

the early part of the construction period, the greatest need will be for civil operatives, i.e. building workers, and it is likely that more of these could be recruited locally with the right skills. However, these jobs could be of relatively short duration since the number of civil operatives is forecast to fall from 1,100 in Year 2 to only 600 in Year 4.

It appears therefore that much of the locally recruited labour may only be employed for a relatively short period of time, and the lack of engineering skills may necessitate the movement of a substantial proportion of the workforce from outside the area.

The influx of skilled workers would create pressures for additional housing, health facilities, leisure facilities, etc., and there are implications for the cultural and linguistic character of the district. Many of these workers could also remain as residents of the area after the completion of the power station, and they would add to the number of people seeking long-term permanent jobs.

The commencement of work on a second power station could attract workers, particularly those with skills, away from other local employers. This could happen at a time when the U.K.'s economic recovery is being constrained by a general shortage of skilled personnel, particularly those with engineering skills. This could place some employers in a difficult situation, and future investment leading to long-term employment prospects could be put at risk.

Many workers could also be attracted into the building trades for a relatively short period, and this could result in a large pool of redundant building workers looking for work after the completion of the initial phase of construction. Redundant building workers have constituted a large proportion of Anglesey's unemployed in the past.

Therefore, although the Wylfa 'B' project would offer a major opportunity to reduce unemployment in this area, it is already clear that there are pitfalls, and the Borough Council should commence discussions with the C.E.G.B. to determine how the scheme, if it proceeds, could bring maximum benefit to the area without leading to a long-term unemployment problem.

7.2. Training.

The C.E.G.B. is currently assessing ways in which the number of local people employed on the proposed Wylfa 'B' project could be maximised, and training schemes are clearly a possibility that could be developed. The Board intends to discuss this issue with the local authorities and other bodies, and it is possible that a Training and Education Liaison Committee may be set up.

It is important that an early start is made on training local people to acquire the kind of skills that would give them an opportunity to work on the Wylfa 'B' project.

A training school was established by the C.E.G.B. to train apprentices for work at the Wylfa 'A' station, and a similar facility could be provided in preparation for work on the second station. Alternatively, the existing technical colleges in the area could be expanded, with C.E.G.B. support, to provide facilities for training in the required skills. These skills, once acquired, could be put to good use to diversify the area's economy after the completion of the power station project, and therefore training may be viewed as a long-term investment that would bring lasting benefit to the area. The Borough Council, in liaison with the Education authority, should therefore enter into early discussions with the C.E.G.B. on how training can best be provided.

7.3. The local Economy - opportunities for local businesses.

The 'B' station at Wylfa is expected to have positive effects on the local economy through staff wages, and the provision of goods and services thus continuing the benefits which currently arise from the existing Magnox station. The C.E.G.B. has held comprehensive interviews with local businesses in Gwynedd and to a lesser extent Clwyd and Powys to assess how the proposed scheme could benefit the area's economy.

The project could provide opportunities for a diversity of new and existing businesses in the area, including quarries and other suppliers of building materials, caterers, transport services, office and secretarial services, security services etc. By this means a stronger local economic base can be built up which will retain expenditure locally and reduce the leakage of money to other areas.

The Borough Council has already established a role for itself in developing the local economy, and expertise has been built up on how to assist local businesses to start up and expand. The Council should, therefore, explore the possibilities for developing a role as the link between the C.E.G.B. and local businesses which could benefit from the Wylfa 'B' scheme.

The Borough Council is also the owner of serviced industrial sites in the district, and these could be made available for small businesses wishing to set up, or expand, to take advantage of the Wylfa scheme, these businesses, once established, could in many cases continue after the completion of the power station scheme. The former Shell site at Rhosgoch is now available for redevelopment and uses associated with the construction of the proposed power station could offer possibilities for this site.

7.4. Tourism.

The C.E.G.B. are aware that tourism is a growing industry on Anglesey, and since a large number of people visit Wylfa Power Station each year the Board consider that Wylfa 'B' would be an even greater attraction.

However, there is a widely held belief that tourism may be in decline in Anglesey, particularly in the northern part of the island, and some people consider that, in the wake of the Chernobyl incident, the presence of a nuclear power station may be acting as a deterrent to visitors.

The construction phase of the project could also conflict with tourism since there would be more heavy traffic using the road network, there might be more disturbance, particularly in the Cemaes and Cemlyn areas, and there could be a shortage of temporary accommodation brought about by the needs of a migrant workforce.

The Borough Council, therefore, should give some consideration to means by which the conflicting demands of the nuclear power and tourism industries can be balanced and reconciled. For example, would the C.E.G.B. be willing to invest money in local projects that could enhance the attractiveness of the district to visitors? Recreational facilities, a museum/gallery, and the development of facilities at Amlwch Port are the kind of schemes worthy of consideration.

7.5. Workers' Accommodation.

It must be accepted that a large proportion of the workforce would be migrant workers who would require accommodation during the construction of the station. A number would be accompanied by their families, and those staying for long periods would require permanent housing. The C.E.G.B. would propose to construct a residential hostel for use by the unaccompanied workers.

i) Housing Demand.

The total workforce during the peak period in Year 4 is expected to be about 3,500, and the C.E.G.B. expects that approximately 1,700 of these could be recruited from Anglesey and Arfon. The other 1,800 would be migrant workers, and of these, about 650 would be accommodated in a purpose built hostel. It appears likely, therefore, that at least 1,000 migrant workers would be looking for their own accommodation in the district, and many would be looking for family housing for a period of several years. It is estimated that about 300 family dwellings would be required, mainly for owner occupation.

