

Wylfa Newydd Project

8.24.4 Site Selection Report – Volume 4 – Temporary Workers’ Accommodation

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1 Introduction

1.1 The Wylfa Newydd Project

- 1.1.1 Horizon Nuclear Power Wylfa Ltd (Horizon) is applying to the Secretary of State for a Development Consent Order (DCO) under the Planning Act 2008 [RD1], to construct, operate and maintain a new nuclear power station on land west of Cemaes on Anglesey. The Wylfa Newydd Project comprises the construction, operation and decommissioning of the Wylfa Newydd DCO Project.
- 1.1.2 The Wylfa Newydd DCO Project is defined as those parts of the Wylfa Newydd Project which are to be consented by the DCO, comprising: the Power Station; other on-site development; Marine Works; the Off-Site Power Station Facilities; and the Associated Development. Please refer to Environmental Statement Volume A Chapter A2 (Application Reference Number: 6.1.2) for a more detailed description of the Wylfa Newydd DCO Project.

1.2 Purpose of this report

- 1.2.1 The purpose of this report is to outline Horizon’s reasoned approach to site selection for Temporary Workers’ Accommodation. It consolidates and updates all previous site selection work carried out to support the Wylfa Newydd DCO Project, takes account of the views from consultees on the approach to site selection and provides final conclusions regarding site selection.
- 1.2.2 Importantly, this report should be read in conjunction with Site Selection Report (SSR) Volume 1 (Application Reference Number: 8.24.1). SSR Volume 1 introduces the site selection process undertaken for the Wylfa Newydd DCO Project, explains the structure of the SSR, the planning policy context for site selection, the history of site selection, and the key factors that have determined the approach adopted by Horizon.

1.3 Temporary Workers’ Accommodation

- 1.3.1 TWA comprises purpose built accommodation for construction workers. The key driver of demand for TWA is the number of workers at the peak of construction; many of which (especially specialist workers) may not be local and will require temporary accommodation. Up to 9,000 construction workers will be required at the peak of construction, and sufficient TWA provision is required for up to 4,000 workers who are not home-based or are unable to be housed in existing accommodation, either in a single campus, or in multiple campuses of over 500 bedspaces (see section 2 of this report for more detail).
- 1.3.2 The site selection process has therefore been carried out on the basis of requiring up to 4,000 bed spaces. Further information on the way in which Horizon has calculated the construction workforce requirements is provided in the Workforce Accommodation Strategy (WAS) (Application Reference Number: 8.4) and it is not the purpose of this report to justify the level of

temporary accommodation required, rather to consider sites to accommodate it.

1.3.3 For the avoidance of doubt, this report only considers the site selection process for TWA providing 500 bed spaces or more. This is because it would not be commercially feasible for a bespoke temporary site to provide accommodation together with the necessary services and facilities for less than 500 workers. Campuses of this minimum size also deliver efficiency, and limit impact on the highway network, by minimising vehicular trips from the campuses to the Power Station Site.

1.4 Structure of this report

1.4.1 The remainder of this report is structured as follows:

- Section 2 – summarises the approach to accommodating construction workers set out in the WAS and provides a more detailed description of TWA;
- Section 3 – sets out how the methodology was developed and consulted upon, and provides a detailed description of each stage of the methodology;
- Section 4 to 7 – sets out the staged application of the methodology and conclusions reached regarding site selection for TWA; and
- Section 8 – provides a summary and conclusion.

1.4.2 The report also includes numerous tables and figures to aid in presenting the site selection process and conclusions reached.

2 Workforce Accommodation Strategy

2.1 Introduction

- 2.1.1 This section summarises Horizon’s approach to accommodating construction workers as set out in the WAS (Application Reference Number: 8.4), including the number of TWA bed spaces required and detail regarding the type of TWA proposed.
- 2.1.2 The WAS seeks to ensure that the Wylfa Newydd Project takes a balanced approach to accommodating its workers, by seeking to avoid excess demand being placed on existing provision and other disruption to local communities, while also attracting a productive workforce. This balance will help to ensure that the Wylfa Newydd Project is efficient and cost effective and can offer economic benefits to local accommodation providers utilising under-used capacity.
- 2.1.3 A key part of Horizon’s approach is the provision of TWA comprising residential units to be erected for use during the construction phase of the Wylfa Newydd Project. The TWA will ensure that excess demand is not placed on existing accommodation, businesses and communities. It will provide a type of accommodation that is both attractive to workers (including being attractive due to its location) and which is required for the efficient construction of the Wylfa Newydd Project.

2.2 Construction worker numbers

- 2.2.1 The key driver of demand for accommodation is the number of workers at the peak of construction and how many are recruited from outside the local area. This peak will be the point at which demand is highest and therefore when demands on accommodation will be the greatest.
- 2.2.2 The WAS explains that the peak number of workers has reduced from approximately 10,700 (presented at PAC2) to approximately 8,500. This is as a result of a greater understanding of the number of workers required to deliver the Wylfa Newydd Project. Horizon has rounded this up to approximately 9,000 workers, in order to provide an appropriate level of contingency.
- 2.2.3 Horizon has also reviewed the proportion of workers that it expects to recruit from the local area, who would not need temporary accommodation (called ‘home-based’ workers). Horizon estimates there will be approximately 2,000 (22%) home-based workers. Further detail is provided in the WAS (Application Reference Number: 8.4).
- 2.2.4 Horizon therefore estimates that there is a need to provide accommodation for approximately 7,000 temporary non-home based workers. The intended split between accommodation types is set out in table 2-1.

Table 2-1 Forecast demand for accommodation at peak construction

Accommodation type	Number of workers (approx.)
Home-based (therefore not needing accommodation)	2,000
Housed in existing accommodation	3,000
Housed in TWA (campus style accommodation)	4,000
Total	9,000

2.2.5 The 3,000 assumed to be housed in existing accommodation is comprised of those workers who will choose to live in tourist accommodation, the private rented sector, owner occupied (i.e. workers moving to the area and buying their own home), latent accommodation (e.g. spare rooms), and second homes and empty properties. Further detail on the way in which Horizon has calculated the availability of existing accommodation to accommodate workers is provided in the WAS (Application Reference Number: 8.4).

2.2.6 There is therefore a requirement to provide for up to 4,000 TWA bed spaces.

2.3 Temporary Workers’ Accommodation

2.3.1 Purpose-built TWA is required to minimise travel, provide facilities and amenities for workers alongside their accommodation (e.g. catering, sports and leisure facilities), and to manage the behaviour of workers and their impacts on local communities.

2.3.2 Large-scale, campus style TWA is generally acknowledged in the construction industry to be best meet these needs. It provides the type of accommodation workers require in a scale and format that enables the delivery of associated services (e.g. room cleaning and managing changeover between workers) in a way regular houses would not. The campus style is also considered to be an economically viable way of managing accommodation needs.

2.3.3 As stated previously, this report only considers the site selection process for TWA providing 500 bed spaces or more. It would not be commercially feasible for a bespoke temporary site to provide accommodation together with the necessary services for less than 500 workers. Campuses of this minimum size also deliver efficiency, and limit impact on the highway network, by minimising vehicular trips to the Power Station Site.

2.3.4 At Stage Two Pre-Application Consultation (PAC2), Horizon proposed a smaller site to accommodate approximately 200 bed spaces at Madyn Farm, Amlwch. Whilst this is no longer proposed, Horizon is proposing a Housing Fund to support the delivery of permanent housing which could help enable the delivery such sites. It is notable that Madyn Farm was only considered for individual houses rather than campus style accommodation, on the basis that it would not be feasible to provide combined facilities on sites of less than 500

bed spaces. For further information please refer to the (Application Reference Number: 8.4).

2.4 Single or multi-site solution

- 2.4.1 Horizon’s preference is to provide a single campus (providing accommodation for up to 4,000 workers), rather than multiple smaller campuses. The provision of a single campus has significant benefits, both in terms of delivering combined facilities (such as leisure and health provision) and workforce management (ensuring that the impact on existing communities can be minimised).
- 2.4.2 Nevertheless, the site selection process set out in this report has considered all sites that can accommodate 500 workers or more, in order to demonstrate Horizon’s reasoned justification for arriving at its proposed solution. The number of bed spaces a site is able to accommodate is primarily determined by its size. Please see section 3 of this report for more detail in respect of size and the other criteria against which sites are assessed.

3 Methodology

3.1 Introduction

3.1.1 This section explains each stage of the methodology in turn, including how it has been influenced by consultation and project optimisation. Further detail in terms of how the site selection process has been influenced by consultation and project optimisation, including detail regarding what each involved, is provided in SSR Volume 1 (Application Reference Number: 8.24.1)

3.2 Description of the methodology

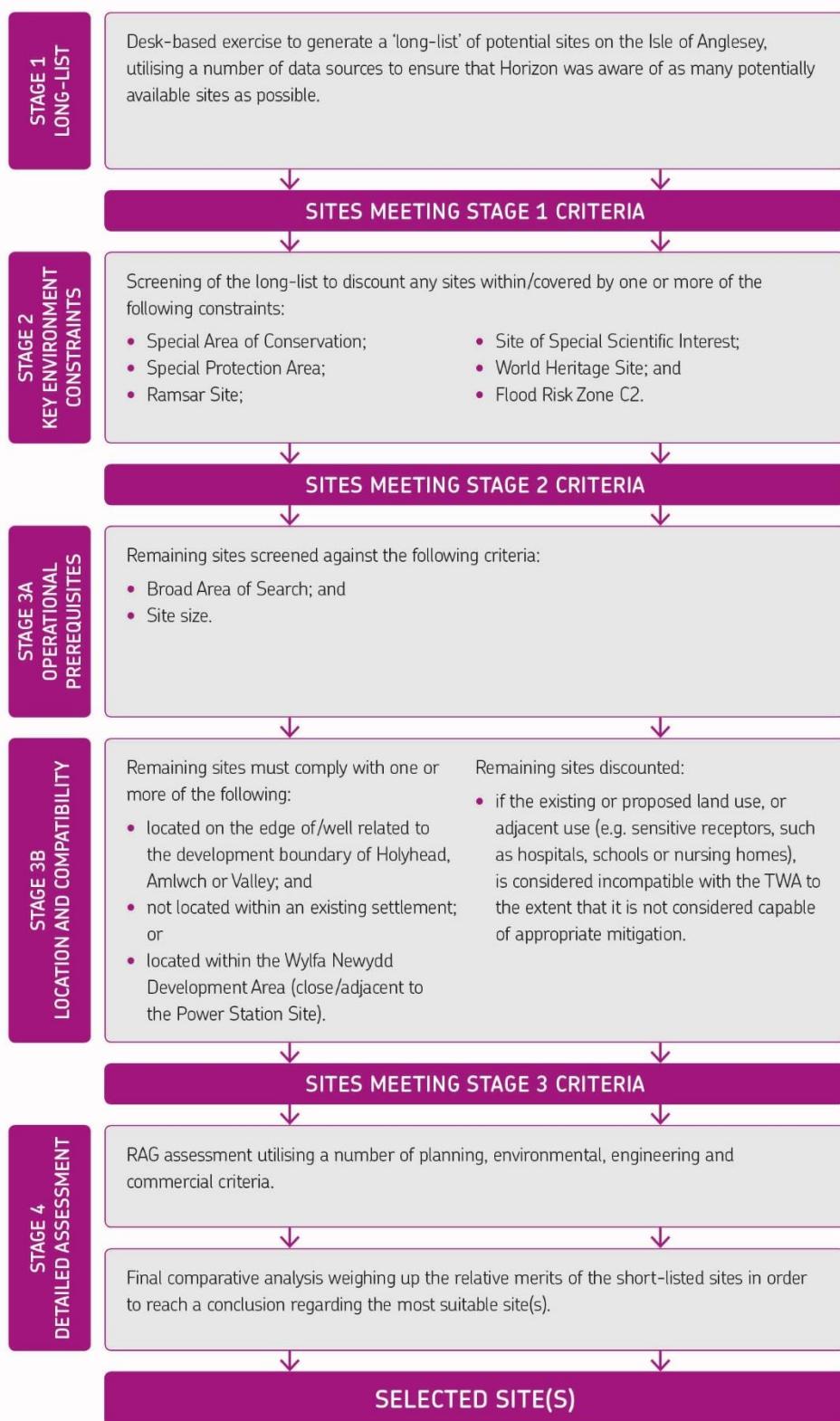
3.2.1 The methodology is split into four stages, as follows:

- Stage 1: Long-list;
- Stage 2: Absolute constraints;
- Stage 3: Operational pre-requisites, location and compatibility; and
- Stage 4: Detailed assessment.

3.2.2 The methodology is influenced by both national and local planning policy, including the Overarching National Policy Statement (NPS) for Energy (NPS EN-1) (2011) [RD2], the NPS for Nuclear Power Generation (NPS EN-6) (2011) [RD3], Planning Policy Wales (2016) [RD4], and Policy PS10 (Wylfa Newydd - Campus Style Temporary Accommodation for Construction Workers) of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) (2017) [RD5].

3.2.3 The flow diagram on the following page summarises each stage of the methodology. The remainder of this section, after the flow diagram, explains each stage of the methodology in more detail.

Figure 3-1 Site selection methodology



Stage 1 – Long-list

3.2.4 Stage 1 comprised a desk-based exercise to generate a ‘long-list’ of potential sites on the Isle of Anglesey to accommodate the facilities. The process utilised a number of data sources to ensure that Horizon was aware of as many potentially available sites as possible. Please refer to SSR Volume 1 for more detail (Application Reference Number: 8.24.1).

Stage 2 – Key environmental constraints

3.2.5 Stage 2 comprised initial screening of the long-list to discount any sites within/covered by one or more of the following constraints:

Table 3-1 Stage 2 – key environmental constraints

Key environmental constraints:
<ul style="list-style-type: none"> • Special Area of Conservation (SAC); • Special Protection Area (SPA); • Ramsar Site; • Site of Special Scientific Interest (SSSI); • World Heritage Site; and • Flood Risk Zone C2.

3.2.6 The remaining sites progressed to Stage 3. The results of the Stage 2 assessment are set out in section 4 of this report.

Rationale for the key environmental constraints

3.2.7 SAC, SPA and Ramsar sites are nature conservation sites of international importance. SSSIs are nature conservation sites of national importance. World Heritage Sites are heritage sites of international importance.

3.2.8 Flood Risk Zone C2 is defined in Planning Policy Wales Technical Advice Note 15 Development and Flood Risk (2004) (TAN 15) [RD6] as the zone with the highest risk of flooding. The zone covers areas of the floodplain without significant flood defence infrastructure.

3.2.9 It follows that the key environmental constraints should be avoided where possible. This approach accords with guidance in Planning Policy Wales (2016), Policy PS5 and PS6 of the JLD, and NPS EN-1.

Stage 3a – Operational pre-requisites

3.2.10 Stage 3a of the assessment determines whether the remaining sites (following Stage 2) meet Horizon’s ‘operational prerequisites’ for TWA, as follows:

Table 3-2 Stage 3a – operational pre-requisites

Criteria	Assessment
Broad Area of Search	Sites must be 30 minutes’ drive time from the Power Station Site and within 10 minutes’ drive of the A55/A5025 – the Broad Area of Search. Sites

Criteria	Assessment
	outside of the Broad Area of Search are discounted.
Site size	Sites must be at least 3 hectares (ha) in area. Sites below 3ha are discounted.

3.2.11 The remaining sites progressed to Stage 3b. The results of the Stage 3a assessment are set out in section 4 of this report.

Rationale for the Broad Area of Search

3.2.12 The Broad Area of Search has been a consideration since the start of the site selection process. However, consultation feedback from IACC and the Welsh Government following PAC2 and Stage 3 Pre-Application Consultation Stage 3 (PAC3) questioned the approach, on the basis that the consultees considered it was not properly justified.

3.2.13 Further explanation and justification has therefore been provided below to explain the rationale for the Broad Area of Search, including factors relating to worker welfare, planning policy and project optimisation.

