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Subject: Wylfa Newydd DCO Examination Horizon - Deadline 2 Submissions
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Attachments: [8.25 Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and North Wales Wildlife Trust.pdf](#)
[8.25 Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and Betsi Cadwaladr University Health Board.pdf](#)
[8.25 Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and Conwy County Council.pdf](#)
[8.25 Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and National Trust.pdf](#)
[8.25 Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and North Wales Police.pdf](#)

Good Evening

Please find attached Horizon's Deadline 2 submissions relating to :

- Statement of Common Ground Between Horizon Nuclear Power Wylfa Limited and North Wales Wildlife Trust
- Statement of Common Ground Between Horizon Nuclear Power Wylfa Limited and Betsi Cadwaladr University Health Board
- Statement of Common Ground Between Horizon Nuclear Power Wylfa Limited and Conwy County Council
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- Statement of Common Ground Between Horizon Nuclear Power Wylfa Limited and North Wales Police

Kind Regards

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Wylfa Newydd Project

Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and Conwy County Council

PINS Reference Number: EN010007

Application Reference Number: 8.25

4 December 2018

Revision 1.0

Examination Deadline 2

Regulation Number: 5(2)(q)

Planning Act 2008

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

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1 Introduction

1.1 Status of this SoCG

- 1.1.1 This Statement of Common Ground (hereafter referred to as the 'SoCG') has been developed as an iterative draft by Horizon to reflect its understanding of the Conwy County Council (hereafter referred to as 'Conwy') position expressed verbally at meetings or through correspondence and is to its knowledge an accurate reflection of agreed, disagreed and ongoing matters. At this stage however, it is not being submitted as an endorsed agreed draft with Conwy.
- 1.1.2 Horizon is continuing to work with Conwy to develop the draft to a status where it can be signed and submitted as a jointly agreed statement.
- 1.1.3 It will be amended as the examination progresses in order to enable a final, agreed version to be submitted to the Examining Authority by Deadline 6.

1.2 Purpose of this document

- 1.2.1 This SoCG is a 'live' document that has been prepared by Horizon Nuclear Power (hereafter referred to as 'Horizon') and Conwy. It has been prepared in accordance with the guidance published by the Department of Communities and Local Government (hereafter referred to as 'DCLG Guidance')¹ and example SoCG documents provided on the Planning Inspectorate's website².
- 1.2.2 The purpose of the SoCG is to set out agreed factual information about the application for development consent made by Horizon for the construction and operation of a new nuclear power station at the Wylfa Newydd Development Area (hereafter referred to as 'WNDA') together with on and off-site associated development (hereafter referred to as 'the Wylfa Newydd DCO Project').
- 1.2.3 Paragraph 58 of the DCLG Guidance states:

"A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. As well as identifying matters which are not in real dispute, it is also useful if a statement identifies those areas where agreement has not been reached. The statement should include references to show where those matters are dealt with in the written representations or other documentary evidence"
- 1.2.4 The aim of this SoCG is to therefore provide a clear position of the state and extent of discussions and agreement between Horizon and Conwy on matters relating to the Wylfa Newydd Project as at 4th December 2018.

¹ Planning Act 2008: Guidance for the examination of applications for development consent (March 2015) paragraphs 58 – 65

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418015/examinations_guidance_final_for_publication.pdf

² <https://infrastructure.planninginspectorate.gov.uk/application-process/example-documents/>

- 1.2.5 DCLG Guidance recognises and expects that SoCGs will continue to evolve in the lead up to and during the examination period (if deemed necessary through on-going discussions between the parties). Discussions between Horizon and Conwy will therefore continue to seek to extend the areas of common ground.
- 1.2.6 The document will be updated as more information becomes available and as a result of on-going discussions between Horizon and Conwy.
- 1.2.7 Conwy are also a member of the North Wales Economic Ambition Board (NWEAB) and are party to the SoCG between Horizon and NWEAB.
- 1.2.8 Once finalised, the SoCG will be submitted to the Examining Authority in relation to the application by Horizon under section 37 of the Planning Act 2008 (the Act) for an order granting development consent for the construction of the Wylfa Newydd DCO Project.