A sudden surge in demand for housing in the northern part of Anglesey could cause problems which would have implications for the Borough Council as a planning and housing authority. Firstly, there could be a shortage of available housing. The amount of accommodation available for private renting is always small and inadequate, and the number of privately owned dwellings offered for sale tends to fluctuate according to the performance of the housing market. For example, following this year's housing boom, the number of dwellings available on the market has dropped suddenly after a period of several years' steady growth. When there is a shortage of available housing, and a sudden surge in demand occurs, then prices will be forced to rise sharply, and this could cause difficulties for local people wishing to buy property in a highly competitive market.

The impact of an incoming workforce on the demand for housing, and the pressures for an increase in the supply of new dwellings, needs to be discussed between the Borough Council and the C.E.G.B. If it seems likely that additional houses will have to be built, then decision will have to be made regarding their number and location, and suitable sites will have to be allocated, preferably within the context of a statutory local plan. It would be unwise to concentrate all of any additional housing required in any one village, since the impact on the community would be unacceptable. Decisions would, therefore, have to be taken regarding the distribution of any key worker housing required. The question also arises of how any additional housing could be provided. Would the C.E.G.B. build themselves, or would there be reliance on local builders? Could the Borough Council, in its role as local planning authority, act as an intermediary between the C.E.G.B. and local builders and site owners? Is there any suitable local authority housing that could be made available to the C.E.G.B. to house workers and their families who would only reside in the district for relatively short periods? The eventual completion of the new station, and the consequent run-down of the construction workforce, could result in a large number of those additional dwellings being vacated within a short period of time. The implications for the district, and the local housing market, of having an increase in the amount of surplus dwellings available for rent, or offered for sale, need to be considered. How would these dwellings be disposed of, and who would their future occupants be? The question of demand for housing will be important if the station project does proceed, and the issue needs to be thoroughly examined and considered at an early stage.

ii) Workers' Hostel.

The C.E.G.B. expects that the construction workforce would live mostly in Anglesey and Arfon, but it accepts that there would be a shortage of available local accommodation at the peak of the holiday season. Accommodation would therefore need to be provided in a residential hostel, purpose built for the unaccompanied workers.

The proposed hostel would provide good quality single room accommodation, with dining and recreational facilities, and it should discourage workers from seeking accommodation elsewhere. Initially, sufficient accommodation would be planned for up to 650 workers, but the hostel would be extendable if it became necessary. A five day working week policy would enable most residents to return home at weekends, and it is anticipated that a significant proportion would leave the area from Friday afternoon until Sunday evening or Monday morning.

The C.E.G.B. does not appear to have made up its mind regarding the proposed location for the hostel, but obviously there would be advantages to having it on or near the construction site. Following the completion of the proposed station, a good quality hostel building could also be retained for future use by maintenance workers. The operating station would require refuelling and major maintenance, which would be carried out every 12 - 18 months, and this would require an additional workforce averaging about 300 for a two month period. Finding short term accommodation for these workers could be a problem, to which a permanent hostel would provide an answer.

However, the presence of a site hostel could have a considerable impact on the local communities, particularly the nearby villages of Tregele and Cemaes. A more remote location should therefore be considered, such as the redundant Shell site at Rhosgoch, but obviously this would be less convenient for the building contractors and the C.E.G.B. because of the travelling involved, and the volume of traffic using the local roads would also be increased at peak periods. However, the possibility of a remote location for the hostel must be considered, as well as any long-term use to which a permanent building could be put.

7.6. Health Facilities.

The C.E.G.B. considers that there are adequate health facilities available in the area to cope with the expected workforce and their families. However, the problems of the health services in Gwynedd are well known, and a reduction in the ambulance services has been threatened. This issue needs to be discussed thoroughly with the Gwynedd Health Authority, and possibly the Gwynedd Family Practitioners Committee, to obtain their assessment of the likely impact that an additional industrial workforce and their families might have on local health services.

7.7. Schools.

The C.E.G.B. has also stated that there are adequate school facilities available for the expected workforce's families, but there is a possibility that additional language units would be required.

The additional demands made on local schools would depend very much on where any new housing development would be permitted. This issue needs to be thoroughly discussed with the Local Education Authority (Gwynedd County Council) who would have to take responsibility for any additional schooling facilities required. Would existing schools be expected to cope, or would a special school need to be set up, possibly with C.E.G.B. assistance? Could there be any long-term gain to the Education Authority?

7.8. Recreational Facilities.

The C.E.G.B. also considers that the recreational facilities available in the area are adequate. However, the Council could put forward a strong case that additional recreational facilities would be advantageous, being of benefit to both the incoming workforce and the local people on a long-term basis.

At present there is a Social Club, with sporting facilities, at Simdda Wen close to the existing power station site. The surrounding area will be required to provide the construction area for the proposed 'B' station, and clarification is required on whether the existing club would continue to be used during the construction period. If any recreational facilities are lost through redevelopment of the site, then replacement facilities should be provided to cater for the 'A' station workforce as well as the construction workforce.

The C.E.G.B. could also be requested to consider funding, or part funding, additional facilities at the Council's leisure centres, since they would be subject to more intensive use. The provision of more diverse facilities would help the incoming workforce to settle down and enjoy their stay in Anglesey, and the local people would gain the use of the extra facilities for the long-term.