3.2.14 The Broad Area of Search is illustrated in the plan at appendix 4-3 of this report.

30 minutes’ drive time from the Power Station Site

3.2.15 A contour has been generated for travel time based on a maximum 30 minutes’ drive time along the road network to the Power Station Site. The resulting boundary has been used to delimit the further contours of 10 minutes’ drive time of the A55 and A5025 junctions (Valley to Amlwch).

3.2.16 The rationale for the 30 minutes’ drive time is based on (i) the daily routine of a construction worker accommodated in TWA and (ii) the impact of working long hours. These factors mean that a TWA site in excess of the 30 minutes’ drive time is deemed unacceptable. This is justified below.

Daily routine

3.2.17 The daily routine of a TWA based construction worker is made up primarily of the following:

- pre and post shift meals;
- transfer time (transfer to the Power Station Site and transfer time back to the TWA);
- working period; and
- personal amenity time.

3.2.18 The periods of time that make up these elements are outlined below.

3.2.19 Prior to starting a shift an allowance has been made for workers to walk to the on-site restaurant for a meal. This allowance is made up of 10 minutes for walking and 20 minutes to collect and eat food.

3.2.20 The transfer time covers the period from which workers leave the restaurant facilities and arrive at the turnstiles to start the shift at the start of the day. At the end of the day it is determined at the time they exit the turnstiles and return to the TWA site. This period is made up of three main elements:

- moving from restaurant to the bus loading and boarding the bus – allowance of 10 minutes;
- travel by bus – allowance of up to 30 minutes; and
- exiting bus and walking to turnstiles – allowance of 5 minutes.

3.2.21 The return journey is assumed to be a reverse of these allowances.

3.2.22 The total transfer time of 45 minutes, including leaving the accommodation site and arriving at the Power Station Site, is similar to the 45 minute travel time assumed in the Hinkley Point C Gravity Model. It should also be noted that although this was an assumption in the gravity model, the TWA sites proposed for Hinkley Point C were within a 30 minute drive time of the main construction site for the project.

3.2.23 The working period is dictated by the proposed shift times as outlined below (shift start and end is from when workers enter the site turnstiles). This equates to a 10.5 hour working day, as follows:

Table 3-3 Working period

Day shift	Night shift
Staggered start 07.00, 07.30 and 08.00	Staggered start 16.30, 17.00 and 17.30
Staggered end 17.30, 18.00 and 18.30	Staggered end 03.00, 03.30 and 04.00
10.5 hour day	10.5 Hour day

3.2.24 It follows that the complete daily routine of a worker is approximately 12.5 hours.

Impact of long hours

3.2.25 As outlined above, the total daily routine equates to a 12.5 hour day, including an allowance for 30 minutes travel time each way between the Power Station Site and the TWA. The daily shift pattern will result in a working week in excess of 48 hours.

3.2.26 In view of these long hours, Horizon is seeking to limit the impact of the worker transfer time on the working day, whilst still retaining flexibility in the areas that can be considered for the siting of TWA. The 30 minutes’ drive time is therefore incorporated to protect worker welfare.

10 minutes’ drive from the A55 / A5025

3.2.27 A contour has been created for all junctions along the A55 within which it is possible to reach the A55 in 10 minutes or less (drive time). This is delimited by the 30 minutes’ drive time.

3.2.28 As with the 10 minute contour area derived for the A55, a contour has been generated for all junctions of the A5025 from Valley to Amlwch within which it

would be possible to reach the A5025 within 10 minutes. This has been delimited by the 30 minutes’ drive time.

3.2.29 This is a similar search area to that included in the Wylfa Newydd Supplementary Planning Guidance (SPG) (2014) [RD7]. Also, Strategic Policy PS 10 of the JLDP states that TWA should be close to the main highway network. The 10 minutes’ drive time therefore accords with these policy requirements.

Impact of project optimisation

3.2.30 Whilst the former have been principles from the start of the site selection process, the optimisation process has further refined Horizon’s requirements in terms of appropriate sites for TWA. A review of the WAS through project optimisation resulted in a number of considerations which suggested that a site as close as possible to the Power Station Site would be preferable, for the following reasons:

- it would reduce additional bus movements to and from the TWA site(s), which has benefits in terms of a reduction in bus movements (equating to approximately up to 260 buses per day) on the highway network, but also significantly reduces the cost of transporting workers (please refer to the Integrated Traffic and Transport Strategy (ITTS) (Application Reference Number: 6.3.20) for more detail);
- it would reduce the allowances required to be paid to construction workers (known as National Agreement for the Engineering Construction Industry (NAECI) allowances);
- initial calculations suggested that together with the above, locating TWA on a single site as close as possible to the Power Station Site would reduce the cost of the Wylfa Newydd Project from approximately £25m to £30m per 1,000 workers; and
- on balance it was considered that the impacts on communities, including on Welsh language and culture, could be reduced by accommodating workers within the Wylfa Newydd Development Area (on-site), together with all necessary supporting facilities, particularly in terms of workforce management.

3.2.31 The above have been fundamental considerations in the site selection process for TWA. Early contractor advice received during the project optimisation process has been that dispersed TWA sites would not result in a deliverable project. This is explained further, in terms of how this influenced the final choice of site, in section 7 of this report.

Rationale for site size

3.2.32 Horizon has determined that 3ha of land is required to accommodate a minimum of 500 construction workers, together with associated on-site facilities. Importantly, whilst a site of 3ha (500 bed spaces) would not be capable of providing all of the required temporary bed spaces (4,000), the potential to use multiple sites has been considered. It would not be

commercially feasible for a bespoke temporary site to provide accommodation together with the necessary services and facilities for less than 500 workers, as previously stated. Please refer to the WAS (Application Reference Number: 8.4) for more detail in respect of the size of site required.

3.2.33 Campuses of this minimum size also deliver efficiency, and limit impact on the highway network, by minimising vehicular trips from the campuses to the Power Station Site. Furthermore, the ability to consolidate services enables less land take.

Stage 3b – Location and compatibility

3.2.34 Stage 3b of the assessment applies location and compatibility criteria to the remaining sites, as follows:

Table 3-4 Stage 3b – location and compatibility

Criteria	Assessment
Location	<p>Sites should comply with the following:</p> <ul style="list-style-type: none">located on the edge of/well related to the development boundary of Holyhead, Amlwch or Valley; or andnot located within an existing settlement (professional judgement is applied here to determine whether the site is within or on the edge of the settlement); orlocated within the Wylfa Newydd Development Area (close/adjacent to the Power Station Site). <p>A site not complying with the above is discounted; unless exceptional circumstances are identified through the application of professional judgement.</p>
Compatibility	Sites are discounted if the existing or proposed land use, or adjacent use (e.g. sensitive receptors, such as hospitals, schools or nursing homes), is considered incompatible with the TWA to the extent that it is not considered capable of appropriate mitigation.

3.2.35 There was one exception – site EZ10 Rhosgoch, which, although not located on the edge of/well related to the development boundary of Holyhead, Amlwch or Valley or within the Wylfa Newydd Development Area (close/adjacent to the Power Station Site) – was progressed to Stage 4. This was on the basis that the site performs strongly in terms of other planning criteria, primarily on the basis of its previously developed status. Further detail is provided in section 5 of this report.

Rationale for the location criterion

Located on the edge of/in close proximity to Holyhead, Amlwch or Valley

3.2.36 Policy PS10 of the JLDP states that, where appropriate, TWA sites should be located adjacent to or well related to the development boundary of Holyhead, Amlwch, Llangefni, Gaerwen or Y Fali (Valley). The site selection

methodology therefore complies with the policy in considering sites located on the edge of/well related the development boundary of Holyhead, Amlwch or Valley.

3.2.37 Sites around Llangefni and Gaerwen, however, are not considered. This is because these settlements are located outside of the Broad Area of Search applied at Stage 3a. The justification of the Broad Area of Search is provided earlier in this report, including its relationship to the operational pre-requisites and the impact of project optimisation.

Not located within an existing settlement

3.2.38 Strong consultation feedback has been received from local communities to the effect that they would prefer TWA to be located further away from settlements. Further information is provided in the Consultation Report (Application Document Ref: 5.1). Furthermore, Policy PS10 of the JLDP includes a preference for TWA sites to be located adjacent to or well related to the development boundary of relevant settlements.

3.2.39 Sites within existing settlements are therefore, generally not considered appropriate for TWA due to the potential adverse impacts in these locations as a result of the size of the campuses (minimum 500 bed spaces). The scale of TWA could result in significant socio-economic, Welsh language and cultural impacts associated with a large influx of workers.

3.2.40 Guidance in the Wylfa SPG on Welsh Language (GP13) sets out the requirement for pro-active measures to mitigate potential adverse impacts on, and strengthen, the Welsh language and culture and recognises that language considerations are most relevant to TWA sites. Horizon's view is that, on balance, the Welsh language and culture would be most appropriately mitigated and strengthened by locating TWA sites on the edge or outside of settlements, together with an appropriate mitigation strategy. Further information is provided within the Welsh Language Impact Assessment (Application Document Ref: 8.20).

Located within the Wylfa Newydd Development Area

3.2.41 Policy PS10 of the JLDP gives equal preference to TWA located in the Wylfa Newydd Development Area.

3.2.42 In terms of consultation, the proposal at PAC2 to distribute TWA in various parts of Anglesey was mixed; there being some concern about the housing market and other socio-economic impacts. The social, cultural and language implications of the strategy were raised widely as well as the potential impacts on public services, such as schools and healthcare provision. In addition, some consultees expressed support at PAC2 and PAC3 for TWA located within the WNDA. For more detail in respect of consultation feedback, please refer to the Consultation Report (Application Reference Number: 5.1). Horizon therefore decided to consider sites within the Wylfa Newydd Development Area for TWA, in addition to the 500 bed spaces already proposed on site for essential workers.

3.2.43 Horizon considered that, on balance, the environmental and social effects of the construction workforce on the existing community could potentially be best managed through locating them on a single, temporary purpose-built campus as close as possible to the Power Station Site. The rationale is that, amongst other things, it could reduce daily vehicle trips on the local road network, mitigate impact on the Welsh language and culture, and would also have the benefit of being able to provide a single, managed campus. It would also provide significant efficiencies compared to transporting workers from multiple locations, which is particularly important in order to be able to deliver an efficient construction project which is capable of delivering the Power Station as early as possible, in accordance with NPS EN-1 and NPS EN-6.

3.2.44 The extent of compliance with the locational criteria is explained as part of the Stage 3b assessment in section 5 of this report.

Rationale for the compatibility criterion

3.2.45 The rationale for the compatibility criterion is based on relevant planning policy, as follows:

- Paragraph 7.6.3 of Planning Policy Wales (2016) states that regard should be had to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that amenity is not unduly compromised; and
- Policy CYF3 of the JLDP states that the scale of development should be appropriate to the existing uses on and adjacent to the site.

3.2.46 Professional judgement was applied in accordance with relevant planning policy to discount sites deemed incompatible.

3.2.47 The remaining sites were ‘short-listed’ and progressed to Stage 4. The results of the Stage 3b assessment are set out in section 5 of this report.

Stage 4 – Detailed assessment

3.2.48 Stage 4 comprises a detailed assessment of the ‘short-listed’ sites following the Stage 3b assessment. It comprises two parts:

- Red/amber/green (RAG) criteria based assessment; and
- Final comparative analysis.

RAG Assessment

3.2.49 The RAG assessment utilises a criteria based red/amber/green system (green – best / amber – middle / red – worst). The system is comparable to the type of system utilised by local planning authorities when assessing prospective sites for inclusion in local development plans. The Anglesey and Gwynedd Joint Planning Policy Unit (‘JPPU’) utilised a comparable approach when developing the JLDP.

3.2.50 The application of this type of objective, criteria based approach seeks to address comments made by some consultees regarding what were perceived

as more arbitrary/qualitative considerations in the previous PAC2 site selection methodology.

- 3.2.51 The assessment is based on a number of planning and environmental criteria. The starting point was the list of 'generic impacts' set out in NPS EN-1 and NPS EN-6. This was followed by a review of policy criteria in Planning Policy Wales, the various TANs, and local planning policy and guidance. However, notwithstanding the consideration given to local planning policy, NPS EN-1 confirms that in the event of a conflict between local policy, or any other documents, and a designated NPS, the NPS prevails for the purposes of decision making in relation to a DCO application.
- 3.2.52 The assessment includes consideration of commercial matters, most notably the availability of land for lease/purchase and general commercial viability considerations. This is in accordance with the guidance at paragraph 4.4.3 of NPS EN-1. It should be noted that whilst such commercial matters may not comprise overriding reasons for choosing a preferred site in all circumstances; where sites perform similarly in relation to other planning and environmental considerations, commercial factors were taken into account in the final choice of site.
- 3.2.53 Table 3-5 on the following page sets out the various criteria applied by the RAG assessment. The assessment tables in section 6 of this report include comments, where necessary, to explain why the RAG ratings for each site have been awarded. Table 3-5 includes a 'Rationale/explanation' setting out the reasoning behind each criterion and how ratings are applied, including reference to relevant planning policy and consultation feedback.

Final comparative analysis

- 3.2.54 It is acknowledged that the criteria applied by the RAG assessment cannot necessarily be attributed equal weight in assessing each site, as certain factors may be more important in the assessment of one site than another.
- 3.2.55 A final comparative analysis (qualitative) is therefore provided after the Stage 4 assessment tables in section 6 of this report. The relative merits of each site are considered in order to reach conclusions regarding the most suitable site(s). This includes analysis of the RAG ratings; however, with the acknowledgement that less red ratings, for instance, does not necessarily mean that a site is preferable to a site with more red ratings.
- 3.2.56 A wholly quantitative scoring system has not been applied on the basis that this type of assessment is not considered appropriate for balancing the complex factors involved in selecting sites for the Wylfa Newydd DCO Project. The adopted approach allows the relative merits of each site to be fairly considered.

