – specific to tourism	Discussion of the potential effects of the Wylfa Newydd Project on the tourism sector.	Mitigation measures developed in consultation with stakeholders and outlined within chapter C1 (Application Reference Number: 6.3.1).

Date	Stakeholder	Title and format	Issues Arising	Action taken
Since June 2015	Health service providers	Health service provisions	Initial discussions on concerns of increased pressure on GP services. Also covered, and led, by the HIA team.	Mitigation developed through the targeted focus group and outlined within the HIA (Application Reference Number: 8.19).
Since July 2015	North Wales Police Service	Service provisions	Initial discussion of potential effects on police services.	Discussions are ongoing and expected to continue past the submission of the application for development consent.
Since October 2015	Gwynedd Council and Conwy County Borough Council	Socio-economic considerations for neighbouring authorities	Overview of scope of socio-economic assessment, including discussions on key effects and mitigation and enhancement approaches.	Mitigation developed through the targeted focus group and presented within chapter C1 (Application Reference Number: 6.3.1) as appropriate.
Since May 2016	IACC and Welsh Government	Socio-economic topic discussions	Baseline, methodology and assessment of impacts for all socio-economic topics.	Methodology and assessment reports have been shared with stakeholders and comments addressed as appropriate within the remainder of this chapter, chapter C1 (Application Reference Number: 6.3.1) and appendix C1-2 (Application Reference Number: 6.3.9). Discussions have supported the Statement of Common Ground focus group process.

Date	Stakeholder	Title and format	Issues Arising	Action taken
Since October/ November 2016	Key tourism sector stakeholders including from the IACC, Welsh Government and the sector stakeholders from North Wales	Tourism mitigation workshops	Discussion of tourism assessment to date and potential mitigation and enhancement measures.	Mitigation and enhancement measures included within chapter C1 (Application Reference Number: 6.3.1).

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2.4 Topic-specific methodologies and assessment criteria

Introduction

2.4.1 The overarching approach to the EIA, including the approach to the assessment of cumulative effects, is provided in chapter B1 (introduction to the assessment process) (Application Reference Number: 6.2.1). This section outlines the specific methodology used to assess the effects of the Wylfa Newydd Project on socio-economics. It outlines the methods and criteria used to:

- define the study area and identify topic receptors;
- establish the environmental baseline for topic receptors; and
- determine the value/sensitivity of receptors, the magnitude of change and significance of effect.

Assessment of parameters

2.4.2 As outlined in chapter B1 (Application Reference Number: 6.2.1), the approach adopted for the design of the WNDA Development, Off-Site Power Station Facilities and Associated Development is to set parameters, where necessary, for the extent of the development and key aspects of that development. The final design and construction methodology would be limited to these parameters and limits of deviation. As these parameters and limits of deviation vary between the various developments in the Wylfa Newydd Project they are considered on a site specific basis in chapter 3 within volumes D (Application Reference Number: 6.4.3), E (Application Reference Number: 6.5.3), F (Application Reference Number: 6.6.3), G (Application Reference Number: 6.7.3) and H (Application Reference Number: 6.8.3).

Identification of study areas

2.4.3 Defining the spatial scope for socio-economic assessment can be complex because of the wide range of receptors and the different ways they might be affected.

2.4.4 In addition, socio-economic baseline data are often reported over a range of spatial scales (e.g. wards and local authority administrative boundaries etc.). The need to assess and compare data at a detailed (local) level but also at a higher (regional/national) level means a range of spatial scopes have been selected throughout the assessment, depending on the subtopic.

2.4.5 The process applied considered the range of socio-economic subtopics included within the technical scope and identified the appropriate scale at which to consider changes in any parameters. The scale at which data are available has been reflected in the identification of the study areas applied within the assessments presented in chapters C1 (Application Reference Number: 6.3.1), D3 (Application Reference Number: 6.4.3), E3 (Application Reference Number: 6.5.3), F3 (Application Reference Number: 6.6.3), G3

(Application Reference Number: 6.7.3) and H3 (Application Reference Number: 6.8.3). Figures C1-1 and figure C1-2 (Application Reference Number: 6.3.32) are provided to show these areas.

2.4.6 The logic underpinning the geographic scope for this socio-economic assessment is explained in table B2-11 below.

Table B2-11 Socio-economic assessment geographic scope

Area	Geographic scope	Assessment scope
Wylfa Newydd Development Area (WNDA)	<p>The Wylfa Newydd Development Area represents the indicative areas of land and sea, including the WNDA Development, and the surrounding areas that would be used for the construction and operation of the Power Station. It would also include the Site Campus. This area is representative of the maximum area that would be physically affected by construction activities related to the Power Station and used to form the setting and landscaping features of the operational Power Station.</p>	<p>This area is considered for direct land take.</p>
Local Area of Influence (LAI)	<p>The LAI represents a buffer zone of approximately 5km from the centre of the Wylfa Newydd Development Area. Communities which fall on the boundary of these zones are included within the assessment. The 5km zone has been selected to ensure that significant effects on the physical environment (in terms of air, noise and visual assessment) are included in the socio-economic assessment. Where key receptors are located close to this boundary they are included within the assessment. The Associated Development geographical scope is considered within a tailored LAI which extends to approximately 1km from the site boundary. This area has been selected to ensure that significant effects on the physical environment (in terms of air, noise and visual assessment) are included in the socio-economic assessment. The Associated Developments subject to the LAI of 1km are as follows: Park and Ride at Dalar Hir; Site Campus; and the Logistics Centre. The separate development of the Off-Site Power Station Facilities is also subject to a LAI of 1km.</p>	<p>Issues affecting communities adjacent to or in close proximity to the Wylfa Newydd Development Area and within the LAI.</p> <p>With regard to the temporary nature of the Associated Developments, the assessment scope covers the construction, operation, and decommissioning phases of each of the developments throughout their respective individual lifetimes. The LAI is 1km here as this is considered the limit of any direct effects on receptors.</p>

Area	Geographic scope	Assessment scope
Socio-economic Key Study Area (KSA)	<p>This area represents the area most likely to be affected (both beneficially and adversely) by the Wylfa Newydd Project. It is defined by the two Travel to Work Areas (TTWAs) of 'Bangor, Caernarfon and Llangefni' and 'Holyhead'. The spatial boundary is defined based on a best-fit selection of 2001 Census of Population administrative wards to the TTWA boundaries (see appendix C1-1, Application Reference Number: 6.3.8).</p> <p>At the time of producing this boundary, the 2011 TTWA boundary was not available.</p> <p>As the 2011 area is slightly smaller than the 2001 TTWA (since it excludes the Conwy wards), it is considered more robust to maintain the use of the wider 2001 dataset and have these wards included.</p> <p>This area is further disaggregated as defined below.</p>	<p>This area is a key focus of the topics considered within the socio-economic assessment. Effects on accommodation, public services and tourism are all considered mainly within this area.</p> <p>As far as is possible, business and supply chain effects have also been considered at this scale.</p>
Isle of Anglesey	Anglesey North	An area conforming to a subdivision of the Isle of Anglesey, representing communities around Amlwch and located closest to the Wylfa Newydd Development Area. This subdivision is based on aggregates of wards defined in the 2011 Census.
	Anglesey West	An area conforming to a subdivision of the Isle of Anglesey, representing communities on the west side of the island including Holyhead. This subdivision is based on aggregates of wards defined in the 2011 Census.
	Anglesey South	An area conforming to a subdivision of the Isle of Anglesey, representing communities on the south of the island including Llangefni and the Menai Crossing. This subdivision is based on aggregates of wards defined in the 2011 Census.

