Isle of Anglesey CC Construction Workers Accommodation. Modelling and Assessment of Scenarios

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ISLE OF ANGLESEY COUNTY COUNCIL

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1.1.1

1. Introduction

1.1 Requirement

1.1.1 The Isle of Anglesey County Council (IACC) prepared a Construction Workers Accommodation Position Statement in March 2011. The statement was based upon information available to the Council at that time with regard to the type and numbers of construction workers considered necessary to build the proposed Nuclear New Build (NNB) at Wylfa as well as census and other information with regard to predicted population growth, dwelling numbers and economic profiles.

1.1.2 The proposed NNB has not come forward as quickly as thought in 2011 (the previous position statement anticipated a start of construction in 2013 and a peak in activity in 2017.) Therefore a number of the assumptions and predictions contained within the position statement require reviewing and updating.

1.1.3 The position statement was informed by an evidence base and by a process of optioneering, each stage being presented within a separate report. Accommodating construction workers across a range of tenure types split 1/3, 1/3, 1/3 represented the 'preferred option'. This preferred option subsequently informed Council policy in the shape of the Wylfa Newydd SPG (2014) and the evolving Joint Local Development Plan (JLDP).

1.1.4 The Council is aware that changes proposed by Horizon Nuclear Power with regard to the method and phasing of construction, the date for commencement, the associated development and the potential for other development to be taking place on Anglesey at the same time require an updated statement. The timing for the production of the update will be critical in that its conclusions will be used to inform the Council's response to PAC2 consultation and may also be used to amend policy guidance within the Wylfa Newydd SPG. The updated position statement will also be a critical document to inform wider Council policy.

1.2 Scope of Work

1.2.1 The County Council has instructed a consortium of consultants managed by Amec Foster Wheeler (Amec FW) and including HDH Planning and Aecom to revisit the work previously undertaken in order to redefine the Council's position on construction worker accommodation. The resulting study involves a number of stages:

- Understand the existing housing market;
- Understand the need for accommodation as a result of Wylfa Newydd;
- Create a supply/demand model which is used to develop different accommodation scenarios;
- Understand the infrastructure constraints and opportunities to accommodating construction workers across the Island;
- Select a short-list of scenarios for assessment against a range of policy objectives;
- Short-listed scenarios are assessed and a preferred scenario identified;
- Distribute spatially the preferred scenario seeking to reflect current infrastructure capacity and planning policy and identifying mitigation where appropriate.
- Propose the appropriate solution for the accommodation of construction workers that minimises negative effects upon infrastructure and local communities whilst maximising potential legacy benefits.

1.2.2 The document is the Scenario Assessment Report. It describes the demand and supply model which has been developed to understand the potential implications arising from the accommodation of construction workers upon the local housing market. Further, the report presents the scenarios modelled and the implications for the local housing market that could arise should they be taken forward. This report then assesses the relevant performance of each scenario before concluding with the recommended or preferred scenario, the spatial implications and mitigation recommendations for which are then explored.

1.2.3 The modelling and spatial preferences presented within this report are informed by the baseline information and modelling assumptions which are presented within the accompany Evidence Base Report. It is recommended that the Evidence Base Report is read prior to the reading of this report.

1.2.4 The conclusions which are reached and reported within this document are presented within the separate Position Statement document.

2. Demand and Supply Modelling

2.1 Introduction

2.1.1 The demand/supply model designed for this study sets out to identify the type, size and location of accommodation in the Isle of Anglesey most likely to be under pressure as a consequence of the arrival of a large number of construction workers associated with the development of Wylfa Newydd. The successful identification of where the impact will be greatest will allow action to take place to help protect long-term interests in Anglesey including that of the current resident population.

2.1.2 The evidence base report explained the fundamental assumptions included within the demand/supply model and the data sources used to derive the figures inputted. This chapter provides an overview of how the model works, providing a summary of each stage. The flow chart presented at the end of this chapter illustrates the mechanics of the model.

2.2 Demand

2.2.1 The model presumes that there are five broad accommodation options available to house construction workers moving into the area in response to Wyfla and requiring a place to reside (the total population of workers modelled is the non-home based workforce, i.e. they are not anticipated to live within a distance to the site from which they would expect to commute). The five options are:

- Temporary workers accommodation, built specifically to house part of the construction workforce
- Tourist accommodation
- Latent accommodation (This is the additional bedspace capacity within the existing used housing stock. The main source is households letting out spare bedrooms within their home to lodgers.)
- Private rented accommodation
- Owner-occupied accommodation

2.2.2 The demand derived from the model is based on the total peak number of construction workers in each year of the proposed construction programme. The demand for each accommodation type is dependent on the occupation group (and associated income), expected duration of stay and household profile of the construction workers. The detailed assumptions that support this modelling are set out in the evidence base report. The result of this process is that the number of bedspaces required within each accommodation type for the annual peak demand is derived.

2.2.3 The model attempts to profile the demand for accommodation within the housing market (the owner-occupied and private rented sectors) in more detail. This is partly because the market demand cannot be constrained by those in the sector currently and also because this is the sector that is most likely to accommodate any shortfall in other accommodation options.

2.2.4 The size, location and tenure of market accommodation required by construction workers moving as whole households is identified using the updated household survey dataset1. Account is also taken for the market housing demand arising from construction workers joining an existing shared household within the private rented sector (these workers do not require an additional dwelling but will be acquiring a bedspace within a home already part occupied) and construction workers that will form part of a shared household, but only with other construction workers moving to the area (this group do result in an additional dwelling requirement, however the dwelling provides more than one bedspace for the construction workers).

2.2.5 This process results in a demand profile for each year of the Wyfla construction programme, disaggregated by accommodation type, location and within the market sector, dwelling size.

2.3 Supply

2.3.1 To establish the impact of this additional demand it is necessary to consider the level of demand that arises for market accommodation from the existing population in Anglesey. To do this the stock profile, in terms of size and tenure, of market accommodation in each area was obtained from the census and secondary sources. Then the annual turnover for these homes was also generated from the household survey dataset. This enables the annual supply arising from the existing population to be determined.

2.3.2 In addition to this, the supply from new build market dwellings and from empty homes being brought back into use over the Wyfla construction period are also

[1] The household survey undertaken by Amec Foster Wheeler/HDH Planning in 2013, which had been updated and reweighted to reflect the situation in the Isle of Anglesey in winter 2015 to inform the Council's updated Local Housing Market Assessment

accounted. These dwellings form a supply both when these homes are first available for occupation but also subsequently through their turnover as they become part of the wider stock.

2.3.3 The potential supply of the other sectors of accommodation (tourist, latent and temporary workers) set out within the model is determined by the total capacity that has been identified within each sector (the approach to which has been set out the evidence base report).

2.4 Market Pressure

2.4.1 With the additional demand modelled and the existing supply profiled, it is possible to determine where there is likely to be an imbalance in the future resulting in increased housing pressure. To determine the relative pressure in the housing market the modelled demand for accommodation from the construction workers is compared against the projected supply of housing that will be available to meet the requirements of the local population. This comparison takes place in both absolute (the actual additional number of dwellings required) and relative (the proportional increase in the level of demand) terms. This enables the locations and sizes of home within both the owner-occupied and private rented sectors that are likely to come under most stress to be identified. This means that it is possible to examine what mitigation measures maybe appropriate in particular locations, but also how the proposed worker accommodation profile can be adjusted to reduce the pressure produced.

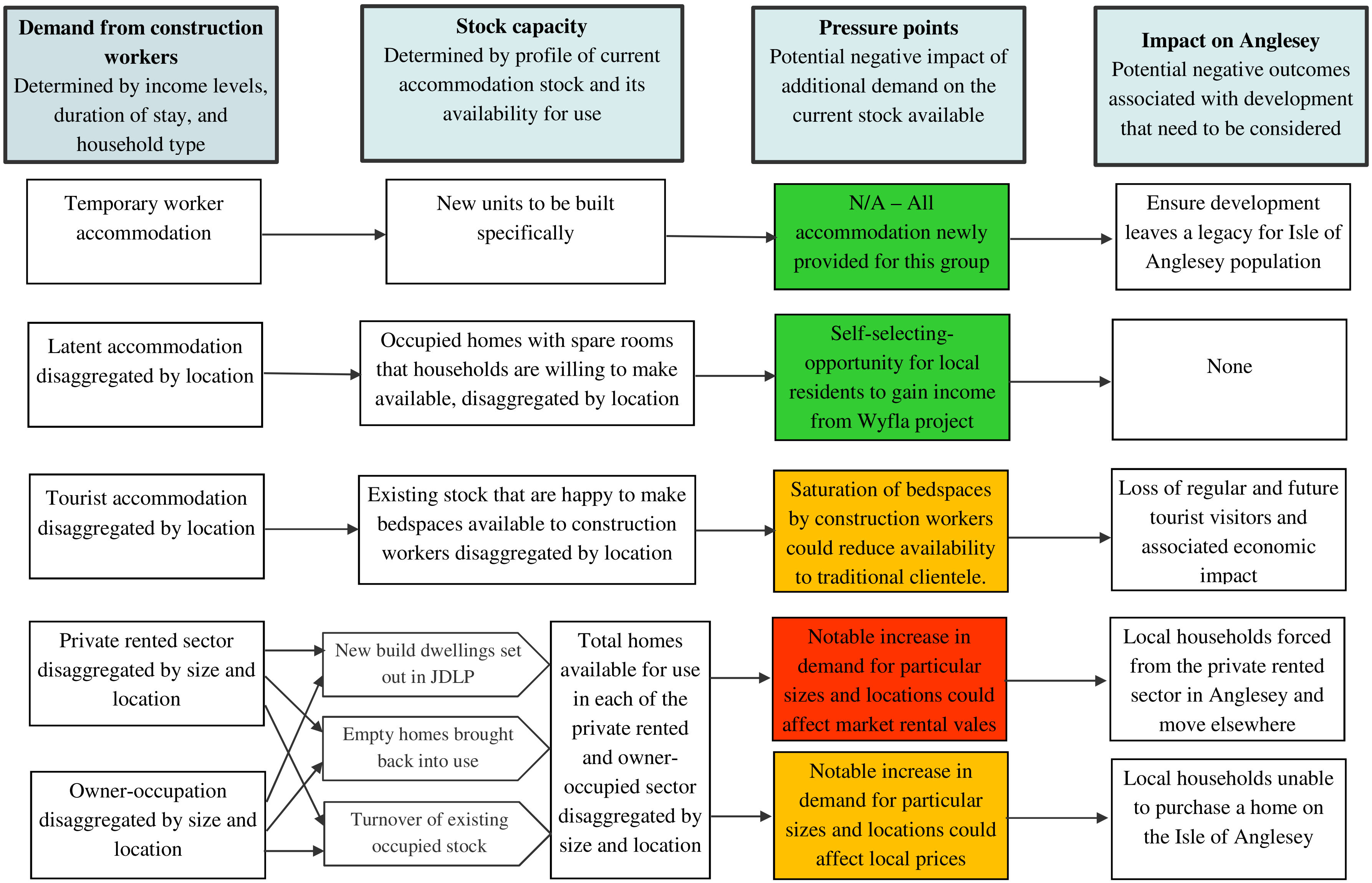
2.4.2 To most accurately identify the effect of this additional demand from construction workers on the market it is presumed that all private rented homes accommodating construction workers review their lease (and rent charged) every year even if the construction worker household may continue to live in that home for over a year. For the owner-occupied sector it is presumed that construction worker households moving into this tenure will remain in their home for 5 years. This means that the pressure on this sector is experienced when there is an additional influx of workers residing in this tenure rather than every year in which there is a high level of construction workers living in the home.

2.5 Impact of Pressure

2.5.1 To understand the potential impact of the increased demand for market housing the updated household survey dataset was used as this provides considerable detail on the nature of local households in the local housing market and also the ability of these households to afford market housing in the area.

2.5.2 To understand the potential impact of additional pressure on the private rented sector, the type of households in the tenure currently was initially derived. Then the proportion of each household group that would be unable to afford were market rent levels to increase by 10%, 20% or 30% were calculated, so that those most vulnerable to rent rises are identified. The number of private rented sector households that contain an employed household member that are likely to be affected under these scenarios has also been considered to help understand the potential wider economic implications of a rapid increase in rent levels.

2.5.3 To understand the potential impact of additional pressure on the owner-occupied sector, the sources of typical home purchasers in the Isle of Anglesey are identified from the updated household survey dataset (either newly forming, existing households moving within the Isle of Anglesey or in-migrant households). Then the proportion of each household flow that would be unable to afford were market prices to increase by 10%, 20% or 30% were calculated, so that those groups most vulnerable to price rises are identified.


Demand from construction workers
Determined by income levels, duration of stay, and household type
Stock capacity
Determined by profile of current accommodation stock and its availability for use
Pressure points
Potential negative impact of additional demand on the current stock available
Impact on Anglesey
Potential negative outcomes associated with development that need to be considered
Temporary worker accommodation
New units to be built specifically
N/A – All accommodation newly provided for this group
Ensure development leaves a legacy for Isle of Anglesey population
Latent accommodation disaggregated by location
Occupied homes with spare rooms that households are willing to make available, disaggregated by location
Self-selecting-opportunity for local residents to gain income from Wyfla project
None
Tourist accommodation disaggregated by location
Existing stock that are happy to make bedspaces available to construction workers disaggregated by location
Saturation of bedspaces by construction workers could reduce availability to traditional clientele.
Loss of regular and future tourist visitors and associated economic impact
Private rented sector disaggregated by size and location
Owner-occupation disaggregated by size and location
New build dwellings set out in JDLP
Empty homes brought back into use
Turnover of existing occupied stock
Total homes available for use in each of the private rented and owner-occupied sector disaggregated by size and location
Notable increase in demand for particular sizes and locations could affect market rental vales
Notable increase in demand for particular sizes and locations could affect local prices
Local households forced from the private rented sector in Anglesey and move elsewhere
Local households unable to purchase a home on the Isle of Anglesey

3. Scenarios

3.1.1 The previous chapter has explained how the demand and supply model works and the assumptions that have informed it are set out within the accompanying Evidence Base report. This chapter identifies the Construction Worker Accommodation Scenarios which have been modelled and for each, provides the main results and key conclusions. The relative performance of the scenarios is then used within the assessment of the scenarios which is reported within Chapter 4.

3.2 The Scenarios

3.2.1 The approach taken has been to model three scenarios for the provision of worker accommodation. Each scenario differs in the way in which demand is accommodated year on year within individual tenure types. The total annual demand for accommodation remains the same for each scenario.

3.2.2 Essentially, each scenario considers the different sources of supply available and assigns a number of bedspaces to each. Two scenarios seek to bring forward temporary accommodation earlier in the construction programme whilst a third proposes to rely more upon tourism accommodation in the early years. Whatever scenario is preferred there will be a need to manage the supply of accommodation to meet demand.

3.3 Scenario 1

3.3.1 Termed the non-intervention, or demand-led scenario, this scenario assigns accommodation based upon the construction workers ideal demand profile. In other words, based upon the relative incomes of the different worker groups, and their assumed length of stay, the model allocates what is considered to be the most suitable type of accommodation without any attempt to manage demand. For example, the higher skilled and professional managers with the higher incomes, staying for all or a significant proportion of the construction programme are more likely to invest in owner occupation then a comparatively lower income, low-skilled short-term worker. The assumptions which sit behind this scenario are set out within Chapter 4 of the Evidence Base Report.

3.3.2 The distribution of construction workers across the different tenure groups is set out in Table 3.1 below.

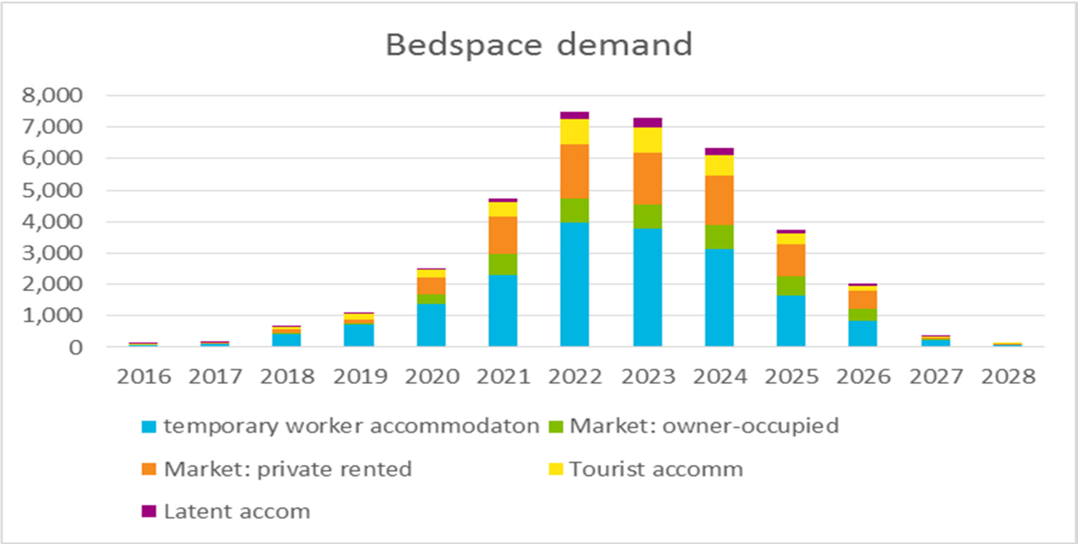
Table 3.1 Scenario 1 Accommodation Breakdown

3.3.3	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TCA	69	107	424	722	1,379	2,298	3,966	3,780	3,114	1,650	833	220	84
O/O	8	11	40	41	295	667	784	773	780	605	393	35	2
PR	18	23	96	124	535	1,195	1,684	1,633	1,572	1,032	564	57	12
T	13	25	98	162	291	458	805	813	649	331	174	45	14
L	2	1	5	12	36	118	253	282	234	119	58	10	0

TCA: temporary Worker Accommodation; O/O: Owner occupied; PR: Private rented; T: Tourism; L: Latent

3.3.4 This is illustrated in the following figure.

Figure 3.1 Scenario 1: Bedspace Demand



3.3.5 The following patterns emerge:

- Temporary worker accommodation is required at the start of construction building rising to a peak in 2022 and not reducing significantly until 2026;
- Demand for owner occupied accommodation rises relatively gradually until 2020 also rising to a peak in 2022;
- Demand for private rented accommodation requires over 1000 bedspaces from 2021 to 2025;
- In the short term demand for tourism accommodation is greater than for owner occupied or private rented with latent accommodation only delivering a reasonable number of bedspaces after 2021.

- Demand for latent peaking at 282 is substantially below the figure recorded in primary survey undertaken to inform the 2013 LHMA (743 bedspaces).

3.3.6 A result of the Scenario 1 modelling is that pressure on the owner occupied and private rented sector is relatively low in the early years of construction.

3.3.7 In Tables 3.1 and 3.2, the following is used:

Box 1

15-30%: Notable Market Pressure	
30-50% Significant Market Pressure	
50-80%: Extreme market Pressure	
More than 80%: Unsustainable Market Pressure	

Table 3.2 Owner Occupied Pressure Short Term

		2016	2017	2018	2019
Anglesey all	1 bed	9.5%	6.3%	31.3%	1.5%
	2 bed	0.7%	0.2%	2.9%	0.1%
	3 bed	0.2%	0.0%	0.7%	0.0%
	4+ bed	0.1%	0.0%	0.5%	0.0%
	Total	0.7%	0.3%	2.4%	0.1%
Anglesey northern wards	1 bed	8.0%	6.0%	25.4%	1.2%
	2 bed	0.8%	0.2%	3.1%	0.1%
	3 bed	0.2%	0.0%	0.7%	0.0%
	4+ bed	0.1%	0.0%	0.4%	0.0%
	Total	0.7%	0.4%	2.4%	0.1%
Holyhead	1 bed	24.2%	21.7%	72.4%	3.7%
	2 bed	1.4%	0.5%	5.2%	0.2%
	3 bed	0.1%	0.0%	0.5%	0.0%
	4+ bed	0.1%	0.0%	0.4%	0.0%
	Total	1.1%	0.7%	3.6%	0.2%

		2016	2017	2018	2019
Rest of Anglesey	1 bed	8.2%	4.3%	28.6%	1.3%
	2 bed	0.6%	0.1%	2.6%	0.1%
	3 bed	0.2%	0.0%	0.8%	0.0%
	4+ bed	0.1%	0.0%	0.5%	0.0%
	Total	0.6%	0.2%	2.3%	0.1%
Mainland	1 bed	0.3%	0.0%	1.1%	0.0%
	2 bed	0.0%	0.0%	0.2%	0.0%
	3 bed	0.0%	0.0%	0.1%	0.0%
	4+ bed	0.0%	0.0%	0.0%	0.0%
	Total	0.0%	0.0%	0.2%	0.0%

3.3.8 Between 2020 and 2022/23 however pressure, particularly for one bed owner occupied accommodation increases across each of the spatial areas modelled. For the purposes of this study percentages above 80% (blue) are considered to represent unsustainable market pressure.

