

# Ynys Môn

## THE ISLE OF Anglesey

Wylfa Newydd:  
Supplementary Planning Guidance  
May 2018



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## Foreword

The new nuclear power station at Wylfa (currently known as and referred to as Wylfa Newydd), along with other major developments proposed on Anglesey, present a once in a lifetime opportunity to transform the economy and communities of the Island.

To help secure such transformation, and to ensure that any adverse effects associated with the foreseen developments are fully considered and mitigated, there is a need for specific Supplementary Planning Guidance (SPG). In this context, the New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa NNB SPG) was adopted by Isle of Anglesey County Council (the County Council) in July 2014.

Such guidance has to be placed in the context of UK and Welsh Government national policies, and build upon and complement existing local policy. It must therefore be comprehensive given the scale and wide-ranging nature and implications of Wylfa Newydd, and be based upon a robust evidence base. Since adoption of the Wylfa NNB SPG in July 2014, there have been substantial changes to legislation, national (Wales) and local policy as well as to the proposed Wylfa Newydd Project itself. As a result of these changes, the County Council has determined that the adopted SPG should be revised in order to ensure that it continues to provide a sound basis for guiding decisions on masterplanning, design and the efficient delivery of the Wylfa Newydd Project.

The purpose of the revised SPG to be called the Wylfa Newydd: Supplementary Planning Guidance (Wylfa Newydd SPG) is to provide supplementary advice on important local direct or indirect matters and to set out the County Council's response to national and local policy and strategies in the context of the Wylfa Newydd Project. The SPG will enable the County Council to play its full role in the planning consent processes for Wylfa Newydd, be it as a consultee for the Development Consent Order (DCO) application, or in its consideration of Town and Country Planning Act applications for related developments or third party development proposals linked to the Wylfa Newydd Project. The SPG will be particularly relevant for informing the preparation of the County Council's Local Impact Report, submitted as part of to the DCO examination process as well as informing and underpinning other relevant written representations and planning requirements/obligations for the New Nuclear Build Project.

The Wylfa Newydd SPG will not only provide part of a framework for future decisions by the County Council, but it will also help to inform the project promoter (and any other third party applicant) proposals and decision making by providing clarity in relation to the County Council's aspirations and expectations of the proposed Wylfa Newydd Project.

The Wylfa Newydd Project will have important implications for the Island's economy, its communities and environment. The County Council is committed to ensuring that the potential adverse impacts of

the main Wylfa Newydd Project site, its associated developments and any related developments are identified and wherever possible avoided. Where adverse impacts cannot be avoided, the County Council's expectation (reflected in this SPG) will be for the project promoter or any other applicant to implement appropriate mitigation and/or compensation measures. The County Council will also seek to ensure that the socio-economic benefits related to the construction and operation of the new power station are fully realised in order to provide long term support to the Island and its communities. In this context, the Wylfa Newydd SPG is underpinned by, and also seeks to enhance, benefits associated with the Wylfa Newydd Project.

The Joint Local Development Plan (JLDP) covers both the Gwynedd Local Planning Authority area and the Isle of Anglesey and the policies relating to all elements of the project apply to all of the plan area; this SPG however covers the area of Anglesey only. This reflects the evolution of this guidance. This guidance is a revision of the 2014 SPG, which pre-dated the JLDP and applied in Anglesey only. The SPG has been revised and updated to reflect the now adopted JLDP and the emerging detail of the promoter's proposals for the Wylfa Newydd Project. The County Council has relied on and referred to the 2014 SPG in its earlier consultation responses on the project proposals and care has been taken to limit change to this SPG so that consistency on the principles set out is maintained and the advice already given by the County Council remains applicable. Gwynedd Council will rely on the policies of the JLDP.