Table 3-5 Stage 4 – RAG assessment

Criteria	RAG rating	Rational / explanation
1 Previously developed	<ul style="list-style-type: none"> • All of the site is previously developed land (green) • Part of the site is previously developed land (amber) • None of the site is previously developed land (red) 	<p>There is a general presumption in planning policy in favour of the use of previously developed land over greenfield land, Including in Planning Policy Wales.</p> <p>Rating: as set out in the RAG rating column.</p>
2 Flood risk	<ul style="list-style-type: none"> • Low risk (A) (green) • Medium risk (B) (amber) • High risk (C) (red) 	<p>TAN 15 sets out a precautionary framework for the consideration of flood risk as part of land use planning. The aim of the framework is to direct development away from areas of higher flood risk and onto areas of lower risk.</p> <p>The framework is governed by the Development Advice Map (DAM) produced by Natural Resources Wales [RD8] containing three zones (A, B and C (with subdivision into C1 and C2)). Zone A is the lowest risk and Zone C is the highest risk. TAN 15 states that the precautionary framework should be used for both forward planning and development control purposes.</p> <p>NPS EN-1 references TAN 15, stating that development should not be consented in Zone B unless the sequential test requirements have been met and it should not be consented in Zone C unless the Exception Test requirements have been met.</p> <p>Rating: the criterion rating is based on the flood zones set out in TAN 15 and as referenced by NPS EN-1. The rating of the site is determined using the DAM. TAN 15 states that the development advice maps (Wales and England) are based on the best available information considered sufficient to determine when flood risk issues need to be taken into account in planning future development. Therefore, Zone A is considered low risk (green), Zone B is considered medium risk (amber) and Zone C is considered high risk (red).</p>

Criteria	RAG rating	Rational / explanation
3	Living Conditions	<ul style="list-style-type: none"> • Unlikely to result in a significant adverse effect (green) • Potential to result in significant adverse effect (amber) • Likely Significant adverse effect (red) <p>NPS EN-1 and NPS EN-6 acknowledge that the construction/demolition, operation and decommissioning of energy infrastructure has the potential to affect living conditions through emissions (noise, light, steam etc.) and other activities.</p> <p>Policy PS9 of the JLDP states that the accommodation requirements of construction workers should be met in a way that does not result in unacceptable adverse social or environmental impacts.</p> <p>Rating: based on a distance of over 100m from residential use for unlikely to result in a significant adverse effect, within 100m for a potential significant adverse effect, and adjacent for a likely significant adverse effect (without mitigation).</p>
4	Access	<ul style="list-style-type: none"> • No known constraints (green) • Minor constraints (amber) • Major constraints (red) <p>Paragraph 3.15.2 of NPS EN-6 states that applications should demonstrate that the proposed development would not have an unacceptable adverse impact on significant infrastructure, including roads.</p> <p>Policy TRA4 of the JLDP states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. The supporting text to the policy goes on to state that vehicular access to site should be safe and should not unreasonably restrict the flow of traffic on the adjoining highway network.</p> <p>Rating: professional judgement is utilised to apply a rating, including consideration of local roads (for instance, are they residential?), safety and the point of access into the site.</p>
5	Ground conditions	<ul style="list-style-type: none"> • Negligible contamination or instability likely (green) • Minor contamination or instability likely (amber) • Major contamination or instability likely (red) <p>Paragraph 13.5.1 of Planning Policy Wales states that the planning system should guide development to lessen the risk from natural or human-made hazards, including risk from land contamination. The aim is to ensure that development is suitable and that the physical constraints on the land are taken into account. Paragraph 13.7.1 goes on to state that planning decisions need to take into account the potential hazard that contamination</p>

Criteria	RAG rating	Rational / explanation
		<p>(e.g. resulting from a former/current industrial use) presents to the development itself, its occupants and the local environment. Sites subject to the potential for significant contamination or instability are clearly less suitable than sites not subject to this constraint.</p> <p>Rating: Green – greenfield land (no contamination likely); Amber – previously developed and previous use not considered likely to have resulted in contamination; and Red – previously developed and previous use considered likely to have resulted in contamination.</p>
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) <p>To take account of the Isle of Anglesey Area of Outstanding Natural Beauty (AONB). Planning Policy Wales states that development in AONBs should not take place except in exceptional circumstances and there is no potential to locate development elsewhere or meet requirements in some other way. NPS EN-1 and NPS EN-6 also include comparable guidance.</p> <p>Rating: the site is rated lower if it is covered by or closer to the AONB.</p>
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) <p>Paragraph 5.3.18 of NPS EN-1 states that development should aim to avoid significant harm to conservation interests through mitigation and consideration of reasonable alternatives. NPS EN-6 also acknowledges this requirement. Strategic Policy PS19 and PS16 of the JLDP seek to protect and improve the quality of the natural environment, its landscapes and biodiversity assets.</p> <p>Rating: the site is rated lower if it is covered by or closer to the designated asset.</p>
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) <p>Paragraph 5.3.18 of NPS EN-1 states that development should aim to avoid significant harm to conservation interests through consideration of reasonable alternatives. NPS EN-6 also acknowledges this requirement. Strategic Policy PS5 and Policy AMG2 of the JLDP seek to protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including through the designation of locally protected areas.</p>

Criteria		RAG rating	Rational / explanation
			Rating: the site is rated lower if it is covered by or closer to the designated asset.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 	<p>Section 5.8 of NPS EN-1 acknowledges that the construction, operation and decommissioning of energy infrastructure has the potential to result in adverse impacts on the historic environment. Strategic Policy PS5 and PS20 in the JLDP seek to preserve and enhance the quality of the built and historic environment assets (including their setting).</p> <p>Rating: the site is rated lower if it is covered by or closer to the designated asset.</p>
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 	<p>Paragraph 5.10.9 of NPS EN-1 requires applicants to safeguard any mineral resources on the proposed site as far as possible; taking into account the long-term potential of the land use after any future decommissioning has taken place.</p> <p>Policy MWYN 1 of the JLDP states that Mineral Safeguarding Areas have been identified and are shown on the Proposals Map to ensure that known mineral resources are safeguarded for the future. The policy goes on to state that proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where, amongst other things, there is an overriding need for the proposed development.</p> <p>Development should therefore seek to avoid safeguarded areas where possible; although it should be acknowledged that the need for the Wylfa Newydd Project is established.</p> <p>Rating: based on the ability of the site to avoid the Mineral Safeguarding Areas set out in the JLDP Proposals Map. Sites that avoid the safeguarded areas are green; partial coverage is amber; and full coverage is red.</p>
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 	<p>To take account of the guidance in the Wylfa SPG and the JLDP relating to legacy potential and also to accord with feedback from consultees.</p> <p>Strategic Policy PS9 in the JLDP states that the siting of the Associated Development should be informed by a consideration of legacy uses.</p>

Criteria		RAG rating	Rational / explanation
			Rating: as set out in the RAG rating column.
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	<p>Strategic Policy PS6 of the JLDP states that best and most versatile land should be safeguarded. Data within the analysis is based on the provisional Agricultural Land Classification grades dataset supplied by the Welsh Government. Where in depth surveys have been undertaken these results will override the provisional data.</p> <p>Rating: as set out in the RAG rating column.</p>
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	<p>Section 5.9 of NPS EN-1 states that adverse landscape and visual effects may be minimised through appropriate siting of infrastructure.</p> <p>Strategic Policy PS9 of the JLDP states that development should avoid and minimise visual impact where possible.</p> <p>Rating: professional judgement is utilised to apply a rating, including the sensitivity of the site and whether or not it is open/enclosed/benefits from pre-existing screening. The ratings are as set out in the RAG rating column.</p>
14	Does the shape of the site constrain development?	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	<p>Paragraph 4.4.3 of NPS EN-1] states that proposals that are not physically able to accommodate the proposed development should be excluded. For instance, it may be difficult to accommodate development on an irregular shaped site, particularly in circumstances where the size of the site is close to the minimum size required for the type of development proposed.</p> <p>Rating: sites with an irregular shape that might constrain development are ranked amber, whilst sites with a size close (within 0.2ha) to the size criterion are red. Sites are marked green if there is ample space for development regardless of shape.</p>
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Consultation feedback in relation to the site is taken into consideration. The criterion seeks to summarise feedback received at all stages of consultation and apply a rating. Where there has been no/limited feedback, the site is rated amber (note: this is taken into consideration in the qualitative assessment and the site is not marked down relative to a site rated green, in order to maintain fairness).

Criteria		RAG rating	Rational / explanation
			Rating: as set out in the RAG rating column.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	<p>Strategic Policy PS9 of the JLDP states that proposals should promote social cohesion where possible. This includes the ability to promote cohesion through the use of local facilities.</p> <p>Rating: as set out in the RAG rating column.</p>
17	Would the site adversely impacts Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	<p>Strategic Policy PS1 of the JLDP seeks to avoid developments that due to their size/scale/ location would cause significant harm to the character and language balance of a community.</p> <p>Rating: judged having regard to the proximity of the local community/settlements. A site that is further away is rated higher (green) and sites that are closer are rated lower (red). However, differing views were expressed in consultation regarding the benefits of being located adjacent to or further away from communities in terms of Welsh language and culture. This criterion was therefore generally non-determinative, with sites rating amber (neutral).</p>
18	Availability	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	<p>Paragraph 4.4.3 of NPS EN-1 states that sites and potential alternatives should be considered where there is a realistic prospect of delivering the infrastructure capacity. This might include whether or not a site, when compared to an alternative, is deemed to be reasonably available. Sites which are not deemed to be reasonably available are less able/unable to deliver the same infrastructure capacity.</p> <p>Rating: information on site availability, where known to Horizon, is applied to determine a rating. The ratings are set out in the RAG rating column.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Paragraph 4.4.3 of NPS EN-1 states, amongst other things, that where the necessary development could not proceed, for example, because the proposal/site is not commercially viable, it can be excluded on the grounds that they are not important or relevant.

Criteria	RAG rating	Rational / explanation
		<p>Nite: ‘viability’ is considered as commercial only and does not take into account engineering or other external factors considered by the other categories in the RAG assessment. For TWA, this includes the consideration of proximity to the Wylfa Newydd Development Area.</p> <p>Rating: information on commercial viability is applied to determine a rating. The ratings are as set out in the RAG rating column.</p>

4 Stage 1 to 3a assessment

4.1 Introduction

4.1.1 This section sets out the results of the Stage 1-3a assessment.

4.2 Assessment

Stage 1 – Long-list

4.2.2 The Stage 1 assessment generated a long-list of 539 sites.

4.2.3 The location of the sites is illustrated in figure TWA-1 ‘Stage 1 – Long List Sites’ at appendix 4-1.

Stage 2 – Key environment constraints

4.2.4 512 sites remained following application of the key environmental constraints.

4.2.5 The location of the remaining sites is illustrated in figure TWA-2 ‘Stage 2 – Key Environmental Constraints’ at appendix 4-2.

Stage 3a – Operational pre-requisites

4.2.6 Prior to applying the operational pre-requisites, any duplicate sites were combined to create a single site. In this context ‘duplicate’ means any sites sharing common boundaries or where a smaller site fell within the boundary of a larger one. The duplication was as a result of the wide sourcing of sites at Stage 1, including where similar/the same sites were submitted to the JPPU by different parties.

4.2.7 Table 4-1 below sets out the 49 sites that remained following application of the following Stage 3a criteria:

- Broad Area of Search; and
- Site size.

4.2.8 The Stage 3a assessment is illustrated in figure TWA-3 ‘Operational Pre-requisites’ at appendix 4-3.

Table 4-1 Stage 3a sites – operational pre-requisites

Reference	Site name
EZ10	Rhosgoch
J4	Site SW of Tregele
J5	A5025 Estate
Option A	Option A, Wylfa Newydd Development Area
S1	Parc Cybi (Holyhead)
Site A, Amlwch	Land adjacent to intersection of A5025 and B5111 (west)

Reference	Site name
Site B, Amlwch	Land adjacent to intersection of A5025 and B5111 (east)
Site D, Amlwch	Land west of Amlwch
SP10	Land adj Bryngwran Farm
SP173	Land adj Llwyn Angharad
SP186	Land at Stanley Mill
SP192	Land adj Bagnol
SP202	Land at Yr Ogof
SP206	Land at Morfa
SP22	The Stables
SP300	Land at Ysbylldir
SP301	Land adj Dalar Hir
SP304	Land adj Cae Rhos
SP307 (same site as SP537)	Land off Station Rd
SP320	Land at Trefengan Farm
SP324	Land adj Zealand Park
SP326	Land at Cae Bach
SP333	Land at Rhos Place & Graig Ddu
SP368	Land adj Tyddyn Uchaf
SP378	Cae Syr Rhys
SP381	Land at Carreg y Fran
SP401	Land adj Ysgol Llanfechell
SP444	Land at Bedo
SP48	Tir Ty Mawr Land
SP515	Land at Ty'n Towyn
SP516	Land adj Bagnol Caravan Park
SP518	Land adj Trearddur Mews
SP523	Land at Trearddur
SP527	Land Near Canolfan Hamdden
SP528/SP693/SP783	Penrhos
SP59	Cae Sarn Gannu adj Gorad Road
SP626	Land adj Glan Morfa
SP64	Land
SP695	Anglesey Aluminium Metals Ltd Operational Site
SP696/SP785	Land at Kingsland
SP722	Land Adj Tre Angharad

Reference	Site name
SP750	Site Ty'n Towyn
SP754	Site Beach Golf Course
SP755	Land Near Ynys Wen
SP761	Land adj Tudor Court
SP784	Land at Cae Glas
SP863	Land adj Wave Crest
SP926	Ger Brookside – Cemaes
SP97	Cae Warren

5 Stage 3b assessment

5.1 Introduction

5.1.1 This section sets out the results of the Stage 3b location and compatibility assessment.

5.2 Assessment

5.2.1 The assessment of each of the remaining TWA sites against the Stage 3b location and compatibility criteria is set out in table 5-1 on the following page.

5.2.2 The location of the short-listed sites (those not screened out at Stage 3b) is illustrated in figure TWA-4 ‘Short-Listed-Sites’ at appendix 5-1. The boundary (red line) of each short-listed site is illustrated in the plans at appendix 5-2 to 5-4.

Table 5-1 Stage 3b – compatibility

Reference	Site name	Location	Compatibility	Assessment/Notes	Progressed to Stage 4?
EZ10	Rhosgoch			Site subject to allocation for Safeguarded Reserve Employment Site in the JLDP. The emerging allocation has the potential to meet demand from the Wylfa Newydd DCO Project. As the site has been discounted as being appropriate for other development associated with the Wylfa Newydd DCO Project, it is considered appropriate to consider it for TWA. Although the site does not meet the location criteria, its previously developed status make it strongly preferred for other reasons, and it received favourable responses from consultees at PAC2 and PAC3. Therefore, it progresses to Stage 4.	YES
J4	Site SW of Tregele			Not located adjacent to/in close proximity to a relevant settlement.	NO
J5	A5025 Estate			Not located adjacent to/in close proximity to a relevant settlement.	NO
Option A,	Option A, Wylfa Newydd Development Area			Site is located within the Wylfa Newydd Development Area.	YES

Reference	Site name	Location	Compatibility	Assessment/Notes	Progressed to Stage 4?
S1	Parc Cybi (Holyhead)			Horizon is proposing to use the site for the Logistics Centre.	NO
Site A, Amlwch	Land adjacent to intersection of A5025 and B5111 (west)			Site is on the edge of Amlwch and is allocated for housing in the JLDP.	YES
Site B, Amlwch	Land adjacent to intersection of A5025 and B5111 (east)			On edge of Amlwch.	YES
Site D, Amlwch	Land west of Amlwch			On edge of Amlwch.	YES
SP10	Land adj Bryngwran Farm			On edge of Bryngwran.	NO
SP173	Land adj Llwyn Angharad			On edge of Bodedern.	NO
SP186	Land at Stanley Mill			On edge of Trearddur Bay.	NO
SP192	Land adj Bagnol			On edge of Trearddur Bay.	NO
SP202	Land at Yr Ogof			On south edge of Holyhead.	YES
SP206	Land at Morfa			Allocated in the JLDP as an A5025 Improvement Area.	NO
SP22	The Stables			On edge of Llanfechell.	NO

Reference	Site name	Location	Compatibility	Assessment/Notes	Progressed to Stage 4?
SP300	Land at Ysbylldir			On edge of Caergeiliog.	NO
SP301	Land adj Dalar Hir			Not located adjacent to/in close proximity to a relevnt settlement. Horizon is also proposing to use the site for the Park and Ride facility.	NO
SP304	Land adj Cae Rhos			On south edge of Holyhead	YES
SP307 (same site as SP537)	Land off Station Rd			Located approximately 50 m from a school.	NO
SP320	Land at Trefengan Farm			Site is on north west edge of Holyhead.	YES
SP324	Land adj Zealand Park			On edge of Caergeiliog.	NO
SP326	Land at Cae Bach			On edge of Llynfaes.	NO
SP333	Land at Rhos Place & Graig Ddu			Site is split into two different parts of land located approximately 250m apart. Each part of below the 3ha threshold.	NO
SP368	Land adj Tyddyn Uchaf			Located partially adjacent to the development boundary of Holyhead.	YES
SP378	Cae Syr Rhys			On west edge of Amlwch.	YES
SP381	Land at Carreg y Fran			On edge of Amlwch.	YES

Reference	Site name	Location	Compatibility	Assessment/Notes	Progressed to Stage 4?
SP401	Land adj Ysgol Llanfechell			On edge of Llanfechell. School located 30m to the south of the site boundary.	NO
SP444	Land at Bedo			On edge of Llanfachraeth.	NO
SP48	Tir Ty Mawr Land			The site is not well related to the development boundary of Valley.	NO
SP515	Land at Ty'n Towyn			On edge of Trearddur Bay.	NO
SP516	Land adj Bagnol Caravan Park			On edge of Trearddur Bay.	NO
SP518	Land adj Trearddur Mews			On edge of Trearddur Bay.	NO
SP523	Land at Trearddur			On edge of Trearddur Bay.	NO
SP527	Land Near Canolfan Hamdden			Site allocated for 'Physical Infrastructure and Environmental Proposal' in JLDP.	NO
SP528/SP693/SP783	Penrhos			Not well related to a settlement.	NO
SP59	Cae Sarn Gannu			On edge of Bodedern.	NO
SP626	Land adj Glan Morfa			The site is not well related to settlement boundary of Valley.	NO
SP64	Land adj Gorad Road			On edge of Valley.	YES

Reference	Site name	Location	Compatibility	Assessment/Notes	Progressed to Stage 4?
SP695	Anglesey Aluminium Metals Ltd Operational Site			Operational industrial facility.	NO
SP696/SP785	Land at Kingsland			On southern edge of Holyhead. Benefits from planning permission for TWA. SP99 forms part of SP696/SP785. SP99 is assessed as part of the SP696/SP785 assessment.	YES
SP722	Land Adj Tre Angharad			On edge of Bodedern.	NO
SP750	Site Ty'n Towyn			On edge of Trearddur Bay.	NO
SP754	Site Beach Golf Course			On edge of Trearddur Bay.	NO
SP755	Land Near Ynys Wen			On edge of Valley.	YES
SP761	Land adj Tudor Court			On edge of Llanfihangel-yn-Nhywyn.	NO
SP784	Land at Cae Glas			On south east edge of Holyhead. Benefits from planning permission for TWA.	YES
SP863	Land adj Wave Crest			The site is not well related to the development boundary of Valley.	NO

Reference	Site name	Location	Compatibility	Assessment/Notes	Progressed to Stage 4?
SP926	Ger Brookside - Cemaes			The site is within settlement. Within 25m of local school to the south western boundary of the site.	NO
SP97	Cae Warren			On edge of Trearddur Bay.	NO

6 Stage 4 detailed assessment

6.1 Introduction

6.1.1 This section sets out the detailed assessment of the short-listed sites following the Stage 3b assessment. The Stage 4 assessment is based on a number of planning and environmental criteria.