Table 3.3 Owner Occupied Pressure Medium to Longer Term

		2020	2021	2022	2023	2024	2025	2026	2027	2028
Anglesey all	1 bed	198.0%	267.9%	86.8%	19.0%	8.6%	38.7%	98.2%	-139.6%	-24.5%
	2 bed	24.1%	35.3%	11.3%	2.0%	0.8%	6.7%	15.0%	-21.1%	-3.3%
	3 bed	9.7%	16.4%	4.9%	0.4%	0.1%	4.2%	8.1%	-11.1%	-1.9%
	4+ bed	8.7%	15.8%	4.6%	0.2%	0.0%	4.4%	8.1%	-11.0%	-1.9%
	Total	21.0%	31.5%	9.9%	1.6%	0.6%	6.4%	13.9%	-19.5%	-3.2%
Anglesey	1 bed	150.0%	186.2%	60.5%	15.5%	7.1%	24.7%	65.0%	-95.3%	-17.0%
	2 bed	22.5%	30.8%	10.1%	2.1%	0.9%	5.4%	12.4%	-17.9%	-2.9%
	3 bed	7.8%	12.8%	3.8%	0.4%	0.1%	3.2%	6.2%	-8.6%	-1.4%
	4+ bed	6.6%	11.8%	3.4%	0.2%	0.0%	3.2%	5.9%	-8.0%	-1.5%
	Total	18.3%	25.8%	8.2%	1.6%	0.6%	4.9%	10.8%	-15.5%	-2.6%
Holyhead	1 bed	378.7%	440.1%	146.1%	43.2%	21.0%	42.7%	140.3%	-209.5%	-45.8%
	2 bed	30.9%	39.7%	13.6%	3.7%	1.7%	4.9%	14.1%	-21.0%	-3.1%
	3 bed	4.8%	7.2%	2.2%	0.3%	0.1%	1.6%	3.3%	-4.6%	-0.8%
	4+ bed	4.6%	7.8%	2.3%	0.2%	0.1%	2.0%	3.7%	-5.3%	-0.9%
	Total	21.6%	27.4%	9.1%	2.4%	1.1%	3.7%	10.1%	-15.0%	-2.3%
Rest of Anglesey	1 bed	196.5%	283.0%	91.2%	17.4%	7.7%	44.6%	108.0%	-150.7%	-25.7%
	2 bed	23.6%	36.2%	11.4%	1.7%	0.7%	7.4%	16.0%	-22.2%	-3.5%
	3 bed	11.6%	20.0%	5.9%	0.4%	0.1%	5.3%	10.1%	-13.7%	-2.3%
	4+ bed	9.8%	17.9%	5.2%	0.2%	0.0%	5.1%	9.3%	-12.6%	-2.2%
	Total	21.9%	34.2%	10.7%	1.4%	0.5%	7.5%	15.7%	-21.7%	-3.5%
Mainl	1 bed	8.0%	10.1%	3.1%	0.8%	0.3%	2.1%	4.0%	-6.2%	-0.8%
	2 bed	1.6%	2.1%	0.6%	0.1%	0.0%	0.5%	0.9%	-1.3%	-0.2%

		2020	2021	2022	2023	2024	2025	2026	2027	2028
	3 bed	0.9%	1.4%	0.4%	0.1%	0.0%	0.4%	0.6%	-0.9%	-0.1%
	4+ bed	0.6%	1.0%	0.3%	0.0%	0.0%	0.3%	0.5%	-0.7%	-0.1%
	Total	1.4%	2.0%	0.6%	0.1%	0.0%	0.5%	0.9%	-1.3%	-0.2%

3.3.9 Similar, though enhanced, pressure is predicted to exist for the private rented sector with low additional demand in the short term of construction increasing towards the peak construction years.

Table 3.4 Private Rented Pressure Short Term

		2016	2017	2018	2019
Anglesey all	Shared room	0.6%	0.9%	3.6%	4.6%
	1 bed	1.3%	1.5%	6.0%	7.6%
	2 bed	0.4%	0.5%	2.1%	2.7%
	3 bed	0.4%	0.5%	2.1%	2.7%
	4+ bed	1.1%	1.3%	4.9%	6.2%
	Total	0.6%	0.7%	2.9%	3.7%
Anglesey northern wards	Shared room	1.3%	1.8%	7.3%	9.0%
	1 bed	2.8%	3.4%	12.8%	16.1%
	2 bed	0.8%	0.9%	3.6%	4.4%
	3 bed	0.7%	0.8%	3.2%	4.0%
	4+ bed	1.4%	1.7%	6.4%	8.0%
	Total	1.1%	1.3%	4.9%	6.2%
Holyhead	Shared room	1.0%	1.3%	5.2%	6.5%
	1 bed	2.0%	2.5%	10.0%	12.7%
	2 bed	0.6%	0.7%	2.6%	3.4%
	3 bed	0.4%	0.5%	2.1%	2.7%
	4+ bed	1.7%	2.0%	7.6%	9.6%
	Total	0.7%	0.9%	3.7%	4.6%
Rest of Anglesey	Shared room	0.4%	0.5%	2.2%	2.9%
	1 bed	0.7%	0.8%	3.2%	4.0%
	2 bed	0.3%	0.4%	1.5%	1.9%
	3 bed	0.4%	0.4%	1.7%	2.1%
	4+ bed	0.9%	1.0%	3.8%	4.8%
	Total	0.4%	0.5%	2.0%	2.5%
Mainland	Shared room	0.1%	0.1%	0.4%	0.5%
	1 bed	0.0%	0.0%	0.2%	0.2%
	2 bed	0.1%	0.1%	0.4%	0.5%
	3 bed	0.2%	0.3%	1.1%	1.5%
	4+ bed	0.5%	0.6%	2.6%	3.4%
	Total	0.1%	0.1%	0.5%	0.7%

3.3.10 Pressure in the private rented sector post 2019 increases particularly for one bed and +4 bed accommodation and in 'All Anglesey' North Anglesey and Holyhead.

Table 3.5 Private Rented Pressure Medium to Longer Term

		2020	2021	2022	2023	2024	2025	2026	2027	2028
Anglesey all	Shared room	15.8%	31.1%	42.3%	40.4%	38.4%	24.0%	12.7%	1.3%	0.4%
	1 bed	37.9%	89.2%	126.1%	126.2%	120.9%	80.7%	44.5%	4.4%	0.7%
	2 bed	13.1%	32.3%	45.4%	44.9%	43.1%	28.8%	15.7%	1.4%	0.3%
	3 bed	13.3%	35.0%	49.6%	49.6%	48.2%	32.6%	17.7%	1.5%	0.3%
	4+ bed	34.0%	93.3%	131.6%	133.6%	129.7%	88.5%	48.3%	4.1%	0.7%
	Total	17.5%	42.8%	60.0%	59.6%	57.4%	38.3%	20.8%	1.9%	0.4%
Anglesey northern wards	Shared room	30.7%	59.5%	79.3%	76.7%	72.8%	45.4%	24.0%	2.5%	0.7%
	1 bed	76.3%	175.4%	251.1%	257.4%	246.7%	164.6 %	90.8%	9.0%	1.5%
	2 bed	21.4%	51.6%	72.3%	73.0%	70.1%	46.7%	25.4%	2.3%	0.4%
	3 bed	19.2%	49.4%	68.6%	70.8%	68.9%	46.3%	25.0%	2.1%	0.4%
	4+ bed	38.4%	100.2%	135.0%	142.7%	138.2%	92.4%	49.4%	4.1%	1.0%
	Total	28.1%	66.9%	92.7%	94.4%	90.8%	60.2%	32.6%	3.0%	0.6%
Holyhead	Shared room	22.0%	42.7%	56.8%	53.7%	50.5%	31.2%	16.3%	1.7%	0.5%
	1 bed	56.2%	118.3%	168.4%	166.4%	158.3%	102.7 %	55.6%	5.6%	1.2%
	2 bed	15.2%	35.9%	49.7%	49.0%	46.8%	30.8%	16.5%	1.5%	0.3%
	3 bed	12.2%	31.3%	43.9%	43.6%	42.2%	28.1%	15.0%	1.3%	0.3%
	4+ bed	44.5%	126.1%	179.2%	172.3%	167.6%	112.1 %	59.9%	4.9%	1.4%
	Total	20.0%	46.6%	64.7%	63.5%	60.8%	39.8%	21.3%	2.0%	0.4%
Rest of Anglesey	Shared room	10.1%	20.2%	27.7%	26.4%	25.3%	15.9%	8.4%	0.9%	0.2%
	1 bed	22.6%	56.7%	79.9%	79.9%	76.7%	52.0%	28.9%	2.8%	0.4%
	2 bed	9.7%	24.6%	34.7%	34.2%	32.9%	22.2%	12.1%	1.1%	0.2%
	3 bed	11.4%	30.8%	44.0%	43.8%	42.5%	29.1%	15.9%	1.4%	0.2%
	4+ bed	29.8%	83.5%	120.1%	121.3%	117.8%	81.7%	45.3%	4.0%	0.5%
	Total	13.0%	33.1%	46.9%	46.4%	44.7%	30.2%	16.6%	1.5%	0.2%
Mainland	Shared room	1.8%	3.6%	4.9%	4.7%	4.5%	2.8%	1.5%	0.2%	0.0%
	1 bed	1.3%	3.2%	4.5%	4.4%	4.2%	2.8%	1.6%	0.2%	0.0%
	2 bed	2.4%	6.2%	8.9%	8.5%	8.3%	5.6%	3.0%	0.2%	0.1%
	3 bed	6.5%	17.7%	25.2%	24.2%	23.8%	15.9%	8.4%	0.6%	0.2%
	4+ bed	14.7%	39.8%	56.6%	54.3%	53.4%	35.5%	18.7%	1.4%	0.4%
	Total	2.9%	7.3%	10.3%	9.9%	9.6%	6.3%	3.4%	0.3%	0.1%

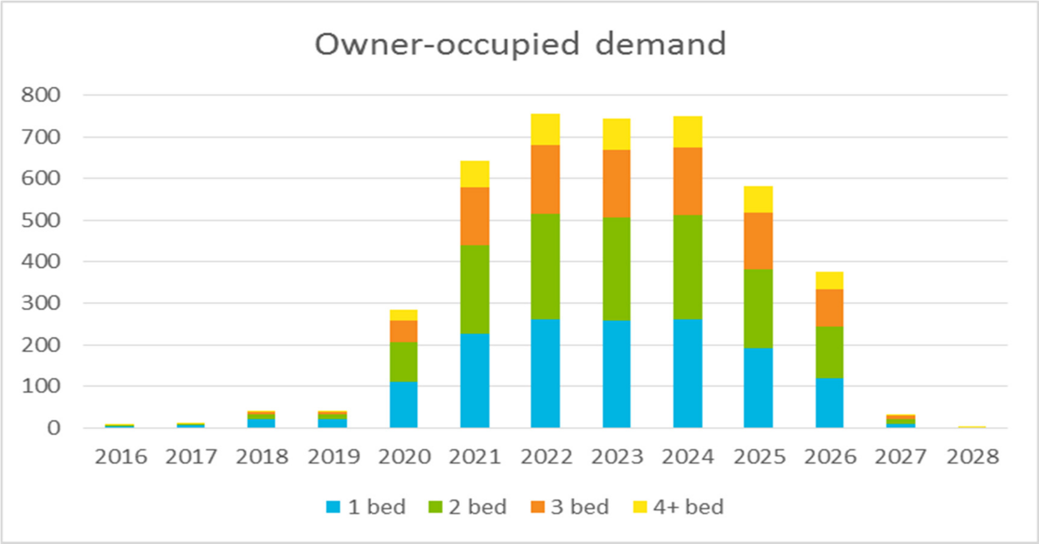
3.3.11 Owner occupied and private rented represent the key sectors of the local housing market. Another accommodation sector that may face pressure and which provides a different set of benefits to Anglesey is tourism (economic benefit).

3.3.12 The demand modelling suggest that demand for tourism accommodation may peak around 2022/24 with between 649 and 813 bedspaces required. Based upon the recent bedspace survey conducted by the Council, this suggests that demand would exceed supply (the Council 2015 Bedstock Survey concluded that expressed supply would be 532 bedspaces during the peak tourism season but with supply increasing substantially out of season). Depending upon the ability of workers to compete with tourists on price at peak it suggests that at least in 2022 and 2023 workers may either displace tourists or be forced into other tenures, thereby increasing further the pressures identified above.

3.4 Scenario 1 conclusions

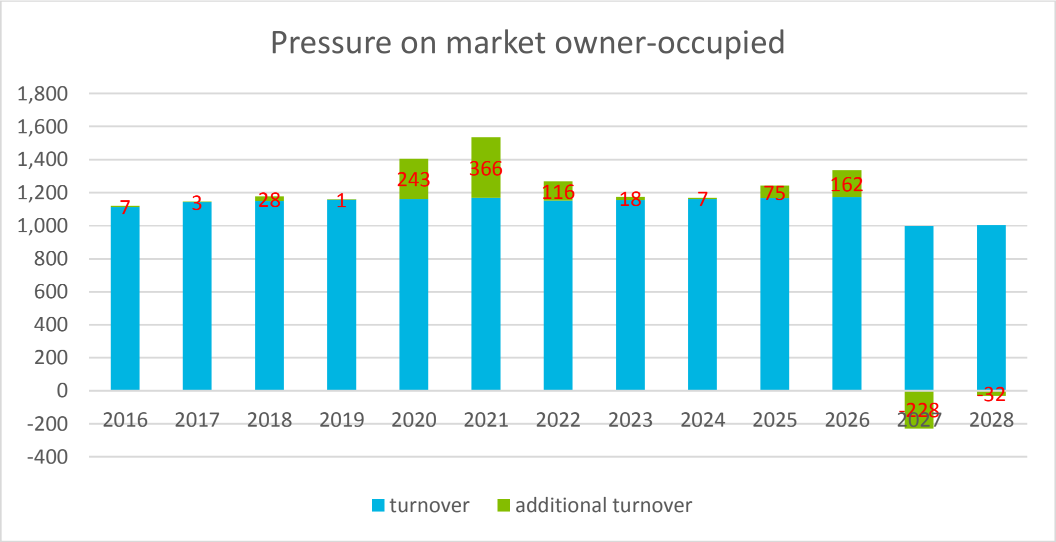
3.4.1 In order to accommodate the demand modelled in Scenario 1 across Anglesey as a whole without creating unsustainable pressure on the local housing market over 700 owner occupied dwellings would be required to become available in the peak years.

Figure 3.2 Owner Occupied Demand Scenario 1



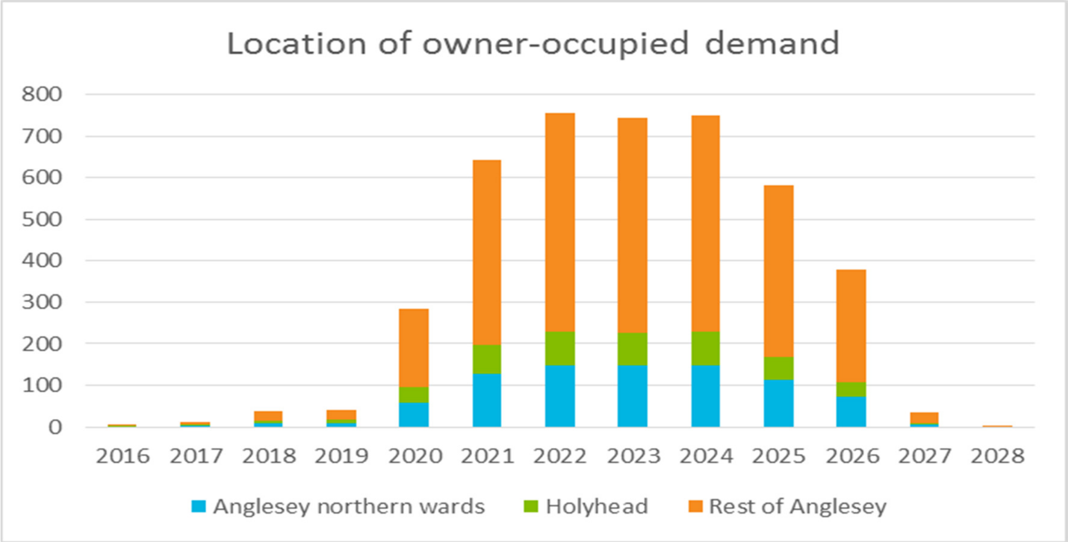
3.4.2 Whilst a proportion of this demand can be accommodated within the existing churn of owner occupied accommodation, without the availability of an additional 243 and then 366 dwellings in 2020 and 2021 for example the pressure particularly upon one and four + bed housing could create an unsustainable housing market.

Figure 3.3 Pressure on Market Owner-Occupied Scenario 1



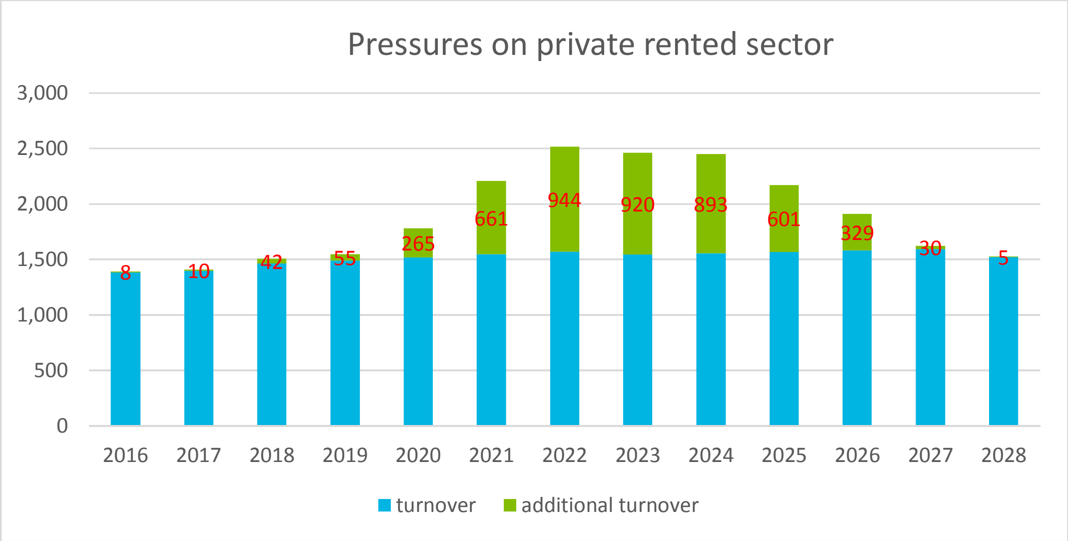
3.4.3 Figure 3.4 below shows the spatial distribution of owner occupied demand which would be mainly within 'Rest of Anglesey' although there would be significant demand in North Anglesey (149 dwellings) and Holyhead (81) in 2022.

Figure 3.4 Location of Owner Occupied demand Scenario 1



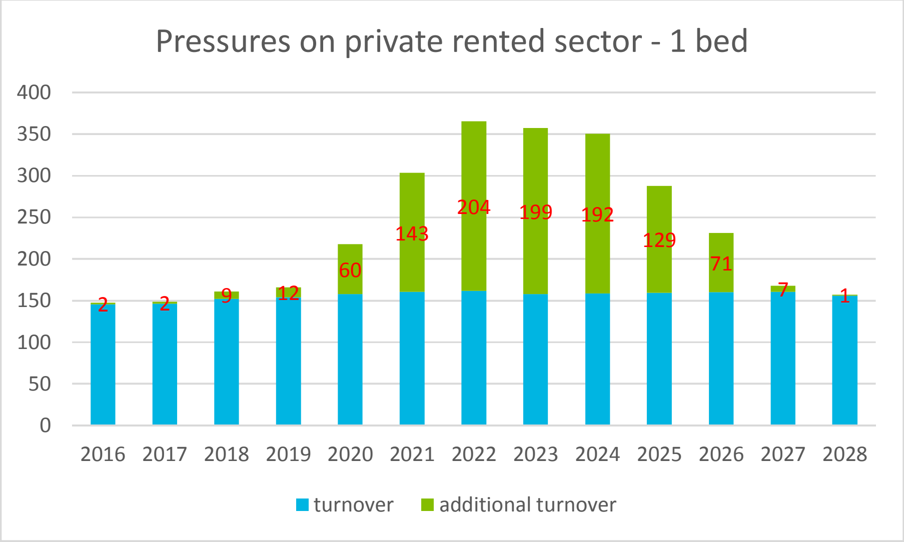
3.4.4 A similar pattern to owner occupied emerges for private rented accommodation with the pressure on supply building up to a peak in 2022. From 2020 onwards the model predicts that the additional pressure on the private rented sector would require the availability of an extra 265-994 dwellings.

Figure 3.5 Pressure on Private Rented Sector Scenario 1



3.4.5 Pressure in the private rented sector would be most acute in the single bed sector. Of the 944 required at peak, 204 should consist of one bedroom. Such pressure is very likely to lead to a rise in rental prices. This issue is considered later within this report.

Figure 3.6 Pressure on Private Rented Sector- 1 Bed, Scenario 1



3.5 Scenario 2

3.5.1 Known as the 'Horizon' scenario this applies the same demand (in terms of total worker numbers), as that modelled in Scenario 1 to the accommodation breakdown proposed by Horizon within the Consultation Update January 2016 and associated information supplied to the Council. Essentially therefore, rather than seeking to place workers in accommodation as influenced by their income and length of stay, this model is an interventionist approach whereby Horizon is proposing to direct workers to certain accommodation types over the course of the construction programme.