# 1 Introduction

- 1.1.1 The UK Government is committed to meeting its legally binding target to cut greenhouse gas emissions by at least 80% by 2050, compared to 1990 levels<sup>1</sup>. Welsh Government Ministers also have a duty to ensure the net Welsh emissions in 2050 are 80% lower than the existing baseline in 2050.<sup>2</sup> As a low carbon source of energy, the UK Government has clearly stated that nuclear power generation has an important role to play in the diversification and decarbonisation of electricity demand. Nuclear power generation can also help to ensure the resilience of the UK's energy supply.
- 1.1.2 It is UK Government policy<sup>3</sup> that nuclear power should be able to contribute significantly to the national need for new supply capacity as part of an energy mix that includes renewables and fossil fuels with carbon capture and storage. Furthermore, the UK Government considers it important for new nuclear development to be operational as soon as possible. This is reiterated in the Overarching National Policy Statement (NPS) for Energy – [EN-1](#) (2011) and the UK Government has published a National Policy Statement (NPS) for Nuclear Power Generation – [EN-6](#) (2011) in order to clarify policy and to assist in facilitating the delivery of new power stations in a timely manner.
- 1.1.3 NPS EN-6 identifies eight potentially suitable sites for new nuclear development, one of which is located on the Wylfa Peninsula adjacent to the former Magnox power station, which ceased generating on 30 December 2015. Development of the new nuclear power station site at Wylfa (Wylfa Newydd) is currently being pursued by Horizon Nuclear Power ("project promoter").
- 1.1.4 The Welsh Government, through its low carbon transition strategy<sup>4</sup>, and the Isle of Anglesey County Council (the County Council), both recognise the important contribution new nuclear power can make to the UK's energy mix and security of electricity supply and both support the principle of development of a new nuclear power station at Wylfa. They also anticipate that the development of a new nuclear power station at Wylfa and associated developments (which, for the purposes of this document, are termed the 'Wylfa Newydd Project') will be a fundamental driver for long term, sustainable economic growth on Anglesey and in the wider North Wales region.

<sup>1</sup> As established in the *Climate Change Act 2008*.

<sup>2</sup> As established in the *Environment (Wales) Act 2016*.

<sup>3</sup> See HM Government (2011) *The Carbon Plan: Delivering Our Low Carbon Future*: DECC: London.

<sup>4</sup> Welsh Government (2012) *Energy Wales: A Low Carbon Transition*. Welsh Government: Cardiff.

The key strategic importance of the Wylfa Newydd Project is fully recognised in the County Council's [Energy Island Programme](#) (EIP) and Welsh Government [Enterprise Zone](#)<sup>5</sup> which together aim to create a geographical hub of excellence for the development, implementation and servicing of low carbon energy initiatives.

- 1.1.5 It is anticipated that the EIP could contribute to facilitating up to £2.5 billion to the Anglesey and North Wales economies over the next 15 years, providing an unprecedented opportunity to deliver sustainable and substantial long-term benefits to the socio-economic fabric of the Island and region.
- 1.1.6 In September 2017, the Welsh Government published [Prosperity for All](#): The National Strategy; that sets out how Welsh Government will deliver the Programme for Government. It takes the commitments in the Programme for Government and sets out how they will be delivered by bringing together the efforts of the whole Welsh public sector. The Strategy specifically mentions the need to harness the opportunities from Wylfa Newydd and the need to link new housing with new major infrastructure developments such as Wylfa Newydd.

## 1.1 Wylfa Newydd Supplementary Planning Guidance

- 1.1.7 The New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa NNB SPG) was adopted by the County Council in July 2014. Since its adoption, there have been a number of important changes that have prompted a need to revise the adopted SPG.

### Joint Local Development Plan (JLDP)

- 1.1.8 The County Council adopted the Anglesey and Gwynedd Joint local Development Plan (JLDP) on 31st July 2017. The JLDP sets out the vision, objectives, policies and site allocations to guide and facilitate development on the Island out to 2026. It provides up-to-date local planning policy consistent with national policy set out in Planning Policy Wales, replacing the Gwynedd Structure Plan (1993) and Anglesey Local Plan (1996) and superseding the Anglesey Unitary Development Plan (stopped 2005) and Interim Planning Policies.

<sup>5</sup> The Energy Island Programme is a public-private partnership with the aim of putting Anglesey at the forefront of energy research and development, production and servicing. It is part of the County Council's Enterprise Island Framework under which Enterprise Zone status will accelerate the investment required to secure the Island's future as a leading location for future low carbon energy innovation, generation and demonstration. This will include regeneration, infrastructure and property requirements, as well as ICT communications through to power, transportation and water for key sites within the Zone.



In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales, planning decisions should be made in accordance with the Development Plan, unless material planning considerations indicate otherwise. The adoption of the JLDP therefore represents a major change in planning policy since adoption of the Wylfa NNB SPG in July 2014. Section 2 provides an overview of the current planning policy context for this revised SPG.

## Well-Being of Future Generations (Wales) Act 2015

- 1.1.9 The enactment of the Well-being of Future Generations (Wales) Act 2015 and Environmental (Wales) Act 2016 have together placed significant emphasis on the promotion of sustainable development and the sustainable management of natural resources (see Section 1.2 for further details). The Planning (Wales) Act 2015, meanwhile, has reformed the planning system, strengthening the plan-led approach, supporting joint working across local authority areas and introducing defined statutory pre-application procedures for some planning applications. The importance of the Welsh language in planning decisions has also been strengthened through this Act.