1.3 Description of Development

The Wylfa Newydd Project

- 1.3.1 The Wylfa Newydd Project includes:

The Enabling Works

- 1.3.2 The Enabling Works comprise the Site Preparation and Clearance Proposals (SPC Proposals) and the A5025 On-line Highway Improvements.
- 1.3.3 Horizon has submitted applications for planning permission for the Enabling Works under the Town and Country Planning Act 1990 to the Isle of Anglesey County Council (IACC) as local planning authority. The On-line Highway Improvements were granted planning permission on 13th July 2018 (ref: 27C106E/FR/ECON). The planning authority resolved to grant the SPC application subject to the signing of a legal agreement on the 5th September 2018. The position with the SPC application was summarised in the SPC Status Note submitted to the Examining Authority by Horizon at Deadline 1.
- 1.3.4 In order to maintain flexibility in the consenting process for the Wylfa Newydd DCO Project, the SPC Proposals have also been included in the DCO application. The A5025 On-line Highway Improvements are not part of the DCO application.

The Wylfa Newydd DCO Project

- 1.3.5 The Wylfa Newydd DCO Project comprises those parts of the Wylfa Newydd Project which are to be consented by a DCO, namely:

The Nationally Significant Infrastructure Project (NSIP)

- Power Station: the proposed new nuclear power station at Wylfa, including two UK Advanced Boiling Water Reactors, the Cooling Water System, supporting facilities, buildings, plant and structures, radioactive waste and spent fuel storage buildings and the Grid Connection;

- Other on-site development: including landscape works and planting, drainage, surface water management systems, public access works including temporary and permanent closures and diversions of public rights of way, new Power Station Access Road and internal site roads, car parking, construction works and activities including construction compounds and temporary parking areas, laydown areas, working areas and temporary works and structures, temporary construction viewing area, diversion of utilities, perimeter and construction fencing, and electricity connections;
- Marine Works comprising:
 - Permanent Marine Works: the Cooling Water System, the Marine Off-loading Facility, breakwater structures, shore protection works, surface water drainage outfalls, waste water effluent outfall (and associated drainage of surface water and waste water effluent to the sea), fish recovery and return system, fish deterrent system, navigation aids and Dredging;
 - Temporary Marine Works: temporary cofferdams, a temporary access ramp, temporary navigation aids, temporary outfalls and a temporary barge berth;
- Off-site Power Station Facilities: comprising the Alternative Emergency Control Centre (AECC), Environmental Survey Laboratory (ESL) and a Mobile Emergency Equipment Garage (MEEG).

Associated Development

- the Site Campus within the Wylfa Newydd Development Area;
- temporary Park and Ride facility at Dalar Hir for construction workers (Park and Ride);
- temporary Logistics Centre at Parc Cybi (Logistics Centre);
- the A5025 Off-line Highway Improvements;
- wetland habitat creation and enhancement works as compensation for any potential impacts on the Tre'r Gof Site of Special Scientific Interest (SSSI) at the following sites:
 - Tŷ Du;
 - Cors Gwawr;
 - Cae Canol-dydd.

1.3.6 The Power Station will be operational for approximately 60 years after which it will be decommissioned. The buildings will be removed from the site and all spent fuel and radioactive waste managed. The end state of the site will be agreed with the regulators.

Licensable Marine Activities

- 1.3.7 The Licensable Marine Activities comprise the Marine Works and the Deep Disposal (i.e. the disposal of material from dredging at the Disposal Site at Holyhead North). The Licensable Marine Activities will be consented under a Marine Licence; however the Marine Works would also be consented under the DCO.
- 1.3.8 A more detailed description of development is contained at Chapter 4 of the Planning Statement (APP-406).

2 Overview of Engagement

2.1.1 The preparation of this SoCG has been informed by a programme of discussions between Horizon and Conwy. Horizon met with Conwy to discuss and document common ground on the following dates:

Table 2-1 SOCG meetings

Meeting Date	Attendees	Purpose of Meeting
23 rd August 2017		Initial meeting to discuss approach to SoCG
11 th January 2018	Horizon Conwy	Key issues workshop
6 th September 2018		Meeting to agree the final SoCG structure and headline content

2.1.2 Draft SoCGs were provided to Conwy on the 27 October 2017, 9 April 2018, and 24 October 2018. Although to date no written comments have been provided, as explained below, this draft is understood to reflect the position of Officer's at Conwy expressed verbally at meetings

2.1.3 Horizon has engaged proactively with Conwy to develop this draft SoCG. Details of this engagement is set out in Table 2-1. This draft reflects our understanding of Conwy's position expressed verbally at meetings, or through correspondence, and is to our knowledge an accurate reflection of agreed, disagreed and ongoing matters. At this stage however, the draft which is being submitted for Deadline 2 has not been formally endorsed by Conwy as a jointly agreed draft. Horizon is continuing to work with Conwy to develop the draft to a status where it can be signed and submitted as a jointly agreed statement.