3.5.2 The assumptions which sit behind this scenario are set out within Chapter 4 of the Evidence Base Report.

3.5.3 The distribution of construction workers across the different tenure groups is set out in Table 3.6 below.

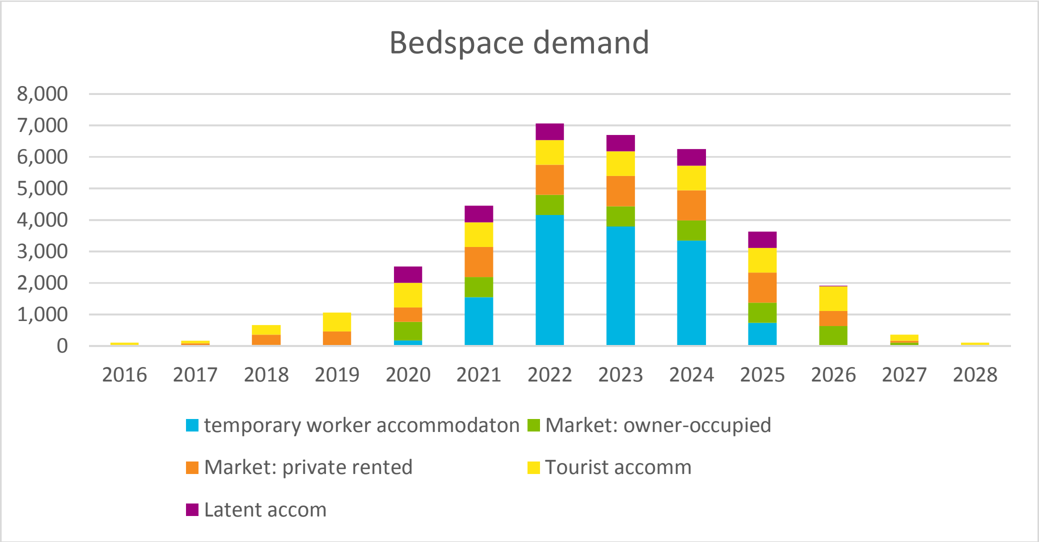
Table 3.6 Scenario 2 Accommodation Breakdown

3.5.4	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TCA	0	0	0	0	181	1,554	4,161	3,801	3,345	735	0	0	0
O/O	9	7	35	31	593	638	638	638	638	638	638	108	0
PR	27	78	328	431	443	957	957	957	957	957	479	59	34
T	74	82	300	599	783	783	783	783	783	783	783	189	77
L	0	0	0	0	522	522	522	522	522	522	18	0	0

TCA: temporary Worker Accommodation; O/O: Owner occupied; PR: Private rented; T: Tourism; L: Latent

3.5.5 This is portrayed in Figure 3.8.

Figure 3.8 Bedspace Demand Scenario 2



3.5.6 The following patterns emerge:

- Temporary worker accommodation is not available until 2020 and does not represent a significant source of accommodation until 2021. Following a peak in 2022 it reduces significantly from 2024 (in contrast to scenario 1 which reduces significantly beyond 2026;
- Demand for owner occupied accommodation rises relatively gradually until 2020 also rising to a peak in 2022 which is maintained until 2026;
- Demand for private rented accommodation forms 50% of overall demand in 2018 and as a total number rises to over 900 from 2021 to 2025 and;
- In the early years demand for tourism accommodation is greater than for owner occupied or private rented with latent accommodation delivering no supply until 2020 when it delivers 522, maintaining this number until 2025. This latter figure remains below the figure recorded in primary data survey undertaken to inform the 2013 LHMA (743 bedspaces).

3.5.7 A result of the demand modelled by Scenario 2 is that pressure on the owner occupied and private rented sector is relatively low in the early years of construction and no different from that modelled for Scenario 1. This is demonstrated in Tables 3.7 and 3.9 overleaf.

Table 3.7 Owner Occupied Pressure Short Term Scenario 2

		2016	2017	2018	2019
Anglesey all	1 bed	11.0%	-0.6%	30.9%	-4.7%
	2 bed	0.9%	-0.3%	2.8%	-0.4%
	3 bed	0.2%	-0.1%	0.7%	-0.1%
	4+ bed	0.1%	0.0%	0.4%	-0.1%
	Total	0.8%	-0.1%	2.4%	-0.3%
Anglesey northern wards	1 bed	9.3%	0.0%	25.4%	-3.9%
	2 bed	0.9%	-0.3%	2.9%	-0.4%
	3 bed	0.2%	-0.1%	0.6%	-0.1%
	4+ bed	0.1%	0.0%	0.3%	0.0%
	Total	0.8%	-0.1%	2.3%	-0.3%
Holyhead	1 bed	28.1%	2.1%	73.7%	-11.7%
	2 bed	1.6%	-0.4%	5.0%	-0.7%
	3 bed	0.1%	0.0%	0.5%	-0.1%
	4+ bed	0.1%	0.0%	0.4%	-0.1%
	Total	1.2%	-0.1%	3.6%	-0.5%
Rest of Anglesey	1 bed	9.5%	-1.3%	27.8%	-4.1%
	2 bed	0.7%	-0.2%	2.4%	-0.3%
	3 bed	0.2%	-0.1%	0.7%	-0.1%
	4+ bed	0.1%	-0.1%	0.5%	-0.1%
	Total	0.7%	-0.2%	2.2%	-0.3%
Mainland	1 bed	0.3%	-0.1%	1.0%	-0.1%
	2 bed	0.1%	0.0%	0.2%	0.0%
	3 bed	0.0%	0.0%	0.1%	0.0%
	4+ bed	0.0%	0.0%	0.0%	0.0%
	Total	0.0%	0.0%	0.1%	0.0%

3.5.8 Beyond 2019 pressure peaks in 2020 with a drop off until a second peak in 2025.

3.5.9 From 2021 onwards a consistent owner occupied peak of 638 is maintained until 2026 unlike in Scenario 1 where the peak is delayed and is higher approaching 800. The key conclusion to be taken from Scenario 2 is that on the basis that workers owning homes move after five years, there will be unsustainable market pressure in one bed around 2020 and 2025.

Table 3.8 Owner Occupied Pressure Medium to Longer Term

		2020	2021	2022	2023	2024	2025	2026	2027	2028
Anglesey all	1 bed	456.3%	-0.7%	-5.1%	26.5%	-2.0%	403.6%	-19.4%	-331.6%	-84.3%
	2 bed	53.4%	4.4%	0.0%	2.8%	-0.3%	51.9%	3.7%	-47.8%	-11.0%
	3 bed	20.6%	4.6%	0.1%	0.8%	-0.2%	22.5%	5.9%	-23.6%	-5.9%
	4+ bed	18.2%	5.3%	0.1%	0.5%	-0.3%	20.7%	7.0%	-22.8%	-6.0%
	Total	46.7%	4.5%	-0.1%	2.3%	-0.3%	46.5%	4.4%	-43.6%	-10.4%
Anglesey northern wards	1 bed	351.5%	-17.5%	-6.5%	21.3%	-1.4%	299.0%	-34.9%	-231.6%	-60.0%
	2 bed	50.6%	1.6%	-0.3%	2.8%	-0.2%	47.5%	0.1%	-41.4%	-9.8%
	3 bed	16.8%	3.1%	0.0%	0.7%	-0.2%	17.8%	4.0%	-18.3%	-4.5%
	4+ bed	13.9%	3.8%	0.1%	0.4%	-0.2%	15.3%	5.0%	-16.7%	-4.7%
	Total	41.3%	1.9%	-0.4%	2.2%	-0.3%	39.6%	1.1%	-35.3%	-8.6%
Holyhead	1 bed	910.7%	-91.1%	-22.4%	59.4%	-2.9%	748.2%	-150.6%	-536.1%	-169.9%
	2 bed	71.1%	-2.9%	-0.6%	4.7%	-0.1%	65.2%	-7.8%	-51.9%	-11.2%
	3 bed	10.5%	1.2%	0.0%	0.5%	-0.1%	10.6%	1.4%	-10.2%	-2.5%
	4+ bed	10.0%	1.7%	0.0%	0.4%	-0.1%	11.1%	2.2%	-11.2%	-2.9%
	Total	50.5%	-2.3%	-0.8%	3.2%	-0.2%	46.0%	-5.4%	-36.6%	-8.3%
Rest of Anglesey	1 bed	445.2%	19.0%	-2.1%	24.6%	-2.1%	406.5%	4.8%	-350.6%	-86.5%
	2 bed	51.8%	6.3%	0.2%	2.5%	-0.4%	51.5%	6.5%	-49.4%	-11.3%
	3 bed	24.6%	5.9%	0.2%	0.9%	-0.3%	27.2%	7.7%	-29.0%	-7.3%
	4+ bed	20.6%	6.1%	0.2%	0.6%	-0.3%	23.6%	8.2%	-26.2%	-6.7%
	Total	47.9%	6.6%	0.1%	2.2%	-0.4%	49.0%	7.3%	-47.8%	-11.4%
Mainland	1 bed	18.0%	-0.2%	-0.3%	1.0%	-0.1%	16.7%	-0.6%	-14.0%	-2.8%
	2 bed	3.4%	0.1%	-0.1%	0.2%	0.0%	3.3%	0.1%	-2.9%	-0.6%
	3 bed	2.0%	0.2%	0.0%	0.1%	0.0%	2.0%	0.3%	-2.0%	-0.4%
	4+ bed	1.2%	0.3%	0.0%	0.0%	0.0%	1.3%	0.4%	-1.4%	-0.3%
	Total	3.1%	0.2%	0.0%	0.2%	0.0%	3.0%	0.2%	-2.8%	-0.6%

3.5.10 In further contrast to Scenario 1, pressure for private rented accommodation appears to increase in the short term, i.e. by 2019.

3.5.11 The reason for an increase in pressure earlier in the construction programme is due to the fact that a greater reliance is placed upon the private rented sector during that period, as in Scenario 1, there is an assumption is made that temporary accommodation will provide some level of supply.

Table 3.9 Private Rented Pressure Short Term

		2016	2017	2018	2019
Anglesey all	Shared room	1.0%	3.0%	12.2%	15.8%
	1 bed	1.9%	5.1%	20.5%	26.3%
	2 bed	0.7%	1.8%	7.2%	9.2%
	3 bed	0.7%	1.8%	7.2%	9.2%
	4+ bed	1.6%	4.3%	17.0%	21.7%
	Total	0.9%	2.5%	9.9%	12.7%
Anglesey northern wards	Shared room	2.0%	6.1%	24.9%	31.2%
	1 bed	4.1%	11.3%	43.9%	55.8%
	2 bed	1.2%	3.2%	12.2%	15.5%
	3 bed	1.1%	2.8%	10.9%	13.9%
	4+ bed	2.2%	5.7%	21.8%	27.9%
	Total	1.6%	4.4%	16.9%	21.4%
Holyhead	Shared room	1.4%	4.4%	18.0%	22.5%
	1 bed	3.1%	8.5%	34.3%	44.0%
	2 bed	0.8%	2.3%	9.0%	11.6%
	3 bed	0.7%	1.8%	7.2%	9.3%
	4+ bed	2.5%	6.6%	25.9%	33.3%
	Total	1.1%	3.1%	12.5%	16.1%
Rest of Anglesey	Shared room	0.6%	1.8%	7.7%	10.1%
	1 bed	1.0%	2.7%	10.9%	14.0%
	2 bed	0.5%	1.2%	5.0%	6.5%
	3 bed	0.5%	1.4%	5.7%	7.3%
	4+ bed	1.3%	3.2%	13.0%	16.6%
	Total	0.6%	1.7%	6.8%	8.8%
Mainland	Shared room	0.1%	0.3%	1.3%	1.8%
	1 bed	0.1%	0.1%	0.6%	0.8%
	2 bed	0.1%	0.3%	1.3%	1.8%
	3 bed	0.3%	0.9%	3.9%	5.2%
	4+ bed	0.8%	2.1%	9.0%	11.8%
	Total	0.2%	0.4%	1.9%	2.4%

3.5.12 Pressure for one bed from 2020 onwards is slightly less than for Scenario 1 but still unsustainable in North Anglesey and Holyhead.

Table 3.10 Private Rented Pressure medium to Longer Term

		2020	2021	2022	2023	2024	2025	2026	2027	2028
Anglesey all	Shared room	13.1%	24.9%	24.0%	23.7%	23.4%	22.3%	10.8%	1.4%	1.1%
	1 bed	31.4%	71.5%	71.6%	74.0%	73.6%	74.8%	37.8%	4.5%	2.1%
	2 bed	10.9%	25.9%	25.8%	26.3%	26.2%	26.7%	13.3%	1.5%	0.8%
	3 bed	11.0%	28.1%	28.2%	29.1%	29.3%	30.3%	15.0%	1.6%	0.8%
	4+ bed	28.2%	74.8%	74.8%	78.3%	79.0%	82.1%	41.0%	4.3%	2.1%
	Total	14.5%	34.3%	34.1%	34.9%	34.9%	35.5%	17.7%	2.0%	1.0%
Anglesey northern	Shared room	25.4%	47.7%	45.1%	44.9%	44.3%	42.1%	20.3%	2.6%	2.0%
	1 bed	63.2%	140.5%	142.7%	150.8%	150.2%	152.7%	77.1%	9.3%	4.4%
	2 bed	17.7%	41.4%	41.1%	42.8%	42.7%	43.3%	21.6%	2.4%	1.3%
	3 bed	15.9%	39.6%	39.0%	41.5%	41.9%	42.9%	21.2%	2.2%	1.3%
	4+ bed	31.8%	80.3%	76.7%	83.6%	84.1%	85.7%	42.0%	4.2%	2.9%
	Total	23.3%	53.6%	52.7%	55.3%	55.3%	55.9%	27.7%	3.1%	1.8%
Holyhead	Shared room	18.3%	34.2%	32.3%	31.4%	30.7%	28.9%	13.9%	1.8%	1.4%
	1 bed	46.6%	94.8%	95.7%	97.5%	96.3%	95.2%	47.2%	5.8%	3.6%
	2 bed	12.6%	28.7%	28.2%	28.7%	28.5%	28.6%	14.0%	1.6%	1.0%
	3 bed	10.1%	25.1%	24.9%	25.5%	25.7%	26.1%	12.8%	1.3%	0.9%
	4+ bed	36.9%	101.0%	101.8%	101.0%	102.0%	103.9%	50.9%	5.0%	4.0%
	Total	16.6%	37.3%	36.8%	37.2%	37.0%	36.9%	18.1%	2.0%	1.3%
Rest of Anglesey	Shared room	8.4%	16.2%	15.7%	15.5%	15.4%	14.7%	7.2%	0.9%	0.7%
	1 bed	18.8%	45.4%	45.4%	46.8%	46.7%	48.2%	24.5%	2.9%	1.1%
	2 bed	8.0%	19.7%	19.7%	20.0%	20.0%	20.6%	10.3%	1.1%	0.5%
	3 bed	9.5%	24.6%	25.0%	25.6%	25.9%	27.0%	13.5%	1.4%	0.6%
	4+ bed	24.7%	66.9%	68.2%	71.1%	71.7%	75.7%	38.4%	4.1%	1.5%
	Total	10.8%	26.5%	26.7%	27.2%	27.2%	28.0%	14.1%	1.6%	0.7%
Mainland	Shared room	1.5%	2.9%	2.8%	2.8%	2.7%	2.6%	1.3%	0.2%	0.1%
	1 bed	1.1%	2.5%	2.6%	2.6%	2.6%	2.6%	1.3%	0.2%	0.1%
	2 bed	1.9%	5.0%	5.0%	5.0%	5.1%	5.2%	2.5%	0.2%	0.2%
	3 bed	5.4%	14.2%	14.3%	14.2%	14.5%	14.7%	7.1%	0.7%	0.5%
	4+ bed	12.2%	31.9%	32.2%	31.8%	32.5%	32.9%	15.9%	1.5%	1.1%
	Total	2.4%	5.8%	5.8%	5.8%	5.9%	5.9%	2.9%	0.3%	0.2%

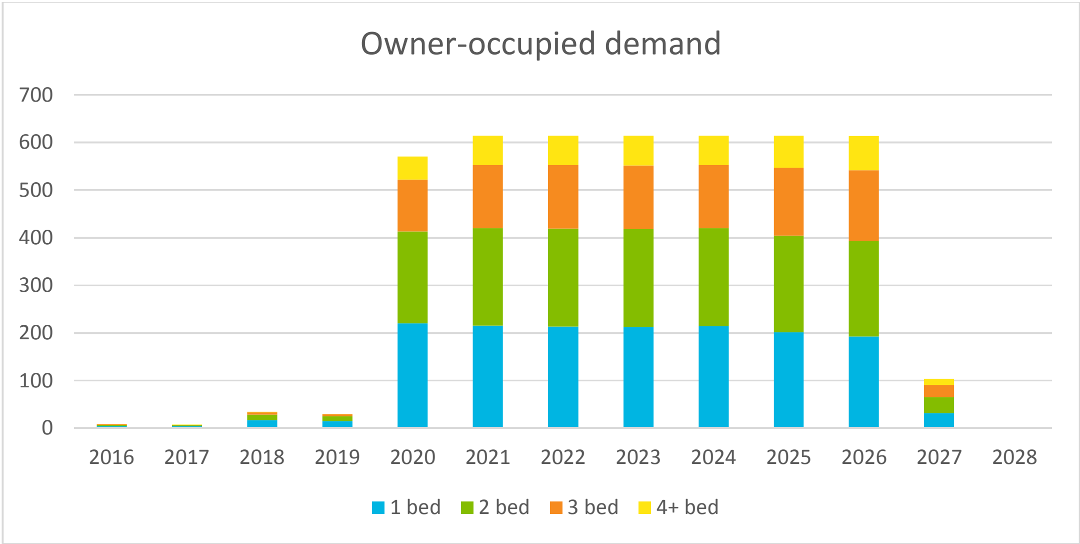
3.5.13 The modelling of Scenario 2 sees tourism accommodation providing a more significant source of supply in the short term, peaking at 783 in 2020 and maintained at this level until 2026. This number is slightly less than the Scenario 1 peak of 813 but is applied over a longer time period and is still in excess of the 532 bedspaces identified as being potentially available in peak season. Conclusions to be drawn with regard to tourism accommodation are similar to Scenario 1 such that workers may either displace tourists or be forced into other tenures, thereby increasing further the pressures identified above during peak season.

3.5.14 Latent supply modelled for Scenario 2 is 522 at peak. This is considered reasonable when compared against the 743 potential bedspaces recorded by the 2013 survey undertaken to inform the LHMA.

3.6 Scenario 2 conclusions

3.6.1 In order to accommodate the demand modelled in Scenario 2 across Anglesey as a whole without creating unsustainable pressure on the local housing market approximately 600 owner occupied dwellings would be required to be available in the peak years (100 less than for scenario 1).

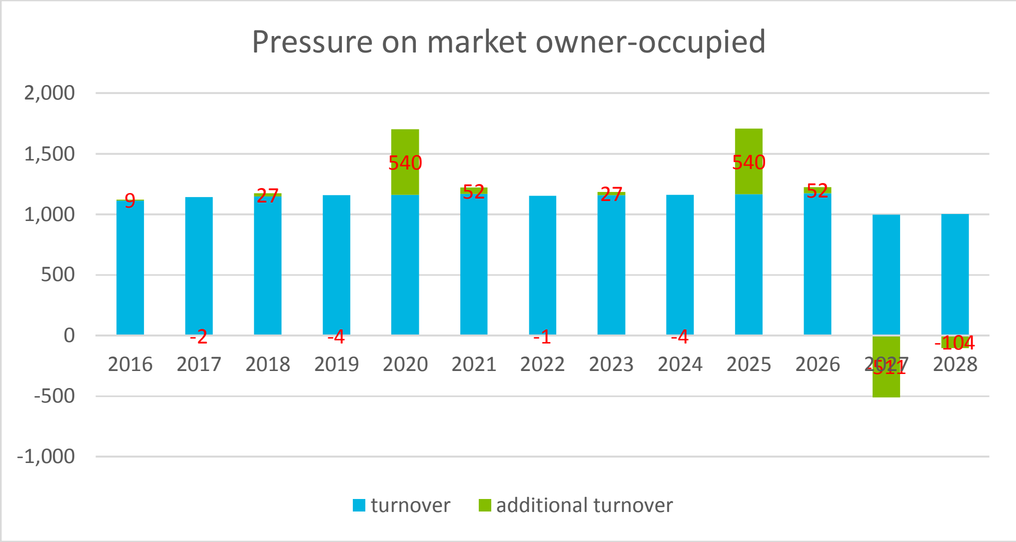
Figure 3.9 Owner Occupied Demand Scenario 2



3.6.2 Whilst a proportion of this demand can be accommodated within the existing churn of owner occupied accommodation, without the availability of an additional 540 dwellings in 2020 (coming back onto the market in 2025) the pressure as illustrated above could create what has been defined as an unsustainable housing market during certain years.

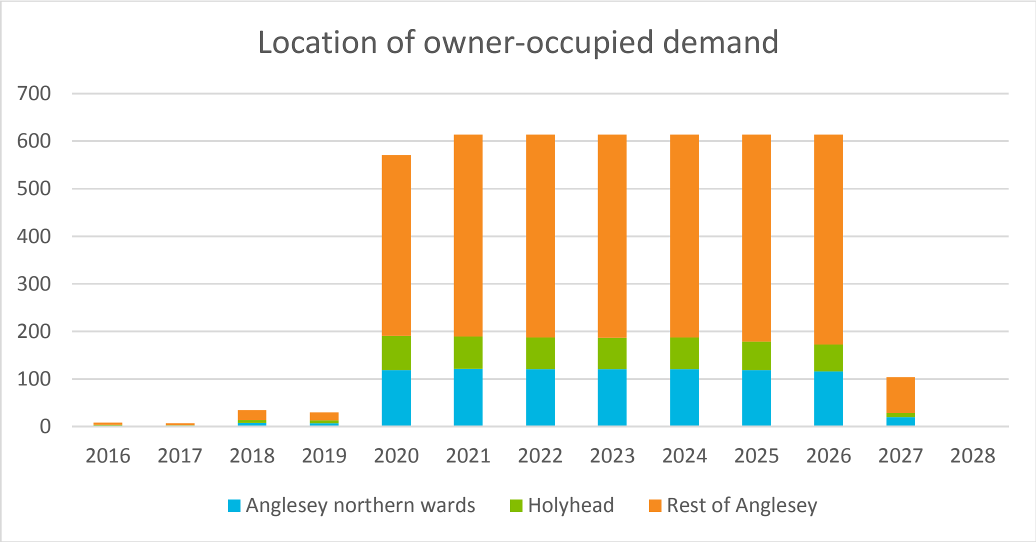
3.6.3 To some extent this could be addressed in the short term by the bringing forward of JLDP allocations and windfall allowances earlier into the plan period.