## Wales Act 2017

- 1.1.10 The Wales Act 2017 has important implications for the process by which the Wylfa Newydd project promoter could seek consent for the range of associated / related development to support the construction and operation of Wylfa Newydd. The Act enables associated development for Welsh energy Nationally Significant Infrastructure Projects (NSIPs) with a generating capacity of more than 350MW (like Wylfa Newydd) to be determined by the relevant Secretary of State as part of a Development Consent Order (DCO) application. Previously, associated development was not covered by the Planning Act 2008 in Wales and would therefore have been determined by the County Council under the Town & Country Planning Act (unless 'called-in' by Welsh Ministers). However, the project promoter and any other third parties promoting projects related to Wylfa Newydd (for example, enabling works in advance of the approval of a DCO and proposals by other parties to help meet the needs related to Wylfa Newydd) will require consent through the Town and Country Planning Act 1990 (as amended). The revised SPG provides guidance, which takes into account this important change to the consenting regime.



## Other Legislative & Project Changes

- 1.1.11 A number of other legislative changes since adoption of the SPG in July 2014 make it essential that the adopted SPG is revised and updated to ensure the County Council is well placed to respond to the Wylfa Newydd Project proposals. For example, the Social Services and Well-being Act came into force on 6 April 2016. The Act provides the legal framework for improving the well-being of people who need care and support, and carers who need support, and for transforming social services in Wales.
- 1.1.12 Additionally, there have been changes to the Wylfa Newydd Project description; including an increase in forecast construction worker numbers and greater clarity in terms of the type and location of associated and related development (see Section 1.2). There have also been changes to the social, economic and environmental baseline including ongoing infrastructure development as part of the Enterprise Zone such as the Llangefni Link Road.
- 1.1.13 As a result of these changes, the County Council has determined that the adopted 'New Nuclear Build at Wylfa SPG' should be revised in order to ensure that it continues to provide a sound basis for guiding decisions on the Wylfa Newydd Project. The County Council is therefore consulting on its revised guidance, the Wylfa Newydd: Supplementary Planning Guidance (SPG).
- 1.1.14 Once adopted, the Wylfa Newydd SPG will augment existing national and local planning policy to help guide the masterplanning, design and efficient delivery of the Wylfa Newydd Project and to ensure the realisation of lasting benefits to the Isle of Anglesey and North Wales region. Appendix A shows how the Guiding Principles of the SPG relate to national and local planning policy. Further detail on the role of the County Council in the DCO process and the purpose of this SPG can be found in Section 1.4 of this SPG.

## 1.2 Sustainable Development

- 1.2.1 It is essential that the delivery of the Wylfa Newydd Project reflects the principles of sustainable development; it must recognise, and be sensitive to, the potential for adverse impacts upon the Island's unique environmental and cultural resources, its communities and established economic activity whilst at the same time providing long lasting socio-economic and environmental benefits. The Planning (Wales) Act 2015 requires that any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015 and in doing so contribute positively to the achievement of the Wales' well-

being goals. Consistent with this requirement, Planning Policy Wales puts in place a presumption in favour of sustainable development. JDLP policy PS5: Sustainable Development sets out how the principles of sustainable development are applied locally.

### *The Well-being of Future Generations (Wales) Act 2017*

- 1.2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on Welsh public bodies to carry out sustainable development. In this Act, sustainable development is defined as “*the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals*”. In this context, the sustainable development principle means that public bodies “*must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs*”. The Act puts in place seven well-being goals (see Box 1).

Box 1 The Well-being Goals for Wales	
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, takes account of whether doing such a thing may make a positive contribution to global well-being.

1.2.3 The Welsh Government has identified five ways of working to ensure that public bodies work together to tackle some of the long term challenges facing the communities of Wales. The five ways of working are:

- Long term;
- Prevention;
- Integration;
- Collaboration; and
- Involvement.

1.2.4 The sustainable development principle, seven well-being goals and five ways of working outlined above are integral to the preparation of this SPG and the well-being goals are specifically mapped against the County Council's vision and related objectives for the Wylfa Newydd Project and this SPG ([Section 3](#)).

1.2.5 In terms of the determination of planning applications and of making planning decision, Planning Policy Wales (PPW) has been updated to reflect the Well-being of Future Generations Act. It states:

"The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. A well-functioning planning system is fundamental for sustainable development."<sup>6</sup>

1.2.6 Planning Policy Wales is in the process of being updated. This SPG will also be updated as required to reflect the latest National Policy.

### *The Environment (Wales) Act 2016*

1.2.7 The Environment (Wales) Act 2016 sets out the legislative approach for the sustainable management of natural resources in Wales. It seeks to maintain and enhance the resilience of Wales' ecosystems and the services and benefits they provide and, in so doing, meet the needs of the present generation without compromising the ability of future generations to meet their needs. The Act is intended to support and complement the well-being goals outlined above, so that current and future generations benefit from a prosperous economy, a healthy

<sup>6</sup> Planning Policy Wales, 9th Edition, November 2016. Para 1.2.1

and resilient environment and vibrant, cohesive communities.