7.9. Cultural Impact and the Welsh Language.

The Board acknowledges that the construction and operation of the station may have implications for local culture. The movement of a large number of workers and their families into the district would have considerable impact on some communities, particularly in the northern area close to the construction site, and in many of these communities the Welsh language, which is the backbone to the local culture, is already weakened and under threat. The problems associated with immigration into the district are already well known, and the construction of Wylfa 'A' in many ways contributed to the changes that have taken place in the linguistic character of the district. It is quite likely that following the construction of a 'B' station, many workers and their families would settle permanently in the area, further weakening the position of the Welsh language.

On the other hand, the Wylfa 'B' project would bring economic development into the district, and without such development, and the job opportunities it brings, many local people might consider leaving the area to look for work, and this could also weaken the position of the Welsh language and culture since it is the more able and better educated local people who are likely to leave.

This issue of local culture and the Welsh language is a difficult one to deal with objectively because 'culture' is difficult to define and quantify. However, it is an important issue which the Borough Council will have to consider before responding to the C.E.G.B.'s proposals.

The Board will discuss this matter with the local authorities especially in relation to the location of the hostel and schooling requirements.

7.10. Community Liaison.

For many years the Wylfa Local Community Liaison Committee has been a forum for discussion and exchange of information between the C.E.G.B. and those people who reside in the area of the existing 'A' power station. The Local Community Liaison Committee, which is chaired by the station manager is, however, primarily concerned with the operation of the existing station, and it is intended that a new and separate channel of communication should be established to consider matters relating to the construction of the 'B' station. The C.E.G.B. plans to set up a Construction Consultative Committee that would meet regularly during the construction of Wylfa 'B'. Appropriate local organisations such as the Training Commission, local trading associations, the police, and the community, district and county councils would be invited to be represented. The committee would keep local interests informed of the progress with construction, and the prospects for local employment and training and would discuss aspects of construction affecting those who live in the area. In addition, a Training and Education Liaison Committee would be set up to promote the employment of local workers.

In due course, the Construction Consultative Committee would be replaced by a Local Community Liaison Committee to deal with the "B" station after commissioning.

7.11. Project Completion.

If consent is granted for the construction of a Wylfa 'B' power station, then the C.E.G.B. would expect it to be ready for commissioning by the end of the century. The construction period would, therefore, be of relatively short duration, being about 6.5 years according to current estimates. During this period, a large number of workers would be employed on the site, some 3,500 during the peak year, and the rates of pay would probably be considerably better than average. The commissioned station would employ about 500 workers, which is roughly the same as the existing 'A' station. The completion of the project would, therefore, result in a rapid reduction in the numbers employed, and the consequent loss of income could have a considerable impact on the local economy. Locally recruited workers, accustomed to high wages, would suddenly find themselves either unemployed or in alternative employment paying lower wages, and the amount of expenditure injected into the local economy would consequently fall. This in turn would affect other suppliers of goods and services as the amount of money circulating through the local economic multiplier would be reduced.

It is also possible that many of the workers who would move into the district to work on the station would decide to stay after its completion, thereby increasing the competition for alternative jobs, and possibly exacerbating a re-emerging unemployment problem.

The completion of a second power station could, therefore, have a considerable impact on the local economy which could wipe out most of the benefit that would be gained during the construction period. However, the training provided during the construction period could create a pool of skilled labour, which the district lacks at present, and which could enable the economy to be restructured and diversified to provide long-term job opportunities.

If the Wylfa 'B' project goes ahead, the C.E.G.B. should take steps to cushion the impact that completion of the 'B' station project could have on the local economy. Wherever large scale redundancies have taken place in the coal and steel industries, then measures have been taken to reduce the impact on the local economies by the creation of enterprise schemes with the aim

of setting up a diversity of small firms to offer new and long-term job opportunities. In this way local economies can be restructured to compensate for the decline of the traditional big employers.

The situation would be rather different in the case of a power station construction scheme, but the impact of completion of a major, but short-term project, could nevertheless have a considerable impact on the local economy.

The C.E.G.B. could be encouraged to assist with the creation of new job opportunities after the construction of the proposed Wylfa 'B' station. If use could be made of the former Shell site at Rhosgoch during the construction period, as a depot or workshops site, then it could be made available for the setting up of small firms after the project completion. There would be many trained engineers in the area who could take advantage of opportunities to establish small businesses on this site, as well as other industrial sites in the district.

The tourism industry could also be expanded to fill the gap left in the local economy after the station completion, and the C.E.G.B. could be requested to invest in tourism projects as a means of assisting the area to cope with the rundown in the construction workforce. Investment in tourism/leisure projects could include the development of Amlwch Port as a tourist attraction, the provision of additional sporting facilities at the leisure centres, and the development of high quality hotel, and possibly other types of accommodation, at suitable locations.

The Borough Council should, therefore, urge the C.E.G.B., at an early stage, to examine ways of assisting the long-term economic well-being of the district, to sustain the benefit that a 'B' station would bring into the period following its completion.

The decommissioning of the Wylfa 'A' Station would also be imminent by the turn of the century, and this could enable a gradual rundown in the workforce to take place, thereby minimising the impact on the district.

7.12. Decommissioning of Wylfa 'A'.

Wylfa 'A' nuclear power station, which has a nominal life of 30 years, was commissioned in 1971, and could be expected, on present forecasts, to close early in the next century.

Decommissioning is the term used to describe the whole process which follows after power station final shutdown, and includes defuelling, dismantling of the plant and buildings, transport of waste material to authorised disposal or storage sites, site clearance, and landscaping.