Figure 3.10 Pressure on Market Owner Occupied Scenario 2



3.6.4 The spatial distribution of demand as set out in Figure 3.10 above would focus mainly within 'Rest of Anglesey' although there would be demand in North Anglesey (121 dwellings) and Holyhead (66) in 2022, numbers slightly less than those modelled for Scenario 1.

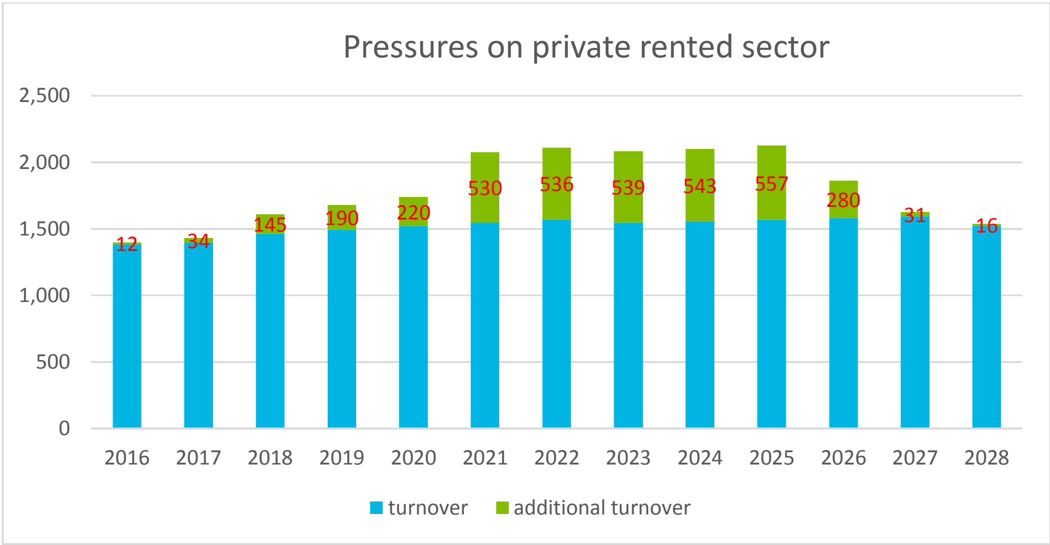
Figure 3.11 Location of Owner Occupied Scenario 2



3.6.5 For private rented accommodation the pressure particularly on one bed supply builds to a late peak in 2025 although the requirement for additional demand begins earlier than would occur under Scenario 1. Overall demand is however lower than

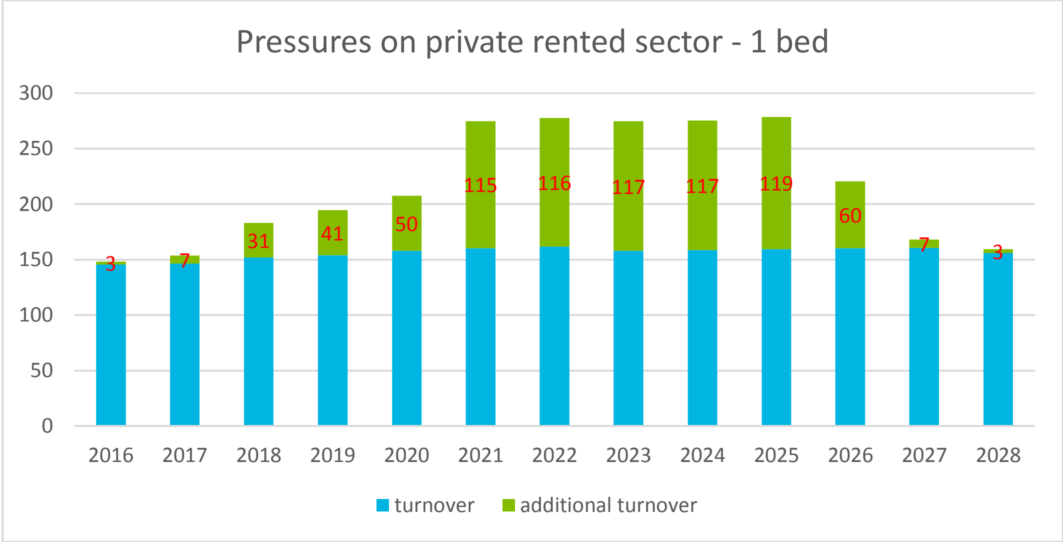
Scenario 1 being in the region of an additional 500 at peak as opposed to 900 under the former scenario.

Figure 3.12 Pressure on Private Rented Sector Scenario 2



3.6.6 Similarly whilst demand for one bedroom private rented over and above the existing market applies earlier, the total number of one bed private rented units required would be less than under Scenario 1 peaking at 119.

Figure 3.13 Pressures on Private Rented Sector – 1 Bed Scenario 2



3.7 ## Scenario 3

3.7.1 This third scenario seeks also to intervene with the demand as modelled in Scenario 1. It differs from Scenario 2 in that it seeks to provide additional mitigation for the local housing market by reassigning worker numbers to accommodation tenures in a way by which some of the pressures modelled can be reduced.

3.7.2 The distribution of construction workers across the different tenure groups is set out in Table 3.11 below.

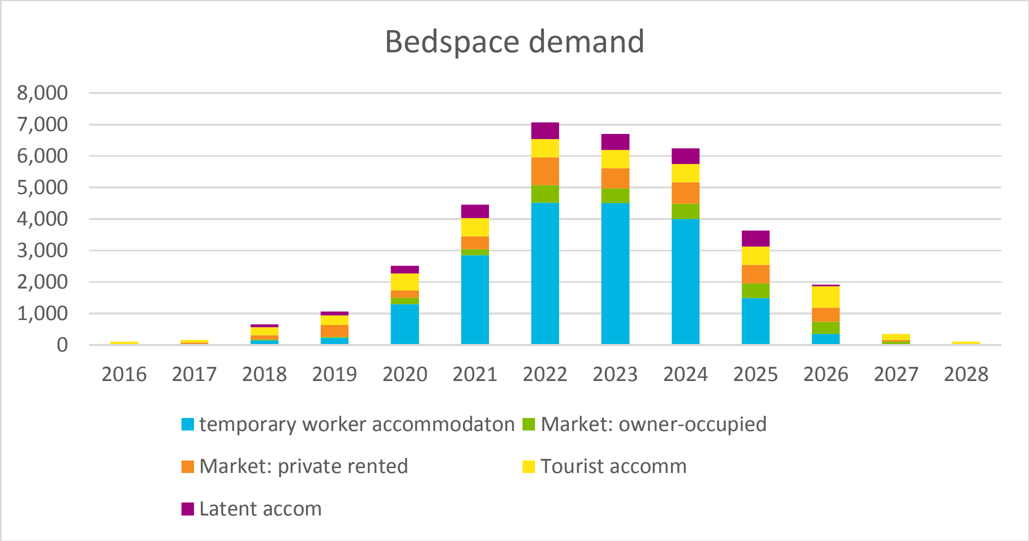
Table 3.11 Scenario 3 Accommodation Breakdown

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TCA	0	0	150	230	1,301	2,854	4,511	4,501	3,995	1,485	350	0	0
O/O	9	7	35	41	193	188	568	468	488	468	388	108	0
PR	22	67	128	371	243	407	877	647	677	597	449	59	34
T	79	93	250	299	533	583	583	583	583	583	683	189	77
L	0	0	100	120	252	422	522	502	502	502	48	0	0

TCA: temporary Worker Accommodation; O/O: Owner occupied; PR: Private rented; T: Tourism; L: Latent

3.7.3 This is illustrated in the following figure.

Figure 3.14 Bedspace Demand Scenario 3



3.7.4 The following patterns emerge:

- Temporary worker accommodation begins to come on stream in 2018, two years after the nominal start of construction. This is considered to be a reasonable time period in which it should be possible to obtain consent and construct. The worker accommodation builds relatively gradually to 2020. At peak, the total number is higher than for the other scenarios thereby reducing pressure on other types of supply;

- Demand for owner occupied accommodation rises relatively gradually until 2020, rising to a peak in 2022 (as per Scenario 2). However the total peak of 568 is less than the Scenario 2 peak of 638. Furthermore the number drops away more significantly to between 488 and 388 over the period to 2026;

- Demand for private rented accommodation also builds more gradually than other scenarios rising to a lower peak. A ‘mini-peak’ occurs in 2019 when private rented would be required to take up the demand until the first significant tranche of temporary worker accommodation arrives in 2020.

- In the early years tourism accommodation remains a significant source of supply, total numbers even at peak are however lower than in Scenarios 1 and 2. Provision from latent accommodation also builds more gradually to the same number as in Scenario 2, and this is considered to represent a more reasonable response to the opportunities presented by the project.

3.7.5 A result of the demand modelled by Scenario 3 is that pressure on the owner occupied is relatively low in the early years of construction. This matches the scenario proposed under the other two scenarios. Private rented pressures are felt one year earlier than Scenario 1 but one year later than Scenario 2. This is due to the need for private renting to take up more of the demand in year 2019 ahead of significant temporary worker accommodation being delivered. If delivery of this form of supply can come forward in a greater number sooner, than additional alleviation of housing market pressure will be applied.

3.7.6 In the medium term, beyond 2019 this scenario does reduce pressure on the housing market, (Scenario 2 recording two years when additional ‘All Anglesey’ demand would be over 400%) although it should be accepted that significant (unsustainable) pressure is likely to occur on one bed properties in the peak construction year. The purpose of this scenario is to keep the pressure limited in time so that the housing market can quickly begin to function again for the benefit of local communities.

Table 3.12 Owner Occupied Pressure Medium to Long Term

	2020	2021	2022	2023	2024	2025	2026	2027	2028
Anglesey all	1 bed	-8.5%	277.7%	-45.4%	11.7%	85.1%	-71.4%	83.2%	-84.3%
	2 bed	0.1%	35.4%	-6.7%	1.6%	12.8%	-7.6%	9.5%	-11.0%
	3 bed	0.8%	15.3%	-3.4%	0.6%	6.8%	-1.9%	2.9%	-5.9%
	4+ bed	1.1%	14.2%	-3.3%	0.5%	6.7%	-1.2%	2.3%	-6.0%
	Total	0.3%	31.2%	-6.0%	1.3%	11.8%	-6.3%	8.1%	-10.4%
Anglesey northern wards	1 bed	-10.9%	199.0%	-30.2%	8.3%	57.8%	-58.0%	65.1%	-60.0%
	2 bed	-0.6%	32.1%	-5.6%	1.4%	10.9%	-7.9%	9.3%	-9.8%
	3 bed	0.5%	12.1%	-2.6%	0.5%	5.2%	-1.7%	2.5%	-4.5%
	4+ bed	0.8%	10.5%	-2.4%	0.4%	4.9%	-0.9%	1.7%	-4.7%
	Total	-0.3%	26.2%	-4.7%	1.1%	9.3%	-6.1%	7.4%	-8.6%
Holyhead	1 bed	-39.4%	488.5%	-66.3%	20.2%	124.8%	-162.7%	177.9%	-169.9%
	2 bed	-2.2%	43.2%	-6.7%	2.0%	12.6%	-13.5%	15.1%	-11.2%
	3 bed	0.1%	7.1%	-1.4%	0.3%	2.8%	-1.3%	1.7%	-2.5%
	4+ bed	0.2%	7.4%	-1.5%	0.3%	3.2%	-1.1%	1.5%	-2.9%
	Total	-1.5%	29.7%	-4.6%	1.3%	8.9%	-9.1%	10.4%	-8.3%
Rest of Anglesey	1 bed	-3.4%	286.2%	-49.7%	12.1%	92.4%	-65.7%	79.1%	-86.5%
	2 bed	0.7%	35.4%	-7.0%	1.5%	13.5%	-6.7%	8.8%	-11.3%
	3 bed	1.1%	18.5%	-4.2%	0.7%	8.3%	-2.1%	3.4%	-7.3%
	4+ bed	1.2%	16.1%	-3.8%	0.6%	7.7%	-1.3%	2.5%	-6.7%
	Total	0.8%	33.2%	-6.7%	1.4%	13.1%	-5.9%	8.0%	-11.4%
Mainland	1 bed	-0.4%	10.6%	-1.8%	0.5%	3.8%	-2.8%	3.1%	-2.8%
	2 bed	0.0%	2.1%	-0.4%	0.1%	0.8%	-0.5%	0.6%	-0.6%
	3 bed	0.0%	1.3%	-0.3%	0.1%	0.6%	-0.2%	0.3%	-0.4%
	4+ bed	0.0%	0.9%	-0.2%	0.0%	0.4%	-0.1%	0.2%	-0.3%
	Total	0.0%	2.0%	-0.4%	0.1%	0.8%	-0.4%	0.5%	-0.6%

3.7.7 Spatial differences between Scenarios 2 and 3 include Scenario 2 recording a percentage of 910% accommodation pressure for one bed owner occupied in Holyhead in 2020, as opposed to 237% for Scenario 3. Similarly additional pressure in the northern wards would be considerably less in Scenario 3.

3.7.8 The picture between the two scenarios in private rented in less pronounced. Pressure is slightly greater and with one exception begins to arrive earlier in Scenario 2 in the short term (up to 2019). In the medium term additional pressures are of a similar magnitude although Scenario 3 does see fewer instances of unsustainable market pressure particular for larger private rented accommodation in North Anglesey and Holyhead (4+ bed)and almost alleviates unsustainable pressure on the one bed private rented market in Holyhead.

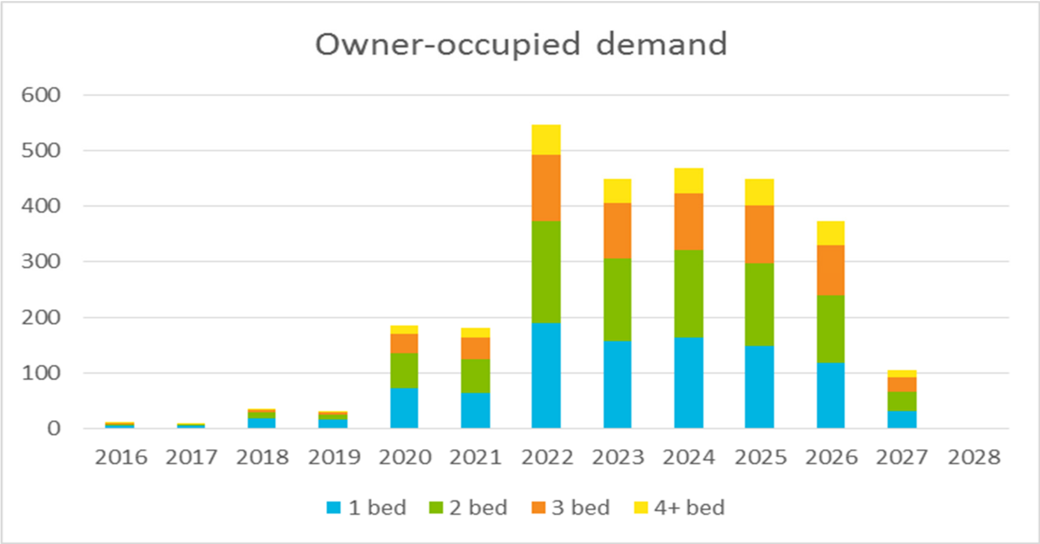
Table 3.13 Private Rented Medium to Long Term

		2020	2021	2022	2023	2024	2025	2026	2027	2028
Anglesey all	Shared room	7.2%	10.6%	22.0%	16.0%	16.5%	13.9%	10.1%	1.4%	1.1%
	1 bed	17.3%	30.4%	65.7%	50.0%	52.0%	46.7%	35.4%	4.5%	2.1%
	2 bed	6.0%	11.0%	23.6%	17.8%	18.6%	16.7%	12.5%	1.5%	0.8%
	3 bed	6.0%	11.9%	25.8%	19.7%	20.8%	18.9%	14.1%	1.6%	0.8%
	4+ bed	15.4%	31.8%	68.5%	52.9%	55.9%	51.2%	38.4%	4.3%	2.1%
	Total	7.9%	14.6%	31.3%	23.6%	24.7%	22.2%	16.6%	2.0%	1.0%
Anglesey northern	Shared room	13.9%	20.3%	41.3%	30.4%	31.3%	26.2%	19.1%	2.6%	2.0%
	1 bed	34.7%	59.8%	130.7%	102.0%	106.2%	95.2%	72.2%	9.3%	4.4%
	2 bed	9.7%	17.6%	37.7%	28.9%	30.2%	27.0%	20.2%	2.4%	1.3%
	3 bed	8.7%	16.8%	35.7%	28.1%	29.7%	26.8%	19.9%	2.2%	1.3%
	4+ bed	17.5%	34.1%	70.3%	56.5%	59.5%	53.4%	39.3%	4.2%	2.9%
	Total	12.8%	22.8%	48.3%	37.4%	39.1%	34.8%	25.9%	3.1%	1.8%
Holyhead	Shared room	10.0%	14.5%	29.6%	21.3%	21.7%	18.0%	13.0%	1.8%	1.4%
	1 bed	25.6%	40.3%	87.7%	65.9%	68.2%	59.4%	44.3%	5.8%	3.6%
	2 bed	6.9%	12.2%	25.9%	19.4%	20.1%	17.8%	13.2%	1.6%	1.0%
	3 bed	5.5%	10.7%	22.8%	17.3%	18.2%	16.3%	12.0%	1.3%	0.9%
	4+ bed	20.2%	42.9%	93.3%	68.3%	72.2%	64.8%	47.7%	5.0%	4.0%
	Total	9.1%	15.9%	33.7%	25.2%	26.2%	23.0%	16.9%	2.0%	1.3%
Rest of Anglesey	Shared room	4.6%	6.9%	14.4%	10.5%	10.9%	9.2%	6.7%	0.9%	0.7%
	1 bed	10.3%	19.3%	41.6%	31.7%	33.0%	30.1%	23.0%	2.9%	1.1%
	2 bed	4.4%	8.4%	18.1%	13.5%	14.2%	12.8%	9.6%	1.1%	0.5%
	3 bed	5.2%	10.5%	22.9%	17.3%	18.3%	16.8%	12.7%	1.4%	0.6%
	4+ bed	13.5%	28.5%	62.5%	48.0%	50.7%	47.3%	36.0%	4.1%	1.5%
	Total	5.9%	11.3%	24.4%	18.4%	19.3%	17.5%	13.2%	1.6%	0.7%
Mainland	Shared room	0.8%	1.2%	2.6%	1.9%	1.9%	1.6%	1.2%	0.2%	0.1%
	1 bed	0.6%	1.1%	2.3%	1.7%	1.8%	1.6%	1.2%	0.2%	0.1%
	2 bed	1.1%	2.1%	4.6%	3.4%	3.6%	3.2%	2.4%	0.2%	0.2%
	3 bed	3.0%	6.0%	13.1%	9.6%	10.2%	9.2%	6.7%	0.7%	0.5%
	4+ bed	6.7%	13.5%	29.5%	21.5%	23.0%	20.5%	14.9%	1.5%	1.1%
	Total	1.3%	2.5%	5.4%	3.9%	4.1%	3.7%	2.7%	0.3%	0.2%

3.8 ## Scenario 3 conclusions

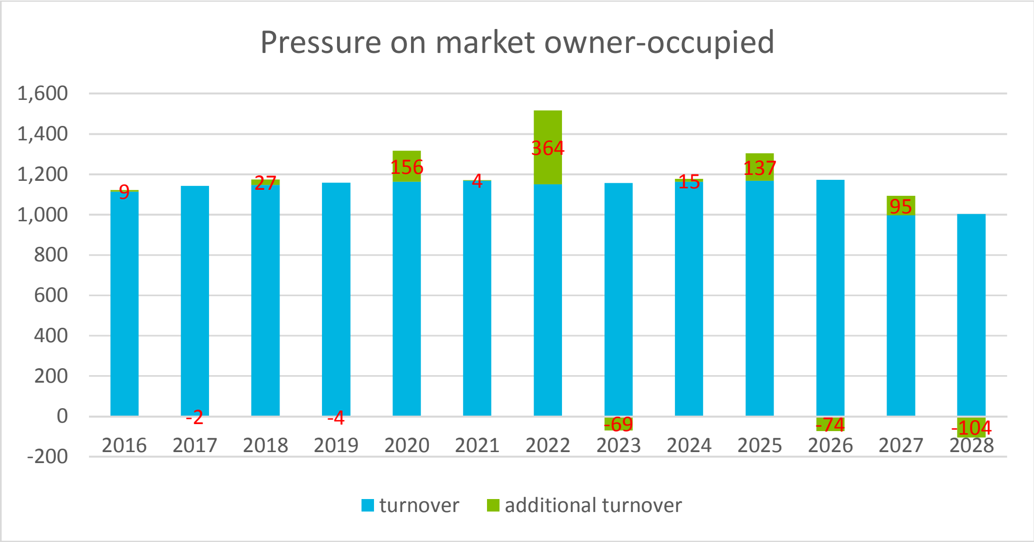
3.8.1 In order to accommodate Scenario 3 a lower number of owner occupied properties would be required to be available and for a shorter period of time than Scenario 2. Following peak demand in 2022 of 527 (Scenario 2 requires over 600) numbers required to reduce market pressure reduce to the mid 400's. As in Scenarios 1 and 2 this requirement could be met in the short term by the bringing forward of JLDP housing targets earlier in the plan period.