1.2.8 To achieve the objective of the sustainable management of natural resources, the Act introduces a number of principles. These principles, which are to be applied equally and have guided the development of this revised SPG, are highlighted in Figure 1.1.

Figure 1.1 Sustainable Management of Natural Resources – Principles



## 1.3 The Wylfa Newydd Project

1.3.1 The proposed 300 hectare (ha) site which has been identified as a location for a new nuclear power station at Wylfa is shown in Figure 1.2.

Figure 1.2 Location of the Proposed New Nuclear Build Site



1.3.2 Since the adoption of the Wylfa NNB SPG in July 2014, Horizon has been developing its plans for the range of development integral to the construction and safe operation of the nuclear power station. The power station development envisaged currently comprises:

- i. Development of two UK Advanced Boiling Water Reactors (UK ABWRs) with a generating capacity of 3,000 MW;
- ii. Construction works around the power station and in the water near Porth-y-pistyll;
- iii. Creation of a permanent landscaped setting for the power station as well as construction of a cooling water system, and associated breakwaters;
- iv. A Marine Off-Loading Facility (MOLF) within Porth-y-pistyll; and

- v. Off-site power station facilities consisting of a co-located Alternative Emergency Control Centre (AECC), Environmental Survey Laboratory (ESL) and a Mobile Emergency Equipment Garage (MEEG).

1.3.3 Construction of the new nuclear power station is a NSIP under the Planning Act 2008. Legislation provides that projects like Wylfa Newydd are of such potential importance to the UK that a different consenting process to the “normal” grant of planning permission by the Local Planning Authority (LPA) applies. Under this process, the project promoter (Horizon) proposes to submit a DCO application for the power station to the Secretary of State for Business, Energy and Industrial Strategy (Secretary of State). The application will be made through the Planning Inspectorate who, following examination, will recommend to the Secretary of State whether development consent should be granted or not. The final decision on whether to grant or refuse development consent rests with the Secretary of State<sup>7</sup>.

1.3.4 Although the County Council is not the consenting authority for the NSIP, it will seek to ensure that development has regard to the strategic policies and principles of the Development Plan (the Anglesey and Gwynedd JLDP), the relevant NPSs, national (Wales) planning policy and guidance, and existing and emerging Supplementary Planning Guidance.

1.3.5 The project promoter has revised the likely associated / related development required as part of the Wylfa Newydd Project during three stages of formal Pre-Application Consultation (in 2014, 2016 and 2017) relating to the proposals as well as an informal ‘Project Update’ consultation in January 2016. Horizon’s third Stage Pre-Application Consultation (PAC 3), consulted on between May and July 2017, set out a number of proposals which included:

- On-site campus providing temporary workers’ accommodation (Site Campus) for up to 4,000 workers;
- A temporary Park and Ride facility at Dalar Hir for construction workers;
- A temporary Logistics Centre at Parc Cybi;
- A5025 off-line highway improvements; and
- An electrical connection to the National Grid substation.

Horizon is also proposing the following enabling works (in advance of the DCO application):

- Site preparation and clearance (SP&C) works to prepare the site for the main construction stage; and

<sup>7</sup> Further information on the DCO application process is available via the Planning Inspectorate’s website: <http://infrastructure.planningportal.gov.uk/application-process/the-process/>.



- On-line highways improvements work to improve the existing A5025 (including widening, reconstructing and resurfacing the road from Valley to the power station site).

- 1.3.6 In this context, reference to the project as Wylfa Newydd in this SPG includes for development at the main Wylfa site, associated developments and any enabling works in advance of the DCO which will be Town & Country Planning Act Applications submitted to, and considered by the County Council. Additional references are also made to related development where relevant. Related developments are those proposed in connection to the Wylfa Newydd Project but that are not part of the DCO. These proposals are subject to consent under the Town and Country Planning Act 1990 (as amended).
- 1.3.7 The Wylfa Newydd Project does not include development related to connection to the electricity transmission infrastructure (i.e. the National Grid), which will be required to serve the new nuclear power station. This NSIP (the North Wales Connection Project) is being promoted by National Grid and would be subject to a separate DCO application process.
- 1.3.8 **The term ‘Wylfa Newydd project promoter’ (or “project promoter”) relates to Horizon Nuclear Power only. The term ‘applicant’ relates to any other third parties** proposing development in direct response to the Wylfa Newydd Project (for example, the provision of construction worker accommodation or related employment uses).
- 1.3.9 The ‘Wylfa Newydd Project’ includes the Power Station Site, the Wylfa Newydd Development Area, Off-Site Facilities, any Associated or Related Developments and any other project component related to the new nuclear build.