6.2 Short-listed sites

6.2.1 The 15 short-listed sites are set out in table 6-1, including a brief description of each site.

Table 6-1 Stage 4 short-listed sites

Option A	Wylfa Newydd Development Area
	<p>The site comprises approximately 15ha of greenfield land within the Wylfa Newydd Development Area to the north-east of the Power Station Site and to the east of the Existing Power Station. Part of this land was previously identified for development of TWA (500 bed spaces) and materials storage at PAC2.</p> <p>For the purposes of this site selection exercise, Horizon has selected one site from within the Wylfa Newydd Development Area to compare and contrast against other alternative sites, which is Option A. There are other potential sites for TWA located within the Wylfa Newydd Development Area. The reasons why these were not chosen is explained in SSR Volume 2 (Application Reference Number: 8.24.2). Therefore, for the purposes of this report, Option A is used for comparative purposes with alternative sites not located within the Wylfa Newydd Development Area. Option A is considered to be the preferred option from a planning, operational and environmental perspective for the reasons set out in SSR Volume 2.</p>
S784	<p>Cae Glas</p> <p>The site comprises a total of approximately 128ha of land located to the south of the A55 to the south of Holyhead. The northern portion of the site lies within the Holyhead Settlement Boundary. The Cymran Strait forms the south eastern boundary of the site with open land to the south west. The site is within the AONB and in proximity to Scheduled Monuments.</p> <p>The site benefits from outline planning permission, collectively with Kingsland (site SP696/785) for 3,500 worker bed spaces.</p> <p>The site was previously proposed as a preferred site for PAC2. This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.</p>
EZ10	<p>Rhosgoch</p> <p>The site comprises a total of approximately 82.3ha of land located to the south west of Amlwch and north of Rhosgoch. The site is not within a</p>

settlement, with the village of Rhosgoch approximately 2.5km to the south and Amlwch 4km to the north east.

Access to the site is taken from a local road which links to the A5025 to the north.

The site is previously developed land, formerly used as an oil storage terminal. The site currently includes some agricultural land and tree cover with former oil storage tanks and bunding. The site is surrounded by agricultural land.

The site was previously proposed as a preferred site for PAC2. This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.

SP696/785	Land at Kingsland
	<p>The site comprises a total of approximately 29.3ha of land located to the south of Holyhead, to the south of the town’s Holyhead Settlement Boundary. The site is accessed from the B4545 which links to Junction 2 of the A55 to the north via the A5153.</p> <p>The B4545 forms the eastern boundary of the site and the Holyhead Leisure Centre is to the north. Open land is to the west and south. The site is currently greenfield open land which is within the AONB.</p> <p>The site benefits from outline planning permission, collectively with Cae Glas (site S784) for 3,500 worker bed spaces.</p> <p>The site was previously proposed as a preferred site for PAC2. This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.</p>
Site B, Amlwch	Land adjacent to intersection of A5025 and B5111 (east)
	<p>The site comprises approximately 14.7ha of land located to the west of the A5025 and to the south of a petrol station. The site is outside of a recognised settlement but is adjacent to the Settlement Boundary of Amlwch.</p> <p>The site is bounded on the west and east and south by roads and is bounded to the east by agricultural land.</p> <p>The site comprises undeveloped undulating agricultural land which is within the Parys Mountain Historic Landscape area.</p> <p>The site was previously proposed as a preferred site for PAC2. This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.</p>
Site D, Amlwch	Land West of Amlwch
	<p>The site comprises a total of approximately 9 ha of land located to the west of Amlwch and accessed from the B5111 to the south west. The site lies</p>

outside of a recognised settlement but abuts the Amlwch Settlement Boundary to the north and east.

The site is bounded to the north by residential properties in Amlwch, by the B5111 to the south and south west and open land to the west and east.

The site is greenfield agricultural land which is adjacent to the extent of the AONB and partially within Flood Zone C1.

SP381

Carreg Y Fran

The site comprises a total of approximately 7.1ha of land located to the west of Amlwch accessed from a residential street to the north. The site lies outside a recognised settlement but the Amlwch Settlement Boundary abuts the site to the north.

Residential development in Amlwch is located to the north of the site and open land is to the east south and west.

The site comprises rough land with heavy scrub.

Site A, Amlwch

**Land adjacent to intersection of A5025
and B5111 (west)**

The site comprises a total of approximately 5ha of land located to the south of the A5025 and accessed from this road. The site is immediately adjacent to the Amlwch Settlement Boundary to the west.

The site is bounded by the A5025 to the north and the B5111 to the east. Open land lies to the south and west, with the Amlwch Leisure Centre located further to the west.

The site comprises greenfield open land which is within the Parys Mountain Historic Landscape area.

The site was previously proposed as a preferred site for PAC2. This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.

SP304

Land adjacent to Cae Rhos

The site comprises a total of approximately 4.9ha of land located to the south west of Holyhead. The site is not within a recognised settlement, but the Holyhead Settlement Boundary abuts the site to the north, south and west.

The site is bounded by residential development in Holyhead to the east, north and south east and by open land to the east and south.

The site comprises a number of rock outcrops.

SP202

Yr Ogof

The site comprises a total of approximately 4.7ha of land located to the north of Holyhead Leisure Centre, accessed from the roundabout of the B4545 Kingsland Road and A5153. The easternmost section of the site adjacent to the Kingsland Road lies within the Holyhead Settlement Boundary with the western section of the site abutting the Holyhead Settlement Boundary to the east and south.

The site is bounded by the Holyhead Leisure Centre to the south. Residential properties are immediately adjacent to the site to the north east. The Kingsland Road is to the east of the site and open land is to the west.

The site is greenfield open land which is within the AONB.

SP320

Trefengan Farm

The site comprises a total of approximately 4.5ha of land located to the south of the A5 and accessed from this road. Junction 3 of the A55 is some 2.5km to the east. The site lies outside a recognised settlement but abuts the Development Boundary of Valley to the north west.

The site is bounded to the north by the A5, to the south east and south west by railway lines and properties in Valley to the north west.

The site comprises greenfield agricultural land and is within Flood Zone C1.

SP378

Cae Syr Rhys

The site comprises a total of approximately 4.3ha of land located to the west of Amlwch and accessed from minor roads which link to the A5025 to the north. The site lies outside of a recognised settlement but abuts the Amlwch Settlement Boundary to the north and east.

The site is bounded to the north by residential properties in Amwlch, by a highway to the east and open land to the south and west.

The site is greenfield agricultural land which is adjacent to the extent of the Anglesey AONB.

SP368

Land adjacent to Tyddyn Uchaf

The site comprises a total of approximately 3.8ha of land located at the southern extent of Parc Cybi. The site is accessed from the Parc Cybi road, which dissects the site. The site is within the Holyhead Settlement Boundary.

The site is bounded by open land with land subject to an allocation for employment to the east and north.

The site comprises greenfield agricultural land and is within the AONB.

SP64

Land adj Gorad Road

The site comprises a total of approximately 3.7ha of land located to the north of Gorad Road, from which it is accessed. The site is situated on the edge of Valley. Residential properties are situated immediately adjacent to the site.

The site comprises greenfield agricultural land and located within the AONB. The Beddmanarch-Cymyran SSSI is situated immediately adjacent to the site, to the west.

SP755

Land Near Ynys Wen

The site comprises a total of approximately 4.5ha of land located to the south of the A5 and accessed from this road. Junction 3 of the A55 is some 300 m to the east. The site lies outside a recognised settlement but abuts the boundary of Valley to the north west.

The site is bounded to the north by the A5, to the south east and south west by railway lines and properties in Valley to the north west.

The site comprises greenfield agricultural land and is within Flood Risk Zone C1.

6.3 RAG Assessment

6.3.1 The assessment of each short-listed site is set out (in full) in the tables at appendix 6-1 to 6-15. Table 6-2 on the following page summarises the criteria based RAG assessment of each site, including RAG ratings and a brief commentary.

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Table 6-2 Stage 4 - RAG assessment (summary)

Site	1. Current status	2. Flood risk	3. Living conditions	4. Access	5. Ground conditions	6. National landscape	7. Local environmental	8. National environmental	9. Heritage assets	10. Mineral safeguarding	11. Legacy potential	12. Agricultural land	13. Visual impact	14. Shape	15. Consultation feedback	16. Social cohesion	17. Welsh language	18. Availability	19. Viability	Commentary
EZ10 Rhosgoch																				Site is remote from the main settlement. Site comprises previously developed land, the redevelopment of which is strongly supported by Planning Policy Wales. Relatively easy access to the A5025, via the local road network. Potential issues with contamination and lack of opportunity for social cohesion.
Option A, Wylfa Newydd Development Area																				Site located within the Wylfa Newydd Development Area in close proximity to the Power Station Site. The site benefits from direct access from the A5025, it is a suitable distance from the closest settlement (protecting Welsh language and culture, and living conditions) and generally it has limited constraints. Although, it is close to the Tre'R Gof SSSI. Consultees, including at PAC2 and PAC3, have expressed both positive and negative views on locating the TWA at Option A in the Wylfa Newydd Development Area. The site has less red ratings than any other site.
Site A Amlwch																				Site located adjacent to existing settlement boundary, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply. Site located within a Registered Historic Landscape. There is the potential for significant adverse impacts on residential amenity, which would require careful mitigation.
Site B Amlwch																				Site located adjacent to existing settlement boundary, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply. Site located within a Registered Historic Landscape. Some residential properties are located in close proximity to southern boundary of site.
Site D Amlwch																				Site located adjacent to existing settlement boundary, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply. Site located adjacent to a Registered Historic Landscape. Poor access to road network and potential for significant adverse impacts on residential amenity, which would require careful mitigation. The site lies partially within area at risk of flooding and conflict with TAN15 weighs significantly against the selection of this site.
SP202 Yr Ogof																				Site lies within the AONB and therefore development should be resisted where there is potential to locate it elsewhere.

Site	1. Current status	2. Flood risk	3. Living conditions	4. Access	5. Ground conditions	6. National landscape	7. Local environmental	8. National environmental	9. Heritage assets	10. Mineral safeguarding	11. Legacy potential	12. Agricultural land	13. Visual impact	14. Shape	15. Consultation feedback	16. Social cohesion	17. Welsh language	18. Availability	19. Viability	Commentary
SP304 Cae Rhos																				Unfavourable topography. Access to the site would require vehicles to travel through residential streets or a narrow lane.
SP320 Trefengan Farm																				Poor access to site from Wylfa Newydd Development Area site as vehicles will be required to travel through Holyhead. Development would be visually conspicuous and require careful mitigation to avoid unacceptable impacts.
SP368 Tyddyn Uchaf																				Site lies within the AONB and therefore development should be resisted where there is potential to locate it elsewhere. Access is from a narrow lane which would not be appropriate for amount of vehicle movements associated with workers' accommodation.
SP378 Cae Syr Rhys																				Site located adjacent to existing settlement boundary, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply. Poor access to road network and potential for significant adverse impacts on residential amenity, which would require careful mitigation. Site lies adjacent to AONB and therefore views into and out of the site would need to be carefully considered.
SP381 Carreg Y Fran																				Site located adjacent to existing settlement boundary, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply. Poor access to local road network and potential for significant adverse impacts on residential amenity, which would require careful mitigation. Site lies adjacent to AONB and therefore views into and out of the site would need to be carefully considered.
SP696 SP785 Kingsland																				Site is located close to Holyhead, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply. Site lies within the AONB and therefore development should be resisted where there is potential to locate it elsewhere. The site benefits from existing planning permission for TWA. There are however significant issues regarding viability.
SP784 Cae Glas																				Site is located close to Holyhead, which the Wylfa SPG would generally support in locational terms, unless other material considerations apply.

Site	1. Current status	2. Flood risk	3. Living conditions	4. Access	5. Ground conditions	6. National landscape	7. Local environmental	8. National environmental	9. Heritage assets	10. Mineral safeguarding	11. Legacy potential	12. Agricultural land	13. Visual impact	14. Shape	15. Consultation feedback	16. Social cohesion	17. Welsh language	18. Availability	19. Viability	Commentary
SP64 Land adj Gorad Road																				
SP755 Land near Ynys Wen																				

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6.4 Final comparative analysis

6.4.1 Option A, Wylfa Newydd Development Area and EZ10 Rhosgoch perform best when considering the RAG ratings. Option A has the fewest red ratings (two). EZ10 Rhosgoch has four red ratings and benefits from few notable amber ratings. Furthermore, EZ10 Rhosgoch is the only short-listed site that comprises previously developed land; although much of it has naturally regenerated.

6.4.2 Option A, Wylfa Newydd Development Area has two red ratings for its greenfield status (in common with all sites other than EZ10) and lack of identified legacy potential (in common with all sites other than the Kingsland and Cae Glas). EZ10 Rhosgoch has red ratings for potential adverse ground conditions (contamination), lack of identified legacy potential, commercial viability and social cohesion (its remote location means opportunities are limited).

6.4.3 Notwithstanding the above, it is acknowledged that less red ratings does not necessarily mean that a site is preferable to a site that scores more. The ratings of the remaining short-listed sites are therefore considered in turn, and comparisons to Option A and EZ10 Rhosgoch are drawn where necessary. Option A and EZ10 Rhosgoch are also assessed further, considering their relative RAG ratings, in order to reach a conclusion.

6.4.4 It should be noted that all sites, other than Option A, are rated as red for viability. This is because work carried to support the project optimisation process concluded that the location of TWA on the Wylfa Newydd Development Area is the most commercially viable solution for TWA. Sites have not been excluded solely on this basis, but this consideration ranks very significantly in determining the choice of site and is consistent with policy in NPS EN-1.

Amlwch sites

6.4.5 The sites at and around Amlwch (Site A, Site B, Site D, SP381 and SP378) each have between four and six red ratings. The sites rate red for a mixture of reasons, as follows:

- Site D, SP381 and SP378 have poor access. For example, requiring access along narrow residential roads;
- Site A and Site B are located within a Registered Historic Landscape and Special Landscape Area in the JLDP Proposals Map. This could potentially lead to a significant adverse effect on the local landscape and visual amenity;
- The local community has raised significant concerns regarding the development of TWA at and around Amlwch;
- Site D is situated partially within Flood Zone C1; and
- All the sites are greenfield and no legacy potential has been identified.