Figure 3.15 Owner Occupied Demand Scenario 3



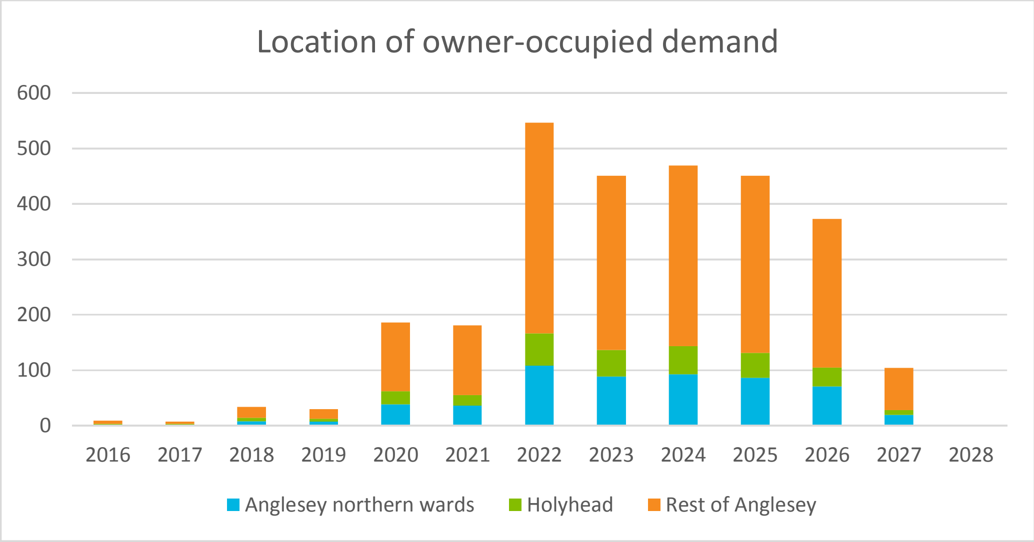
3.8.2 As with other scenarios modelled, whilst a proportion of this demand can be accommodated within the existing churn of owner occupied accommodation, without the availability of an additional 364 dwellings in 2022 (as opposed to 540 dwellings in 2020 from scenario 2) pressure peak year may be unsustainable on 1 bed.

Figure 3.16 Pressure on Market Owner Occupied



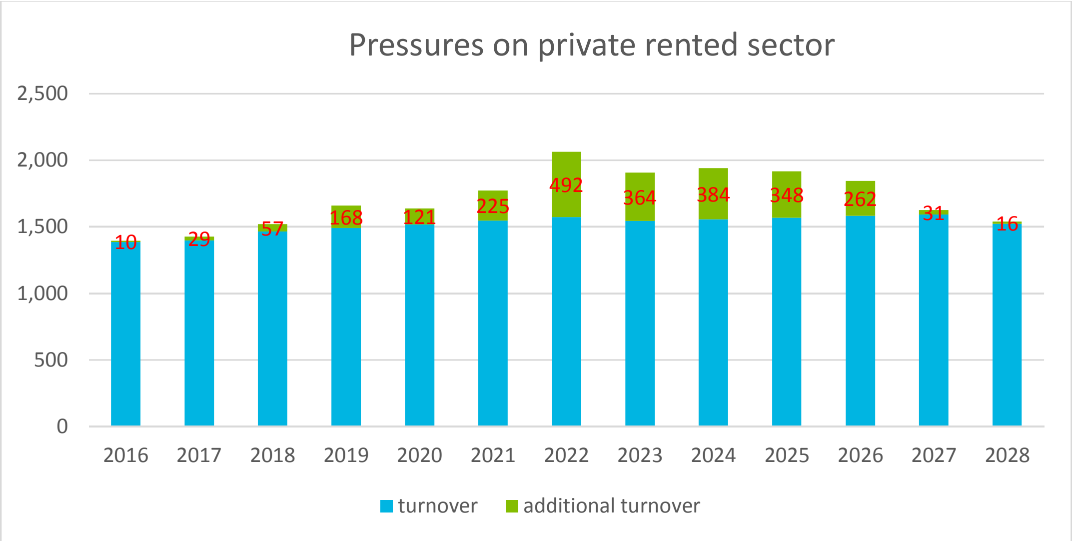
3.8.3 The spatial distribution of demand would be mainly within 'Rest of Anglesey' although there would be demand in North Anglesey (108 as opposed to 121 dwellings under Scenario 2) and Holyhead (59 as opposed to 66).

Figure 3.17 Location of Owner Occupied Demand



3.8.4 For private rented accommodation the pressure on supply peaks in 2022, as opposed to 2025 with Scenario 2 although the actual peak number (492) is lower and reduces beyond 2022 as opposed to remaining at or around 500 from 2022 to 2025 with Scenario 2 (scenario 1 identified a demand for up to 900 private rented at peak). It is not possible to predict the direct impacts on local rents however whilst the impact on rents is likely to be less than Scenario's 1 and 2, an increase in rents is still likely to occur.

Figure 3.18 Pressure on Private Rented Sector



3.8.5 Demand for one bedroom private rented is slightly less than Scenario 2 (and scenario 1) peaking at a demand for 106 additional units as opposed to 119. More significantly from the peak year demand fall to 70-80 for four subsequent years yet stays around 110+ under Scenario 2.

3.9 Scenarios 1-3 Key Differences

3.9.1 Having reported on the three scenarios individually comparison is aided by combining the turnover requirements of each onto single figures. Figure 3.19 to 3.21 show the differences between unmitigated demand (Scenario 1) and the interventions from Scenarios 2 and 3.

Figure 3.19 Owner Occupied – Additional Turnover, Comparison of Scenarios 1, 2 and 3

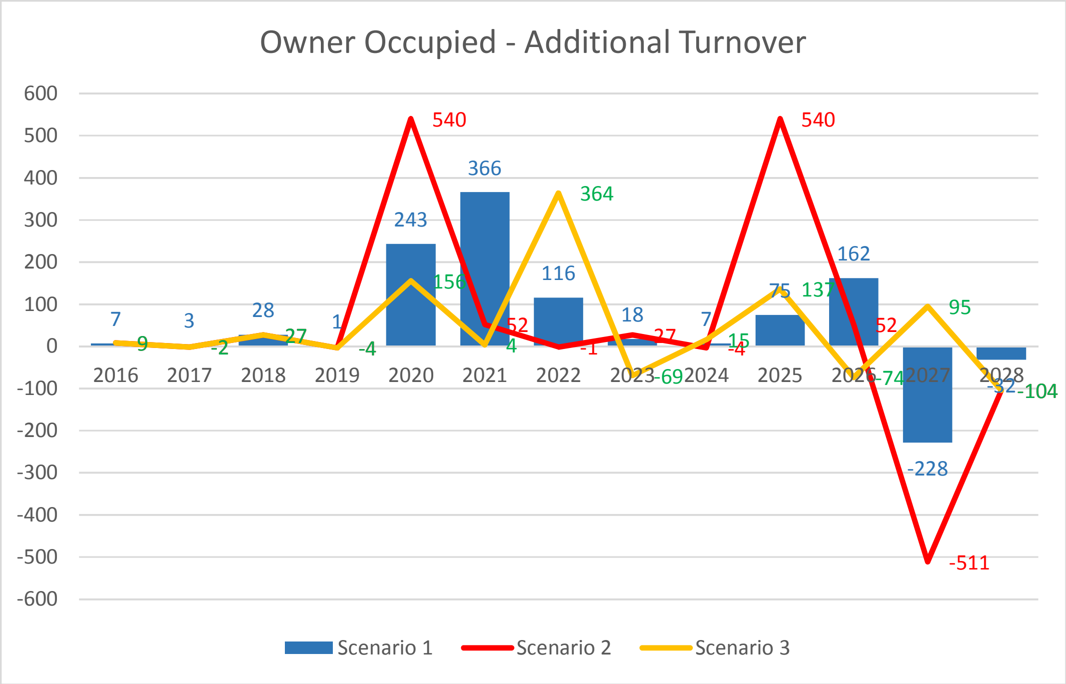


Figure 3.20 Private Rented – Additional Turnover, Comparison of Scenarios 1, 2 and 3

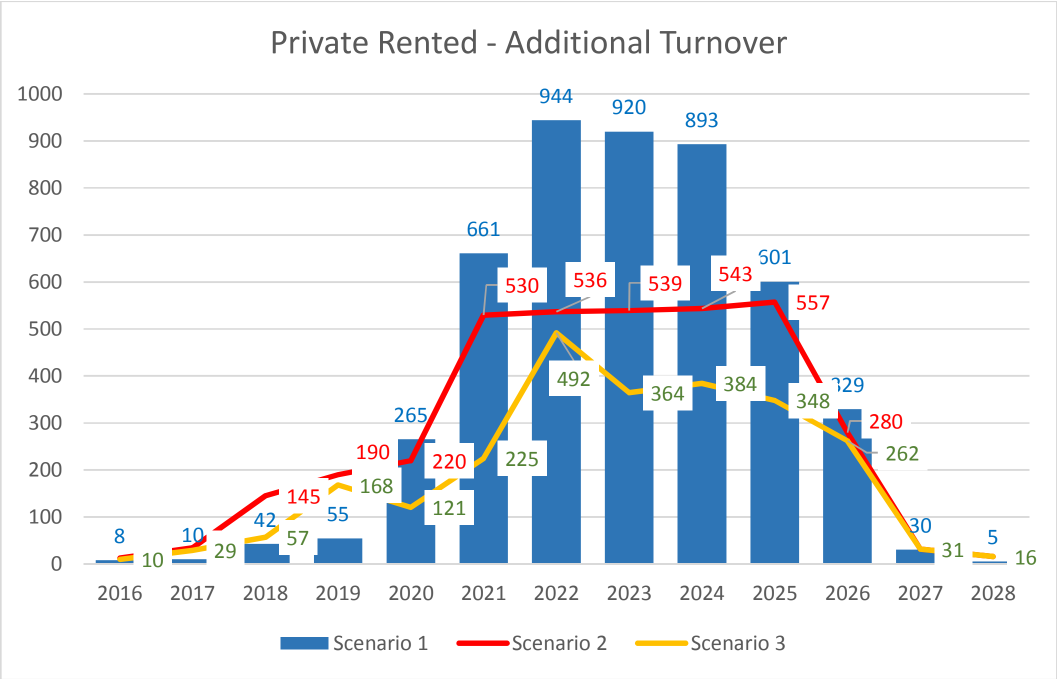
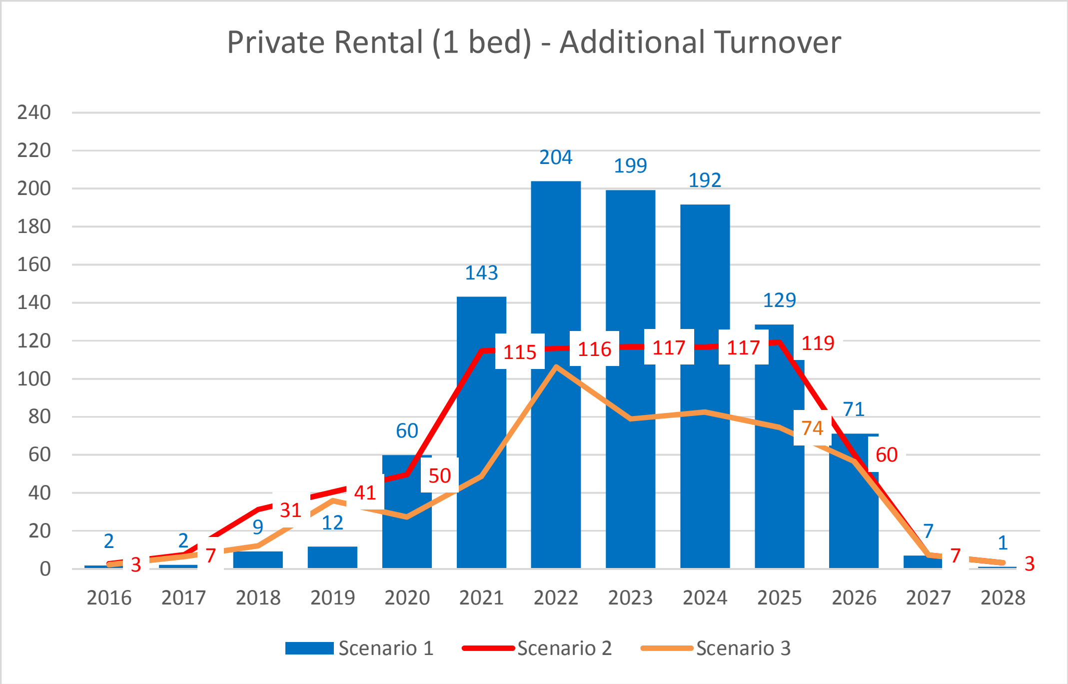


Figure 3.21 Private Rented – Additional Turnover (one bed) Scenarios 1, 2 and 3



3.10 Effects upon Affordability

3.10.1 The modelling of three scenarios demonstrates that the accommodation needs of up to 10,000 construction workers (where a percentage are home-based) will inevitably lead to significant pressures on the housing market.

3.10.2 The pressures brought about by the demand from workers could lead to rises in house prices and rents where supply fails to match demand and as it is unreasonable to seek to provide supply to match a single peak year demand, it can be concluded that rent and price rises will therefore occur.

3.10.3 It is not the purpose of this study to undertake research into the links between demand/supply and rent and price rises in the housing market. Indeed predicting house prices in these types of scenarios is nearly impossible due to the lack of comparable evidence, the uncertainties about the wider market and the fact that housing markets are difficult to predict even on a national scale However it is possible, based upon the work undertaken as part of this study (and explained within the evidence base report) to set out possible implications arising from a range house price and rental rises for affordability.

3.11 Owner Occupied Affordability

3.11.1 Modelling for the Local Housing Market Assessment 2016 suggests that different categories of people seeking owner occupied accommodation at present (2015) would be affected differently by a rise in house prices.

3.11.2 The table below suggests that over one third of newly forming households currently would not be able to purchase a property should prices rise by 30% for example, reducing to 15% should prices rise by 10%.

Table 3.14 Profile of Owner-occupied Sector - households typically moving into the sector

					At risk of price increase		
Household flow type	Northern wards	Holyhead	Rest of Anglesey	Total	10%	20%	30%
Newly forming households	97	80	214	392	15%	28.9%	37.8%
Existing households moving within Anglesey	129	62	394	584	2.3%	8.7%	18.5%
In-migrant households	84	43	220	348	9.7%	12.5%	24.4%
Total	310	185	828	1324	8.9%	16.1%	26.5%

3.11.3 House prices on Anglesey have not, on average increased significantly since 2010. Indeed median prices are broadly flat with increases only experienced in the market for flats which saw a 6.8% rise suggesting that demand for this accommodation type is higher than for terraces, semi or detached.

3.11.4 As stated above, whilst it is not within the remit of this study to attempt to quantify the rise in house prices that may result from increased demand from construction workers, it can be assumed that a figure of 10% is probably inevitable across each of the three scenarios (based upon the presently recorded increase in prices for flats) and that figures of between 20 and 30% or greater could be experienced particularly in those types of accommodation where supply is lowest. Clearly the scenarios which have been modelled and show the greatest housing pressure, over the longer time period are likely to lead to the greatest increase in house prices.

3.12 Rents

3.12.1 Affordability in the rental market is much more sensitive to rent increases. Presently all current household types would experience significant affordability issues should rents rise by 10% with the most vulnerable households, such as single pensioners, the unemployed and lone parents being the most sensitive. A greater proportion of these householders currently receive Local Housing Allowance.

Whilst it is estimated that nationally around a quarter of private tenants are in receipt of Local Housing Allowance in the Isle of Anglesey the figure is 35.0% and this figure has remained consistent in the past four years.

Table 3.15 Profile of Private Rented Sector - all households currently resident

					At risk of rent increase (includes those on LHA)		
Household type	Northern wards	Holyhead	Rest of Anglesey	Total	10%	20%	30%
Single pensioners	69	36	234	339	73.5%	81.1%	93.6%
2 or more pensioners	31	16	113	160	52.8%	58.7%	65.5%
Single non-pensioners	265	221	1,035	1,522	34.8%	39.6%	47.5%
2 or more adults, no children	149	116	653	917	15.9%	22.7%	33.9%
Lone parent	165	154	469	788	75.9%	80.4%	85.6%
2+ adults, 1+ child	187	157	762	1,106	25.1%	31.3%	40.2%
other	81	58	260	399	37.1%	41.6%	46.1%
Total	**947**	**759**	**3,525**	**5,231**	**38.9%**	**44.5%**	**52.7%**
Employed person in household							
Employed resident	730	391	2,789	3,910	23.6%	28.5%	36.9%
No one in employment	217	368	736	1,321	84.1%	88.6%	93.1%
Total	**947**	**759**	**3,525**	**5,231**	**38.9%**	**44.5%**	**52.7%**

3.12.2 To put the above into context, median rents have not increased in Anglesey between 2010-2015 other than for shared accommodation and for larger properties. In other sectors rents have been stable or experienced a slight drop in price.

Table 3.16 Change in Median Rents In Anglesey

	2010-11	2011-12	2012-13	2013-14	2010-14
shared	9.1%	2.6%	2.3%	1.6%	**16.4%**
1 bed	-10.0%	-3.1%	11.7%	0.0%	**-2.6%**
2 bed	-4.0%	-5.3%	11.1%	-5.0%	**-4.0%**
3 bed	-5.9%	1.4%	4.8%	0.0%	**0.0%**
4 bed	8.3%	0.0%	6.9%	-10.1%	**4.2%**

3.12.3 However average monthly rentals for all accommodation types are above the weekly LHA for the North West Wales BRMA.

Table 3.17 Median Rents

Median rents In Anglesey (monthly)						**LHA Allowance Cap**
	2010	2011	2012	2013	2014	2015*
shared	£238	£260	£267	£273	£277	
1 bed	£385	£347	£336	£375	£375	£326
2 bed	£495	£475	£450	£500	£475	£411
3 bed	£550	£518	£525	£550	£550	£468
4 bed	£600	£650	£650	£695	£625	£581

* LHMA Update 2016

3.12.4 Demand, particularly on the private rented sector as a result of comparatively well paid construction workers could place further pressure on vulnerable household groups (pensioners, lone parents and the unemployed).

3.13 Emerging Conclusions

3.13.1 Conclusions arising from the modelling of all scenarios are that the severity and longevity of pressure on the housing market can be alleviated through the use of temporary worker accommodation and the timing of delivery and its amount. This can act as a mitigating factor.

3.13.2 Whilst each scenario is a model based on a series of assumptions, and as such actual pressure may prove to differ to what has been modelled, it is clear to see that local communities could face competition from comparatively well paid workers during the construction programme. Local communities currently exhibit a comparative high degree of need for intervention within the housing market and even without the Wylfa Newydd project this is likely to increase as populations age and the character of households change. In addition to the earlier construction of temporary accommodation it is also recommended that further mitigation should be brought forward in the provision of intermediate and social rented accommodation particularly of smaller, one bed properties.

3.13.3 Further mitigation could be delivered through attempts to maximise the use of latent accommodation (the models currently assign an amount of accommodation less than that recorded within the LHMA 2013 survey. Furthermore, open market private rented, particular one bed, and owner occupied accommodation identified within the JLDP plan period should be encouraged to come forward before 2019 where appropriate.

3.13.4 It should be recognised that demand for accommodation can also give rise to positive effects in the local housing market and economy and it is for this reason that the Council retains a requirement for accommodation to take the form of a variety of tenure types. Encouragement to bring empty homes back into use, (which is notoriously difficult in normal circumstances) for householders to supplement household income by renting out a room (latent, see above) or for tourism accommodation providers to supplement their income could bring money into the local economy.

4. Scenario Assessment Methodology

4.1.1 This chapter explains the methodology employed and presents the assessment undertaken of the scenarios. For each scenario high level mitigation measures are identified and with these in mind, the final selection of the preferred scenario is made. Whilst the purpose of this particular element of the study is to set out the County Council's position relative to the whole of Anglesey, the relative implications of each scenario upon North Anglesey, Holyhead, rest of Anglesey and mainland are identified. It should be noted that more detailed consideration of effects upon the wards of North Anglesey and the 'mainland' is provided within separate documents.

4.2 Methodology

4.2.1 The previous chapter reports upon the relative performance of each of the three scenarios in terms of their impacts upon the housing market. It sets out the implications, in terms of 'additional accommodation pressure' across different tenure and household types in Anglesey. That information has been applied to an assessment framework which has been developed to understand the wider, sometimes indirect, non-housing effects that may arise as a consequence of each scenario. Information used to inform the assessment is obtained from a variety of sources including:

- Wylfa Newydd SPG policy guidance and supporting topic papers;
- JLDP and topic papers, and
- Infrastructure availability and capacity as reported within the Evidence base report.

4.2.2 The introduction of temporary construction workers can give rise to social, economic and environmental pressures as a direct and indirect consequence of their accommodation needs. When assessing the relative performance of each scenario therefore it is important to devise an appraisal framework which enables the recording of performance against all three of these 'pressures'.