## 1.4 Purpose of this Supplementary Planning Guidance

1.4.1 Supplementary Planning Guidance is a means of setting out detailed thematic or site specific guidance on the way in which Development Plan policies contained within the JLDP will be applied in particular circumstances or areas. The purpose of the Wylfa Newydd SPG is to provide supplementary advice on important local direct or indirect matters and to set out the County Council's response to national and local policy and strategies in the context of the Wylfa Newydd Project.

1.4.2 The Wylfa Newydd SPG is intended to:

- i. Inform the position which will be adopted by the County Council in its Local Impact Report<sup>8</sup> and relevant sections of the Statement of Common Ground<sup>9</sup>;
- ii. Provide a planning framework (alongside the Development Plan and other planning policy guidance) that helps guide the applicant(s) and influences the design and development of the Wylfa Newydd Project elements to ensure sustainable outcomes, with a focus on associated development and related development;
- iii. Inform pre-application discussions related to the main site and associated developments and related development (by the project promoter or any other third party applicant);
- iv. Offer supplementary local level guidance, consistent with the relevant NPSs, which the Planning Inspectorate and the Secretary of State may consider both important and relevant to the decision-making process; and
- v. Form a material consideration in the assessment of any Wylfa Newydd Project related Town and Country planning applications submitted by Horizon or other development promoters and businesses who may have, or wish to pursue, an interest in the project.

1.4.3 It should be noted that the SPG cannot be a vehicle to formulate new policies or to 'allocate' land for development; guidance in this SPG should not be read as having these effects. It is also not the purpose of the SPG to make a judgement on the appropriateness and principles of the new power station development which comprises the key component of the Wylfa Newydd Project. This is a matter for the Planning Inspectorate and the Secretary of State to consider in accordance with relevant NPSs.

<sup>8</sup> As part of the Planning Act 2008 process, the County Council will be invited to submit a Local Impact Report giving details of the likely impact of the proposed Wylfa Newydd Project on Anglesey. Further information on the preparation of local impact reports is available via the Planning Inspectorate's website: <http://infrastructure.planningportal.gov.uk/wp-content/uploads/2013/04/Advice-note-1v2.pdf>.

<sup>9</sup> A statement of common ground is a written statement prepared jointly by the applicant and another party or parties such as the County Council, setting out any matters on which they agree. Statements of common ground help focus on the examination of the material differences between the main parties.

- 1.4.4 It is also important to note that, as a NSIP, the case for new nuclear power stations including at Wylfa has already been established at the national (UK) level through NPSs, which provide the basis for decision making, by the Planning Inspectorate. It follows that Development Plan policy and this SPG do not include policy tests with respect to whether the construction and operation of a nuclear power station is acceptable. However, at Section 104(2)(b) and (d) the Planning Act 2008 states that the Planning Inspectorate/Secretary of State must have regard to any Local Impact Report prepared by the relevant LPA together with any other matters they think are both important and relevant to their decision. Further, enabling works and related developments submitted by third parties will require consent from the County Council under the Town and Country Planning Act 1990 (as amended). In addition, other consents may also be required before development can proceed.
- 1.4.5 This SPG (alongside the Development Plan and other planning policy guidance and legislation) therefore enables the County Council to make robust decisions on all Wylfa Newydd Project related development including enabling works (Town and County Planning) applications and third party applications it receives. Following the passing of the Wales Act 2017 into law, the SPG is a consideration that weight may be attached to in planning decisions related to the DCO. It highlights some of the readily identifiable potential impacts of the Wylfa Newydd Project and outlines potential mitigation and enhancement measures to be considered in order to ensure that significant adverse impacts are avoided or, if this is not possible, mitigated and/or compensated, and that social, economic and environmental benefits associated with the construction and operation of the new power station are fully realised.
- 1.4.6 The Wylfa Newydd SPG does not consider the decommissioning of Wylfa Newydd due to the difficulty in predicting the direction of future planning policy and the prevailing baseline socio-economic and environmental conditions which may apply at the time (likely to be in excess of 60 years from the present day). It is also expected that adequate controls would continue to be in place to ensure the safe decommissioning of the nuclear power station, in accordance with an agreed decommissioning plan. However, this SPG does provide guidance in respect of the decommissioning of temporary development required to support the construction of Wylfa Newydd.