6.4.6 All the Amlwch sites rate amber in terms of potential adverse impact on living conditions, Welsh language and culture. The latter on the basis that they are

located immediately adjacent to residential properties; although it is acknowledged that through the application of appropriate management and as part of detailed design it may be possible to mitigate any adverse impact.

6.4.7 Consultation feedback included mixed views (positive and negative) from stakeholders for Sites A and B. The sites are therefore rated amber for consultation. Please refer to the Consultation Report for more detail (Application Reference Number: 5.1).

6.4.8 This assessment concludes that Site A, Site B, Site D, SP381 and SP378 should be discounted. It is acknowledged that some of the red and amber ratings (such as potential adverse visual impact, the location within designated areas and impact on living conditions) could be mitigated. However, on balance, Option A and EZ10 Rhosgoch are better suited to delivering TWA (further detail is provided later in this section).

Valley sites

6.4.9 The sites at and around Valley (SP64 and SP755) each have between four and six red ratings. The sites rate red for a mixture of reasons, including that:

- SP755 is located in Flood Zone C1;
- SP64 has poor access, requiring use of residential roads and a single track lane;
- SP64 is located within the AONB and there is potential for adverse visual impact; and
- All the sites are greenfield and no legacy potential has been identified.

6.4.10 The sites rate amber for impact on living conditions, heritage assets and availability. The sites also rate amber for consultation; however, this should be disregarded because no specific comments on the sites have been received. It is also acknowledged that through the application of appropriate management and as part of detailed design it may be possible to mitigate any adverse impact on living conditions.

6.4.11 When considering the ratings for the Valley sites relative to those of Option A, Wylfa Newydd Development Area and EZ10 Rhosgoch; the Valley sites are considered less suitable for TWA. The red ratings relating to poor access, flood risk and location within the AONB are the primary factors. These red ratings do not apply to Option A or EZ10 Rhosgoch. There is also more potential, notwithstanding that it may be possible to mitigate any adverse impacts through appropriate design and management, for adverse impact on living conditions when considering the Valley sites.

Holyhead sites

SP202, SP304, SP320 and SP368

6.4.12 Sites SP202, SP304, SP320 and SP368 each have between four and six red rating, as follows:

- SP202 and SP368 are situated within the AONB and therefore development should be resisted where there is potential to locate it elsewhere, in accordance with Planning Policy Wales (2015). It should also be noted that NPS EN-1 and NPS EN-6 stress that national designations should be protected where possible;
- SP202 and SP368 rate red for visual impact, on the basis that the sites are open and located within the sensitive AONB;
- SP304, SP320 and SP368 have poor access. For example, requiring access along narrow residential roads and also through Holyhead in order to reach the Power Station site; and
- All the sites are greenfield, no legacy potential has been identified and they are not sufficiently close to the Wylfa Newydd Development Area to be considered commercially viable in comparison to Option A (see comments earlier in the report in relation to project optimisation).

6.4.13 The sites all score amber by virtue of being located adjacent/in close proximity to heritage assets. Further prominent amber ratings include adverse topography and, although mitigation may be possible, potential for adverse impact on living conditions. This assessment therefore discounts sites SP202, SP304, SP320 and SP368.

Kingsland and Cae Glas

6.4.14 Site SP784 'Land at Cae Glas' and Site SP528/693/783 'Land at Kingsland' already benefit from planning permission for TWA. These sites were therefore previously shortlisted at PAC2 as an option for providing a portion of Horizon's TWA requirement. The assessment in the PAC2 report concluded that other sites at Holyhead (those above) would not be appropriate for TWA.

6.4.15 In considering Kingsland and Cae Glas, this assessment has taken into account that the sites benefit from planning permission for TWA. However, the sites have also been considered objectively relative to the Stage 4 criteria and against further information that has become available since PAC2 (through project optimisation, for instance) relating to commercial viability. The change in policy in the adopted JLDP to give equal local policy support to sites for TWA on the Wylfa Newydd Development Area to those within or adjacent to settlements is a further consideration; weighing against Cae Glas and Kingsland.

6.4.16 Care Glas has five red ratings and Kingsland has four. The sites both rate red on the basis of being located within the AONB, visual impact (open, greenfield and within the AONB), greenfield status and viability issues. Scar Glas also rates red on the basis of potential for direct impact on a heritage asset (an Ancient Monument is located within the site). Amber ratings include proximity to SSSIs, potential adverse impact on living conditions and proximity to heritage assets. It is acknowledged, however, that through the application of appropriate management and as part of detailed design it may be possible to mitigate any adverse impact on living conditions.

6.4.17 It is acknowledged that both sites already benefit from planning permission for TWA, and there is potential to mitigate any impact on the AONB, visual amenity, greenfield status and cultural heritage. As a result of the planning permission, the principle of development on these AONB sites is acceptable subject to detailed design considerations. Whether or not the sites are developed for TWA however, is dependent on Horizon taking the sites forward.

6.4.18 The sites received mixed consultation feedback and on this basis have been rated amber for consultation.

6.4.19 There are numerous commercial viability issues that have been identified through project optimisation, which mean that both sites are not considered commercially viable. The reasons why Kingsland is not considered commercially viable are as follows:

- Transporting workers to the Wylfa Newydd Development Area adds significant additional cost, which is less commercially viable;
- The resultant impact in terms of National Agreement for the Engineering Construction Industry (NAECI) allowances was further added to the lack of viability of the proposals. Together with the transportation of workers, this would increase the cost of the Wylfa Newydd Project from approximately £25m to £30m per 1,000 workers;
- The proposed legacy use and Horizon use of the site are not complimentary, with the provision of over-sized units that would not meet local housing need after they are no longer required by workers;
- The consented scheme does not include the necessary requirements for worker accommodation, including the necessary power requirements and transport infrastructure. For instance, the scheme does not include a bus terminus or other infrastructure requirements, which would reduce the level of bed spaces that could actually be delivered; and
- Following review, it is considered unlikely that the site can provide for the target number of 1,500 worker bed spaces within the site using the chosen form of housing (suitable for post operational use) and at the same time provide for the requisite operational amenities and other infrastructure. In order to achieve the upper target numbers the house forms require closer spacing and more units than shown on the consented schemes and would result in a very dense layout, which may not be acceptable in urban design or commercial terms.

6.4.20 The reasons why Cae Glas is not considered commercially viable are as follows:

- The same principles apply as for Kingsland in terms transportation of workers, along with all other sites that are remote to the Wylfa Newydd Development Area;
- The proposed legacy and Horizon use of the site are not complimentary, with the provision of tourist lodges not meeting the needs of workers;

- The consented masterplan does not provide for the size and scale of amenities that would be required for effective operation as a campus for the proposed number of workers. The proposed hub building indicated on the master plan is a sufficient size to provide for some amenities, but it is neither large enough nor does it provide the requisite uses. In addition, insufficient areas allocated for delivery and other services that would be necessary; the result is that it is likely that the site cannot accommodate as many workers as suggested in the outline consent;
- There is no provision for a bus terminus and bus parking on the consented masterplan;
- The proposed road layouts shown on the consented master plan are meandering tracks. These are inherently unsuitable for well trafficked roads with a high propensity of pedestrians; and
- Very significant amendments to the consented scheme would therefore be required which would be likely to require a fresh consent. This would require significant work and time to correct, which is complicated further by the fact that Horizon does not own the site.

6.4.21 The above are important considerations in accordance with NPS EN-1, including guidance relating to the consideration of commercial viability and realistic alternatives. The fact that the sites rate red for commercial viability means that they are not considered to be realistic sites that could form part of a deliverable project.

6.4.22 The inherent viability constraints of transporting significant numbers of workers daily by bus to the Wylfa Newydd Development Area would remain even if the scheme could be amended to address the concerns above. In addition, locating workers as close as possible to the Power Station Site results in the removal of 260 buses each day from the local road network.

6.4.23 On the basis of the above, this assessment discounts the Kingsland and Cae Glas sites. Option A, Wylfa Newydd Development Area and EZ10 Rhosgoch, on balance, are better suited to delivering TWA (more detail provided below).

EZ10 Rhosgoch

6.4.24 The EZ10 Rhosgoch scheme consulted on at PAC2 was for 1,500 bed spaces. The PAC2 assessment concluded that EZ10 Rhosgoch is, on balance, a site that is potentially suitable for TWA. The site is situated away from settlement and is not within the Wylfa Newydd Development Area; however, it is the only short-listed site comprising of previously developed land. The reuse of previously developed land draws support in planning policy, which makes the site was progressed to Stage 4 of the assessment.

6.4.25 The site is also not within any land designated for its environmental value, and is well contained within the surrounding topography, which could potentially allow for a large scale development to take place with limited visual intrusion.

6.4.26 The PAC2 assessment acknowledges that although the site is previously developed, it could involve the clearance of vegetation and disturbance of

habitats, which may require mitigation. This is, however, not considered such a constraint to preclude development.

6.4.27 Consultation feedback from PAC2 included mixed views on use of the site for TWA. Objections were raised regarding limited accessibility and its allocation as a reserve employment site in the (then draft) JLDP. Support was stated in relation to the site’s previously developed status and the reduced impact on existing populations due to its remote location. The IACC raised significant objections to the use of the site for TWA, principally on the basis of its reserve employment land allocation and lack of compliance with the locational guidance in the Wylfa SPG. The mixed feedback means that the site is rated amber for consultation.

6.4.28 The RAG assessment (in this report) gives four red ratings, as previously stated. Most notably, there are no real opportunities for social cohesion and there is potential for adverse ground conditions, which could require remediation in order to make the site suitable for TWA. It is considered that the required remediation has the potential to lead to significant programme and cost issues. There is therefore a risk of non-compliance with NPS EN-1 and NPS EN-6; particularly given that NPS EN-1 makes the urgency of providing new nuclear power stations in a timely fashion clear.

6.4.29 In addition, the use of EZ10 Rhosgoch would result in the same inherent concerns in relation to commercial viability, and the cost and environmental impact associated with bus movements from the site to the Power Station Site. Discounting EZ10 Rhosgoch as a proposed site would result in the removal of the potential for 33 bus return movements a day and 500 other return vehicle movements a day from the local road network (using the figures provided at PAC2), which is considered to have substantial benefits in traffic terms.

Option A, Wylfa Newydd Development Area

6.4.30 Option A, Wylfa Newydd Development Area comprises approximately 15ha of greenfield land within the Wylfa Newydd Development Area to the north-east of the Power Station Site and to the east of the Existing Power Station. Part of this land was previously identified for development of TWA (500 bed spaces) and materials storage at PAC2.

6.4.31 The grouping of the TWA on site would allow for a more efficient process which consolidates resources and facilities.

6.4.32 PAC2 and PAC3 feedback included a mixture of positive and negative comments. Consultees considered the reduction in the need to travel and the associated reduction in highways impact as being a core benefit; whilst others, in contrast, viewed the potential biodiversity and landscape impacts to be negatives. For further detail in respect of consultation feedback, please refer to the Consultation Report (Application Reference Number: 5.1).

6.4.33 Horizon considered two options (Option A and Option B) on the Wylfa Newydd Development Area for locating the TWA. This process is covered in SSR Volume 2 (Application Reference Number: 8.24.2) and is not considered further here.

6.4.34 Option A, Wylfa Newydd Development Area performs best out of all the short-listed sites when considering RAG ratings alone, in that it has the fewest red ratings. The site rates red for its greenfield status (in common with all sites other than EZ10) and lack of identified legacy potential (in common with all sites other than the Kingsland and Cae Glas), as previously stated.

6.4.35 In terms of notable amber ratings, it is acknowledged that the site is located in close proximity to the Tre'r Gof SSSI and that there is the potential for significant effects on the SSSI. Please refer to ES Volume D - WNDA Development D9 - Terrestrial and freshwater ecology (Application Document Ref: 6.4.9) for more detail.

6.4.36 The site rates well (green) in terms of living conditions and Welsh language and culture, on the basis that it is not situated in close proximity to residential properties. Although, it is acknowledged that EZ10 Rhosgoch also rates green in this respect. It is also considered that the site offers some opportunities for social cohesion, as it is not completely remote from settlements. The site therefore strikes a balance between protecting Welsh language and culture / living conditions, and providing opportunities for cohesion with the local community as part of a carefully balanced Workforce Management Plan (Application Reference Number: 8.5).

6.4.37 Other considerations include that part of the site had previously been proposed for 500 bed spaces and it is set within the context of the Existing Power Station / the main construction site for the Power Station. The site is owned by Horizon and is considered the most commercially viable for the following reasons:

- The location on-site would reduce daily travel times and benefit worker welfare, with associated reduced daily traffic flows, emissions and being inherently more sustainable;
- For each worker living at Option A, the Wylfa Newydd Project would save (i) travel/ radius allowance (NAECI) payments and (ii) transport costs (buses). These amount from approximately £87m to £105m saving based on the previous 3,500 workers which were to be accommodated on Kingsland and Cae Glas;
- The site is located adjacent to the Existing Power Station and also the main construction site for the Power Station. It will therefore be set in this context. There are also advantages in terms of delivery/availability of construction plant and materials, thereby facilitating a more efficient and deliverable project in accordance with NPS EN-1 and EN-6;
- An on-site scheme offers maximum flexibility in terms of size. Other sites not owned by Horizon do not have this level of flexibility; and
- Locating TWA on-site leads to a substantial reduction in bus movements along the A5025 (up to 260 per day) compared to TWA at, for example, Holyhead or EZ10 Rhosgoch. The site has good access to the A5025 and benefits from the A5025 improvements Horizon is promoting (EZ10 Rhosgoch would not).

6.4.38 The above are important considerations in accordance with NPS EN-1, including guidance relating to the consideration of commercial viability and realistic alternatives. Furthermore, when the low number of red ratings applied to Option A, Wylfa Newydd Development Area are considered relative to the fact that other sites have comparatively more red ratings and notable amber ratings (including those sites previously preferred at PAC2), the arguments in favour of Option A are compelling.

6.5 Conclusion

- 6.5.1 On the basis of the above assessment, Option A, Wylfa Newydd Development Area has been selected as the only site for the provision of TWA and will provide up to 4,000 bed spaces. The site performed comparatively well when considering the planning and environmental criteria applied at Stage 4 and delivers significant planning benefits in terms of reduced traffic movements.
- 6.5.2 It is considered that the site is the most compliant with NPS EN-1 and EN-6 when considered relative to the alternatives; particularly given that NPS EN-1 makes the urgency of providing new nuclear power stations clear, and Option A would facilitate delivering the Power Station as early as possible (there is no significant remediation risk and it is owned by Horizon, for instance), whilst minimising the impacts on local communities.
- 6.5.3 It acknowledged that there is the potential for adverse impact on the SSSI as a result of the close proximity of Option A, Wylfa Newydd Development Area. Horizon is continuing to work with Natural Resources Wales (NRW) and other relevant stakeholders to minimise any impact on the SSSI. Please refer to ES Volume D ‘Wylfa Newydd Development Area Development D9 - Terrestrial and freshwater ecology’ (Application Reference Number: 6.4.9) for more detail in respect of mitigation.
- 6.5.4 It is acknowledged that EZ10 Rhosgoch is a previously developed site, which is generally favoured to greenfield land in planning policy, includng PPW. However, in this instance, it should also be noted that the EZ10 Rhosgoch is neither adjacent to a settlement (in accordance with policy in the JLDP and guidance in the Wylfa SPG or located within the Wylfa Newydd Development Area (part of the locational criteria forming part of the Stage 3b assessment).
- 6.5.5 It is Horizon’s preference to accommodate workers requiring TWA in the minimum required number of sites to ensure a critical mass to provide on-site facilities and has benefits in terms of worker management and behaviours. It is therefore considered, taking account of the matters set out in this section, that Option A accommodating up to 4,000 bed spaces is the most suitable option.