4.2.3 Commonly, when appraising policy or development proposals a sustainability appraisal is undertaken to capture the predicted effects. Sustainability appraisal aligns with the Welsh Government's commitment to sustainable development. Wales is one of the few administrations in the world to have a distinctive statutory duty in relation to sustainable development and the Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh

Ministers) to carry out sustainable development. Whilst the County Council would not be implementing the preferred scenario it is still important to ensure when setting out the Council's position that it contributes towards sustainable development. Summarised within the Act for Wales this means:

- A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
- A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
- A healthier Wales: A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
- A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
- A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.
- A Wales of vibrant culture and thriving Welsh Language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
- A globally responsible Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales.

4.2.4 The method of sustainability appraisal is to use a series of objectives by which performance of a plan, programme or development proposal can be measured. The County Council developed and used eleven sustainability objectives to assess the performance of the JLDP as it developed. These objectives, with minor amendments were also used by the Council to assess the sustainability of the Wylfa Newydd SPG to ensure that the resulting document, like the JLDP, would contribute to sustainable development. The SPG appraisal was also used to sense check the County Council's vision and objectives for the Wylfa Newydd project.

4.2.5 Rather than use the eleven JLDP SA Objectives, in order to be wholly consistent with specific Council policy guidance on Wylfa Newydd it has been decided to assess each scenario against the following seven SPG objectives:

1. To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development, production and servicing;

2. To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people;

3. To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities;

4. To ensure that the Wylfa NNB Project supports improvements to the quality of life (including health, housing, well-being and amenity) of the Island's residents, visitors and workers during its construction and operation;

5. To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities;

6. To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities; and

7. To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change.

4.2.6 To ensure that the above objectives remain consistent with the JLDP SA Objectives and that they appropriately account for a full range of potentially sustainable effects they have been screened against the JLDP /Wylfa Newydd SA objectives in the following table. Furthermore, whilst it is the opinion of the County Council that SEA of the position statement is not required (see below) the relevant SEA topics are also identified to ensure that suitable coverage is given.

SPG Objective	JLDP SA Objective(s)	SEA topic
1. To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development, production and servicing;	• Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	• Population
2. To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people;	• Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	• Population
3. To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities;	• Provide good quality housing, including affordable housing that meets local needs	• Population, Human health
4. To ensure that the Wylfa NNB Project supports improvements to the quality of life (including health, housing, well-being and amenity) of the Island's residents,	• Promote community viability, cohesion,	• Population, Human health

SPG Objective	JLDP SA Objective(s)	SEA topic
visitors and workers during its construction and operation	health and well being	
5. To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities;	• Conserve, promote and enhance the Welsh language • Conserve, promote and enhance cultural resources and historic heritage assets	• Cultural heritage
6. To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities;	• Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling • Promote and enhance good transport links to support the community and the economy	• Material assets, soil, population, human health

SPG Objective	JLDP SA Objective(s)	SEA topic
7. To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change.	• Maintain and enhance biodiversity interests and connectivity • Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures • Value, conserve and enhance the plan area's rural landscapes and urban townscapes • Safeguard water quality, manage water resources sustainability and minimise flood risk	• Biodiversity, fauna, flora, soil, climatic factors, air, landscape, water

4.3 Strategic Environmental Assessment

4.3.1 Strategic Environmental Assessment (SEA) is legislated in the European Commission SEA Directive and is transposed into law in Wales through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.

4.3.2 It covers plans which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; and set the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC as amended.

4.3.3 The Directive includes Infrastructure projects and specifies urban development projects, including the construction of shopping centres and car parks (10.b) and other projects including holiday villages and hotel complexes outside urban areas and associated developments (11.c) but not housing. It further notes that for projects listed in Annex II, the Member States shall determine whether SEA is required through:

- (a) a case-by-case examination, or
- (b) thresholds or criteria set by the Member State.

4.3.4 To assist in the case- by-case assessment, Annex 3 of the Directive contains a schedule of selection criteria.

4.3.5 If a plan will not lead to future development consent then it is unlikely that it will require SEA and it is the responsible authority, in this case, the County Council which must make a decision as to whether the plan has significant environmental effects.

4.3.6 The first stage when assessing the requirement or otherwise for SEA is to determine whether, in this case, the position statement does fall to be considered a 'plan or programme' by the Directive.

4.3.7 Government Guidance on SEA is provided within 'A Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005). At Figure 2 a flow chart for the screening of plans and programmes is provided. A number of steps are set out within the flow chart and are summarised below together with commentary regarding the position statement. Essentially, if the answer is 'no' to the first two criteria, then SEA is not be required as it considered that the document under consideration would not fall to be considered a 'plan or programme' within the definition of the Directive.

1. Is the plan or programme (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))

   Yes. The position statement would be adopted by the Isle of Anglesey County Council.

2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))

   No. There is no regulatory or legislative provision to provide the position statement. The Council has voluntarily chosen to prepare a position statement.

4.3.8 Guidance provided by Government advises that characteristics of "administrative provisions" are likely to be that they are publicly available, prepared in a formal way, probably involving consultation with interested parties. Furthermore that the administrative provision must have sufficient formality such that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a plan or programme to be prepared.

4.3.9 The County Council has not issued a provision or request for the position statement in a formal way (i.e. there is no County Council minuted requirement for the statement). Furthermore whilst the resulting position statement will be used to inform future policy guidance, most notably a revision of the currently adopted Wylfa Newydd Supplementary Planning Guidance it will not itself set policy against which decisions on development consent will be made. The revision of the SPG will be subject to SEA.

4.3.10 Based upon the above, it is concluded informally that the position statement does not fall to be a plan or programme as defined by the Directive and that as such it can be screened from requiring SEA. Notwithstanding this conclusion it should also be recognised that the document does not identify sites suitable for development and will not provide town and country planning policy.

4.4 Assessing Scenarios against the Assessment Objectives.

4.4.1 Having identified the objectives to be used in the assessment of each scenario it is necessary to provide a means by which each can be assessed individually for its relative performance. The assessment is undertaken and recorded within a matrix. The matrix allows for a commentary to be provided against each objective on the performance of the scenario. Positive or negative performance is indicated using a plus or minus, with two symbols reflecting a potentially significant effect against the objective. The full range of scores and a definition for each is provided below:

Table 5.1 Significance Definitions

Score	Description	Symbol
Significant Positive Effect	The scenario contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The scenario contributes to the achievement of the objective but not significantly.	+
Neutral	The scenario does not have any effect on the achievement of the objective	0
Minor Negative Effect	The scenario detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The scenario detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the scenario and the achievement of the objective or the relationship is negligible.	~
Uncertain	The scenario has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

4.4.2 Effects can change, particularly when the construction programme is intended to last for ten or so years. Therefore when describing likely effects it is often useful to refer to their timing.

Table 5.2 Timing of Effects

Term	Description
Short term	The scenario could have an effect up to and including 2019.
Medium term	The scenario could have an effect from 2020 to 2026
Long term	The scenario could have an effect beyond 2026

4.4.3 As noted above performance against the objectives is informed by the findings of the infrastructure assessment which is reported within the Evidence Base report and the environmental conditions reported within the topic papers which were used to inform the preparation of the Wylfa Newydd SPG:

Topic Papers Prepared in Support of the Wylfa NNB SPG
Topic Paper 1: Natural Environment Topic Paper 2: Historic Environment Topic Paper 3: Housing Topic Paper 4: Economic Development Topic Paper 5: Transport Topic Paper 6: Amenity Topic Paper 7: Climate Change Topic Paper 8: Infrastructure Topic Paper 9: Waste Topic Paper 10: Population and Community

4.4.4 Each objective has also used, as guiding questions, the relevant SPG Guiding principles as set out overleaf.

Table 5.3 Screening of Objectives

Assessment Objective	SPG GP
To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development, production and servicing	GPs 1 to 4; GPs 25 to 33.
To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people	GPs 2 to 5; GPs 25 to 33.
To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities	GP 6; GPs 8 to12; GPs 15 to16; GPs 25 to 33
To ensure that the Wylfa NNB Project supports improvements to the quality of life (including health, housing, well-being and amenity) of the Island's residents, visitors and workers during its construction and operation	GPs 6 to 8; GPs 25 to 33.
To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities.	GPs 9 to10; GP 13; GPs 20 to 22; GPs 25 to 33.
To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities	GP 3; GP 6; GP 8; GP 10; GP 14; GP 18; GPs 25 to 33.
To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change	GPs 16 to 21; GPs 25 to 33.

5. Scenario Assessment

5.1.1 This chapter reports upon the scenario assessment undertaken against the objectives presented earlier in the report. It concludes with the identification of the preferred scenario. In undertaking the assessment consideration is given both to the effects overall of the scenario upon the local housing market as well as to its spatial impacts across North Anglesey, Holyhead and Mainland.

5.2 Scenario 1

5.2.1 This scenario uses the numbers and breakdown of construction workers as provided by Horizon but with a set of different assumptions developed by the consultant team that concern the type and tenure of accommodation most likely to be favoured by non-home based construction workers. Essentially this scenario suggests that a greater number of workers would choose to be accommodated within owner occupied and private rented accommodation should such accommodation be available to them. With an assumption that 50-80% of workers would earn more than the island average, this could have the effect of squeezing local communities from the local housing market

5.2.2 The key conclusions resulting from Scenario 1 are set out within Chapter 3 of this document.

5.3 Scenario 2

5.3.1 The scenario uses the numbers and breakdown of construction workers and the phasing of construction workers accommodation as set out within Horizon's Consultation Update January 2016 (modified in discussion with Horizon during the course of this study). It groups Horizon's monthly construction workforce into yearly totals to aid modelling. The demand identified by Horizon is modelled against the supply of temporary construction worker accommodation as proposed by Horizon.

5.4 Scenario 3

5.4.1 This scenario considers a different supply profile whereby temporary construction worker accommodation is brought forward earlier in the construction programme, for longer and with a higher peak number in order to reduce predicted accommodation pressures in other tenures. Supply of tourism accommodation, latent and empty homes is informed by research undertaken by the Council (2015

Tourism Survey) and by the consultant teams previous primary research into latent supply (LHMA 2013).

5.4.2 The performance of each scenario against the assessment objectives is set out below.

Table 6.1 Scenario Assessment

SA Objective	Scenario 1	Scenario 2	Scenario 3
1. To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development production and servicing	- Likely Significant Effects There is likely to be no direct effect positive or negative against an objective that it focussed towards the delivery of the Energy island programme and hence economic development. However indirect effects may occur. The objective refers to economic development initiatives in addition to Wylfa Newydd (such as the Anglesey Enterprise Zone) and potential pressure upon the housing market across the island, and in particular Holyhead (where EZ sites 1-4 are located) could act to dissuade certain inward investors. **Mitigation** Careful consideration should be given to the selection of Construction worker accommodation sites allocations in order to avoid loss of employment land. **Assumptions** It is assumed that construction workers require accommodation from late 2016. It is assumed that temporary construction worker accommodation would be available from 2016.	- Likely Significant Effects As Scenario 1 although accommodation pressures in the owner occupied and private rented sectors are likely to be greater leading to a failing local housing market. Whilst not directly affecting this objective, the indirect effects upon the attractiveness of the island as a location suitable for inward investment is likely to be greater. **Mitigation** As per Scenario 1. **Assumptions** It is assumed that accommodation for temporary construction workers would only begin to provide a source of supply in 2020. **Uncertainties** As per Scenario 1.	- Likely Significant Effects The range and type of effects associated with this option are likely to be similar to those identified in respect of Scenario 1 and 2 as the objective is only indirectly affected by the requirement for construction worker accommodation. The scenario however does seek to apply an element of balance to the supply of accommodation in order to smooth out some of the demand pressure. This may help to reduce pressure on rents and house prices enabling workers not associated with Wylfa Newydd to consider relocating to Anglesey in response to the wider economic development initiatives which are planned. Overall, Scenario 3 has been assessed as having a minor negative effect on this objective. **Mitigation** As per Scenario 1. **Assumptions** It is assumed that temporary construction worker accommodation would be available in 2018 and that it would come forward in tranches upto a peak in 2021. This temporary accommodation would also

SA Objective	Scenario 1	Scenario 2	Scenario 3
	Uncertainties The distribution and exact location of future development is unknown at this stage.		be removed more slowly, contributing to supply until 2025. **Uncertainties** As per Scenario 1.
2. To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people	Likely Significant Effects **0** This objective seeks to provide maximum opportunity for the existing local labour force to take advantage of the economic opportunities offered via the Energy island Programme. Performance against this objective is therefore, like objective 1, indirect. It is assumed that the existing local labour force is already accommodated within the local area and that as such it forms the 'home-based' element of supply. This suggests a neutral effect when assessed against this scenario. **Mitigation** Opportunities to maximise home-based workforce through upskilling and focussed education during school and further education could help to maximise the size of the local labour force which may then reduce the corresponding need to recruit from outside the travel to work area. **Assumptions** Local labour force is defined as 'Home-based' within the model. **Uncertainties** The distribution and exact location of future development is unknown at this stage.	Likely Significant Effects **0** Scenario 2 assumes the same number and percentage of home based workers, therefore effects will be as Scenario 1. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1 **Uncertainties** As per Scenario 1.	Likely Significant Effects **0** Scenario 3 assumes the same number and percentage of home based workers, therefore the effect will be the same as Scenario 1. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1 **Uncertainties** As per Scenario 1.

SA Objective	Scenario 1	Scenario 2	Scenario 3
3. To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities	– – Likely Significant Effects The construction of temporary worker accommodation is likely to require new infrastructure provision. This provision will take the form of that directly associated with the physical development of a site, for example, the need to provide road access, power, and also indirect, the provision of transport services, leisure and education facilities. Scenario 1 suggests that demand across the island will lead to pressure on existing infrastructure, particularly schools in North Anglesey. Similarly leisure provision is currently insufficient to cater for up to 9200-10,000 workers at peak. This scenario would see the provision of temporary accommodation and its associated infrastructure building up from 2016 in response to demand. Therefore if this was to be met, it can be assumed that infrastructure improvements and enhancements would be required by the Council and delivered as part of the development package. Whilst there will still be a significant effect it will be mitigated to a degree. Overall, Scenario 1 has been assessed as having a short term not significant negative effect and medium term significant negative effect on this objective and a longer term uncertain. **Mitigation**	-- Likely Significant Effects Like Scenario 1, this scenario would generate a need for infrastructure in order to accommodate construction workers. Without additional infrastructure provision it is likely that existing services will be unable to cope, particularly in the medium and long term. The effects arising from this scenario are the same as scenario 1 (ie significant)overall although the pattern of effect differs with greater demand for owner occupied and private rented in the short term as a result in a delay in the provision of temporary accommodation (and hence associated infrastructure). With a delay in temporary accommodation the emphasis will be upon the existing local housing market to accommodate workers. Pressure in North Anglesey wards and in particular Cemaes, Penysarn and Amlwch is predicted to be significant where schools are already at capacity for example. Amlwch's sole GP surgery is also the closest to capacity of all surgeries on the island. Overall, Scenario 2 has been assessed as having a short, and medium term significant negative effect on this objective. **Mitigation** Instructure provision would need to come forward in advance of the temporary worker accommodation. **Assumptions** As per Scenario 1.	– Likely Significant Effects The linkages between this scenario and objective are the same as for scenarios 1 and 2. The difference is that an assumption has been made that by bringing forward temporary worker accommodation earlier in the lifetime of the construction phase the Council is able to require of the project promoter improvements to existing infrastructure either through direct provision or via S106 agreements. Furthermore in developing temporary construction worker accommodation on a more phased and gradual basis it should be possible to deliver an incremental improvement to existing social infrastructure (health, education, leisure) that that which could be expected from a single larger quantum of develop as is proposed by scenarios 1 and 2. Overall, Scenario 3 has been assessed as having a short neutral and medium term negative effect on this objective with a longer term 'uncertain' potentially positive effect should the improved infrastructure remain as legacy. **Mitigation** As per Scenario 1. **Assumptions** That the mitigation is delivered as an embedded part of this scenario. **Uncertainties** The extent to which infrastructure will remain as legacy.

SA Objective	Scenario 1	Scenario 2	Scenario 3
	Delivery of new or enhanced social (education, health, leisure) infrastructure in the short term via developer contributions. **Assumptions** That construction workers would seek accommodation in line with the scenario modelled. **Uncertainties** The actual location of temporary construction worker accommodation is still to be formally identified and exact numbers confirmed.	**Uncertainties** As per Scenario 1.	
4. To ensure that the Wylfa NNB Project supports improvement to the quality of life (including health, housing, well-being and amenity) of the Island's residents, visitors and workers during its construction and operation	Likely Significant Effects **-/--** This assessment considers construction effects only. This scenario has the potential to have a significant detrimental effect upon the island's housing market leading to accommodation pressures across a range of tenure types. A lack of supply as a result of increased demand arising from construction workers particularly medium term could lead to an increase in rents and house prices exacerbating existing problems of affordability. An inability to access housing could lead to a great number of residents forced to live in homes that either do not meet their needs (too small, too large) or require them to continue to share accommodation with family and friends to the detriment of health and wellbeing. **Mitigation** Funding to be made available to improve existing housing stock.	Likely Significant Effects **--** The range and type of effects associated with this scenario are likely to be similar to those identified in respect of Scenario 1. Scenario 2 does however contain a different set of assumptions that suggest that housing pressures will be evident longer in the private rented sector although not as severe at peak given the slightly higher number of temporary worker bedspaces that are proposed. This is due to the intervention of temporary construction worker accommodation from 2020. As such the negative effects identified by Scenario 1 will be more significant under this scenario. Overall, Scenario 2 has been assessed as having a a significant negative effect on this objective. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1. **Uncertainties** As per Scenario 1.	Likely Significant Effects **–** The range and type of effects associated with this Scenario are likely to be similar to those identified in respect of Scenarios 1 and 2 although less significant. This scenario proposes to bring forward temporary accommodation sooner during the construction phase and in an overall greater number. This should help to reduce pressure on the existing local housing market although it will not reduce it over each year to a level which is necessarily sustainable. By reducing pressure, particularly in the earlier years of construction health and wellbeing effects should be at least mitigated. For example whilst the demand pressures on owner occupied do not differ significantly between scenario 1 and 2 up to 2020 there is a significant difference in pressures within the private rented sector, particularly in 2018 and 2018. It is generally the private rented sector

SA Objective	Scenario 1	Scenario 2	Scenario 3
	In areas identified as receiving significant accommodation pressure, such as North Anglesey, provision of shared ownership or social rented accommodation. Developer contributions and other funding sources to improve local amenity provision. **Assumptions** That construction workers would seek accommodation in line with the scenario modelled. **Uncertainties** The distribution and exact location of future development is unknown at this stage.		where issues of health and wellbeing are often most felt. Overall, Scenario 3 has been assessed as having a minor negative effect on this objective based upon the distribution of demand and accommodation as modelled. There is the potential for effects to be significant depending on the location of temporary accommodation which could be either positive or negative depending upon the extent to which supporting infrastructure and legacy benefits are provided. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1. **Uncertainties** As per Scenario 1.
5. To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities	Likely Significant Effects – – This objective concerns the distinctive local character of the island which is defined by its communities and by their use of the welsh language. There is the potential for local communities to feel threatened by a sudden influx of construction workers. Similarly without the economic benefits that could accrue from the aforesaid workers, and the longer term economic benefits of the new power station, the islands economy may not expand to the same extent and local communities may struggle to retain a good supply of skilled jobs and opportunities. This scenario would see workers accommodated as	Likely Significant Effects – – The potential range and type of effects associated with this scenario are likely to be similar to those identified in respect of Scenario 1. However, influx of temporary worker accommodation from 2020 onwards is likely to reduce, to a slight degree pressures on the local housing market and hence the local community. Temporary accommodation is however unlikely (and this applies to all scenarios) to strengthen local identity. However if it is designed such that it provides a legacy, for example as future housing or tourism accommodation, it does provide the potential for longer term economic benefits in support of local communities and as such a	Likely Significant Effects – The range and type of effects associated with this scenario are likely to be similar to those identified in respect of scenarios 1 and 2 although the negative effects will be to a degree less. This is because the intervention with temporary accommodation at an early time period, and maintained for longer will serve to reduce pressures on the local housing market, although at peak they will remain significant. This should be beneficial to the local communities over the other scenarios. As scenario 2, longer term positive effects upon the local community distinctiveness could be promoted through legacy. Overall, Scenario 3 has been assessed as having a negative

SA Objective	Scenario 1	Scenario 2	Scenario 3
	per their income and length of stay dictates. They would consequently be distributed such that those higher earners staying longer would seek accommodation within the existing housing market with more temporary workers seeking alternative accommodation. Distribution would suggest little significant effect up to 2020 but then major significant effects particularly in the North Anglesey Wards (high proportion of first language welsh). Such an influx of workers into the local housing market (both owner occupied and private rented) from 2020 onwards is likely to see unsustainable competition with local communities and forestall local community aspirations to obtain the type of accommodation suitable to their needs. Scenario 1 has been assessed as having a negative effect in the short term extending to a significant negative effect in the medium term. Longer term the effect could be neutral to positive. **Mitigation** Within the context of this scenario, opportunities should be sought to deliver additional, local needs based accommodation, particularly in the northern wards from 2020 onwards, particular one and four bed both owner occupied (shared ownership) and social rented. Construction workers should be educated on matters pertaining to the local community, its	potential long term positive effect. Overall, Scenario 2 has been assessed as having a negative effect in the short term extending to a significant negative effect in the medium term. Longer term the effect could be neutral to positive. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1. **Uncertainties** As per Scenario 1.	effect in the short term extending to a moderate significant negative effect in the medium term. Longer term the effect could be neutral to positive. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1. **Uncertainties** As per Scenario 1.