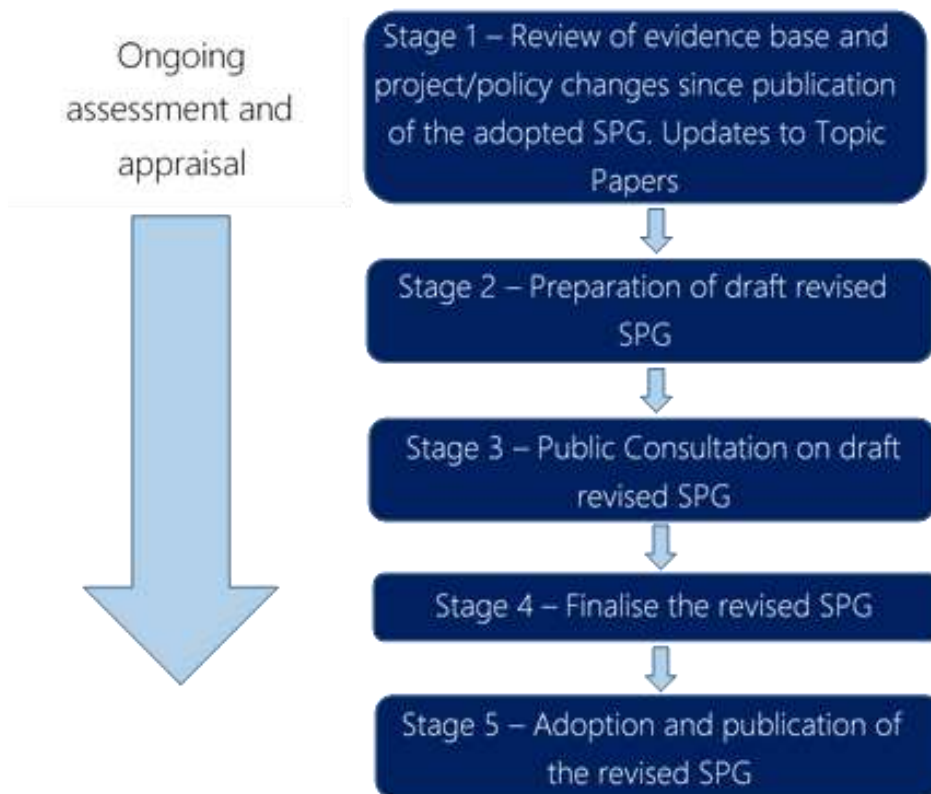
## 1.5 Preparation of this Revised Supplementary Planning Guidance

1.5.1 Preparation of this revised SPG consists of five key stages that are shown in Figure 1.3. The revised SPG was principally informed by:

- Review and revision to the topic papers prepared in support of the Wylfa NNB SPG adopted in July 2014;
- Review of evidence base and policy/project changes since adoption of the Wylfa NNB SPG in July 2014; and
- Assessments and appraisals.

Consultation on the draft SPG represents Stage 3. Taking into account comments received during the consultation, the County Council has prepared the final SPG (Stage 4) which was formally adopted by the Council' on the 15<sup>th</sup> May 2018 (Stage 5). Unlike the Development Plan, there is no requirement for its examination by an independent Planning Inspector. Upon its adoption, and provided its content has been informed by the above mentioned stages, it will be a material planning consideration for development management purposes. The adopted SPG is accompanied by a Representations Report and a Focused Change Report, which sets out the changes made in response to the public consultation.

Figure 1.3 Key Stages in the Development of the Wylfa Newydd SPG



## Evidence Base

1.5.2 This SPG has been prepared following the adoption of the JLDP and relies upon much of the evidence base prepared for that process. The JLDP evidence base papers are available on the County Council's website.

## Topic Paper

1.5.3 Topic papers were developed to bring together the evidence base and policy context across 10 topic areas for the adopted SPG. These topic papers have been reviewed and updated to inform the preparation of this revised SPG. A new topic paper covering the communities of North Anglesey has also been prepared reflecting the potential for significant, often cumulative, impacts associated with the Wylfa Newydd Project in this area. The topic papers support the:

- i. Identification of the key matters to be considered in drafting the SPG;
- ii. Provision of guidance with respect to how the SPG could respond to the challenges and opportunities identified; and

- iii. Presentation of further information to stakeholder organisations and the public in support of consultation on the revised SPG.

Box 2 provides a full list of topic papers prepared in support of the SPG.

Box 2 Topic Papers Prepared in Support of the Wylfa Newydd SPG
<p>Topic Paper 1: Natural Environment</p> <p>Topic Paper 2: Historic Environment</p> <p>Topic Paper 3: Housing</p> <p>Topic Paper 4: Economic Development</p> <p>Topic Paper 5: Transport</p> <p>Topic Paper 6: Amenity</p> <p>Topic Paper 7: Climate Change</p> <p>Topic Paper 8: Infrastructure</p> <p>Topic Paper 9: Waste</p> <p>Topic Paper 10: Population and Community</p> <p>Topic Paper 11: North Anglesey</p>

## Assessment and Appraisal

1.5.4 In developing this revised SPG, the County Council has carried out a number of technical assessments in order to ensure that the range of socio-economic and environmental effects that could arise from its implementation are understood, significant adverse effects mitigated and positive effects enhanced. These assessments draw on those undertaken for the SPG adopted in July 2014 and include the following:

- i. Sustainability Appraisal incorporating Strategic Environmental Assessment Screening;
- ii. Habitats Regulations Assessment Screening;
- iii. An updated Welsh Language Impact Assessment;
- iv. An updated Equality Impact Assessment; and
- v. An updated Rapid Health Impact Assessment.