7 Summary and conclusion

- 7.1.1 It is concluded that Option A, Wylfa Newydd Development Area within the Wylfa Newydd Development Area is the most appropriate site for locating workers who are not living at home, or in existing accommodation such as tourist accommodation or the private rental sector. Consequently, Horizon is no longer proposing TWA at EZ10 Rhosgoch, Amlwch Sites A and B, Kingsland or Cae Glas. Horizon is, however, still committed to helping to deliver permanent housing to mitigate potential effects on the local housing market and will establish a Housing Fund, which could be used to deliver permanent housing or to help IACC deliver their empty homes programme. Please refer to the WAS (Application Reference Number: 8.4) for more detail.
- 7.1.2 Horizon will also establish a Worker Accommodation Management Service (WAMS) to provide workers with a means of finding accommodation which meets their needs, to manage impacts on existing accommodation. Please refer to the WAS for more detail.

8 References

ID	Reference
RD1	The Planning Act 2008. 2008. [Online]. [Accessed: 22 January 2018]. Available from: https://www.legislation.gov.uk/ukpga/2008/29/contents .
RD2	Department of Energy and Climate Change. 2011. <i>Overarching National Policy Statement for Energy (EN-1)</i> . [Online]. [Accessed: 22 January 2018]. Available from: https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure .
RD3	Department of Energy and Climate Change. 2011. <i>The National Policy Statement (NPS) for Nuclear Power Generation (EN-6)</i> . [Online]. [Accessed: 22 January 2018]. Available from: https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure .
RD4	Welsh Government. 2016. <i>Planning Policy Wales Edition 9, November 2016</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://gov.wales/topics/planning/policy/ppw/?lang=en .
RD5	Isle of Anglesey County Council, Gwynedd Council. 2017. <i>Anglesey and Gwynedd Joint Local Development Plan 2017</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/ .
RD6	Welsh Government. 2004. <i>Technical Advice Note (TAN) 15: Development and Flood Risk (2004)</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://gov.wales/topics/planning/policy/tans/tan15/?lang=en .
RD7	Isle of Anglesey County Council. 2014. <i>New Nuclear Build at Wylfa: Supplementary Planning Guidance</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://www.anglesey.gov.uk/business/energy-island/energy-island-news/new-nuclear-build-at-wylfa-supplementary-planning-guidance/123426.article .
RD8	Natural Resource Wales. 2018. <i>Development Advice Map</i> . [Online]. [Accessed: 22 January 2018]. Available from: https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en .

Appendix 4-1

Figure TWA-1 ‘Stage 1 – Long List Sites’

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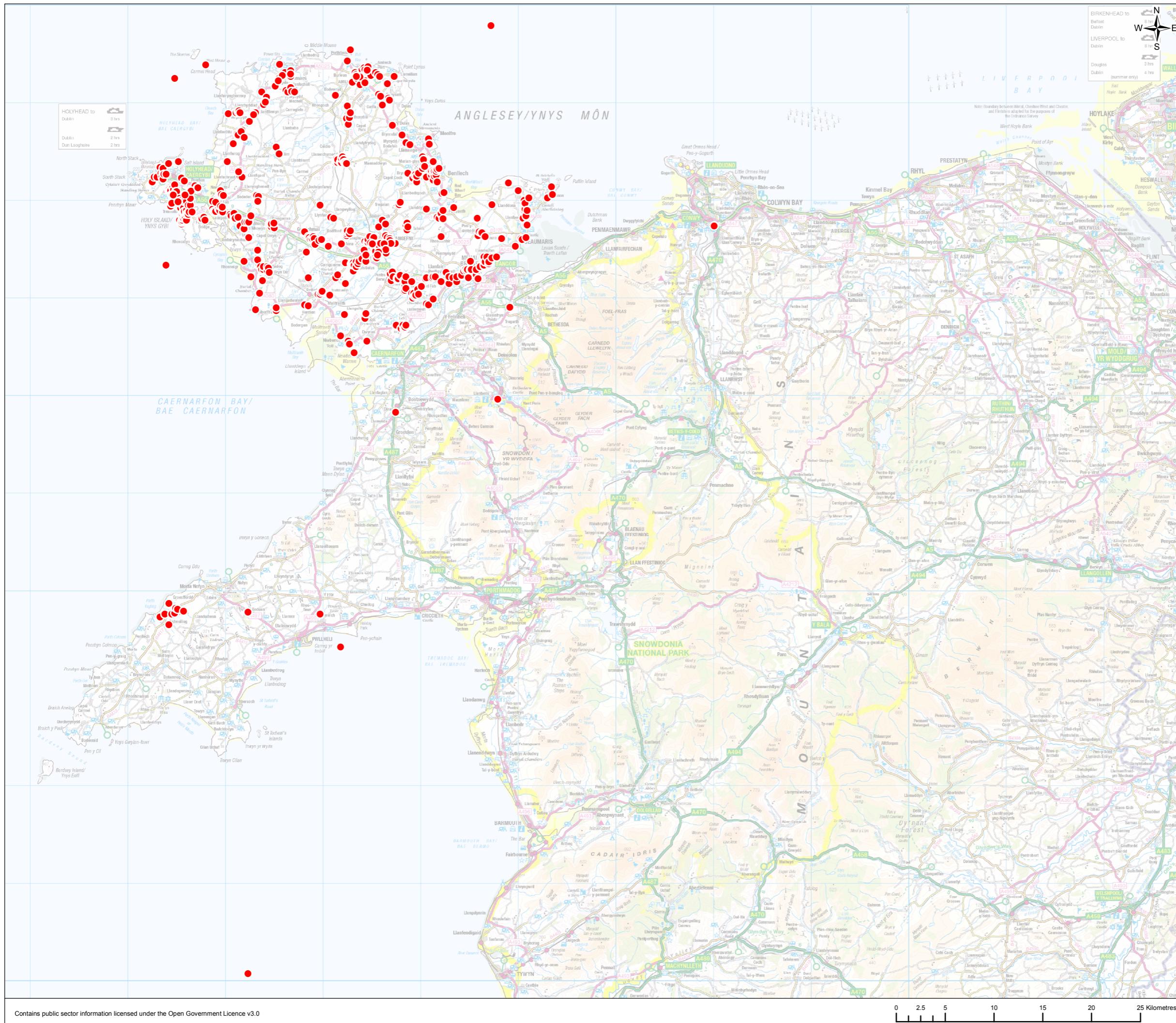
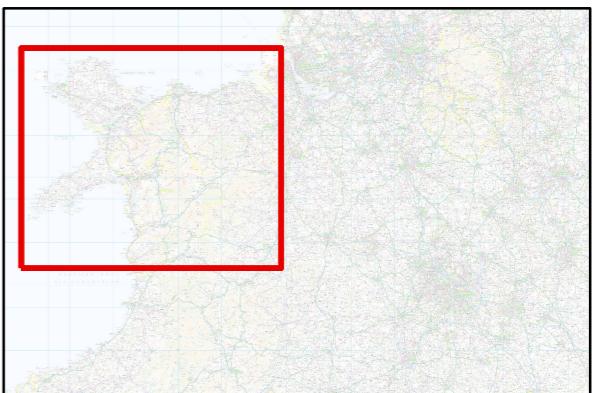


FIGURE TWA-1

Legend

- Identified site



0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Client						

HORIZON
NUCLEAR POWER

Project

WYLFA NEWYDD PROJECT SITE SELECTION

Drawing Title

STAGE 1 - LONG LIST SITES

,000

Scale @ A3	1:375,000	DO NOT SCALE
Jacobs No.	60PO8077	
Client No.		
Drawing No.		
60PO8077_DCO_SS_TWA_01		
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.		

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Appendix 4-2

Figure TWA-2 ‘Stage 2 – Key Environmental Constraints’

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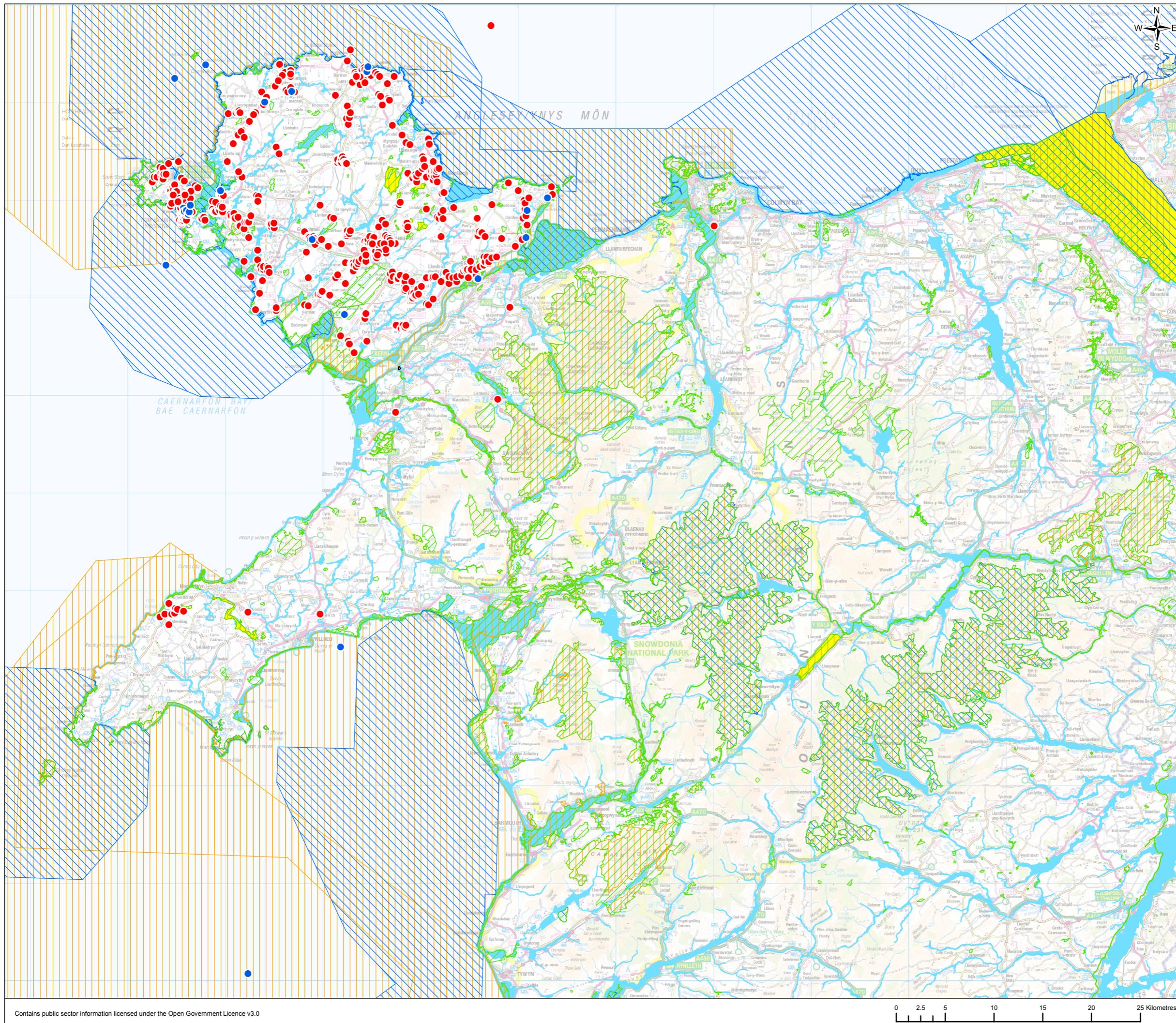
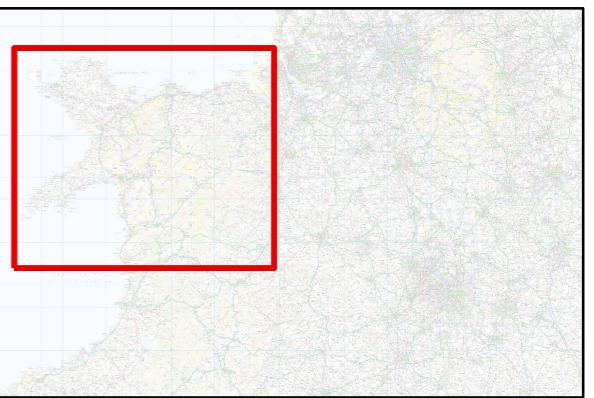


FIGURE TWA-2

Legend

- Identified site
- Site no longer suitable
-  Site of Special Scientific Interest
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  TAN15 Flood Zone C2
-  World Heritage Site



0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	App'r'd
Client						
 <p>HORIZON NUCLEAR POWER</p>						
Project						
<p style="text-align: center;">WYLFA NEWYDD PROJECT SITE SELECTION</p>						
Drawing Title						
STAGE 2 – KEY ENVIRONMENTAL CONSTRAINTS						
Scale @ A3	1:375,000			DO NOT SCALE		
Jacobs No.	60PO8077					
Client No.						
Drawing No.						

60P08077_DCO_SS_IWA_02
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and project as defined on this drawing. Refer to the contract for full terms and conditions.

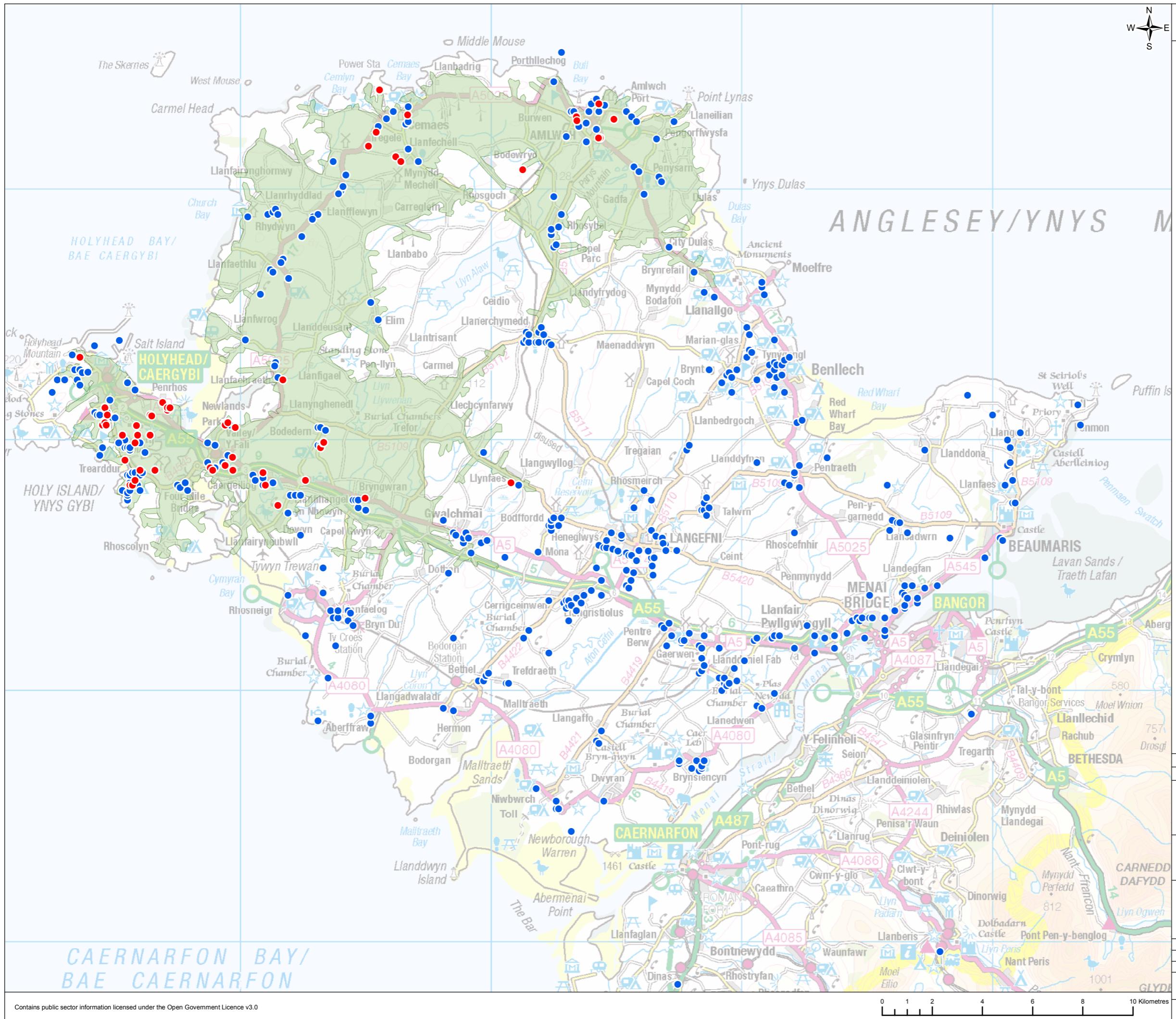
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Appendix 4-3