3 Project Vision and Objectives

3.1 Project Vision

3.1.1 Horizon's Vision is as follows:

"We believe there is a compelling requirement for new nuclear power in the UK to help tackle the vital and complex challenge of delivering a sustainable energy future. As part of this vision Horizon will deliver secure affordable, low carbon energy for present and future generations. Wylfa Newydd, Anglesey, North Wales is Horizon's prime site in the UK to develop new nuclear build, a 100 year project within the host community of Anglesey, from its development, construction, operation to de-commissioning. Wylfa Newydd will have a positive socio-economic impact especially on Anglesey, the wider North Wales region as well as Wales and the UK as a whole."

3.1.2 In the context of the Wylfa Newydd Project paragraph 4.5 of the Joint Local Development Plan states:

"The Councils consider that the Wylfa Newydd Project provides a unique and unprecedented opportunity for Anglesey and project promoters to work together to contribute to the socioeconomic transformation of Anglesey and the wider North Wales region, providing sustainable employment opportunities, improving quality of life for existing and future generations and enhancing local identity and distinctiveness."

3.2 Project Objectives

3.2.1 Realising both parties' vision will be achieved through the following objectives:

- Help to meet the energy challenge in the UK, by providing a reliable source of low carbon electricity;
- Complying with all safety and security requirements to ensure a secure and safe project with robust emergency planning;
- Provide employment through well paid jobs on fair and consistent terms for everyone working on the Project;
- Develop education and skills support for people of all ages and backgrounds to compete for the jobs on offer;
- Support for businesses to take up sourcing and supply chain opportunities;
- Promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities;
- Improvements in the quality of life and health and wellbeing of residents;
- Enhancement of Welsh Language and Culture;

- Develop a green and sustainable approach in the development and management of the buildings and operational activities;
- Be a good neighbour; keeping local disruption to a minimum throughout the project life cycle;
- Build on the legacy of the existing power station, and help to create a positive legacy for Anglesey; thinking about each significant investment and how it can create a positive future for the area, where appropriate;
- Ensure that all the elements are designed to connect with the varied beauty and character of Anglesey and conserves and enhances the Island's distinctive environment and resources, taking into account climate change, as much as possible;
- Respect and support cohesive local communities and ensure that the effect of the Project on them is minimised and that opportunities to provide enhancements are taken, as far as possible.

4 Current Position

4.1.1 The following statement addresses four areas of interest in relation to the Wylfa Newydd Project:

- housing;
- tourism;
- economic development; and,
- transport.

4.1.2 Conwy do not wish to raise objections in relation to any other areas of the Project.

Housing

Agreed Matters

4.1.3 Horizon has assessed housing demand based on a central case of 3,000 bed spaces in existing accommodation across Anglesey and parts of the mainland. It is agreed that this approach is reasonable. Whilst different patterns of demand could arise and lead to other adverse impacts, the proposed approach of 'plan, monitor and manage' is appropriate.

4.1.4 In order to manage the impact of temporary construction workers seeking accommodation during the construction of the Wylfa Newydd DCO Project, Horizon will establish an online Worker Accommodation Portal (hereafter referred to as the 'Portal') that will be the means by which accommodation providers can advertise to workers and workers can select accommodation that meets their needs. Conwy welcome the ability for properties within the Conwy area to register on the Portal. It is agreed that the Worker Accommodation Management Service is an appropriate mechanism in principle to monitor impacts on the housing market.

4.1.5 The Portal should provide an early warning system of potential future exceedances against agreed criteria. This would allow mitigation to be provided at the point of exceedance as far as reasonably practicable through release of the Housing Fund to be secured through the s.106 agreement. The range of measures to manage impacts should include short-term measures that can be implemented quickly wherever possible, subject to agreement by the appropriate sub-group. Further details are provided in Section 3 of the Wylfa Newydd Code of Construction Practice (APP-414).

4.1.6 Horizon proposes the provision of up to 4,000 bed spaces in purpose-built Temporary Worker Accommodation (TWA) within the Wylfa Newydd Development Area, known as the 'Site Campus'.

4.1.7 A redacted draft s.106 was issued to Isle of Anglesey County Council and Welsh Government on 25th October 2018 and provides for a specific Housing Fund, which includes early payment of a capacity enhancement contribution to increase the supply of residential units that can be used to address specific adverse housing effects in Conwy caused as a result of the Wylfa Newydd Project.

4.1.8 It is agreed that the Housing Fund provides the opportunity to support a legacy in Conwy through new housing supply and the re-use of empty homes.