Area		Geographic scope	Assessment scope
Mainland	Menai Mainland	Menai Mainland is a subdivision of Gwynedd, representing the communities on the mainland located within the KSA including the main settlements of Bangor and Caernarfon. This area also contains small areas of Conwy.	This subdivision has been used to assess effects that may be felt at this level, including public services and accommodation.
Daily Construction Commuting Zone (DCCZ)		<p>This area is based upon a 90-minute commute time from the Wylfa Newydd Development Area. Conclusions drawn from the 'Workforce Mobility and Skills in the UK Construction Sector' (IFF Research/University of Warwick, 2005) indicate that 85% of construction workers live within a 90-minute commute time from their place of work.</p> <p>The definition is based on a best-fit selection of 2011 Census of Population administrative wards. Any ward wholly or partially within a 90-minute travel time has been included. The area represents the one-way-travel time limit assumed for workers to commute on a daily basis from their permanent residence (these individuals are referred to as home-based workers).</p>	<p>It is from this zone that commuting or home-based workers are drawn. The assessment of employment and skills effects has therefore focused on this geographic area.</p> <p>Business and supply chain and knock-on economic effects have also been considered at this scale.</p>
North Wales	West	This area consists of local authority districts of the Isle of Anglesey, Conwy and Gwynedd.	This area has been used in situations where it is not possible to represent the KSA due to statistical special data limitations.
North Wales		This area consists of a grouping of local authority districts consisting of the Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Flintshire and Wrexham. This area has also been used when it is not possible to represent the DCCZ due to statistical data limitations, including for baseline employment and economic activity	This area has been used when it is not possible to represent the DCCZ due to statistical data limitations.

Area	Geographic scope	Assessment scope
	<p>information, and for the assessment of effects on fire and rescue services. It is worth noting that this area is more urbanised and industrial (with key developments in certain areas of Flintshire etc.) and has a much larger population than the DCCZ.</p>	<p>Business and supply chain effects and knock-on economic effects have also been considered at this scale.</p>
National/other	<p>Standard geographies such as Wales, Great Britain and the UK are also used where appropriate, either to provide context or to consider effects which might arise outside of the above geographies.</p>	<p>These areas have been used to put local baseline data within the context of national data to provide an accurate and justified baseline.</p>

Study area and methodology per topic

2.4.7 For each socio-economic subtopic, a similar methodology is utilised, as set out in this section, for the identification of receptors, description of baseline and assessment of effects having regard for the value and sensitivity of receptors and the magnitude of change. Table B2-12 details the subtopics included for the assessment of the project-wide effects and those related to the individual component developments.

2.4.8 While the subtopics included in the individual component developments is the same, the methodology for the assessment of the A5025 Highway Improvements utilises the Design Manual for Roads and Bridges (DMRB) and is therefore explained and examined from 2.4.49 onwards.

Table B2-12 Subtopics included for each assessment

Project-Wide (Chapter C1)	Individual component developments (Chapters D3- H3)
Skills and local labour	Land use
Accommodation and spatial distribution of workforce	Neighbouring communities and local services
Public services	Local businesses
Tourism	Public Safety
Business and supply chain	

Identification of receptors

2.4.9 The identification of receptors follows the overall approach set out in chapter B1 (Application Reference Number: 6.2.1). Table B2-13 outlines the socio-economic subtopics and associated receptors considered in this assessment.

Table B2-13 Relevant socio-economic receptors by subtopic

Subtopic	Receptor
Skills and local labour	Labour market
Accommodation and spatial distribution of workforce	Accommodation stock
Public services	All public services
Neighbouring communities and local services	Local communities
	Local services
Tourism	Tourism accommodation providers
	Local economy
Business and supply chain / Local businesses	Local businesses
	Supply chain

Subtopic	Receptor
	Local economy
Public safety	Local communities
Land use	Agricultural land (best and most versatile land)
	Development land

Identification of baseline conditions

2.4.10 Baseline conditions detail the current socio-economic environment of relevance to the assessment process. These have been defined predominantly through desk-based assessment. Site visits and consultation have been used to check the information gathered as required.

2.4.11 A number of topic specific surveys have been undertaken. These are summarised in the various sections of appendix C1-2 (Application Reference Number: 6.3.9) as detailed in table B2-14. There are a number of receptor groups within this socio-economic assessment. Table B2-14 outlines the data sources for baseline information on these.

Table B2-14 Topic baseline identification

Receptor	Data collection (including duration)
Labour market	Desk-based studies and calculations. Data gathered from several sources including the 2011 Census, the Office for National Statistics (ONS), StatsWales, National Online Manpower Information System (NOMIS) and local authority websites.
Accommodation supply	Desk-based studies and calculations. An accommodation survey was used to identify additional latent ² bed spaces for construction workers that could be made available on Anglesey. This survey aimed to identify bed spaces that are currently not on any register (for example spare rooms) or those new bed spaces expected to be available by the time construction starts. It was undertaken in August 2015. In addition, IACC completed a housing survey in 2011 which also identified this level of information (appendix C1-2, Application Reference Number: 6.3.9).
Public services	Desk-based studies and calculations.