The first stage, which involves reactor defuelling and removal of operational wastes, would commence soon after final shutdown. During this stage, over 99% of the radioactivity would be taken off-site, and the process could take between 5 and 7 years. The work would be carried out by some of the station's operational staff, or by replacement staff who would be trained to undertake decommissioning work.

The second stage would be the dismantling of the non-radioactive and radioactive plant and buildings outside the reactor's biological shield, and the removal of the waste material off-site for storage or final disposal. Stage 2 would probably follow on directly from Stage 1, and would also take between 5 and 7 years to complete. Stage 3 would involve the removal of the reactor

with its biological shield, and the final clearance of the site. A minimum period of ten years must lapse before shutdown and the commencement of Stage 3, but there is a possibility that this stage could be deferred for a period of up to 100 years to allow the level of radioactivity to reduce to simplify the task of final clearance and disposal of the reactor materials.

On the presently envisaged timescale, the construction of the 'B' station would be complete before the 'A' station is closed. The nature and scale of the works carried out during Stage 1 are such that there will be no significant off-site effects during the 5 - 7 years that this might take, and no interaction with the 'B' station.

When a decision is taken to cease operations at the 'A' station, the C.E.G.B. will consult the Local Authorities regarding the proposed programme for the phased demolition of plant, buildings and structures and the removal of certain materials from the site. The C.E.G.B. will, therefore, take into account the authorities' views and advice on matters such as traffic implications, possible road routes, and landscaping, so ensuring that the interests of the local community are properly considered. The Roll On/Roll Off berth proposed for the 'B' station may be used for the removal of large items.

The 'B' station would remain operational until after 2,030, and a decision would be taken before then on the possibility for the construction of a Wylfa 'C' station.

8. ADDITIONAL MATTERS FOR CONSIDERATION.

In addition to the list of issues already identified, there are several other matters which the Borough Council needs to consider before responding to the C.E.G.B. application for a Wylfa 'B' nuclear power station.

These additional matters are:-

1. Conditions to be attached to any planning permission, and agreements with the C.E.G.B.
2. The need for additional electricity generating capacity.
3. Privatisation of the electricity generating industry.
4. The implications of a refusal of consent for the proposed Wylfa 'B' station.

8.1. Conditions to be attached to any planning permission, anagreements with the C.E.G.B.

Important planning, housing, and highway implications would arise from the C.E.G.B.'s proposals in the event of the Secretary of State deciding to grant consent and deemed planning permission for a Wylfa 'B' station. In order to maximise any potential benefits to the area, or to overcome or ameliorate any potential problems, the Borough Council would probably wish to see the imposition of conditions on any permission given by the Secretary of State, or alternatively, undertakings being obtained from the C.E.G.B. Such conditions and undertakings need to be considered even if the authority decides to object in principle to the C.E.G.B.'s proposals. The drafting of conditions must be based on the advice contained in Welsh Office Circular 1/85 - 'Use of Conditions', together with relevant case law. Similarly, the drafting of undertakings must take into account the powers expressed in Section 111 of the Local Government Act 1972, and Section 33 of the Local Government (Miscellaneous Provisions)

Act 1982, together with the advice contained in Welsh Office Circular 46/83 - 'Planning Gain', and relevant case law.

Examples of relevant conditions are given in Appendix 1 which is a list of conditions and undertakings prepared by C.O.L.A. - the Consortium of Local Authorities opposed to the proposed Hinkley Point 'C' Nuclear Power Station in Somerset.

8.2. The need for additional electricity generating capacity.

Since the commencement of the public inquiry into the C.E.G.B.'s proposed Hinkley Point 'C' nuclear power station, on the 4th October 1988, it has emerged that the question of need for additional electricity generating capacity, particularly through the construction of further nuclear power stations, is likely to become a major issue for debate.

In the event of a public inquiry being held into the proposed Wylfa 'B' station, it is virtually certain that this question of the need for further nuclear power development would be a dominant consideration.

In March 1988, the C.E.G.B. had 74 power stations with the capacity to generate 54 Giga watts (G.W) of electricity. This is less than what the capacity was 10 years ago when 137 power stations generated over 56 G.W. of electricity. By 1995 the Board believes it will need nearly 63 G.W. of power, but there will only be sufficient capacity for 61 G.W. The additional requirement would be met by the construction of P.W.R. stations at Sizewell, Hinkley Point, and Wylfa, and an unspecified fourth location (probably again at Sizewell) together with several coal-fired stations. The C.E.G.B. is also anxious to diversify the electricity generating industry so as not to place excessive reliance on any one particular fuel type, especially coal.

Opponents of the Hinkley Point 'C' project argue that the Board has over-estimated the future demand for electricity, and that there are alternative means of diversifying supply other than by using nuclear power.

It is pointed out that during the 1970's the Board had more generating capacity than it has now, and the country's economic growth may not be as energy-intensive in the future as it was in the past. Demand can also be reduced through energy conservation, demand management, and the elimination of wastage.

Energy supplies can be diversified by means other than nuclear power, and a number of alternatives to nuclear expansion are available, including:-
new gas - turbine stations.

rehabilitation of existing C.E.G.B. hydro stations.

the development of new hydro sites.

generation of power from refuse.

the Severn barrage.

wind and wave power.

imports from France's excessive generating capacity.

Opponents also point out that reliance on coal is not as risky as was once the case since the supply of domestically produced coal is now quite secure, and coal may also be imported in any emergency.

8.3. Privatisation of the electricity generating industry.

Another issue that has emerged as a major focus of attention at the Hinkley Point 'C' inquiry is the forthcoming privatisation of the electricity industry. Opponents of nuclear power consider that a privatised industry would be forced to operate nuclear stations, and that this would be against the best interests of consumers, and could create unacceptable risks.