Figure TWA-3 ‘Stage 3a – Operational Pre-Requisites’

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FIGURE TWA-3



Legend						
●	Identified site					
●	Site no longer suitable					
■	Broad Area of Search					
0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	App'd
Client						
Project						
WYLFA NEWYDD PROJECT SITE SELECTION						
Drawing Title						
STAGE 3A – OPERATIONAL PRE-REQUISITES						
Scale @ A3	1:145,000	DO NOT SCALE				
Jacobs No.	60PO8077					
Client No.						
Drawing No.	60PO8077_DCO_SS_TWA_03					
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						

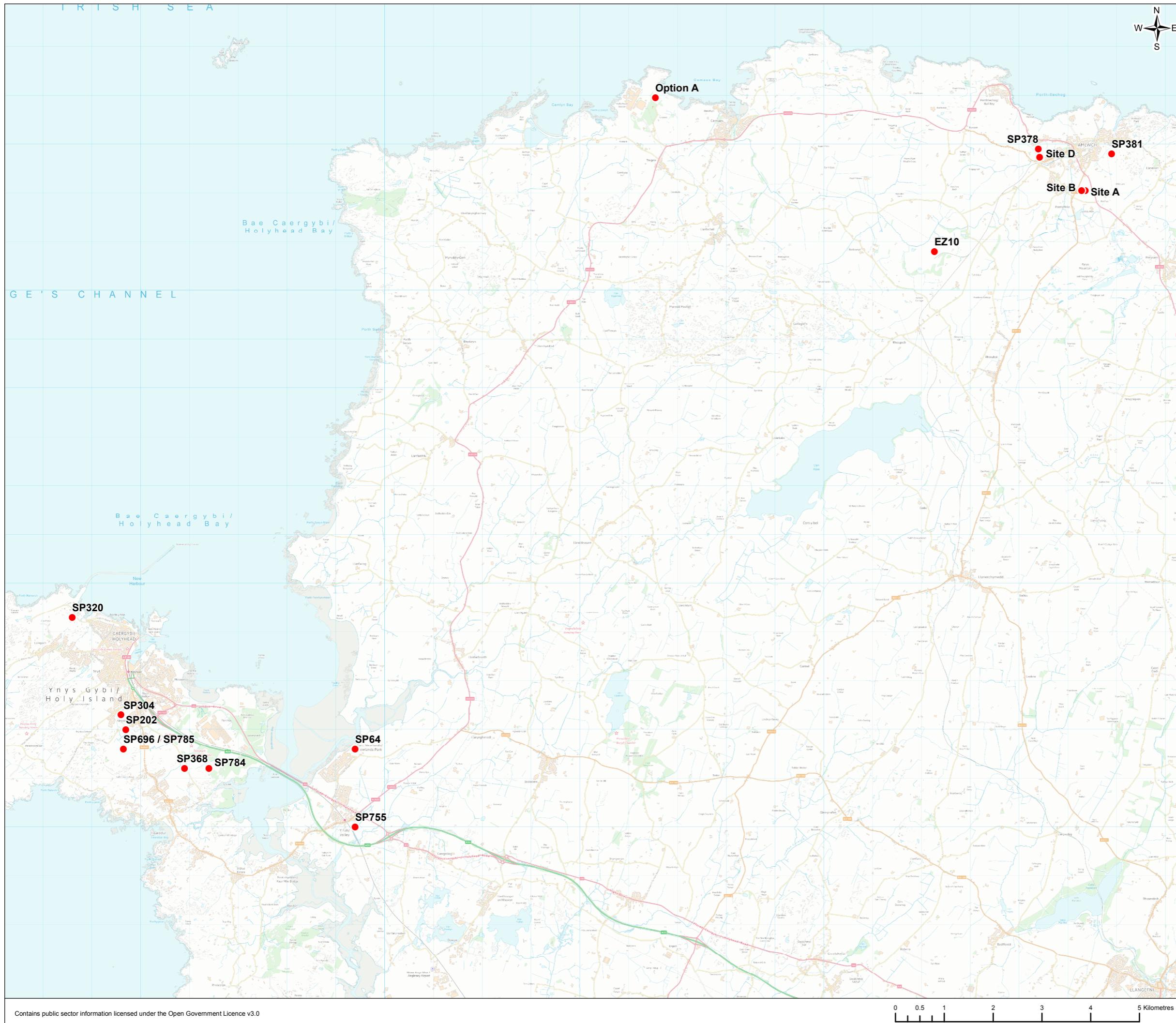
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Appendix 5-1

Figure TWA-4 ‘Stage 4 - Shortlisted Sites’

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FIGURE TWA-4



Legend

- Identified site



0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	App'r'd

HORIZON
NUCLEAR POWER

WYLFA NEWYDD PROJECT
SITE SELECTION

Drawing Title	STAGE 4 – SHORT-LISTED SITES					
Scale @ A3	1:75,000					
Jacobs No.	60PO8077					
Client No.						
Drawing No.	60PO8077_DCO_SS_TWA_04					

This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

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Appendix 5-2

Figure TWA-A1 ‘Shortlisted Site Option A’

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FIGURE TWA-A1**Legend** Site Boundary**Note:**

The boundaries shown here are for the purposes of identifying the sites assessed during the site selection process only. There may therefore be inconsistencies with other DCO drawings and they should not be used for any other purpose.



0	JAN 18	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	App'd

HORIZON
NUCLEAR POWER

Project
WYLFA NEWYDD PROJECT
SITE SELECTION

Drawing Title
TEMPORARY WORKER ACCOMMODATION SHORTLISTED SITE
OPTION A

Scale @ A3	1:10,000	DO NOT SCALE
Jacobs No.	60PO8077	
Client No.		
Drawing No.	60PO8077_DCO_SS_TWA_A01	

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Appendix 5-3

Figure TWA-A2 ‘Shortlisted Sites EZ10, SP378, SP381, Site B Amlwch, Site D Amlwch and Site A Amlwch’

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FIGURE TWA-A2

Legend

Site Boundary

Note:

The boundaries shown here are for the purposes of identifying the sites assessed during the site selection process only. There may therefore be inconsistencies with other DCO drawings and they should not be used for any other purpose.



0	JAN 18	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Client						

HORIZON
NUCLEAR POWER

Project
WYLFA NEWYDD PROJECT
SITE SELECTION

Drawing Title
TEMPORARY WORKER ACCOMMODATION SHORTLISTED SITES
EZ10, SP378, SITE B AMLWCH,
SITE D AMLWCH AND SITE A AMLWCH

Scale @ A3	1:25,000	DO NOT SCALE
Jacobs No.	60PO8077	
Client No.		
Drawing No.	60PO8077_DCO_SS_TWA_A02	

This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.



0 0.5 1 2 Kilometres

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Appendix 5-4

Figure TWA-A3 ‘Shortlisted Sites SP64, SP202, SP304, SP320, SP368, SP696/785, SP755 and SP784’

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FIGURE TWA-A3



HORIZON
NUCLEAR POWER

WYLFA NEWYDD PROJECT
SITE SELECTION

Scale @ A3	1:20,000	DO NOT SCALE
Jacobs No.	60PO8077	
Client No.		
Drawing No.	60PO8077_DCO_SS_TWA_A03	
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.		

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Appendix 6-1 Stage 4: EZ10 Rhosgoch

EZ10 Rhosgoch

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Green	The site is predominantly previously developed.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Green	The site is remote from settlements and residential properties. The potential for adverse effects on living conditions/culture is considered low.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Yellow	The site is remote from the main road network. The closest is the A5025 approximately 2.3 km to the north. The site does however benefit from direct access to a dual carriage road that provides onward access to the A5025.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Red	The site was previously utilised as an oil terminal. Significant remediation work may therefore be required.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is not located within the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		No local designations identified.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		There is an Ancient Monument situated in close proximity to the site.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		Potential employment use as identified by JLDP allocations as 'safeguarded reserve employment site'.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Grade 4
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Yellow	Site lies in the open countryside. Development of the scale proposed would need careful mitigation to minimise impacts on the landscape.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	The site was proposed by Horizon as a preferred site at the January 2016 update consultation and then at PAC2. Both support and opposition was received in response to use of site. IACC did not support the proposal on planning and transport ground, and others objected on environmental grounds. A few organisations expressed support for the scheme, including a signed petition from Amlwch Town Council, in favour of using the site instead of the proposed alternatives at Amlwch Sites A and B. Mixed comments were received from the public, both positive and negative.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport 	Red	The site is remote from local communities and facilities.

Criteria		RAG rating	Assessment	Comments
		<p>(amber)</p> <ul style="list-style-type: none"> • No or not applicable (red) 		
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> • Unlikely to result in a significant adverse effect (green) • Potential to result in significant adverse effect (amber) • Likely significant adverse effect (red) 		The site is not situated within a settlement and there would be suitable facilities available on-site.
18	Is the site available?	<ul style="list-style-type: none"> • Available – held by developer/ willing owner/ public sector/on the market (green) • Unknown (amber) • Unavailable – complex/multiple ownership or subject to ransom strip (red) 		The site is held by a developer and thought to be available.
19	Commercial viability	<ul style="list-style-type: none"> • Good viability(green) • Moderate viability (amber) • Poor viability(red) 		<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-2

Stage 4: Option A, Wylfa Newydd Development Area

Option A, Wylfa Newydd Development Area

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Green	The site is remote from settlements and residential properties.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	Access directly to/from the A5025.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	Greenfield and no known issues in terms of ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is not located within or immediately adjacent to the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		No local designations identified. However, the site is located in close proximity to ancient woodland and an existing bat barn. Whilst not technically comprising 'designated sites', these assets are considered when drawing final conclusions in Section 7 of this report.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Tre'R Gof SSSI is located to the south of the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or immediately adjacent.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		There is no identified legacy use.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 		The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 		There could be a visual impact on the sensitive seascape and on the Cemeas Conservation Area. However, the site would be set in the context of the existing power station and also the Project construction site.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 		The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 		The site was proposed for TWA at the January 2016 project update and PAC2 (for 500 bed spaces). The site was then proposed to accommodate up to 4,000 TWA bed spaces at PAC3. Consultation feedback was mixed. For example, IACC suggested that there may be other locations within the WNDA that might be more suitable than Option A and insufficient justification has been provided for use of the site. Other organisations expressed support for the use of Option A; noting that it would reduce traffic congestion and reduce the social impact on local communities.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport 		Access should be possible via public transport.

Criteria		RAG rating	Assessment	Comments
		<p>(amber)</p> <ul style="list-style-type: none"> • No or not applicable (red) 		
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> • Unlikely to result in a significant adverse effect (green) • Potential to result in significant adverse effect (amber) • Likely significant adverse effect (red) 		The site is not situated within a settlement and there would be suitable facilities available on-site.
18	Is the site available?	<ul style="list-style-type: none"> • Available – held by developer/ willing owner/ public sector/on the market (green) • Unknown (amber) • Unavailable – complex/multiple ownership or subject to ransom strip (red) 		The site is owned by Horizon and is available.
19	Commercial viability	<ul style="list-style-type: none"> • Good viability(green) • Moderate viability (amber) • Poor viability(red) 		<p>The site is viable for the following reasons:</p> <ul style="list-style-type: none"> • The location on-site would reduce daily travel times and benefit worker welfare, with associated reduced daily traffic flows, emissions and being inherently more sustainable; • For each worker living at the Site Campus, the Project would save (i) travel/ radius allowance (NAECI) payments and (ii) transport costs (buses). These amount to a circa £87-105m saving based on up to 4,000;

Criteria	RAG rating	Assessment	Comments
			<ul style="list-style-type: none"> The site is located adjacent to the Existing Power Station and also the main construction site for the new Power Station. It will therefore be set in this context and there are also advantages in terms of delivery/availability of construction plant and materials; An on-site scheme offers maximum flexibility in terms of size. Other sites not owned by Horizon do not have this level of flexibility; and Locating TWA on-site leads to a substantial reduction in bus movements along the A5025 compared to TWA at, for example, Holyhead or EZ10 Rhosgoch. The site has good access to the A5025 and benefits from the A5025 improvements Horizon is promoting (EZ10 Rhosgoch would not). <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-3 Stage 4: SiteA, Amlwch

Site A, Almwch (land adjacent to intersection of A5025 and B5111 (west))

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	Site adjoins some residential gardens. There is the potential for significant adverse effects.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	Access from A5025/B5111.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Not within or adjacent to the site.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		It is located within a Registered Historic Landscape and Special Landscape Area in the emerging JLDP Proposals Map.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		There are 3 assets of historic significance located adjacent to the south western boundary of the site, the Grade II listed Melin Adda and the Melin Adda Windmill and Cornmill. Port Church is also located in close proximity to the southern boundary of the site.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	Site lies in the open countryside, albeit with the backdrop of some residential development in Amlwch. It is located within a Registered Historic Landscape and Special Landscape Area in the emerging JLDP Proposals Map. The sensitivity of the area and open nature of the site means that major impact is possible.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	The site was proposed as a preferred site by Horizon at PAC2. Consultation feedback was mixed. Several members of the public stated objection on environmental grounds. IACC supported the site. Support was also expressed regarding the location in proximity to the WNDA.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Green	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the	<ul style="list-style-type: none"> Unlikely to result in a 	Yellow	The site is not situated within a settlement and there

Criteria		RAG rating	Assessment	Comments
	Welsh language and culture?	<p>significant adverse effect (green)</p> <ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		would be suitable facilities available on-site.
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 		It is unknown if the site is available.
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 		<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-4 Stage 4: SiteB, Amlwch

Site B, Almwch (land adjacent to intersection of A5025 and B5111 (east))

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	There is a single residential property adjacent to the site's southern boundary, on the opposite side of the A5025. Also, on the opposite side a local road, which forms the site's southern boundary, is a group of farm buildings with camping accommodation. There is potential for adverse effects.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	Access from A5025/B5111.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		It is located within a Registered Historic Landscape and Special Landscape Area in the emerging JLDP Proposals Map.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		There is a Grade II listed building, Ty-Newydd, located at the northern corner of the site.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	Site lies in the open countryside, albeit with the backdrop of some residential development in Amlwch. It is located within a Registered Historic Landscape and Special Landscape Area in the emerging JLDP Proposals Map.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	The site was proposed as a preferred site by Horizon at PAC2. Consultation feedback was mixed. Several members of the public stated objection on environmental grounds. IACC also objected. Support was also expressed regarding the location in proximity to the WNDA.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Green	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria		RAG rating	Assessment	Comments
	culture?	<p>(green)</p> <ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	Yellow	
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	Yellow	<p>It is unknown if the site is available.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Red	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-5 Stage 4: SiteD, West of Amlwch

Site D, Amlwch

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Red	Partially within an area of Flood Risk (Zone C1). High Risk (C).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	Site adjoins some residential gardens. There is the potential for significant adverse impacts on living conditions.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	Access from local roads (B5111) or through residential streets, with the potential for significant adverse impacts.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Situated in close proximity to the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		It is located adjacent to a Registered Historic Landscape in the emerging JLDP Proposals Map.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Bethesda Chapel is located approximately 150m from the south eastern corner of the site.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	 	The site is classified as Urban.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	 	Site lies in the open countryside, albeit with the backdrop of some residential development in Amlwch. It is also located adjacent to the AONB and a Registered Historic Landscape. The open nature of the site and sensitivity of the adjacent designations contributes to moderate potential for adverse effects.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	 	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	 	The site has not been proposed as a preferred site previously; therefore specific consultation feedback is limited. Feedback on the general principle of locating TWA at Amlwch has been mixed.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	 	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	 	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria	RAG rating	Assessment	Comments
	<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	<p>It is unknown if the site is available.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-6 Stage 4: SP202 YrOgof