² bedspaces brought into use by owners encouraged by the economic opportunities presented by the Wylfa Newydd Project

Receptor	Data collection (including duration)
	Data from the assessment of existing social and community infrastructure within Anglesey and the Arfon ³ area of Gwynedd [RD14] and additional information from service providers.
Tourism accommodation providers and the Local Economy	Desk-based studies and calculations. A visitor behaviour survey was carried out to investigate visitor current experiences of the area and usage patterns, alongside opinions on the construction and operation of the Power Station, and identify any potential changes in behaviour that could have effects on the tourism sector on Anglesey. It was undertaken in August 2015 (appendix C1-2, Application Reference Number: 6.3.9).
Local businesses, the supply chain and the local economy	Desk-based studies and calculations. A business survey was carried out by the IACC's Energy Island Programme and the North Wales Economic Ambition Board [RD15], supported by Horizon, to gauge the current position of businesses with regards trends in revenue and turnover growth and staff retention, alongside opinions of local businesses on the Wylfa Newydd Project. It was carried out in January 2016 and February 2016 (appendix C1-2, Application Reference Number: 6.3.9).
Local residents and communities	Desk-based studies and calculations. A telephone survey was carried out to provide an overview of concerns/aspirations of Anglesey residents towards their community, the Wylfa Newydd Project, and effects that may result from it. This forms a baseline form which we can consider the potential changes in community make up from.
Agricultural land Development land	Desk-based studies and calculations. A preliminary survey was undertaken by Reading Agricultural Consultants in June 2015 [RD16] in order to determine the Agricultural Land Classification (ALC) grade of the land within the Wylfa Newydd Development Area. A detailed survey was undertaken in February 2016 to determine the extent of best and most versatile land with greater confidence (appendix C1-2, Application Reference Number: 6.3.9).

³ Arfon is a defunct local authority that extended from a point north of Aber to a point on the northern side of the river Lynfnwy estuary near Pont Llynfi, giving a seaboard of approximately 20 miles. It extends inland to include Snowdon and other well-known peaks in the Snowdonia range.

Assessment of effects

2.4.12 Relevant guidance is identified in table B2-3. However, no published technical guidance for assessing and evaluating socio-economic effects within the context of an EIA is available. Therefore, the socio-economic assessment follows the general approach set out in chapter B1 (Application Reference Number: 6.2.1), applying the assessment criteria detailed below. Baseline information has been updated as information has been provided through consultation with IACC and specific stakeholders that hold relevant datasets, and with local communities and the general public through the Wylfa Newydd Project-wide consultation process.

2.4.13 The following sections describe the criteria used for evaluating the environmental effects. In some cases, the assessment set out below differs for certain topics. In these cases, these variations are outlined within the 'Assessment approach for socio-economic subtopics' section.

Value of receptors

2.4.14 Within socio-economic assessment, the value of receptors may be considered a function of their sensitivity to an effect; however, it can also be related to the overall value of the receptors (e.g. the labour market) to the economy.

2.4.15 A value or sensitivity for each receptor has been identified based on the definitions provided in table B2-15. The focus of these receptors is at the local economy level, as this is the level at which effects will be most likely realised. 'Local' in this context refers to the north Wales area.

Table B2-15 Criteria for determining the value/sensitivity of socio-economic receptors

Value/sensitivity	Topic-specific criteria
Negligible	<p>The receptor or effect category is not identified as a priority in local and relevant policies.</p> <p>There is evidence that this receptor or subtopic currently performs well, with no weaknesses or challenges in the study area.</p>
Low	<p>The receptor or effect category is not identified as a priority in local and relevant policies.</p> <p>There is evidence that this receptor or subtopic is resilient, and there are no identified weaknesses or challenges in the study area.</p>
Medium	<p>The receptor or effect category is not identified as a priority in local and relevant policies.</p> <p>There is evidence of considerable socio-economic challenge or underperformance and vulnerability for this receptor or subtopic.</p>
High	The receptor or effect category is identified as a priority in local and relevant policies.

Value/sensitivity	Topic-specific criteria
	There is evidence that this receptor or subtopic faces major socio-economic challenges or underperforms, or there is vulnerability in the study area.

Sensitivity of receptors

2.4.16 Table B2-16 provides the sensitivity of each receptor within the socio-economic topics in this chapter. This is linked to the policies noted in table B2-2.

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Table B2-16 Sensitivity ranking by socio-economic topic

Topic	Receptor	Value/ sensitivity	Explanation
Skills and local labour	Labour market	High	Employment is a key policy priority on Anglesey, due to the recent trends in net out-migration and the recent closure of key industries.
Accommodation and spatial distribution of workforce	Accommodation supply	High	Accommodation is mentioned across several policies and in multiple contexts. Evidence is presented regarding existing pressures and vulnerabilities.
	Tourist sector	High	Tourist accommodation is mentioned as a guiding principle in some policies, however primarily as an opportunity.
	Private rented sector	High	The private rented sector is not mentioned specifically as a priority area in policy documents, however some issues are described in section 4.4 of the Wylfa SPG regarding access and potential effects on prices of private rented property.
	Owner-occupied sector	Medium to high	The Wylfa SPG looks to ensure that any properties that are built are done so in accordance with local plans and policies. However, the Wylfa SPG does not identify issues with regards to the purchase of property by construction or operational workers.
	Latent sector	Medium to high	The use of latent accommodation supply is noted within section 4.4 of the Wylfa SPG and is one of the Guiding Principles of the SPG. The overall accommodation context is therefore applicable.
Public services	All public services	High	This reflects current and ongoing pressures on public services as evidenced by waiting and response times for these services.
Tourism	Tourism accommodation providers (revenue from accommodation)	High	There are several overlapping policies relating to tourism revenue on Anglesey and the sector contributes significantly to the local economy. So while no evidence is presented in the policy documents that this area

Topic	Receptor	Value/ sensitivity	Explanation
			has any particular vulnerabilities, IACC concerns are reflected in consultation responses.
			Tourism is identified as a policy priority. This is because it is presented as a central part of the Anglesey economy and one of the guiding principles of within the Wylfa SPG is Protection of the “Visitor Economy”.
Business and supply chain	Business and supply chain receptors	Medium	While not identified specifically as a policy priority, there is evidence in the economic statistics that the local economy and local businesses have vulnerabilities and face some challenges. This topic examines these challenges on a multi-sectoral basis instead of single sector topics such as Tourism’s impact on local economy.
Land use	Best and most versatile land	High	The ALC system uses grades 1 to 5 with the highest quality agricultural land classified as grade 1. Grades 1, 2 and 3a are classified as best and most versatile and therefore carry a greater level of importance and value.
	Other ALC grade land	Low	Grades 3b, 4 and 5 and non-agricultural land have a lower capability to produce agricultural crops and grasses.

Magnitude of change

2.4.17 The magnitude of change represents the scale or extent of the change from the baseline condition, arising as a result of the Wylfa Newydd Project. Due to the complexity of the considerations, it is not appropriate to create definitive magnitude criteria for each socio-economic assessment subtopic. Therefore, the magnitude is not assessed on the basis of set criteria definitions (such as might say that an increase of 10% in employment is either a 'small' or a 'large' magnitude change, for example); rather, the assessment for socio-economic effects is based on setting the change in the context of the baseline and using professional judgement as required. As such, the assessment presented in this chapter differs slightly from that applied within other EIA topic assessments for which more established guidance is available.