Under the Government's proposals the C.E.G.B.'s power stations would be distributed between two successor companies - 'Big G', which would take 70% of the Board's current capacity, including all the nuclear stations, and 'Little G' which would take the remainder. The national grid would be opened up to competition between 'Big G', 'Little G', the independent generators, and to outside suppliers such as the Scottish and French electricity industries. However, a restriction on competition is to be imposed since the privatised distribution companies would be forced by legislation to take about 15 - 20% of electricity from 'non-fossil fuel' generating capacity. This would include renewable energy sources, such as wind and tidal power, but it would be predominantly nuclear power, at least in the early years.

Opponents of nuclear power consider that privatisation could open up opportunities for greater consumer orientation and a more efficient use of electricity. Policies to reduce costs to the consumer could reduce the need for additional generating capacity, and the industry could be attracted to smaller power stations, which could be built quickly, and to extending the lives of existing power stations. The requirement to take a proportion of capacity from the nuclear sector would, however, inhibit the kind of increased levels of competition that would otherwise come about, such as if the C.E.G.B. were split into about five companies. Opponents also fear that a privatised industry would be largely unregulated, and that the pursuit of short-run profit maximisation could go against the longer term interests of consumers.

Doubts have also been expressed as to whether the private companies would be willing to risk investment in new nuclear stations, due to safety reasons as well as the possibility that obtaining finance for such projects could be difficult.

8.4. The implications of a refusal of consent for the proposed Wylfa 'B' Station.

One possible scenario that needs to be considered is the possible effect on the district if the Wylfa 'B' proposals do not proceed. This could arise either through a refusal of consent by the Secretary of State, or because a privatised electricity generating industry would be unwilling to invest in a new P.W.R. station.

Economic Effects.

According to the C.E.G.B.'s latest estimates, the construction of the station would create up to 1,790 jobs for local people from Anglesey and Arfon during the peak year. Of the other 1980 employees who would be recruited from outside the district, the majority would be expected to reside in the district, at least temporarily.

The Board's consultants have estimated that the payment of employees' wages and salaries, together with expenditure on local services and the use of local contractors, could inject between £250 million and £300 million into the local economy during the construction period. If the scheme does not proceed, therefore, a possible total of as many as 3,800 potential new jobs, together with up to 1,700 further jobs created indirectly within the local economy, and a considerable injection of expenditure into the local economy, could be lost.

It must be borne in mind, however, that the peak construction period would be of relatively short duration, and the economic boom created could be short-lived. However, the disruption caused to the district, and the community, could have far-reaching effects after the completion of the scheme. The long term socio-economic effects of the scheme should, therefore, be

assessed, and a comparison should be made between two differing scenarios, one assuming the scheme does proceed and the other assuming it does not, in an attempt to judge what would be in the best long-term interests of the district and its community.

Wylfa 'A'.

The existing Magnox station is expected to continue operating until the end of the century by which time it would be decommissioned because of obsolescence. The operational staff could be expected to transfer to the 'B' station which would, by then, be completed and ready for commissioning.

The operational 'B' station would provide 470 permanent jobs, about 335 - 375 (over 70 %) of which would be filled by local people. The present station injects about £11 million per year into the local economy in the form of wages, and £1.5 million in local contracts and purchases. Expenditure by power station workers makes a significant contribution to the local economy, particularly through retail expenditure. If the 'B' station is not proceeded with, therefore, the eventual closure and decommissioning of the 'A' station could result in a significant loss of income injected into the local economy.

Decommissioning.

Once it has ceased operating, the 'A' station will have to be decommissioned, regardless of whether the 'B' station is built or not. In the event of the 'B' station not going ahead some of the existing station's operational staff could possibly be redeployed on decommissioning work, but the number of jobs involved, or their likely duration, is uncertain. In the long-term, it seems quite likely that there would be significant job losses, and a consequent loss of income into the local economy, unless other sectors of the economy, including alternative means of power generation, could be expanded to fill the gap.

If the 'B' station project, for whatever reason, does not go ahead, then the Wylfa 'A' station site would effectively become redundant upon the ceasing of operations at the present station. Questions should, therefore, be asked about the possible alternative uses that could be made of the site, bearing in mind its close proximity to a decommissioned reactor which could take up to 100 years to remove completely. A large quantity of used nuclear fuel has accumulated at the Wylfa site, and the initial decommissioning of the Magnox reactor would create substantial further quantities of used fuel for disposal. In the event of the Wylfa 'B' project not proceeding, is there a danger that the site could become a long-term store for used fuel and other radioactive waste, and is there a possibility that reprocessing of the spent fuel on the site could be contemplated?

Anglesey Aluminium and Local Power Supplies.

The Anglesey Aluminium smelter at Penrhos, Holyhead, obtains its power supply directly through two 132 kv connections from the existing Wylfa 'A' power station. Two other 132 kv connections provide a local supply of electricity. In the event of the Wylfa 'B' proposals not going ahead, alternative means of securing power supplies would need to be established, and questions should, therefore, be asked about possible alterations required to the national grid, and the transmission lines, in order to secure such supplies. The continuous smelting process at Anglesey Aluminium requires a guaranteed, uninterrupted, supply of power in order to maintain the plant on an economic basis, and the C.E.G.B. should be asked to state if such a supply could be provided after the closure of the Wylfa 'A' station, if the 'B' station does not go ahead.