### *Sustainability Appraisal*

- 1.5.5 Section 62(6) of The Planning and Compulsory Purchase Act 2004 requires a LPA, when developing a local development plan (LDP) for its area to:
- a) Carry out an appraisal of the sustainability of the plan; and
  - b) Prepare a report of the findings of the appraisal.
- 1.5.6 In undertaking this requirement, the LPA must also incorporate the requirements of European Union Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment, commonly referred to as the Strategic Environmental Assessment (SEA) Directive. This is enacted in Wales through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.
- 1.5.7 The Wylfa Newydd SPG will comprise further guidance to the JLDP, which has undergone SA during its preparation; SA of Supplementary Planning Guidance is not a statutory requirement. SA was, however, undertaken to support the development of the adopted SPG (2014) with the findings presented in an accompanying SA Report. This concluded that the SPG would have broadly positive socio-economic and environmental effects; no significant negative effects were identified. The amendments presented in this revised SPG would not materially affect the conclusions of that appraisal and therefore SA has not been undertaken in this instance. The amendments to the adopted SPG have been screened to determine whether the revised SPG should be subject to SEA and the County Council has determined that, as the revisions would not result in significant adverse environmental effects, the revised SPG does not require SEA. This was confirmed by NRW.

### *Habitats Regulations Assessment*

- 1.5.8 To comply with the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations'), the County Council has carried out a Habitats Regulations Assessment (HRA) screening exercise. This sought to determine whether the revised Wylfa Newydd SPG would be likely to have a significant effect on any European designated sites, including:
- Special Areas of Conservation (SAC) designated under Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora;
  - Special Protection Areas (SPA) designated under Council Directive 2009/147/EC on the Conservation of Wild Birds; and
  - Ramsar Sites designated under the 1976 Ramsar Convention (Ramsar sites are not European sites but under UK policy are given the same level of protection).



- 1.5.9 The screening process has confirmed that the Wylfa Newydd SPG will have no likely significant effects on any European sites.

#### *Welsh Language Impact Assessment*

- 1.5.10 An update to the Welsh Language Impact Assessment (WLIA) prepared in support of the adopted SPG has been carried out in order to determine the impact of the revised Wylfa Newydd SPG on the Welsh language in Anglesey. This can be found on the Council's website.
- 1.5.11 The WLIA of the revised SPG is separate and distinct from any WLIA concerning the Wylfa Newydd Project, which is being undertaken by the project promoter. In this context, [Section 4.5](#) of this SPG considers further the potential impacts of the Wylfa Newydd Project on Welsh language and culture and provides specific guidance in respect of project level WLIA.

#### *Equality Impact Assessment*

- 1.5.12 The duty to undertake Equality Impact Assessment (EqIA) arises from the Race Relations (Amendment) Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2010. EqIA should consider effects with respect to all members of the community whatever their race, age, disability, gender, sexual orientation and religion or beliefs thus helping to ensure social inclusion and community cohesion.
- 1.5.13 EqIA of the revised Wylfa Newydd SPG has been undertaken in accordance with the County Council's toolkit for carrying out EqIA and the EqIA Report has identified that it would be unlikely to have an adverse impact on equality.

#### *Rapid Health Impact Assessment*

- 1.5.14 The role of Health Impact Assessment (HIA) has been defined as being to:
- “assess the potential health impacts – positive and negative – of policies, programmes and projects....and to improve the quality of public decision making through recommendations to enhance predicted positive health impacts and minimise negative ones” (*Scott-Samuel et al., 1998*).
- 1.5.15 The County Council has developed its own HIA toolkit and this has been used to undertake a rapid health impact screening of the revised Wylfa Newydd SPG.

## 1.6 Structure of this SPG

### 1.6.1 This SPG:

- i. Outlines the UK, national (Wales) and local policy framework (including NPSs) which provides the context for the guidance ([Section 2](#));
- ii. Sets out the County Council's vision and related objectives for the Wylfa Newydd Project and this SPG ([Section 3](#));
- iii. Provides project-wide guidance related to the likely main potential impacts linked to the Wylfa Newydd Project and which is designed to help ensure that associated and related development is sustainably located, taking account of the evidence base and national and local planning policy ([Section 4](#)); and
- iv. Sets out guidance with respect to development in North Anglesey and the Rest of Anglesey. The section includes guidance on development at the main Wylfa Newydd site and identifies Areas of Search to help direct associated and related development with regard to appropriate locations and scale given prevailing and reasonably foreseen environmental and social conditions ([Section 5](#)).