2.4.18 Magnitude of change is described as negligible, small, medium or large in accordance with the generic criteria set out in chapter B1 (Application Reference Number: 6.2.1).

Assessment of significance

2.4.19 The assessment of the significance of a socio-economic effect considers the following key factors:

- the importance/value of receptors; and
- the magnitude of change from the baseline condition, which, in turn, includes consideration of the following:
 - the duration and reversibility of the effect (where relevant);
 - the capacity of the local area to absorb the effect; and
 - recent rates of change in the locality.

2.4.20 Professional judgement and experience is used to support the importance/value and magnitude assessment. Figure B1-2 (Application Reference Number: 6.2.1) illustrates the relationship between value of receptor and magnitude of change in determining significance of effect. Effects are ranked as negligible, minor, moderate or major. Minor and negligible effects are considered not significant in EIA terms.

2.4.21 The methodology for the A5025 Highway Improvements differs, as this will be undertaken using DMRB. This is discussed as required in the subsequent sections of this chapter.

Assessment approach for socio-economic subtopics

2.4.22 There are differences in the specific approaches to the assessment of effects that are used for the individual socio-economic subtopic assessments. These differences relate to how the assessment of magnitude is made in each case and what supporting information is used to support this, and also as noted above, to the application of DMRB guidance. The following sections outline the approach to each of these in terms of data collection and interpretation and any variance for the standard approaches detailed above. Further detail on the assessments is provided in appendix C1-2 (Application Reference Number: 6.3.9), as appropriate.

Skills and local labour assessment approach

2.4.23 This assessment considers the dynamics between the demand for, and supply of, labour. The aim is to establish the local labour demand of the Wylfa Newydd Project, including composition by broad skill category, drawing on the local labour benchmarking undertaken as part of the local labour evaluation within appendix C1-2 (Application Reference Number: 6.3.9). This was set in the context of the capacity of the workforce within the DCCZ that may be available to support the Wylfa Newydd Project and the change in labour demand during the construction and operation phases of the Wylfa Newydd Project.

Accommodation and spatial distribution of the workforce assessment approach

2.4.24 Assumptions have been made for the purposes of this assessment based on research contained within the appendix C1-2 (Application Reference Number: 6.3.9). This research has been used for information on the number of workers likely to be drawn from outside the DCCZ. From these reports, it is determined that non-home-based workers would make use of the following different types of accommodation:

- Site Campus accommodation;
- tourist accommodation;
- private rented sector accommodation;
- owner-occupied accommodation; and
- latent accommodation.

2.4.25 This has considered the demand for different accommodation types and compared this with the estimated supply within each of these accommodation types.

2.4.26 A gravity model, which identifies the likely spatial distribution of employees during the construction stage of the Wylfa Newydd Project, was used to identify the potential effects at a more localised scale than the DCCZ.

2.4.27 Gravity models are based on a ‘travel deterrence’ function, such that each individual’s choice whether or not to work on the Wylfa Newydd Project has a relationship with the ease of travelling to work. The cumulative numbers of travellers from each area has a direct relationship with a measure of the population of each area (e.g. working age population, accommodation stock). The model is a key part of the evidence base supporting the assessment presented in chapter C1 (Application Reference Number: 6.3.1).

2.4.28 The gravity model distributes construction workers based on two groupings:

- home-based: commuting from their main residence on a daily basis; and
- non-home-based: persons who would take temporary accommodation in the vicinity of the Wylfa Newydd Development Area due to the impracticalities of commuting on a daily basis from their main residence.

2.4.29 No gravity modelling work has been undertaken for the operational workforce (which is estimated to be approximately 850 workers). The distribution of

these workers is assumed to be broadly similar to those of the Existing Power Station, with the assumption that ultimately all operational staff would live within the KSA.

2.4.30 Further detail about the gravity modelling work is provided in the appendix C1-2 (Application Reference Number: 6.3.9).

Public services assessment approach

2.4.31 The process used for assessing the effects on public services followed these steps:

- I. The anticipated change in population was determined. Additional population includes the Wylfa Newydd Project workforce, partners and dependants that move to the area.
- II. The relevant proportion of the change (e.g. only children of school age are relevant to discussion of school places) was compared to the baseline capacities.
- III. The effect on the capacity of the services was assessed.

2.4.32 In order to determine the anticipated change in population, a series of steps were followed:

- I. The number of non-home-based workers was taken from the Local labour section of the appendix C1-2 (Application Reference Number: 6.3.9) and their distribution was taken from the Accommodation section of the same appendix.
- II. Based on the type of occupations identified within appendix C1-2 (Application Reference Number: 6.3.9), demographic profiles for the non-home-based workers were created. These used the most relevant occupation categories based on the Standard Occupational Classification 2010 (SOC2010) [RD17]. This step recognises that different kinds of occupations have different age and gender profiles. Demographic profiles were created for both construction and operational workers, with non-home-based workers having a demographic profile based on workers from England and Wales.
- III. Using these SOC2010 categories, census data were used to determine the average age and gender profiles. These were matched with additional census data to determine average family composition. The family composition data were further analysed using census information in order to determine the average number of dependants of different age categories.
- IV. For the construction workforce, having established a demographic profile for workers of different types, the following assumptions were then used:
 - 25% of non-home-based professional workers, 4% of operatives (e.g. mechanics, engineers, scaffolders) and 60% of operational workers would bring families into the area during construction; and

during operation, 60% of workers would bring families and seek family-style accommodation.

- In order to determine the magnitude of the effect, the spare capacity (or 'headroom') for the services was compared and contrasted with the expected increases in the level of demand for both the construction and operational periods. An assumption was made that dependants could be any age, as the construction and operational periods last for a long time so a single dependant may create demand for facilities at different stages of education.
- It was therefore determined that a worst-case approach would be to assess the maximum number of dependants against all relevant public services, regardless of age category. This accounts for the unlikely scenario that all dependants would be the same age and provide the maximum pressure to each public service as they age.

Tourism assessment approach

2.4.33 The method of assessment for each of the potential effects is described below.

Demand for tourism accommodation

2.4.34 The number of construction non-home-based workers was taken from the Local labour section of the socio-economic technical appendix, section C1-2 (Application Reference Number: 6.3.9), and their distribution, both geographically and among accommodation stocks, was taken from the Accommodation section of appendix C1-2 (Application Reference Number: 6.3.9).

2.4.35 As discussed in appendix C1-2 (Application Reference Number: 6.3.9), the proportion of workers likely to access tourism accommodation has been determined based on the number of tourism bed spaces available, current occupancy rates and affordability by workers. Therefore, the numbers are considered to reflect the ability of these accommodation types to attract and absorb construction workers over and above current visitor occupancy rates.

2.4.36 To assess the benefits of demand for tourism accommodation by the construction workforce, the following steps were applied.