APPENDIX 1

PROPOSED NUCLEAR POWER STATION, HINKLEY POINT 'C' SOMERSET.

Conditions and undertakings drafted by C.O.L.A. - the Consortium of Opposing Local Authorities.

1. CONDITIONS

In the event of the Secretary of State directing under Section 40(1) of the Town and Country Planning Act 1971 that planning permission for the C.E.G.B.'s proposals should be deemed to be granted, the permission should be subject to conditions, including those relating to:

1. duration of the permission:
2. layout and design:
3. restoration of the site at decommissioning stages:
4. landscaping and landscape management:
5. removal of temporary structures:
6. protection of water supply and land from contamination:
7. noise, fumes and dust:
8. soil storage:
9. undergrounding of transmission lines:
10. the provision of appropriate terminal structures and landscaping:
11. work in accordance with annotated drawings and plans:
12. scope of the permitted use of the site:
13. the storage of radioactive material on site:
14. disposal and discharges of materials and waste other than radioactive and toxic wastes.

2. UNDERTAKINGS.

Matters suitable for undertakings by the C.E.G.B. with the relevant local authorities and other bodies include:

1. full advance funding of by-passes for Bridgwater and Cannington and other necessary road works.
2. full funding of a new railhead:
3. sources and transportation of minerals:
4. control of construction traffic including measures to protect the village of Combwich:
5. acoustic installation:
6. programme of pre-construction works:
7. footpaths and access to the foreshore by anglers and others:
8. off-site landscaping:
9. minimising the intake of marine life:
10. coastal stability:
11. protection of the natural environment:
12. decommissioning and related matters:
13. local liaison arrangements:
14. use of local firms and labour:

- 15. training of the workforce:
- 16. fire safety provision and other emergency services:
- 17. security of water supply for emergency purposes:
- 18. access for firefighting:
- 19. use of contractors' compound:
- 20. lorry and car parking facilities:
- 21. use of designated areas:
- 22. arrangements for emergency planning:
- 23. financial provision towards additional public services:
- 24. accommodation for the construction workforce:
- 25. sources of fresh water for the Hinkley Point site:
- 26. provision of radiological monitoring data:
- 27. working regimes and administration of the site during construction.
- 28. archaeology:
- 29. implementation and monitoring of undertakings.

The undertakings must be enforceable against the C.E.G.B.'s successors in title for the Hinkley Point site.

Written agreements must be executed prior to the commencement of consent for the development being given by the Secretary of State.



Department of the Environment
2 Marsham Street London SW1P 3EB

Welsh Office
Cathays Park Cardiff CF1 3NQ

12 April 1976

PROCEDURE FOR CONSULTATION AND CONSENT FOR NEW ELECTRICITY GENERATING STATIONS AND OVERHEAD LINES

1. We are directed by the Secretary of State for the Environment and the Secretary of State for Wales to bring to your attention a revised procedure for obtaining the views of both county and district (including metropolitan) planning authorities in cases where deemed planning permission is sought along with the consent of the Secretary of State for Energy for the construction of new electricity generating stations and overhead lines.
2. Before placing an overhead electricity line (a) or constructing or extending a generating station (b) the Central Electricity Generating Board or Area Electricity Boards in England and Wales require the express consent of the Secretary of State for Energy. This requirement does not however apply to service lines to individual consumers or to overhead lines within premises in the sole occupation or control of the Electricity Board.
3. The Secretary of State for Energy must give the district council (or London Borough or Common Council of the City of London) in whose area the development is situated and the county council an opportunity to comment before authorising the proposal and the local authority (c) has in fact the right to be heard where the proposal relates to an overhead line (d). Further, if either the district or county council as local planning auth-

- (a) Section 10(b) of the Schedule to the Electric Lighting (Clauses) Act 1899.
- (b) Section 2 of the Electric Lighting Act 1909.
- (c) "Local authority" is defined for the purposes of Section 10(b) of the 1899 Schedule and section 21 of the Electricity (Supply) Act 1919 (overhead lines) and section 2 of the 1909 Act (generating stations) in section 31 of the Electric Lighting Act 1882 (amended by SI 1974 No 595).
- (d) Section 21 of the Electricity Act (supply) 1919.

ority (e) object to a particular proposal then a public inquiry has to be held unless the objection is withdrawn or the Secretary of State imposes modifications or conditions to his consent that will meet the objection of the local planning authority (f). An inquiry may also be held in cases where the local planning authority does not object to the development (g).

4. Since such development needs to be authorised by a Government Department, Section 40 of the Town and Country Planning Act 1971 applies and the Secretary of State for Energy in giving his consent also gives directions as to deemed planning permission. In accordance with Ministry of Housing and Local Government Circulars 63/51 and 28/58 the observations of the local planning authorities were sought on Form B.

5. The transfer of certain town and country planning functions to district councils by the Local Government Act 1972 necessitates changes in the Form and a change in the procedure described in the Circulars in relation to electricity developments. The revised procedure is as follows.

Revised procedure

6. When seeking the consent of the Secretary of State for Energy to place an overhead line or construct or extend a generating station the Central Electricity Generating Board or Area Board will send to each district council in whose areas the development will be situated four copies of a Form B as set out in the Appendix to this Circular. Part I of the Form (except the Certificate) will be completed by the Electricity Board and will describe the proposed development. Each copy of the Form will be accompanied by a map showing the part of the overhead line situated in the district council's area with a section of the line extending into the area of the neighbouring authority on each side, or, in the case of a generating station, its location.