Ongoing Matters

4.1.9 Conwy remain concerned that the local housing market could become distorted because the Horizon allowance is significantly greater than the local housing allowance, which could adversely affect existing residents at the lowest priced end of the housing market. Notwithstanding this, it is agreed that evidence from Hinkley Point C shows that most demand from workers is not competing with entry level points for single households. Whilst all housing markets are different, demand from workers has been at higher price points for smaller units or for larger units that workers share. The WAMS will monitor the rents that are offered to workers and it is in workers' interests, as well as Horizon's, to keep rent increases to a minimum. Horizon do not consider that rent levels are likely to increase and it is agreed that a plan, monitor and manage approach is the appropriate response.

4.1.10 Whilst it is agreed that the Housing Fund is an appropriate mechanism to manage the impacts of workers on the housing market, common ground cannot reasonably be reached on the details of the Housing Fund until further details on the scale of the fund are provided.

4.1.11 The Phasing Strategy states that the Site Campus will be delivered in time for peak construction. Horizon is currently reviewing the delivery schedule to determine whether phases can be delivered earlier. Any such review is being undertaken taking into account the assessed environmental and construction constraints. Horizon is investigating whether a DCO Requirement based on high levels of occupancy is feasible.

Tourism

Agreed Matters

4.1.12 The importance of the tourism sector to the local economy is agreed. In recognition of this, Horizon will establish a Tourism Fund which would be available to address any significant adverse effects which could arise on the sector as a result of the Wylfa Newydd DCO Project.

4.1.13 Mitigation will be provided where significant adverse tourism impacts in Conwy are unavoidable. Horizon is proposing that the Tourism Fund would be allocated by a Programme Board, who would consider the recommendations of the Accommodation, Tourism and Leisure Sub-Group, whose remit would be, amongst other things, to consider monitoring reports on tourism and recommend releasing the Tourism Fund where significant adverse effects arise. Further details are provided in Section 3 of the Wylfa Newydd Code of Construction Practice (APP-414). Mitigation would be provided throughout the construction period and would not focus solely on the period with the maximum workforce. Conwy and Horizon agree this is an appropriate way to manage effects of the Project.

4.1.14 It is agreed that Conwy may benefit from the Wylfa Newydd Project in relation to tourism due to the quality of their hotel accommodation stock, significant local tourism operators and high quality natural environment.

Economic Development

Agreed Matters

4.1.15 The Wylfa Newydd DCO Project will employ up to 8,500 workers at peak although 9,000 has been used within the Environmental Statement to ensure a robust assessment. The Jobs and Skills Strategy will seek to maximise the recruitment of locally-based workers in order to minimise the effects caused by the arrival of construction workers. The s.106 Agreement will secure various mechanism designed to deliver this Jobs and Skills Strategy including the Wylfa Newydd Employment and Skills Service and the Jobs and Skills Implementation Plan, the aim of which will be to promote and source local employment opportunities in respect of the Wylfa Newydd Project. These mechanisms seek to maximise the economic benefits for local residents that would arise from the jobs created as a result of the Project.

4.1.16 Horizon will engage with the local supply chain and maximise opportunities for local people by establishing and maintaining an online Supply Chain Portal in accordance with a Supply Chain Action Plan.

4.1.17 New job opportunities created by the Wylfa Newydd Project would create a number of different effects within the local labour market, including encouraging existing workers to move from a current job to work directly on the Wylfa Newydd Project, referred to as labour churn. In all economies, business enterprises and employment shift continually as changes in markets and technologies open up new opportunities and reduce others. In a well-functioning labour market, workers move into new occupations, industries and locations following signals given by employment and wage growth.

4.1.18 Whilst it is acknowledged that high levels of labour churn could result in impacts not currently assessed, it is agreed that the plan, monitor and manage approach, including the proposed Wylfa Newydd Employment and Skills Service, provides an appropriate framework in principle to help to keep labour churn to a minimum and provide mitigation where impacts occur.

Ongoing Matters

4.1.19 Conwy remains concerned that a greater number of families will reside in Conwy than assumed in Horizon's central case, as it contains all of the English-speaking schools within the Key Socio-economic Study Area. Mitigation would be provided through the Education (Contingency) Fund where significant adverse education impacts in Conwy are unavoidable. This is to be secured through the s.106 agreement.

Transport

Agreed Matters

4.1.20 It is imperative that the transport implications for the project are mitigated to ensure that the benefits of the project, jobs and supply opportunities are able to spread as widely as possible across the region; without causing significant increased congestion on key routes and areas where there is existing congestion. It is agreed that the “ES Volume C - Road traffic-related effects (project-wide) App C2-4 - DCO TA Appendix F - Integrated Traffic and Transport Strategy” (APP-107) identifies measures to achieve this which would be secured through the Code of Construction Practice (APP-414) and Code of Operational Practice (APP-421).

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