- I. The number of construction workers seeking tourist accommodation was determined (see sections 3 and 4 within appendix C1-2, Application Reference Number: 6.3.9). The peak construction workforce was used.
- II. An assumption was applied for the annual occupancy rate of each construction worker over the course of a year.
- III. A daily allowance was applied per worker to determine the additional revenue accruing to tourism accommodation providers. An additional amount was added to account for expenditure on non-essential purchases over and above food and accommodation, for example expenditure on leisure/recreational pursuits.

- IV. Economic multipliers were applied to estimate the additional indirect expenditure generated.
- V. The benefits were assessed against current baseline levels of expenditure and recent growth trends.

Quality of tourism accommodation stock

2.4.37 The potential change in the quality of tourism accommodation stock was assessed qualitatively using professional judgement, based on assumed occupancy rates during the construction period and taking account of proposed mitigation measures.

Employment in the tourism sector

2.4.38 The anticipated increase in demand for employment in the service industries including accommodation, food and drink has been considered in terms of the employment equivalent of the increased revenue to accommodation providers. This was calculated using a 'spend per employment' figure for the accommodation sector and also considered the indirect and induced effects of the direct increase in employment.

Change in visitor numbers

2.4.39 The anticipated change in visitor numbers has been assessed qualitatively using the results of the visitor behaviour survey and professional judgement.

Anglesey tourism and destination brand

2.4.40 The potential effects on the Anglesey tourism and destination brand have been assessed qualitatively using professional judgement, taking account of proposed mitigation measures. It is recognised that predicting actual outcomes in this regard would not be possible; therefore, the key focus of the assessment was to identify the potential risk of effects and identify the measures which could support the sector and reduce the likelihood of such potential effects being realised.

Business and supply chain assessment approach

2.4.41 This assessment aims to provide an understanding of the potential effects of the Wylfa Newydd Project on local businesses and the supply chain. The likely effects will differ depending on the stage of the Wylfa Newydd Project, with construction, operation and decommissioning stages offering distinct effects. There are a number of different aspects that have been assessed:

- the potential locally-captured share of the Wylfa Newydd Project contract expenditure during construction and operation and the employment equivalent of this investment;
- the potential displacement of employment from local businesses to the Wylfa Newydd Project (more likely to have an effect during the construction phase); and
- the local expenditure multiplier effects from wages to Anglesey residents during the operational phase.

2.4.42 The effects on businesses and the local supply chain are considered for North Wales, with the exception of the local expenditure multiplier effects from wages to Anglesey residents, which consider the effects on Anglesey only.

Public safety assessment approach

2.4.43 As outlined in table b2-12, the assessment of effects on public safety applies to the individual component developments and not directly to the whole project effects. The approach is in line with that outlined in 2.4.19 and 2.4.31.

Community cohesion

2.4.44 Community cohesion is wide-ranging topic that requires a substantial narrative to effectively describe it, therefore it is different to other socio-economic topics and is assessed within its own appendix (Appendix C1-3, Application Reference Number: 6.3.10).

2.4.45 Different types of research were used to provide a definition of community cohesion, an indication of the current state of community cohesion, and a survey to assess the reaction to the Wylfa Newydd Project (appendix C1-3, Application Reference Number: 6.3.10). This survey considered the value placed on community identity and the effect that construction and operation of the project may have on community cohesion.

2.4.46 To support this, desk research was carried out to assess the potential level of in-migration to Wales linked to the Wylfa Newydd Project via consideration of benchmarking against similar scale project and reviewing skills availability data across a range of geographies.

Land use assessment approach

2.4.47 For the purpose of the assessment, land use has been considered for two receptor types:

- direct effects on agricultural land; and
- indirect effects on development land.

2.4.48 Other direct effects on land use such as land used by the community and residential property are assessed under neighbouring communities and local services (refer to paragraphs 2.4.68 to 2.4.74). Direct effects on land used by commercial businesses is assessed under local businesses (refer to paragraphs 2.4.87 to 2.4.88).

2.4.49 The assessment approach for land use relating to the A5025 Off-line Highway Improvements (see chapter G3, Application Reference Number: 6.7.3) is based on guidance presented in DMRB Volume 11, Part 6, Land Use [RD18] and has also been considered for agricultural land and development land.

2.4.50 Whilst DMRB Volume 11, Part 6, Land Use [RD18] also includes waterway restoration projects, there are none located within the study area based on latest available information from the [RD19], and therefore these are not considered any further in this assessment.

Agricultural land

2.4.51 The agricultural land use effects considered within chapters D3 (Application Reference Number: 6.4.3), E3 (Application Reference Number: 6.5.3), F3 (Application Reference Number: 6.6.3), G3 (Application Reference Number: 6.7.3) and H3 (Application Reference Number: 6.8.3) are assessed based on the ALC grades only (grades are based on soil types, climatic conditions and resulting potential productivity of the land for agriculture). Some of the land is currently used by tenant farmers for grazing; however, as these farmers have entered into agreements with Horizon (with varying termination notice durations), no effects on individual farming businesses are considered within this assessment. Further information on the ALC grades is presented in the baseline section.

2.4.52 For chapter G3 (Application Reference Number: 6.7.3), A5025 Off-line Highway Improvements, the proposals scheme may affect the scope and scale of agricultural land management activities within the study area. The possible impacts may include:

- permanent loss of land or reduction in agricultural capability due to the proposed scheme and associated works;
- severance of fields;
- access restrictions with changes in routes to and from fields;
- disruption to existing drainage and disruption of provision of water to fields; and
- changes in permanent and/or seasonal employment patterns due to changes in the scale and nature of agricultural enterprises.

2.4.53 The assessment of effects on agricultural interests is undertaken by determining the sensitivity and magnitude according to the criteria in table B2-17 and table B2-18, as opposed to via the approach set out in paragraph 2.4.16. The significance of effect is determined using professional judgement and in accordance with table B2-19.

2.4.54 Professional judgement is used to consider the range of sensitivity characteristics found during the baseline data collection process for each agricultural interest, and a sensitivity rating is assigned accordingly. Table B2-17 provides an indication of the characteristics which inform the assignment of sensitivity for land interests.

Table B2-17 Criteria for sensitivity of agricultural interests

Sensitivity	Characteristics
High	<p>Small land plot size (<20ha).</p> <p>Presence of best and most versatile agricultural land as defined by the ALC of England and Wales (ALC Grades 1, Grade 2 or Grade 3a).</p> <p>Conventionally farmed intensive arable cropping or intensive livestock systems (e.g. dairying).</p> <p>Land of any farm type farmed according to organic or biodynamic standards.</p>

Sensitivity	Characteristics
	High value commercial sporting activity (e.g. driven shooting or salmon fishing).
Medium	Medium land plot size (20ha to 50ha). Presence of moderate land quality (ALC Grade 3b). Conventionally farmed mixed cropping and livestock systems of moderate intensity. Moderate value commercial sporting activity (e.g. walked-up shooting ⁴).
Low	Large land plot size (>50ha). Presence of low land quality (ALC Grade 4 or Grade 5). Conventionally farmed extensive livestock systems or agricultural land in non-agricultural use. Low value sporting activity (e.g. rough shooting).