SA Objective	Scenario 1	Scenario 2	Scenario 3
	distinctive local history and the use of the welsh language. Developer contributions towards key services and facilities on behalf of local communities. Temporary worker accommodation delivers long term legacy benefits **Assumptions** That accommodation demand is in line with the scenario as modelled. **Uncertainties** The distribution and exact location of future accommodation is unknown at this stage.		
6. To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities	Likely Significant Effects – This non-intervention scenario suggests that workers will seek and obtain accommodation to suit their needs, suggesting a comparatively significant number in temporary worker accommodation and a low proportion in existing owner occupied and private rented tenures, and potentially new build which may be brought to the market. It is assumed that temporary accommodation even in the short term would be supported by developer funded public transport to site and this would result in low adverse to neutral effects against this objective in the short term. In the medium term, during peak worker demand the proportion of workers accommodated in owner occupied and private rented increases. Whilst most of	Likely Significant Effects --/- This scenario proposes no significant temporary worker accommodation until 2021 (180 in 2020). In comparison with scenario 1 it suggests a greater proportion of workers are housed in tourism and private rented accommodation in the short term. Existing tourism accommodation, by its nature is less likely to be located within or adjacent to existing settlements, particularly the larger settlements. As such it is more likely that this scenario, in the short term, will lead to an increase in vehicle movements both to site, but also to other locations to access services and facilities. This will lead to a significant negative effect. In the medium term (peak years) the effects are likely to be similar to scenario 1 reflecting the similar	Likely Significant Effects – This scenario reduces the proportion of accommodation in tourism over scenario 2 in both the short and medium term. In addition it starts to bring forward temporary worker accommodation sooner, although not as quickly or as in as great a number in the early years as scenario 1. Ultimately at peak however, it proposes that more accommodation is provided temporarily. The effect of this scenario against the objective is low negative in the short term, potential slightly worse in performance to scenario 1 but less adverse significant in the medium term given that a greater proportion of workers should be able to take advantage of worker transportation to site from their temporary accommodation. A reduction throughout the construction programme in the number of

SA Objective	Scenario 1	Scenario 2	Scenario 3
	this accommodation is likely to be located within existing settlements it does suggest that workers will be travelling to site from a range of locations with the potential for this to lead to a number of trips. This may lead to a low to significant negative effect. **Mitigation** 'Worker' transport (coaches/buses) should be provided by the developer, running from key settlements across the island to site. Private rented should be managed via a housing hub which should prioritise locations in key settlements. **Assumptions** The temporary workers accommodation, even if provided on a small scale, has worker transport provided to site. **Uncertainties** The exact location of owner occupied and private rented properties, and of construction worker accommodation is unknown or to be confirmed.	breakdown between temporary worker accommodation and other worker accommodation tenure types. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1. **Uncertainties** As per Scenario 1.	workers obtaining accommodation in tourism when compared with scenario 2 is also considered to be beneficial. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1. **Uncertainties** As per Scenario 1.
7. To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change	Likely Significant Effects ? Performance against this objective is influenced by the location of the accommodation. It is therefore to make some assumptions that any purpose built accommodation (either temporary, or market supplied accommodation) will only come forward if it is complaint with national and local planning policy, including the Wylfa Newydd SPG. If this is the case then	Likely Significant Effects ? The range and type of effects associated with this option are likely to be similar to those identified in respect of Scenario 1 based upon the same assumptions. Overall, Scenario 2 has been assessed as having a neutral/uncertain effect on this objective. **Mitigation** As per Scenario 1. **Assumptions** As per Scenario 1.	Likely Significant Effects ? The range and type of effects associated with this option are likely to be similar to those identified in respect of Scenario 1 based upon the same assumptions. Overall, Scenario 3 has been assessed as having a neutral/uncertain effect on this objective. **Mitigation** As per Scenario 1.

SA Objective	Scenario 1	Scenario 2	Scenario 3
	environmental protection should be afforded. Overall, Scenario 1 has been assessed as having a neutral/uncertain effect on this objective. **Mitigation** New development would be located consistent with National and Local Plan policies which seek to protect and enhance the island's distinctive environment. **Assumptions** That new accommodation will be provided consistent with policy. That the use of existing accommodation does not directly affect the environment. **Uncertainties** The exact location of future development is unknown/to be confirmed at this stage.	**Uncertainties** As per Scenario 1.	**Assumptions** As per Scenario 1. Uncertainties As per Scenario 1.

5.5 Key Conclusions

5.5.1 The influx of construction workers leading to a peak of approximately 9,200 is likely to give rise to a number of negative effects upon the assessment objectives from an accommodation perspective. A certain number of these effects are likely to be significant. Whilst there may be positive benefits these are more likely to be long term, as the demand for worker accommodation declines, and they will be influenced to a great extent by opportunities for legacy.

Scenario 1

5.5.2 Scenario 1 represents the non-intervention demand for accommodation. It suggests that there is demand for temporary worker accommodation in the short term, building up to a peak in 2022. Other accommodation needed would be relatively minimal in the early years (up to 2019) but increasing across the three key tenures, private rented, owner occupied and tourism towards the peak year.

5.5.3 The key conclusions to be drawn by a non-intervention scenario are that in the short term, providing temporary worker accommodation is available to meet demand, negative effects are unlikely to be significant. Undue pressure is unlikely to be placed upon existing tenure groups as most demand (approximately 70%) is accommodated in temporary accommodation. When assessed against the objectives, this pattern of accommodation results in some neutral or low (not significant) adverse effects upon the Energy Island programme (Objective 1), Instructure (Objective 3) and community wellbeing, including welsh language (Objective 4). However as worker accommodation demand increases significant pressures are likely to occur to the private rented sector, to tourism and owner occupied. With approximately 50% of workers accommodated in non-temporary accommodation there is a potential for effects upon the objectives listed above to extend to significant. Furthermore the objective of promoting sustainable modes of transport is less likely to be delivered when seeking to accommodate a dispersed pattern of accommodation.

5.5.4 Modelling, informed by the Horizon Gravity Model, suggests that most workers seeking to purchase or rent privately are likely to seek accommodation within a 30 min TTWA. As a consequence accommodation pressures could be most acute in the North Anglesey Wards, and Holyhead. These wards represents some of the areas with higher levels of first language welsh speakers suggesting that these traditional communities are most likely to be affected by a non-welsh speaking workforce. North Anglesey's social infrastructure has less capacity than other areas on the Anglesey and without an ability to lever in contributions to increase numbers of school places, extend surgeries for example, local communities are likely to become increasingly pressured as the construction programme ramps up particularly as it is the owner occupied demand which is most likely to bring workers families as opposed to individuals.

Scenario 2

5.5.5 This scenario models the accommodation supply as proposed by Horizon in information supplied to the council in the course of this study. It differs from a non-intervention approach in that it proposes to delay the provision of temporary worker accommodation until 2020 with significant provision beginning in 2021. Peak temporary accommodation numbers (bedspaces) would be higher than the figure identified in the non-intervention scenario.

5.5.6 With a lack of purpose built temporary accommodation in the short-term Horizon proposes to accommodate a significant amount of the workforce in tourism and private rented accommodation. This results in a significant negative effect upon the objective for the sustainable movement of people (Objective 6) as it is assumed that existing tourism accommodation is distributed around the island, particularly towards the coast and is less likely to be found within the island's main settlements. A dispersed pattern of accommodation is less likely to lend itself to service by bespoke sustainable transport solutions (worker's coaches), cycling or walking to site or to local services and facilities. Similarly a dispersed pattern which is focussed within the 30 min TTWA is likely to place pressures upon existing services and infrastructure and less likely to deliver mitigation, in the form of the developer contributions which could be required in connection with new build temporary accommodation (for example). This scenario is therefore assessed as being significantly negative against the objective to deliver significant infrastructure benefits (objective 3) and support local community wellbeing (objective 5).

5.5.7 In the medium term at peak workforce around 60% of the workers would be accommodated within temporary accommodation. As a consequence there are likely to be better opportunities to transport workers to site by sustainable means (eg workers coaches). Significant effects arising against objective 3 are therefore likely to reduce.

5.5.8 Whilst the proportion of the workforce in other tenures decreases as a consequence of the temporary accommodation the actual numbers when compared to the short term remain high; effects upon community wellbeing are therefore likely to remain significant particularly as the provision of temporary worker accommodation rapidly reduces after 2024 (to a greater extent that Scenario 1).

Scenario 3

5.5.9 A scenario which proposes a different rate of intervention to Horizon has been modelled. For a number of objectives performance is sufficiently similar to the other scenarios that differences around significance are difficult to measure. There are however certain objectives where the changes modelled are considered sufficient to reduce otherwise significant negative effects.

5.5.10 Essentially, and as set out earlier in this document, this scenario proposes that construction worker accommodation (like Scenario 1) is brought forward sooner than Scenario 2. However, reflecting the likely timescales to obtaining consent and construction, it recognises that realistically such accommodation is unlikely before 2018. This scenario then phases in the accommodation reaching a higher peak and retaining the accommodation longer than Scenario 1 and 2. The perceived benefits of this approach are to reduce demand for and hence pressures upon other tenures. This results in 'not significant' (albeit still negative) effects when assessed against objectives 3, 4, 5 and 6 (infrastructure, quality of life/wellbeing, community identify [including welsh language] and sustainable transport) where the other scenarios are predicted to have a significant effect.

5.5.11 The rationale for these assessment conclusions is based upon the assumptions that developer contributions are more likely to be delivered as a result of new build with temporary accommodation required to provide sufficient infrastructure to accommodate its needs in line with Council's Wylfa Newydd SPG. This infrastructure may be provided solely to serve the workers (thereby reducing pressure on existing infrastructure such as health and leisure facilities) or alternatively may be most appropriately provided through improvements to existing community facilities. Whilst the Council will have a preference based upon the type of infrastructure potentially affected and its location, for the purposes of the assessment, both approaches reduce pressure and hence are assessed as being less significant against e relevant objective.

5.5.12 Reducing pressure on infrastructure can indirectly support local community wellbeing whilst a higher proportion of workers accommodated in temporary provision is assumed to increase opportunities for the use of sustainable modes of transport to site. Spatially the mitigating effects of this option are most likely to be felt within the 30 TTWA which encompasses North Anglesey and Holyhead.

Potential Positive Benefits – All Scenarios

5.5.13 It should be recognised that there is the potential for significant benefits arising from the arrival of construction workers. These benefits are likely to be felt by local suppliers as a result for the increase in demand for services and facilities.

Furthermore workers seeking accommodation within the tourism sector, using latent accommodation, or encouraging the re-use of empty dwellings for example could have beneficial long term, post construction effects for the local housing market. In such cases however it is likely that any positive benefits will not be sufficient to outweigh the dis-benefits recorded when assessed against the objectives overall.

5.5.14 The need to accommodate a substantial construction workforce does present some key legacy opportunities. The Wylfa Newydd SPG sets out the Council's aspirations for legacy and depending upon the type and location of temporary construction worker accommodation proposed, legacy benefits could result in longer term positive effects against some of the assessment objectives.

Mitigation

5.5.15 The assessment table sets out a number of suggested mitigations that should be considered depending upon the scenario selected.

5.5.16 Most of the measures can be applied to each scenario and in summary they include for the following:

- Consideration should be given to the selection of Construction worker accommodation sites in order to avoid loss of employment land.
- *Wylfa Newydd SPG GP1 seeks to support the Energy Island programme and Enterprise Zone.*
- Opportunities to maximise the home-based workforce through upskilling and focused education in schools and further education could help to maximise the size of the local labour force which may then reduce the corresponding need to recruit from outside the travel to work area.
- *SPG GP2 seeks to promote local job creation and upskilling of the local workforce whilst GP4 seeks to maximise opportunities for local supply chains.*
- Delivery of new or enhanced social (education, health, leisure) infrastructure in the short term via developer contributions.
- *SPG GP6 is guidance aimed at maintaining and enhancing community facilities and services.*
- Funding could be made available to improve existing housing stock.

- *SPG GP10 includes for initiative to reduce the number of empty dwellings and improve the private rented stock whilst GP11 encourages the project promoter to bring forward initiatives to make better use of latent supply.*

- In areas identified as receiving significant accommodation pressure, such as North Anglesey and Holyhead, provision of shared ownership or social rented accommodation particularly single bedroom could be provided.

- *SPG GP10 encourages the provision of affordable housing solutions.*

- Developer contributions and other funding sources should be used to improve local amenity provision.

- *SPG GP6 aims to maintain and enhance community facilities and GP8 to support healthy lifestyles.*

- Construction workers should be educated on matters pertaining to the local community, its distinctive local history and the use of the welsh language.

- *SPG GP9 Cohesive Communities and GP13 Maintaining and Strengthening Welsh Language and Culture.*

- Temporary worker accommodation could deliver long term legacy benefits.

- *SPG GP10 includes explicit recognition of the need for legacy benefits by identify worker accommodation that can address local needs beyond the construction period.*

- 'Worker' transport (coaches/buses) should be provided by the developer, running from key settlements across the island (rather than from solely temporary accommodation) to site.

- *SPG GP10 and GP14 Transport requires the strategic location of work accommodation in locations minimising the need to travel to work by car and improvements to bus and rail facilities, cycling and walking.*

- Accommodation of workers in the private rented sector should be managed via the housing hub which should prioritise locations in key settlements.

- *SPG GP10 requires a housing hub to co-ordinate the best use of the private rented sector.*

- Liaison should be undertaken potential via the housing hub, with tourism accommodation providers to ensure that demand can match supply throughout the year recognising that there will be a greater availability of accommodation outside the peak holiday times.

- *SPG GP5 seeks to provide support to the Island's tourism industry.*
- New development should be consistent with National and Local Plan policies which seek to protect and enhance the island's distinctive environment.
- *SPG GP20 seeks to conserve the natural environment with GP21 and 22 seeking to conserve the water and historic environments.*

5.6 Preferred Scenario

5.6.1 As a result of the scenario assessments which have been undertaken, the conclusion reached is that a preferred scenario is one which seeks to reduce pressure on the local housing market by introducing construction worker accommodation early in the construction program, peaking at a number of around 4,500 and remaining a significant source of supply until 2025.

5.6.2 For other accommodation types, it is recommended that workers accommodated within the tourism sector should be capped at around 500-550 during the peak tourism season and that a realistic figure of 550-600 is appropriate for latent accommodation. Whilst interest expressed during the 2013 LHMA survey suggests a higher number of bedspaces may be available it is considered that the achievement of 500+ would in itself be a significant achievement and require intervention in the form of grants and advice via the Housing Hub.

5.6.3 The preferred split of accommodation as set out within the preferred scenario differs over the lifetime of the construction programme. At peak, around 2022-2023 however, the following profile would be produced:

Box 2: Accommodation Breakdown (peak)	
Temporary Construction Worker Accommodation	65%
Market accommodation (private rented/owner occupied)	20%
Existing accommodation (tourism and latent)	15%

5.6.4 Of the three scenario's modelled, it is therefore concluded that Scenario 3 best performs against the sustainability criteria and that, with mitigation in place it represents a realistic and achievable approach to the accommodation of construction workers.

5.7 Sensitivity Testing – Home-based Workers

5.7.1 Having identified the preferred scenario a series of sensitivity tests have been applied to understand how the pressure on accommodation might change as a result of changes in the proportion of home based workers. The current assumption, applied across all three scenarios was that 25% of construction workers would be home based. For the preferred scenario the model has been used to assess the implications of lower percentage figures for home based workers of 15% and 20%.

5.7.2 Table 6.2 below illustrates the accommodation breakdown for the peak year (2022) across the percentage range. Clearly should home-based numbers fall below that derived from the presently stated percentage of 25% then additional pressure will be placed upon the other sectors, assuming that the need for additional accommodation is distributed as per the current preferred scenario (scenario 3). Alternatively a greater proportion of accommodation could be provided in temporary units, so as not to exacerbate further predicted pressure on other accommodation groups.

Table 6.2 Accommodation Breakdown – Sensitivity Testing

		Percentage home-based (peak year 2022)		
		15%	20%	25%
Temporary worker accommodation	Anglesey	5,063	4,787	4,511
Market: owner-occupied	All areas	637	603	568
Market: private rented	All areas	984	931	877
Tourist accomm	Anglesey northern wards	213	200	187
	Holyhead	112	104	96
	Rest of Anglesey	205	195	185
	All of Anglesey	530	499	468
	Mainland	124	120	115
Latent accom	Anglesey northern wards	211	199	187

	Holyhead	60	55	51
	Rest of Anglesey	315	300	285
	Total	7,925	7,493	7,061

5.7.3 The greater the number of workers requiring accommodation, the greater the pressures on the housing market. However given the total numbers of workers involved, a percentage reduction of home-based workers of 5% (to 20% home-based) does not in itself lead to a significant shift in pressure, providing the demand from the non-home based workers is proportioned out. Increased additional demand for accommodation over a 25% home-based workforce is subtle and illustrated by a pressure rise in the main of single figure percentages. Whilst reducing the percentage of home-based to 15% generates greater pressure, there are few instances where pressure indicators move from a housing market potentially experiencing significant market pressure to on one experiencing extreme market pressure for example.

5.7.4 Essentially a 25% home based workforce produces a requirement for an additional turnover of 364 owner occupied dwellings whilst one of 15% for 407. This number is, in the context of an annual supply significant, in the context of 10,000 workers however a figure of 43 is not and hence does not lead to a significant increase in pressure overall.

5.7.5 For private rented a similar pattern emerges with 492 required for 25% home-base and 550 for 15%.

5.7.6 The spatial effects of the sensitivity assessments can also be modelled for the peak year of 2022. The following table identified the additional demand within the North Anglesey wards.

Table 6.3 North Anglesey 2022 Peak

	Percentage of Home-based workers (peak year)		
	15%	20%	25%
Owner occupied (additional turnover)	81	76	72
Private rented (additional turnover)	182	172	162

5.7.7 Dependent upon the number of workers which are home based, the difference in accommodation demand across the eight wards which make up North Anglesey is not considered to be significant.

5.8 Sensitivity Testing – Larger Construction Workforce

5.8.1 In addition to sensitivity testing based upon a reduction in the proportion of workers who are home-based, testing has been undertaken to see how an increase in the overall number of workers may affect the preferred scenario (scenario 3). Again, to aid comparison worker numbers have been allocated to accommodation types following the same proportion as the preferred scenario.

5.8.2 An increase in construction workforce to a peak of 10,500, based upon a figure of 25% being home-based has been modelled. Assuming that the additional worker numbers do not arrive until the peak period then the pressure on the housing market is deemed to be the same for the short term and beyond (2019 up to and including 2021).

5.8.3 In the case of owner occupation the key difference between the two scenarios is that whilst both forecast unsustainable market pressure in 2022, the sensitivity testing shows that the pressure is increased across all spatial areas and sizes of accommodation with an unsustainable market in one bed becoming further exacerbated.

5.8.4 The pattern is similar for private rented. Assuming peak is reached in 2022, then pressures considered unsustainable in scenario 3 are further exacerbated as a result of the increased size in construction workforce.

5.8.5 The following table sets out the different accommodation pressures resulting from an increase in workforce numbers for All Anglesey and North Anglesey.

Table 6.4 Size of Workforce

	Size of workforce (peak year 2022)	
	9,221	10,500
	Accommodation required	
All Anglesey		
Owner occupied (additional turnover)	364	449
Private rented (additional turnover)	492	566

Private rented 1 bed (additional turnover)	105	122
North Anglesey		
Owner occupied (additional turnover)	72	88
Private rented (additional turnover)	162	187
Private rented 1 bed (additional turnover)	39	45

5.9 Sensitivity Conclusion

5.9.1 Modelling suggests that the local housing market would be more sensitive to an increase in the number of construction workers, by an order of 1000+ than by a reduction in the number of home-based workers of up to 10%. A combination of sensitivities, whilst not modelled, for example a greater number of workers but with a lower proportions home based would exacerbate even further the housing pressure identified.

5.9.2 Whilst the different results obtained from sensitivity modelling do show changes in the level of demand once this demand is apportioned spatially, the actual change is less significant as demonstrated by the North Anglesey breakdown. When numbers are further distributed to individual wards (for North Anglesey, this is the subject of a separate report) the differences are much less.

5.9.3 Assuming that a revised peak workforce is not on site until the start of 2022 does enable both Horizon and the Council to monitor accommodation pressures and to prepare for a greater number of workers, if that number can be predicted. Monitoring will be critical no matter what scenario is ultimately enacted and proper monitoring systems and programme planning should begin to be put into place now to ensure that accommodation is sufficiently flexible to stretch to house a larger workforce in particular.

6. The Preferred Scenario – Spatial Distribution

6.1.1 Having identified the preferred scenario for the accommodation of construction workers the final task is to understand where the numbers are likely to be distributed. This distribution will be influenced by worker demand, by availability of supply and by intervention – the provision of temporary worker accommodation, support for other forms of supply. Intervention should occur in the most appropriate locations, which are locations which are consistent with the JLDP spatial strategy and Wylfa Newydd SPG policy guidance. They should also be in locations which are considered to be broadly sustainable, or capable of being made sustainable.

6.1.2 Modelling of all three scenarios has sought to break down the accommodation pressures into geographical areas within Anglesey with a further category of 'mainland'. For the purposes of the position statement, the focus of this study has been upon the Isle of Anglesey. Separate consideration of the effects upon 'mainland' will be provided.