7. At the same time the Electricity Board will send to the county council in whose area the development will be situated three copies of Part I only of the Form, with an additional copy for each district council in whose area the proposed development is situated. The relevant map describing the development will be enclosed.

8. The procedure to be followed is explained on the Form. In essence, if the proposal is considered to be or is to be dealt with as a county matter the district council(s) should complete the certificate in Part I only and then send three copies of the Form to the county council to complete Part II. If the district council is to deal with the proposal the county council should complete and return to the Electricity Board the certificate in Part I of the Form and forward a copy to each district concerned. The district council will complete the Part II of the Forms it has received from the Board. Because of the duty of the Secretary of State both to afford, under the 1919 Act, an opportunity to the local authority to be heard, and to hold a public

(e) "Local planning authority" is defined for the purposes of section 2 of the 1909 Act and section 10(b) of the 1899 Act in section 1(1) of the Town and Country Planning Act 1971, as amended by the Local Government Act 1972 in relation to Greater London in Schedule 3 of the 1971 Act, and in relation to National Parks, in sections 182(4) and (6) of the Local Government Act 1972.

(f) Section 34(1) of the Electricity Act 1957.

(g) Section 34(3) of the Electricity Act 1957.

inquiry, under the 1957 Act, in the event of an objection by the local planning authority, he must know how to proceed. In every case therefore a completed and signed certificate in Part I of the Form B should be provided by both county and district councils unless one authority is entitled to sign on behalf of the other (see paragraph 15), regardless of which authority signs Part II.

Consultation by Local Planning Authorities

9. The principles governing the extent to which consultation may be appropriate remain basically unchanged. Further consultation will not therefore normally be necessary with Government Departments or other bodies already consulted by the Electricity Board, the results of which they will normally pass to local planning authorities. It is however open to authorities to contact such bodies again if they feel it necessary to do so to form a balanced view or to clarify a particular point. Authorities should always of course carry out whatever consultation they consider appropriate.

10. Whether or not a particular proposal is to be dealt with as a county matter, district and county authorities will wish to consider the need for consultation one with the other. The occasion of carrying out the part of the procedure briefly outlined in paragraph 8 above may provide a suitable opportunity for expressing views.

Publicity

11. Electricity Boards are required (h) to advertise applications for consent for generating stations and for overhead lines of 132,000 or higher voltage. Boards are also required to publish prior notice of public inquiries. Accordingly the public are afforded an opportunity to express their views but planning authorities will need to consider whether and in what form they wish to give publicity to the proposals.

Greater London

12. In the Greater London area planning functions are not altered by the Local Government Act 1972 and the Greater London Council, for the purposes of electricity development, is the local planning authority (i) but, as outlined in paragraph 3 above, London Boroughs and the Common Council of the City of London have the right, as local authorities, to be heard or to state objections with regard to electricity developments in their area. Nevertheless a uniform procedure is, so far as practicable, desirable and in the circumstances it is recommended that the procedure outlined above be adopted in Greater London as appropriate. This will mean that four copies of the Form in the Appendix, suitably adapted, will be sent to the London Borough or Common Council in whose areas the development will be situated. These authorities should simply complete Part I of the Form certifying whether or not they object to the proposal and pass three copies of Parts I and II to the Greater London Council for their attention as the local planning authority. The Electricity Board will send a copy of Part I of the Form also suitably adapted, to the Greater London Council who are requested to complete the Forms and circulate copies as indicated.

(h) Section 34 of the Electricity Act 1957 and the Electricity (Publication of Applications) Regulations 1957 (S I 1957 No 2227).

(i) Paragraph 8 Schedule 3 to the Town and Country Planning Act 1971.

National Parks

13. In a national park the authority exercising the planning function will be either a joint or special planning board, or the county council(s) for the area acting through a national park committee. However, the district council(s) in whose area a proposed line is situated and (where it is proposed to place the line along or across any county bridge or any main road vested in a county council) the county council not acting as the planning authority may request a hearing(j). This practice means that in a national park an overhead line proposal may need to be cleared with the district and county councils in whose area it is situated and the views of the joint or special planning board, or the national park committee, will also be required. As in the case of Greater London the procedure in this circular should be followed where the circumstances allow and the Forms should be adapted as appropriate.

Expediting applications

14. The Secretaries of State hope that these arrangements will avoid unnecessary delay in considering Electricity Board proposals. Local planning authorities are asked to co-operate in expediting applications and, when formally consulted by Electricity Boards, to give their views within at most two months of receiving the Form B.

General

15. Where arrangements have been made under Section 101 of the Local Government Act, 1972 for one authority to discharge the functions of another in relation to these matters, the authority completing the certificate in Part I of the Form should state clearly that it is acting both on its own behalf and on behalf of another authority, naming that authority. The Secretary of State for Energy will rely on that statement being correct. If therefore in any case an authority which has authorised another authority to act for it decides that it will act on its own behalf, it must do so *before* the other authority has acted for it, and ensure that the Department of Energy is left in no doubt as to the position.

16. The views of the local planning authorities have considerable influence on the Secretary of State for Energy's decision whether or not to give consent and deemed planning permission and in what terms. It is therefore necessary that the copies of Forms B and certificates which reach his Department should show a clear signature and an indication of the authority on whose behalf the Form is signed. If possible the original signed copies should be sent to the Electricity Board to be forwarded to the Department of Energy.

17. The arrangements set out above relate to the formal stages of consultation; it will be the responsibility of the Electricity Board to ensure that all authorities concerned are formally invited to comment on the proposal in their area of jurisdiction. The Secretaries of State believe that informal consultation at the earliest stage is of the greatest help in enabling the procedure to operate smoothly. They hope that authorities will take the same view.