2.4.55 As indicated in table B2-18, the magnitude of impacts is determined based on a range of characteristics and takes into account factors such as land-take⁵, severance and access. Severance impacts refer to situations where:

- the proposed scheme would cut through agriculture land, potentially affecting access and also creating field compartment sizes and shapes which may cause operational disturbance to normal husbandry operations or render the severed area redundant for agricultural use; and/or
- the main farm steading or important farm buildings would be separated from land parcels.

2.4.56 Land-take is calculated based on the land required to construct and operate the proposed scheme including essential mitigation. The assessment also takes into consideration any areas of severed land parcels that would be rendered redundant for future use.

2.4.57 The magnitudes of the various impacts are determined and an overall magnitude assigned for each agricultural interest accordingly.

Table B2-18 Criteria for magnitude of impacts on agricultural interest

Magnitude	Impact Description
High	Loss of >20% of the land holding. High degree of severance extending to more than 20% of the land holding. Access to agricultural land restricted.

⁴ Walking up hedgerows, small woods, rough ground and crops, usually accompanied by a gamekeeper and a few beaters with dogs.

⁵ Land-take is defined as the land required to provide sufficient land to construct and operate the proposed scheme including essential mitigation

Magnitude	Impact Description
	<p>High degree of disruption to cultivation patterns and with high risk of change in land use.</p> <p>Disruption to driven shooting and/or high value fishing (e.g. salmon).</p>
Medium	<p>Loss of between 10% and 20% of the land holding.</p> <p>Moderate degree of severance extending to between 10% and 20% of the land holding.</p> <p>Access to agricultural land compromised.</p> <p>Moderate degree of disruption to cultivation patterns with moderate risk of change in land use.</p> <p>Disruption to walked-up shooting (e.g. pheasant) and/or medium-value fishing (e.g. trout).</p>
Low	<p>Loss of <10% of the land holding.</p> <p>Low degree of severance extending to less than 10% of the land holding.</p> <p>Minimal change in access to land.</p> <p>Minimal degree of disruption to cultivation patterns and low risk of change in land use.</p> <p>Disruption to rough shooting and/or low value fishing (e.g. no permit charged).</p>

2.4.58 The overall significance of effect was determined taking into account sensitivity and magnitude, as set out in table B2-19. It should be noted that as this assessment included a wide range of considerations, the final significance category was adjusted in some instances using professional judgement to reflect the balance and relative importance of effects and the quality of the data available. Where such an adjustment was made, an explanation is provided within the assessment. Effects are considered adverse, unless otherwise stated.

Table B2-19 Matrix for determination of significance of effect

Magnitude Sensitivity	High	Medium	Low	Negligible
High	Major	Moderate/ Major	Minor/ Moderate	Minor
Medium	Moderate/ Major	Moderate	Minor	Negligible/ Minor
Low	Moderate	Minor/ Moderate	Negligible/ Minor	Negligible

2.4.59 DMRB Volume 11, Section 3, Part 6 [RD18] guidance requires an assessment of the likely future viability of individual farms and for the purposes of this

assessment this includes agricultural interests affected by the proposed scheme.

2.4.60 The effects on likely future farm viability, particularly relating to land-take and severance issues, are considered for agricultural interests. In undertaking this farm viability assessment, the general principles that are applied relate to whether the farming unit has the potential to adapt its operations and whether it could continue to operate as a farming unit.

2.4.61 A qualitative assessment of effects on the likely future viability of individual farm businesses was undertaken using the following criteria:

- I. No significant effect: the farm business is affected by the land-take or change in access requirements of the proposed scheme, and this may result in a reduction or restructuring of its activities. However, this does not compromise the likely future viability of the farm business and the farm business is likely to be able to continue trading, albeit after some restructuring of its operations.
- II. Significant beneficial effect: the farm business is likely to be able to continue trading and developing as planned and the proposed scheme may make a beneficial contribution to future development of the farm business.
- III. Significant adverse effect: the farm business is likely to have to reduce its activities to a point where it becomes unviable, it requires to be relocated, or it chooses to cease trading.

2.4.62 Qualitative assessment has included a review of survey evidence and a considered review of viability, with any effects on business viability of commercial and industrial businesses assigned into one of the three categories above.

2.4.63 Compensation, as agreed with the District Valuer, would be available for land required as part of the scheme, severance, injurious affection and disturbance. However, the determination of financial compensation is outside the remit of the EIA process. In determining the effect of the proposed scheme on likely future farm business viability it is assumed that, in accordance with DMRB Volume 11, Section 3, Part 6 [RD18], all reasonable claims for compensation as assessed by the District Valuer will have been met.

Development land and planning applications

2.4.64 The development land effects considered within chapters D3 (Application Reference Number: 6.4.3), E3 (Application Reference Number: 6.5.3), F3 (Application Reference Number: 6.6.3), G3 (Application Reference Number: 6.7.3) and H3 (Application Reference Number: 6.8.3) are assessed based on the identification of land zoned for development via desk-based research. This facilitates the consideration of the potential effects of the Wylfa Newydd Project on the availability and viability of development land across the KSA. While these effects are recognised as potential indirect effects, it should be noted that Horizon has no control or influence over any such changes should they arise outside of the Wylfa Newydd Project.

2.4.65 For chapter G3 (Application Reference Number: 6.7.3), A5025 Off-line Improvements, DMRB Volume 11, Section 3, Part 6, Land Use [RD18] is applied. This does not provide specific detailed guidance on how the effect of a road scheme on development land should be assessed.

2.4.66 The assessment does not use any standard significance criteria, but instead qualitatively considers whether the ability of the development land to support the proposed use would be affected by the proposed scheme. This approach is followed because the uncertain nature of future development (e.g. whether developments will be implemented and their exact layout) makes it difficult to determine the magnitude of impacts and therefore significance of effects.

2.4.67 The assessment of effects on development land allocations and planning applications is undertaken using the following criteria:

- I. No significant effect: the land would still be available for the proposed use and there would be no discernible effect on the viability of the site for the proposed scheme. There would be no effect on the amenity⁶ of the site that would interfere with its proposed use.
- II. Significant beneficial effect: the land would still be available for the proposed use and the proposed scheme would improve the viability of the site (generally through improved access e.g. by alleviating infrastructure constraints). Effects on the amenity of the site would not interfere with its proposed use or the effect on the amenity would be beneficial, because the proposed scheme would improve the site's suitability for its proposed use.
- III. Significant adverse effect: all or part of the site would no longer be available for the proposed use and the proposed scheme would reduce viability of the proposed scheme taking place or would affect the amenity of the site in such a way as to interfere with its proposed use.
- IV. Mixed effect: the assessment of potential effects includes some Adverse and some Beneficial factors.