6.1.3 This chapter uses the results of the modelling for the preferred scenario (Scenario 3) along with the infrastructure capacity information which is reported within the Evidence Base Report to identify some broad spatial locations for accommodation, for North Anglesey, further detailed study has been undertaken and is reported separately.

6.2 Spatial Distribution of Construction Workers.

Temporary Worker Accommodation

6.2.1 Temporary worker accommodation is likely to be provide by, or on behalf of Horizon. The preferred scenario recommends that at least 4,500 bedspaces are provided by 2022 building up from 150 in 2018. Should the construction workforce exceed the approximate 9,200, or should the percentage of home-based workers fall below 25% then additional temporary accommodation might be required.

6.2.2 The preferred scenario introduces numbers to the model in what are considered to be reasonable/deliverable amounts. A development of 150 bedspaces by year 2018 is not unreasonable and depending upon how the development is planned could equate to a 'conventional' housing development of 50 houses. A development of this size, and of 230 (year 2019) would therefore be located preferably within or immediately adjacent to a settlement. Given pressure predicted upon the Northern Wards and Holyhead, a location within Amlwch, followed by Holyhead would be most suitable. Developments of either 150 or 230 bedspaces are unlikely in themselves to be able to fund their own leisure services and facilities and therefore developer contributions should be sought to improve capacity within existing schools (Amlwch) or improve facilities in existing leisure centres. Further consideration of this issue is provided later in this chapter.

6.2.3 As the need for temporary accommodation increases up to 2022 then the ability of single sites within or adjacent to existing settlements increases in difficulty and the ability of the sites to be able to provide facilities to serve their own requirements increases. However it should not be assumed that 4,511 bedspaces in 2022 need to be located on one site and consideration should be given to meeting this requirement over a number of appropriately sized sites which may include land within Amlwch and at Holyhead.

6.2.4 Presently Horizon has indicated opportunities to construct temporary accommodation at Land and Lakes, Penhros. Spread over a number of individual sites this could come forward over a number of years as the demand for temporary accommodation increases. Legacy opportunities have already been identified and secured via the planning consent and the advantages of this site, and its potential flexibility suggest that it remain a preferred site for the Council.

Owner Occupied

6.2.5 Modelling of the preferred scenario suggests that pressure on owner occupied accommodation will be most acute in Northern Anglesey, Holyhead and Rest of Anglesey for one bed accommodation. To an extent this is driven by a lack of current supply of one bedroom accommodation, as well as assumed demand from construction workers.

6.2.6 Across the Island as a whole there are currently 297 owner-occupied one bedroom homes, 75 with in the northern wards, 21 in Holyhead and 201 in the rest of Anglesey. With a turnover rate for owner-occupied one bedroom homes Island-wide of 9.5% the proportion is slightly higher in the North Anglesey and slightly less elsewhere, (10.6% in northern wards, 7.5% in Holyhead, 9.4% in rest of Anglesey)

6.2.7 A lack of available one bedroom accommodation may result in greater pressure on two bed accommodation than that which has been modelled.

6.2.8 It is unlikely that either the Council or Horizon will be able to control the location of the homes bought by construction workers. Ideally however they would be best located within the existing settlements of Amlwch, Holyhead and Llangefni in order to take advantage of existing services and facilities. Smaller numbers could also be accommodated primarily within existing accommodation, in settlements such as Cemaes, Valley, Bodedern etc.

6.2.9 Given the potential increase in demand as a result of the construction programme it is anticipated that new owner occupied accommodation may be constructed. This market accommodation (as opposed to temporary construction worker accommodation) is likely to be sold on the open market available to construction workers and the local communities. In addition, the assessment of the preferred scenario has recommended that shared ownership developments such as the 45 house estate on the former Wells Kelo site, Holyhead come forward.

6.2.10 The spatial location of owner occupied/part owner occupied accommodation will need to be consistent with the Council's spatial framework as set out within the JLDP, and the Wylfa Newydd SPG. This directs the majority of development to the settlements of Amlwch, Holyhead and Llangefni but with a proportion of accommodation allocated to lower tier settlements. The emphasis therefore should be to bring forward the sites currently allocated in the JLDP, in the short term, in advance of the arrival of the peak workforce. In addition opportunities to bring forward the JLDP windfall allowance for settlements should be sought within a similar time frame. Annual monitoring of house completions should be used by the JPPU to understand the increases in supply and additional mechanisms may be required to accelerate new build if appropriate.

Private Rented

6.2.11 Similar to owner occupied, modelling of the preferred scenario suggests that pressure on private rented accommodation will be most acute in Northern Anglesey and Holyhead, particularly for one bed accommodation but also, potential for four + bed accommodation in Holyhead.

6.2.12 The identification of pressure is based upon the number of workers likely to seek private rented accommodation based upon their income profile and length of stay combined with the current availability of the particular source of supply. On the basis that construction workers are more likely to earn average salaries between 55-80% higher than existing residents this suggests that displacement may occur or that existing residents seeking private rented accommodation will struggle to obtain it.

6.2.13 The demand for worker accommodation in the private rented sector should therefore be distributed spatially via the housing hub. As occupation levels rise in one sector or geographical location, for example the North Anglesey Wards, available private rented accommodation in the next, broadly sustainable locations should be considered (Holyhead and Llangenfi). Workers should be focus upon the settlements of Amlwch, Holyhead and Llangenfi as these settlements have the widest range of services and facilities, are best accessed by public transport and are most likely to be able to accommodate a quantum of development for which bespoke worker transportation (coaches) can be provided to site.

6.2.14 Mitigation of accommodation pressure has been set out in this document. It may take the form of social or intermediate rented accommodation provided and available to existing local communities. The prime location for such accommodation will be in North Anglesey (principally Amlwch) but also potential settlements such as Llannerch-y-medd and Cemaes (the North Anglesey study considers this issue in greater depth). Simialrly Holyhead is identified as facing unsustainable accommodation pressure and similar interventions should apply.

Tourism Accommodation

6.2.15 This study has assumed that tourist accommodation, at a worst case, could provide for upto 562 bedspaces as this is represents the level of interest recorded by the Council within its 2015 bedstock survey in high season. Across the island a greater level of interest in accommodating construction workers exists within the wards of North Anglesey with the exception of the ward of Llanbedrgoch where tourism, providers express the greatest level of interest. With the exception of Beaumairs, North Anglesey wards possess the largest number of tourism bedspaces.

6.2.16 Given the above it can be concluded that workers using tourist accommodation would be better placed within the North Anglesey Wards. Holyhead has little capacity overall and has expressed a low level of interest in accommodating workers. As distance from Wylfa Newydd increases, the opportunity and appropriateness of accommodating construction workers in tourist accommodation will decrease.

6.2.17 As noted within the assessment of scenarios, the use of tourism accommodation is possibly less sustainable measured against certain objectives than other forms of accommodation. In mitigation therefore priority should be given to accommodating workers within tourist accommodation which is located within existing settlements. Furthermore the provision of dedicated transportation running from existing settlements to site should be considered to reduce the need to use the private car.

Latent

6.2.18 Information obtained to inform the 2013 LHMA included the use of a questionnaire that enquired as to the interest or otherwise of homeowners in renting rooms to construction workers. This source of supply is known as ‘latent’.

6.2.19 Responses received indicated that there were 18,721 spare bedrooms on Anglesey with interest expressed in letting out 743. This can be broken down spatially.

Table 7.1 Distribution of Spare Bedrooms

Location	Spare Rooms	Letting interest	letting interest %
North Anglesey	3,730	153	4.1%
Holyhead	2,230	105	4.7%
Rest of Anglesey	12,761	485	3.8%
Total	18,721	743	3.9%

6.2.20 Table 7.1 suggests that there is relatively more enthusiasm for latent accommodation within Holyhead, in terms of a percentage of under-used rooms, although a greater absolute number can be found in the Northern Wards.

6.2.21 The total number of potentially available rooms at 743 is higher than that assumed within the Scenario as providing latent supply. Opportunities therefore to attain a figure closer to 743 should therefore be sought as this may reduce accommodation pressure in the most comparable competing sector which is considered to be one bed private rented.

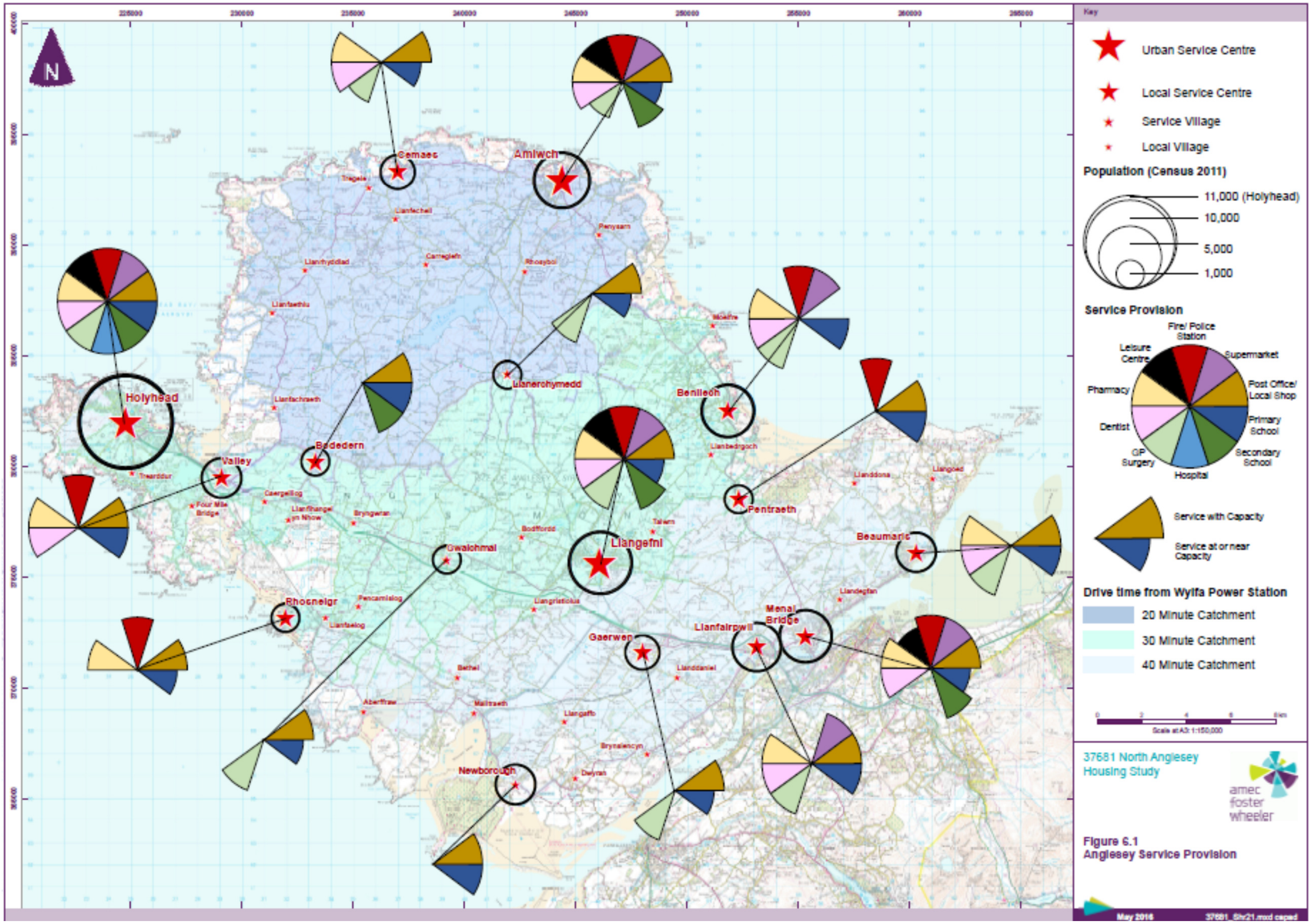
6.2.22 Spatially, latent accommodation should be prioritised within the settlements of Amlwch, Holyhead and Llangefni as it is these settlements which have the widest range of services and facilities to support construction workers.

Infrastructure Requirements

6.2.23 For all types of supply, the preferred locations are in the main settlements of Llangefni, Holyhead and Amlwch. Smaller settlements, particularly those within North Anglesey and at Valley and Bodedern are likely to experience growth pressures. The evidence base reports on the availability of infrastructure on Anglesey. Key pressures are already experienced in nursery provision nursery provision the worst affected areas are Holyhead, Llangefni, and Menai Bridge whilst nursery provision in North Anglesey is likely to become an issue in the short to medium term as current provision is modest and at or around capacity.

6.2.24 Capacity issues are predicted in primary education provision in Amlwch, Cemaes, Penysarn and Llannerch-y-medd in 2021 (North Anglesey) as well as in the primary schools in Llangenfi. Secondary school provision is also predicted to be at capacity in Llangenfi in 2021 although there should be sufficient capacity elsewhere. Present GP provision is almost at or near capacity in Amlwch and Cemaes.

6.2.25 In addition to community infrastructure provision, the evidence base reports upon the presence of key services and facilities such as post offices, leisure centres, pharmacies, dentists etc. Not unsurprisingly it is the Urban Service Centres of Llangefni, Amlwch and Holyhead where provision is greatest.


Holyhead
Valley
Bodedern
Cemaes
Amlwch
Llanerchymedd
Benllech
Pentraeth
Llangefni
Gwalchmai
Rhosneigr
Gaerwen
Llanfairpwll
Menai Bridge
Beaumaris
Newborough
Key
Urban Service Centre
Local Service Centre
Service Village
Local Village
Population (Census 2011)
11,000 (Holyhead)
10,000
5,000
1,000
Service Provision
Fire/ Police Station
Supermarket
Post Office/ Local Shop
Primary School
Secondary School
Hospital
GP Surgery
Dentist
Pharmacy
Leisure Centre
Service with Capacity
Service at or near Capacity
Drive time from Wylfa Power Station
20 Minute Catchment
30 Minute Catchment
40 Minute Catchment
37681 North Anglesey Housing Study
amec foster wheeler
Figure 6.1
Anglesey Service Provision
May 2016

6.2.26 Based upon the recommendations for spatial distribution it is therefore recommended that contributions be required to support enhanced capacity in nursey and primary schools particularly in Amlwch but also, potentially, the other locations noted above. Similarly consideration should be given to improving the capacity of existing health provision, particularly in North Anglesey, (Amlwch and Cemaes). Existing provision of post offices, pharmacies etc may be supported by the arrival of construction workers.

7. Conclusion

7.1.1 This document describes the three Wylfa Newydd construction worker accommodation scenarios which have been developed in order to understand the likely pressures upon the local housing market.

7.1.2 Each scenario enables the modelling of a different accommodation profile. Scenario 1 is the 'demand scenario'. It generates a demand for accommodation based upon the anticipated breakdown of employment groups, their assumed incomes and lengths of stay on the project. Modelling of Scenario 1 concludes that there would be significant pressure in both the owner occupied and private rented sectors from 2020 onwards. For owner occupied, unsustainable pressure would be felt in the one bedroom market as a result of a lack of supply and high demand. For other accommodation sizes particularly three and four bed, pressure would be high but not necessarily unsustainable.

7.1.3 One bedroomed accommodation would also be at a premium in the private rented sector. Modelling of Scenario 1 demonstrates that unsustainable pressure would be felt in 2020 and continue until 2026 for one bed, and that four bed+ would also experience similar levels of pressure. Pressure would be felt across Anglesey and within North Anglesey and Holyhead.

7.1.4 Scenario 1 could also lead to significant pressure on the tourism sector, with demand suggesting a requirement for over 800 bedspaces when in peak months recent Council surveys have suggested a figure of 522 is more realistic.

7.1.5 Scenario 2 represents intervention in the accommodation of construction workers. Rather than led by demand, this scenario allocates supply across the range of accommodation types informed by Horizon's current accommodation profile. In so doing it concentrates accommodation in the short term on the tourism and private rented market with the owner occupied sector receiving significant pressure in the peak year of construction activity. In contrast to Scenario 1 accommodation pressure is reduced in the private rented sector, although there is still predicted to be unsustainable market pressures of one bedroomed accommodation. In certain spatial areas, across Anglesey as a whole (All Anglesey) pressure of four + bed accommodation drops below the threshold of unsustainable under this scenario albeit that this is not achieved for North Anglesey and Holyhead.

7.1.6 Scenario 3 is the final scenario modelled and this looks to deliver temporary worker accommodation sooner, in greater numbers and for longer than the other two scenarios. In so doing is reduces further pressure on the housing market although the pressure on one bed accommodation at a one year peak remains 'unsustainable'. Pressure on four + bed is also reduced and concentrated in the peak year as opposed to the other scenarios. For Scenario 3 tourism accommodation is identified as meeting the worst case (peak tourism demand) figure of 522 suggesting that either side of the summer holiday period additional accommodation may come available to further reduce pressures.

7.1.7 Other than for the demand led scenario both intervention scenario assign a supply from latent accommodation which is less than that expressed during the LHMA survey of 2013. In both cases the figures are still considered to be relatively high and unlikely to come forward with support from the Council and project promoter via the housing hub.

7.1.8 Having developed three scenario each has been assessed against seven objectives. These objectives are taken from the objectives presented within the Council Wylfa Newydd SPG which were themselves developed as a means by which the Council's vision for Wylfa Newydd would be delivered.

7.1.9 Across the objectives the three scenario perform relatively similarly giving rise to potentially negative effects upon local communities, quality of life, infrastructure provision and the provision of housing particularly in the medium term. To a certain extent, with 9,000 + construction workers required it is inevitable that pressures will be faced by local communities, the local housing market and upon existing infrastructure. The extent to which this can be mitigated is considered to be greater in respect of Scenario 3, than in Scenarios 1 and 2. It is because of this that negative performance against the relevant objectives is often assessed as being negative, but not significant, for that scenario.

7.1.10 A substantial number of workers coming to live on Anglesey will also bring positive benefits. Spend in the local economy should increase, demand for accommodation should encourage the re-use of empty homes and provide additional income to the tourism accommodation sector and potentially households with rooms to rent. Similarly there are opportunities for longer term benefits derived from the improved infrastructure that could be left as available to local communities once construction has completed. This legacy benefit could include the conversion of temporary worker accommodation to uses required by the local communities, retained sports and leisure provision. In such cases, to achieve this legacy, the Council must ensure that proposals for worker accommodation are consistent with SPG policy guidance.

7.1.11 Based upon the assessment, the preferred scenario is Scenario 3. Whilst it has been selected the specific breakdown of worker numbers against accommodation types should be seen as fixed. The purpose of the scenario testing is more a method of understanding the key mitigation drivers which the Council should consider within a revised position statement. The key drivers in relation to Scenario 3 are that temporary accommodation should be brought forward earlier in the construction programme and it should potentially cater for – or have the flexibility to cater for, an increased number of workers over that currently predicted by Horizon. Similarly the accommodation should remain in place for longer.

7.1.12 For both private rented and owner occupied, having a greater proportion of temporary accommodation should reduce certain pressures, over certain years. However the relative lack of one bed accommodation within the local housing market, combined with the anticipated demand from construction workers suggests that it is inevitable that pressure at peak will be unsustainable. With peak identified in scenario as 2022 however there remains time both to monitor the need for temporary accommodation and to provide alternative 'ring-fenced' accommodation for the local community. Opportunities to deliver intermediate or social rented accommodation, particularly one bedroomed accommodation should be sought within North Anglesey and Holyhead as these are the locations where pressure will be most acute.

7.1.13 Maximising the proportion of home-based workers will further help to reduce pressures in the housing market. The key benefit however will be that it should also lead to higher incomes within local communities, higher levels of spend in shops and on services and it should encourage skills development within the existing and emerging workforce. The means by which this can be achieved, and other possible mitigation measures are set out in Chapter 5 above. In itself however a higher home-based proportion will not reduce pressures in the housing market. Similarly a reduction in the proportion of home based workers, whilst undesirable for a number of social, economic and educational reasons will not in itself lead to significant changes in accommodation pressures. Sensitivity testing has shown that more significant impacts arise from an addition 1000 workers, than as a result of 10% fewer home based workers. The key message arising from the sensitivity testing however is that it will be necessary to monitor the number and type of workers to be employed, where they are being accommodated and the anticipated future worker profile year on year in order that appropriate planning of the workforce accommodation mix can be undertaken.

7.1.14 A number of key actions have set out within this report. In summary these include:

1. The delivery of temporary worker accommodation sooner, with the capacity for a greater number and retained for longer;

2. Intervention in the housing market to deliver intermediate and social rent accommodation particularly in the one bedroomed sector in Holyhead and North Anglesey by 2022 with a similar focus upon larger accommodation;

3. Encouragement to bring forward JLDP allocations and windfall allowances earlier in the lifetime of the plan, for owner occupation and for rent, (including shared ownership, intermediate rent and social rent);

4. Provision of a suite of skills and education training, re-training, supply chain support and other measures aimed at maximising the proportion of home-based workers;

5. Support structures and grant aid to encourage the return of empty properties to the market and the use of latent accommodation;

6. Consideration in the use of accommodation, particularly one bed accommodation on Mainland (subject of future study) to alleviate pressures at peak time; and

7. Temporary Construction Worker accommodation of at least 4,500 (based upon 9,200 workers) to be located within or adjacent to key settlements (in line with JLDP and SPG policy and policy guidance). Legacy to include for opportunities to conversion into accommodation for intermediate or social rent.

8. Directing workers via the housing hub to accommodation in or adjacent to key settlements or in locations where sustainable modes of transport can be used to transport them to site.

7.1.15 The final document produced as a result of this study is the Position Statement. This provides a summary of the evidence, assessment of scenarios and key conclusions using non- technical language.

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