SP202 Yr Ogof

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	The site is located on the southern edge of Holyhead. Residential properties are immediately adjacent to the site to the north east. It is considered that there is some potential for adverse impacts on living conditions/culture.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	The site is accessed from the roundabout of the B4545 Kingsland Road and A5153. There is no need to use minor or residential roads.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is located within the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The Grade II Listed Kingsland Windmill overlooks the site. There are also four Ancient Monuments in the surrounding area.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Yellow	The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Yellow	The site is open, situated on greenfield land and located within the AONB. It is considered that there is potential for moderate adverse impact.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	No comments received.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Green	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	Yellow	
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	Yellow	<p>It is unknown if the site is available in the required timeframe.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Red	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-7 Stage 4: SP304 CaeRhos

SP304 Cae Rhos

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	There is the possibility for significant adverse effects. Topography of the site would mean blasting or use of peckers would be required during site preparation and construction phase. Vehicular access through residential areas.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	Access to the site is via narrow roads or residential streets, which would not support large-scale development.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Situated in close proximity to the AONB on elevated land.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The Grade II Listed Kingsland Windmill overlooks the site. There are also four Ancient Monuments in the surrounding area.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Urban.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Yellow	Site is elevated compared with adjacent housing and likely be more visible than its surroundings. Would require careful mitigation to mitigate impacts.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	No comments received.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Green	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	Yellow	
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	Yellow	<p>It is not known if the site is available in the required timeframe.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Red	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-8 Stage 4: SP320 Trefengan Farm

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SP320 Trefengan Farm

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Green	The site lies outside a recognised settlement but abuts the boundary of Valley to the north west. The distance from settlements and residential properties is considered sufficient to mitigate significant adverse impact.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	The site is accessible either through Holyhead or by taking minor roads around Holy Island. Development which generates a high number of vehicle movements is not likely to be suitable here.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Site is within 500m of listed buildings and a conservation area.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Yellow	Site is close to a Country Park. Housing here would appear visually conspicuous in this open area of land.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	No comments received.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Yellow	Facilities should be accessible via public transport.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria	RAG rating	Assessment	Comments
	<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	The site was taken from the CSR; however it is unknown if the site is available in the required timeframe.
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-9 Stage 4: SP368 TyddynUchaf

SP368 Tyddyn Uchaf

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Green	Site generally remote from sensitive receptors.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	Access from Parc Cybi Road which links to the A55 but would require vehicles to travel down a narrow, single track lane.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is located within the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Scheduled Monuments lie to the south west and north west of the site. A Grade II Listed Building is 990m to the south west.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No identified legacy potential.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Yellow	The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	The site is open, situated on greenfield land and located within the AONB.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	No comments received.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Yellow	The distance suggests that public transport would be necessary.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria	RAG rating	Assessment	Comments
	<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	It is not known if the site is available.
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-10 Stage 4: SP378 CaeSyr Rhys

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SP378 Cae Syr Rhys

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	Site adjoins some residential gardens. There is the potential for significant adverse impacts on residential amenity.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	Access from local roads (B5111), or through residential streets, with the potential for significant adverse effects.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> Major contamination or instability likely (red) 	Green	
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 	Yellow	Situated in close proximity to the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 	Yellow	It is located adjacent to a Registered Historic Landscape in the emerging JLDP Proposals Map.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 	Green	None within or immediately adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 	Yellow	The Grade II* Church of Our Lady Star of the Sea, St Winifred is located approximately 200m from the north eastern boundary.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 	Green	The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a 	Green	No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
		legacy use (red)		
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 		The site is classified as Grade 5.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 		Site lies in the open countryside, albeit with the backdrop of some residential development in Amlwch. It is also located adjacent to the AONB and Registered Historic Landscape.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 		The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 		The site has not been proposed as a preferred site previously; therefore specific consultation feedback is limited. Feedback on the general principle of locating TWA at Amlwch has been mixed.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 		The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the	<ul style="list-style-type: none"> Unlikely to result in a 		The site is not situated within a settlement and there

Criteria	RAG rating	Assessment	Comments
Welsh language and culture?	<p>significant adverse effect (green)</p> <ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		would be suitable facilities available on-site.
18 Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 		The site was taken from the CSR; however it is unknown if the site is available in the required timeframe.
19 Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 		<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-11 Stage 4: SP381 Carreg Y Fran

SP381 Carreg Y Fran

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Site adjacent to Flood Zone C2, but does not extend into site itself. Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	Site adjoins some residential gardens. There is the potential for significant adverse impacts on living conditions.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	Access would need to be gained through residential streets, with the potential for significant adverse effects.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Situated in close proximity to the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		It is located within a Registered Historic Landscape and Special Landscape Area in the emerging JLDP Proposals Map.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The Grade II Madyn Dysw is located immediately adjacent to the western boundary. In addition, 110m to the north east is the Grade II Carmel Independent Chapel and schoolroom.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Yellow	The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	Site lies in the open countryside, albeit with the backdrop of some residential development in Amlwch. It is also located adjacent to the AONB, and within a Registered Historic Landscape and Special Landscape Area on the emerging JDLP Proposals Map. The open nature of the site and sensitivity of the designations contributes to a potentially major impact.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Green	The site has not been proposed as a preferred site previously; therefore specific consultation feedback is limited. Feedback on the general principle of locating TWA at Amlwch has been mixed.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Green	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria		RAG rating	Assessment	Comments
	culture?	<p>(green)</p> <ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	Yellow	
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	Yellow	<p>The site was taken from the CSR; however it is unknown if the site is available in the required timeframe.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Red	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-12 Stage 4: SP696/SP785 Kingsland

SP696 SP785 Kingsland

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	No identified fluvial flood risk.
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	The site is located immediately adjacent to Kingsland, a relatively small residential area on the outskirts of Holyhead. It is considered that there is some potential for adverse impacts on living conditions/culture as a result of the TWA.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	Access available to the site from the B4545 and this provides direct access to the A55 in close proximity.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is located within the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is situated in close proximity to a Wildlife Site in the emerging JLDP Proposals Map.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		SSSIs are located to north west and south west.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is situated in close proximity to Ancient Monuments and the Grade II listed Kingsland Windmill.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		Due to the sites wider planning permission the site is deemed to have a legacy use for permanent accommodation.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	The site is open, situated on greenfield land and located within the AONB. It is acknowledged that planning permission has been granted for residential use on the site and there is capacity for mitigation. However, when compared to the existing baseline, it is considered that there is potential for major impact.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	<p>The site was proposed by Horizon as a preferred site for TWA at the January 2016 update consultation and also PAC2. Consultation feedback was mixed.</p> <p>IACC supported this location for temporary workers accommodation, with the caveat that development should have regard to landscape impacts. Several other stakeholders expressed support for this site due to anticipated economic and legacy benefits, and the utilisation of existing infrastructure.</p> <p>Members of the public expressed mixed views about the Kingsland and Cae Glas proposals. Some expressed support because the area already benefits from a planning permission and also noted the access to</p>

Criteria		RAG rating	Assessment	Comments
				existing facilities, and a perceived reduction on the impact on existing housing. Others expressed opposition because of the distance to the WNDA and the need to transport workers, in addition to the environmental sensitivity of the area which is reflected by nearby environmental designations.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 		The site is adjacent to Kingsland and there should be facilities within walking distance.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		The site is not situated within a settlement and there would be suitable facilities available on-site.
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 		The site is held by a developer (Land and Lakes) and is available.
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) 		Horizon has undertaken further analysis since PAC2 and the site is considered unviable. The main reasons are as

Criteria	RAG rating	Assessment	Comments
	<ul style="list-style-type: none"> Poor viability(red) 		<p>follows:</p> <ul style="list-style-type: none"> Transporting workers to the Wylfa Newydd Development Area adds significant additional cost, which was resulting in an unviable project; The resultant impact in terms of NAEI allowances was further adding to the lack of viability of the proposals; together with the transport of workers, this was increasing the cost of the Project from approximately £25m to £30m per 1,000 workers; The proposed legacy use and Horizon use of the site are not complimentary, with the provision of over-sized units that would not meet local housing need after they are no longer required by workers; The consented scheme does not include the necessary requirements for worker accommodation, including the necessary power requirements and transport infrastructure. For instance, the scheme does not include a bus terminus or other infrastructure requirements, which would reduce the level of bed spaces that could actually be delivered. This would also require changes to the consented scheme, which would be likely to require a fresh consent; and Following review, it is considered unlikely that the site can provide for the target number of 1,500 worker bed spaces within the site using the chosen form of housing (suitable for post operational use) and at the same time provide for the requisite operational amenities and other infrastructure. In order to achieve the upper target numbers the house forms require closer spacing and more units than shown on the consented schemes and would result in a very dense

Criteria	RAG rating	Assessment	Comments
			<p>layout, which may not be acceptable in urban design or commercial terms.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-13 Stage 4: SP784 CaeGlas

SP784 Cae Glas

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is largely greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	Parts of the site are located within 150 m of residential properties and there is considered to be some potential for adverse impacts.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	Access available to the site from a number of existing road networks including A55 and Parc Cybi.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is located within the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		No local designations identified.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Beddmanarch-Cymyran SSSI is located to the east of the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		There is an Ancient Monument within the site and a Listed Building within 200 m.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		Due to the sites wider planning permission the site is deemed to have a legacy use for permanent accommodation.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Green	The site is classified as Grade 4
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	The site is open, situated on greenfield land and located within the AONB. It is acknowledged that planning permission has been granted for residential use on the site and there is capacity for mitigation. However, when compared to the existing baseline, it is considered that there is potential for major impact.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	<p>The site was proposed by Horizon as a preferred site for TWA at the January 2016 update consultation and also PAC2. Consultation feedback was mixed.</p> <p>IACC supported this location for temporary workers accommodation, with the caveat that development should have regard to landscape impacts. Several other stakeholders expressed support for this site due to anticipated economic and legacy benefits, and the utilisation of existing infrastructure.</p> <p>Members of the public expressed mixed views about the Kingsland and Cae Glas proposals. Some expressed support because the area already benefits from a planning permission and also noted the access to</p>

Criteria		RAG rating	Assessment	Comments
				existing facilities, and a perceived reduction on the impact on existing housing. Others expressed opposition because of the distance to the WNDA and the need to transport workers, in addition to the environmental sensitivity of the area which is reflected by nearby environmental designations.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 		There are facilities available, but the distance suggests that public transport would be necessary.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 		The site is not situated within a settlement and there would be suitable facilities available on-site.
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 		The site is held by a developer and available.
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) 		Horizon has undertaken further analysis since PAC2 and the site is considered unviable. The main reasons are as

Criteria	RAG rating	Assessment	Comments
	<ul style="list-style-type: none"> Poor viability(red) 		<p>follows:</p> <ul style="list-style-type: none"> Transporting workers to the Wylfa Newydd Development Area adds significant additional cost, which was resulting in an unviable project; The proposed legacy and Horizon use of the site are not complimentary, with the provision of tourist lodges not meeting the needs of workers; The consented masterplan does not provide for the size and scale of amenities that would be required for effective operation as a campus for the proposed number of workers. The proposed hub building indicated on the master plan is a sufficient size to provide for some amenities, but it is neither large enough nor does it provide the requisite uses. In addition, insufficient areas allocated for delivery and other services that would be necessary; the result is that it is likely that the site cannot accommodate as many workers as suggested in the outline consent; There is no provision for a bus terminus and bus parking on the consented masterplan; The proposed road layouts shown on the consented master plan are meandering tracks. These are inherently unsuitable for well trafficked roads with a high propensity of pedestrians; and Very significant amendments to the consented scheme would therefore be required which would be likely to require a fresh consent. This would require significant work and time to correct, which is complicated further by the fact that Horizon does not own the site.

Criteria	RAG rating	Assessment	Comments
			Please refer to Section 7 of this report for more detail.

Appendix 6-14 Stage 4: SP64 Land adj Gorad Road

SP64 Land adj Lôn Gorad Road

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Green	Low risk (A).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	The site is located immediately adjacent to properties along Gorad Road. It is considered that there is some potential for adverse impacts on living conditions/culture.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Red	Access to the A5/A5025 is along narrow residential street or single track lane.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is located within the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		No local designations identified.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		SSSI located immediately adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		There is an Ancient Monument situated immediately adjacent to the site. There is potential to affect setting.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	Yellow	The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	Red	The site is open, situated on greenfield land and located within the AONB.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	Green	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	Yellow	No comments received.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	Green	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	Yellow	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	Yellow	
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	Yellow	<p>It is unknown if the site is available in the required timeframe.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Red	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>

Appendix 6-15 Stage 4: SP755 Land near Ynys Wen

SP755 Land near Ynys Wen

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> All of the site is previously developed land (green) Part of the site is previously developed land (amber) None of the site is previously developed land (red) 	Red	The site is greenfield.
2	Flood risk	<ul style="list-style-type: none"> Low risk (A) (green) Medium risk (B) (amber) High risk (C) (red) 	Red	High risk (C).
3	Living Conditions	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) Potential to result in significant adverse effect (amber) Likely Significant adverse effect (red) 	Yellow	The site is located immediately adjacent to properties along Station Road. It is considered that there is some potential for adverse impacts on living conditions/culture.
4	Access	<ul style="list-style-type: none"> No known constraints (green) Minor constraints (amber) Major constraints (red) 	Green	The site has direct access to the A5.
5	Ground conditions	<ul style="list-style-type: none"> Negligible contamination or instability likely (green) Minor contamination or instability likely (amber) Major contamination or 	Green	The site is greenfield and there are no known issues relating to ground conditions.

Criteria		RAG rating	Assessment	Comments
		instability likely (red)		
6	National landscape designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		The site is located in close proximity to the AONB.
7	Local environmental designations	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		No local designations identified.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> Not within the designation and not adjacent (green) Adjacent (amber) Within designation (red) 		Within 60m of the north western boundary of the site are two Grade II Listed Buildings, namely the Valley Station Signal Box and Station Main Building. The setting of these assets could potentially be affected.
10	Mineral safeguarding	<ul style="list-style-type: none"> Not within safeguarded area (green) Partially within safeguarded area (amber) Wholly within safeguarded area (red) 		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> Identified potential for a legacy use (green) No identified potential for a legacy use (red) 		No legacy potential has been identified.

Criteria		RAG rating	Assessment	Comments
12	Agricultural Land Classification	<ul style="list-style-type: none"> Grade 4 or 5 (green) Grade 3 (amber) Grade 1 or 2 (red) 	 	The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> Negligible/minor visual impact likely (green) Moderate impact likely (amber) Major impact likely (red) 	 	Site generally flat and located in open countryside. As site is adjacent to the AONB, views into and out of the AONB are an important consideration.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> No – ample space for all development (green) Possible – irregular shape but reasonable available space (Amber) Yes – irregular shape and close to site size criterion limit (red) 	 	The site is large enough that the shape of the land is not considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> Largely positive (green) Balanced feedback or no feedback received (amber) Largely negative (red) 	 	No comments received.
16	Opportunities for cohesion with the local community	<ul style="list-style-type: none"> Yes – facilities within walking distance (green) Yes – via public transport (amber) No or not applicable (red) 	 	The site is adjacent to a residential area and there should be facilities within walking distance.
17	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> Unlikely to result in a significant adverse effect (green) 	 	The site is not situated within a settlement and there would be suitable facilities available on-site.

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> Potential to result in significant adverse effect (amber) Likely significant adverse effect (red) 	Yellow	
18	Is the site available?	<ul style="list-style-type: none"> Available – held by developer/ willing owner/ public sector/on the market (green) Unknown (amber) Unavailable – complex/multiple ownership or subject to ransom strip (red) 	Yellow	<p>It is unknown if the site is available in the required timeframe.</p>
19	Commercial viability	<ul style="list-style-type: none"> Good viability(green) Moderate viability (amber) Poor viability(red) 	Red	<p>Work carried out to support the project optimisation process concluded that sites not located within the WNDA are unviable.</p> <p>Please refer to Section 7 of this report for more detail.</p>