Neighbouring communities and local services assessment approach

2.4.68 For the purpose of the assessment, neighbouring communities and local services has been considered for three receptor types and is focussed on the effects of direct land-take:

- residential property;
- community property; and
- community land.

2.4.69 Specific to the A5025 Off-line Improvements assessment, and in line with guidance presented in DMRB Volume 11, Part 8, Pedestrians, cyclists,

⁶ Amenity is defined as the relative pleasantness of an area. It is therefore concerned with changes in the degree and duration of people's exposure to noise, dirt and air quality - and the impact of the development itself – primarily any visual intrusion associated with the scheme and its structures.

equestrians and community effects [RD20], the scope also includes the assessment of effects of changes in access and community severance (new severance and relief from severance) from A5025 Highway Improvements.

Land-take

2.4.70 Land-take for the development of the proposed Wylfa Newydd Project has to provide sufficient land to construct and operate the A5025 Highway Improvements including essential mitigation.

2.4.71 For the purpose of this assessment, land-take on a permanent basis is considered to be areas directly required for the construction and long-term operation and includes land required for essential environmental mitigation such as landscape planting. Servitude rights across some land may also be acquired and where this is the case, this land is also included within the land-take assessment.

2.4.72 The assessment on neighbouring communities and local services has been undertaken by determining the sensitivity and magnitude according to the criteria in table B2-20 and table B2-21.

Table B2-20 Sensitivity criteria for neighbouring communities and local services

Sensitivity	Description
High	Residential or commercial buildings Property or land used by the community (e.g. schools and community halls) Community land that attracts users nationally (e.g. national parks) Cemeteries
Medium	Residential or commercial land (e.g. gardens) Land used by the community on a regional scale (e.g. country parks, forests and other land managed in such a way as to attract visitors from a regional catchment)
Low	Derelict or unoccupied buildings Locally-used community land (e.g. local parks and playing fields)

2.4.73 As indicated in table B2-21, the magnitude of impacts was determined based on the degree of change from baseline conditions in terms of land-take and/or access severance.

Table B2-21 Impact magnitude criteria for neighbouring communities and local services

Magnitude	Description
High	Demolition of property, >50% loss of land and/or complete severance due to land-take
Medium	Between 15% and 50% loss of land and/or major severance due to land-take
Low	<15% land loss and/or partial severance due to land-take

2.4.74 The overall significance of effect was determined taking into account sensitivity and magnitude, as set out in table B2-19. It should be noted that as this assessment included a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an adjustment was made, an explanation is provided within the assessment. Effects are considered adverse, unless otherwise stated.

Vehicle access

2.4.75 The effect of vehicle access changes to residential property, community property and community land is focused on properties where, as a result of the A5025 Highway Improvements, current access arrangements to/from the property or land are compromised. The duration of the effect is also outlined where known e.g. temporary disruption of an access for a limited time period.

2.4.76 The effects are described with information on the expected increase in journey distance provided in relation to the direction of travel (north or south) for vehicle users. Any changes in journey distance have been calculated based on the assumption that either the existing A5025 or the A5025 Highway Improvements would be the preferred route to be used to travel north or south. Where there are different options to maintain vehicle access to the existing A5025 or the proposed scheme, the shortest route has been assessed. The significance of effect was adapted from distances for pedestrians to distances for vehicles using DMRB Volume 11, Section 3, Part 8 [RD20] and determined using professional judgement as outlined in table B2-22.

Table B2-22 Significance criteria for new severance – vehicle access

Significance	Description
Major	An increase in journey distance over 5km.
Moderate	An increase in journey distance between 1km and 5km.
Minor	An increase in journey distance between 0.5km and 1km.
Negligible	An increase in journey distance of less than 0.5km.

Community severance

2.4.77 Community severance is defined in DMRB Volume 11, Section 3, Part 8, Pedestrians, Cyclists, Equestrians and Community Effects (Highways Agency

et al., 1993) as “the separation of residents from facilities and services they use within their community caused by new or improved roads or by changes in traffic flows” [RD20].

2.4.78 The construction of new roads, or even relatively minor changes to existing roads, can result in significant changes to travel patterns within a community. A road may act as a barrier deterring people from using certain community facilities, or conversely, a diversion of road traffic away from a busy road may make an existing road easier to cross, thereby reducing community severance. A reduction in traffic levels is referred to as severance relief as community facilities are more accessible.

2.4.79 It should be noted that the DMRB guidelines on assessing severance are in relation to ‘pedestrians and others’. Within this assessment, the criteria are applied to all users, including vehicles, as they may still be deterred from making journeys which require them to negotiate additional roads and/or junctions.

2.4.80 Existing severance is considered to be the severance of communities from their facilities, as caused by the existing road network. Significance of effects arising from relief of severance is assessed using the criteria shown in table B2-23, which is defined in DMRB Volume 11, Section 3, Part 8, Pedestrians, Cyclists, Equestrians and Community Effects [RD20].

Table B2-23 Significance criteria for relief from existing severance – community severance

Significance	Built-up/urban area	Rural area
Major (beneficial)	When existing traffic levels are reduced by >60%.	When existing traffic levels are reduced by >90%. However, if the existing road substantially bisects a village or small town, 60% was used.
Moderate (beneficial)	When existing traffic levels are reduced from between 30% to 60%.	When existing traffic levels are reduced from between 75% to 90%. However, if the existing road substantially bisects a village or small town, the above figures are between 30% to 60%.
Minor (beneficial)	When existing traffic levels are reduced by up to 30%.	When existing traffic levels are reduced from 60 to 75%. However, if the existing road passes through a village or on the perimeter of a built-up area, 30% was used.

2.4.81 New severance is severance of pedestrians and others from community facilities resulting from the A5025 Highway Improvements.

2.4.82 The guidelines provided in DMRB Volume 11, Section 3, Part 8 (Pedestrians and Others) (Highways Agency *et al.*, 1993) refer specifically to ‘pedestrians

and others' and therefore do not apply to vehicle travellers. Furthermore, the guidance states at paragraph 6.1(c) that for new community severance "*the guidelines apply specifically to pedestrians; cyclists and equestrians are less susceptible to severance because they can travel more quickly than people on foot, although they may still be deterred from making journeys which require them to negotiate additional roads and especially junctions*" [RD20].