(j) Section 21 of The Electricity (Supply) Act 1919.

18. Circulars 28/58 and 63/51 are amended accordingly.

We are, Sir, your obedient Servants,

R LLOYD THOMAS, *Assistant Secretary*

D J TALLIS, *Assistant Secretary*

The Chief Executive
County Councils }
District Councils in } England and Wales
London Borough Councils

The Director-General, Greater London Council,
The Town Clerk, City of London
Joint Planning Boards

[DOE PLUP3/221/1]

[WO P98/73/01]

*** BOARD**

Address:

Note: The County Council is to be sent Part I of this form in triplicate, plus an additional copy for each District Council in whose area the proposed development is situated. The District Council is to be sent the whole of the form (i.e. Parts I and II) in quadruplicate.

PART I

Electricity Board Application No.

Date

To the Chief Executive

Council

Dear Sir

Electric Lighting (Clauses) Act 1899, Electric Lighting Act 1909,
Electricity (Supply) Act 1919, Town and Country Planning Act 1971

The Board is applying to the Secretary of State for Energy for his consent to the development described overleaf. The Secretary of State will at the same time be requested to direct that planning permission for this development shall be deemed to be granted. The direction (and the consent) may be given subject to conditions.

To assist the Secretary of State to determine the application:

- (a) the District Council is requested either
 - (i) if the proposed development is to be treated as a District matter, to return to me two copies of this form with the Part I Certificate and Part II completed and signed, and send one completed and signed copy to the County Council, OR
 - (ii) if the proposed development is to be dealt with as a County matter, to complete and sign only the Part I Certificate on three copies of this form and send them to the County Council for completion of Part II.
- (b) the County Council is requested
 - (i) in all cases to return to me two copies of the Part I of this form with the Certificate below completed and signed, and to send a copy to each of the District Council(s) in whose area the development is situated, AND, in addition,
 - (ii) if the proposed development is to be treated as a County matter, to complete and sign Part II of the forms received from the District Council(s) and return two of them to me.

Department of the Environment Circular 34/76 and Welsh Office Circular 45/76 describe this procedure and the reasons for it.

Yours faithfully,

For and on behalf of the Electricity Board.

* Insert the name of the appropriate Electricity Board.

CERTIFICATE

(To be completed by or on behalf of both County AND District Councils
IN EVERY CASE.)

The

County/District Council

object on the grounds set out below

**(i)* have no objection to make to the development described overleaf

(ii) (To be completed in the case of applications relating to overhead lines only.)

**desire* to be heard in pursuance of Section 21 of the
do not desire Electricity (Supply) Act 1919 before the Secretary of State gives his consent to the placing of the said lines.

Dated

Signed

Designation

On behalf of the

County/District Council

[Reasons for objections]

** Delete as appropriate.*

PARTICULARS OF PROPOSED DEVELOPMENT AND REPRESENTATIONS

[To be completed by the Electricity Board]

Application is being made

- (a) ***for consent under section 10(b) of the Schedule to the Electric Lighting (Clauses) Act 1899 for the placing of electric lines above ground*
- (b) ***for consent under section 2 of the Electric Lighting Act 1909 for the construction/extension** of a generating station*
- (c) ***for a direction under section 40(1) of the Town and Country Planning Act 1971 that planning permission for the development described below be deemed to be granted.*

*** Delete whichever does not apply.*

1. Particulars of proposed development. [These particulars should be accompanied by such plans as may be necessary to enable the local planning authority to identify the land affected by the proposals and to appreciate the nature and extent of the proposed development.]

2. Particulars of any representations or objections which have been made to the Electricity Board.

Date

19

For and on behalf of the Electricity Board.

Note: This Part to be completed, dated and signed before submitting to the local authority.

Signed

Designation

PART II—INFORMATION AND OBSERVATIONS

(To be completed by the local planning authority who will be the District Council or the County Council if the proposed development is to be dealt with as a county matter.)

Planning Reference No.

1. Names of the interested parties consulted as to the proposals with details of any observations received.
2. Particulars of any representations which have been made to the local planning authority objecting to the proposals.
3. Have any general or specific restrictions been imposed by any authority on the development of the land affected by the proposed development?
4. Does the proposed development involve the demolition, alteration or extension of a building of special architectural or historic interest included in a list compiled or approved under section 54 of the Town and Country Planning Act 1971?
5. Do the local planning authority object to the proposed development in principle? (If so, state reasons.)
6. Are the local planning authority prepared to approve the proposed development subject to modifications or conditions which are not acceptable to the Electricity Board? (If so, specify the modifications or conditions proposed.)
7. Do the local planning authority approve of the proposed development as described, or approve of it subject to modifications or conditions which are acceptable to the Electricity Board? (If the latter, specify the agreed modifications or conditions, so as to enable the authorising Department to include them in their direction.) (Note: the precise form of any modifications or conditions subject to which the consent or directions are given is a matter for the Secretary of State, who will however have regard to the form of words agreed.)

Dated

19

Signed

(Designation)

On behalf of the

Council

(Local planning authority for the area in which the proposed development is to be carried out.)

Two completed copies of this Form, both signed, should be returned to the Electricity Board for submission by them to the Department of Energy. Where the Form includes objections, the Department of Energy will send one copy of the Form to the Department of the Environment or the Welsh Office, as appropriate.

Note

The Appendix to this Circular may be freely reproduced for the purpose described provided that the following legend appears on each copy:

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