2.4.83 The assessment of new community severance has taken this into account and in doing so the criteria detailed in table B2-24 below have been adapted to reflect the expected effect on travel patterns for pedestrians, cyclists and also vehicle travellers as these travellers may also be deterred from making journeys. Pedestrians within vulnerable groups (such as older people, disabled people and children) are separately identified where they constitute a disproportionate number of users of a route or community facility.

2.4.84 Professional judgement is used to identify where vulnerable groups, (such as older people, disabled people and children), constitute a disproportionate number of users of a community facility or community land; for example, severance of a pedestrian route to a school or recreational land (disproportionately used by children); or access to a doctors' surgery or church (disproportionately used by older people, disabled people and children).

2.4.85 Journey distances for cyclists and vehicle travellers are determined based on the journey distances for pedestrians taking into account the average journey speeds referenced in paragraphs 3.2 and 3.3 of DMRB Volume 11, Section 3, Part 8 'Pedestrians, Cyclists, Equestrians and Community Effects' [RD20]. An average journey speed of 3km/h is referenced for pedestrians (vulnerable groups), 5km/h for pedestrians (non-vulnerable groups), 10km/h for equestrians and 20km/h for cyclists. For vehicle travellers, an average journey speed of 60km/h has been assumed.

Table B2-24 Significance criteria for new severance

Significance	Description
Major (adverse)	<p>Local residents are likely to experience considerable hindrance or be deterred from making trips to the extent that routes are changed, for example:</p> <ul style="list-style-type: none"> • pedestrian at-grade⁷ crossing of a new road carrying >16,000 vehicles Annual Average Daily Traffic (AADT) in the opening year; or • an increase in journey distance of over 0.3km for pedestrians (vulnerable groups), 0.5km for pedestrians (non-vulnerable groups), 1km for equestrians, 2km for cyclists and others and/or >6km for vehicles; or • three or more of the hindrances set out under 'Slight' or two or more set out under 'Moderate'.

⁷ At-grade is a crossing at the same vertical level as the road and involves a pedestrian walking across the live road.

Significance	Description
Moderate (adverse)	<p>When some local residents are likely to be dissuaded from making trips or where trips would become longer or less attractive, for example:</p> <ul style="list-style-type: none"> pedestrian at-grade crossing of a new road carrying between 8,000 and 16,000 vehicles AADT in the opening year; or journey distance would be increased by 0.15km to 0.3km for pedestrians (vulnerable groups), 0.25km to 0.5km for pedestrians (non-vulnerable groups), 0.5km to 1km for equestrians, 1km to 2km for cyclists and others and/or >3km and <6km for vehicles; or two of the hindrances set out under 'Slight' applying to single trips.
Minor (adverse)	<p>The current journey pattern is likely to be maintained but there may be some hindrance to movement, for example;</p> <ul style="list-style-type: none"> pedestrian at-grade crossing of a new road carrying <8,000 vehicles AADT in the opening year; or an increase in journey distance by up to 0.15km for pedestrians (vulnerable groups), 0.25km for pedestrians (non-vulnerable groups), up to 0.5km for equestrians, up to 1km for cyclists and others and/or up to 3km for vehicles; or one hindrance (e.g. a new bridge or underpass) would need to be negotiated.

2.4.86 Local roads have been assumed to be used by both cyclists (in addition to local and core paths, and regional and national cycle routes) and vehicle travellers to access community facilities, with pedestrians using local and core paths and public rights of way.

Local businesses assessment approach

2.4.87 The assessment of effects of the proposed scheme on local businesses is focused on direct land-take, changes in access and likely effect on future business viability.

2.4.88 The land-take and access impacts on local businesses are assessed as per the assessment for neighbouring communities and local services (paragraphs 2.4.68 to 2.4.76). In accordance with the sensitivity criteria in table B2-20, commercial buildings are assigned a high sensitivity and commercial land a medium sensitivity. Additionally, business viability specific to the A5025 Highway Improvements is assessed using the approach outlined below.

Likely future commercial business viability

2.4.89 DMRB Volume 11, Section 3, Part 6 Land Use [RD18] guidance requires an assessment of the likely effect on future viability of individual businesses affected by the proposed scheme.

2.4.90 A qualitative assessment of effects on the likely future viability of individual local businesses was undertaken using the following criteria, developed based on professional judgement.

- I. No significant effect: the business is affected by the land-take or change in access requirements of the proposed scheme, and this may result in a reduction or restructuring of its activities through, for example, loss of passing trade. However, this does not compromise the likely future viability of the commercial business and the business is likely to be able to continue trading, albeit after some restructuring of its operations.
- II. Significant beneficial effect: the business is able to continue trading and developing as planned and the proposed scheme may make a beneficial contribution to future development of the business.
- III. Significant adverse effect: the business may have to reduce its activities through, for example, loss of passing trade to a point where it becomes unviable, it requires to be relocated, or it chooses to cease trading.

2.4.91 Qualitative assessment of likely future business viability is based on professional judgement, with any effects on business viability of commercial and industrial businesses assigned into one of the three categories above. It should be noted that this DMRB Stage Three assessment does not provide more detailed analysis of the magnitude of impact on business viability.

2.4.92 In the event of the loss of any local businesses land or property, the potential provision of financial compensation would be assessed by the District Valuer. Determination of financial compensation is outside the remit of the EIA process and is unknown at this stage. In determining the effect of the proposed scheme on likely future commercial business viability it is assumed, in accordance with DMRB Part 6 (Land Use), that all reasonable claims for compensation as assessed by the District Valuer would have been met.

Limitations

2.4.93 Socio-economic assessments are made on the basis of a number of assumptions about data accuracy and reliability. They relate to a simplified model of a complex reality. Predictions have been made on the basis of worst-case scenarios using the best available information. Assumptions and limitations specific to this assessment include the following.

- I. Business data have been purchased from Experian and are understood to present office locations. These data are limited to registered businesses, and unregistered businesses may not be included in the assessment.
- II. Ward-level Census 2011 data [RD21] is used for the baseline data. These do not exactly align with the study areas identified for the socio-economic assessment. A best-fit is used in all cases.
- III. Census 2011 data [RD21] is used for the baseline; however, where more recent information is available, this has been used. While up-to-date baseline information is presented where possible, due to data restrictions, data for the DCCZ are not always readily available.

- IV. Land-take estimates are based on the areas shown on the red line boundary which include the proposed scheme design elements, the extent of earthworks and the mitigation measures identified in this Environmental Statement.
- V. Sensitivity and magnitude of effect of agricultural interests is determined from baseline data and known agricultural land interests. Where there is incomplete data or data of poor quality, professional judgement has been used to match effects against sensitivity and magnitude criteria to determine significance of effect.

2.5 References

Table B2-25 Schedule of references

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ID	Reference
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