#### How this SPG should be used

In developing proposals for the Wylfa Newydd Project, the County Council will expect the project promoter and any other applicant to give full consideration to both the thematic project- wide guidance (contained in [Section 4](#)) and relevant locational guidance (in [Section 5](#)), together with the relevant NPSs, national and local planning policy.

Not all of the thematic project-wide and locationally specific SPG Guiding Principles will apply to all of the proposals directly or indirectly related to the Wylfa Newydd Project. It is therefore not intended that the SPG must be read as a whole to provide the basis for consideration of particular proposals in particular locations.

The County Council will use both the project-wide guidance and locational guidance contained in this SPG, and relevant national and local planning policy, to:

- i. Respond to any consultation by the project promoter or any other applicant;
- ii. Prepare its Local Impact Report and Statement of Common Ground; and
- iii. Assist decision-making in the determination of any Town and Country Planning Act applications for related development it receives from the project promoter or any other applicant.

The extent to which the guidance is relevant as material planning consideration to each application the County Council receives will vary and, by necessity given the likely variable scale and nature of the applications, will be determined on a case-by- case basis.

## 1.7 Consultation

- 1.7.1 The County Council recognises the importance of community involvement in the development of this revised SPG. The County Council consulted on this draft SPG for a six-week period, from 11 January to 22 February 2018. 168 representations were received from 10 individuals and organisations. All comments received on the draft SPG have been summarised in the Representations Report and any changes made to the SPG have been explained in the Focused Change Report.

## 2 Policy Framework

2.1.1 The Wylfa Newydd SPG expands upon, and provides local context to, the relevant UK wide NPSs, national planning policy for Wales, as well as adopted Development Plan policy. The SPG may also influence, and be influenced by, other plans and programmes (planning and non-planning documents) at an international/European, national, regional and local level. This section provides a summary overview of the principal policy context for the SPG. An extensive range of other plans and programmes has also been taken into account in the development of this SPG document, as detailed in the accompanying topics papers and referred to in [Section 4](#) and [Section 5](#) as appropriate.

### 2.1 UK National Policy Statements

National Planning Policy Statements for Energy (EN-1) and Nuclear Power Generation (EN-6)

- 2.1.2 National Policy Statements (NPSs) set out the UK wide criteria by which applications for NSIPs will be determined by the Secretary of State. NPS EN-1 (2011) relates to energy infrastructure whilst NPS EN-6 addresses nuclear power generation and together they will provide the principal decision making framework for the Planning Inspectorate in respect of Wylfa Newydd. The Department for Business, Energy and Industrial Strategy (DBEIS) are in the process of producing a new NPS EN-6 for Nuclear Power Generation deployed between 2026-2035 (“the new NPS”). It is proposed the new NPS will sit outside of the 2011 Energy NPS suite. That is, it will be a standalone NPS which will set the framework for development consent decisions on applications for new nuclear power stations post 2025.
- 2.1.3 NPSs provide advice on a range of both generic and nuclear-specific impacts that could arise from new nuclear build projects including in respect of issues such as biodiversity and geological conservation, water quality and resources and socio-economic impacts. As noted in Section 1, NPS EN-6 identifies land adjacent to the existing Wylfa Magnox nuclear power station as a suitable site for new nuclear development, subject to site and technology specific design issues and related impact assessment.
- 2.1.4 The policy and guidance on generic impacts contained within NPSs can be used by LPAs to inform their Local Impact Reports and other written representations, The Secretary of State must have regard to any Local Impact Report when making decisions on such projects. NPSs can also be material to the consideration of applications received by LPAs under the Town and Country Planning Act 1990 (as amended) and applicants should ensure that their applications are consistent with the guidance in the NPSs.

- 2.1.5 The County Council recognises the importance of NPSs for decision making related to the Wylfa Newydd Project. This SPG is consistent with the policy and guidance contained within NPS-EN1 and NPS-EN6. NPS criteria is reflected within the Guiding Principles set out in [Section 4](#) and [Section 5](#) and specifically referenced where relevant.

## UK Industrial Strategy

- 2.1.6 In January 2017, the Department of Business, Energy and Industrial Strategy (BEIS) issued the UK Industrial Strategy Green Paper for public consultation. The objective of the Industrial Strategy is to improve living standards and economic growth by increasing productivity and driving growth across the UK. The Industrial Strategy identifies 10 pillars believed to be important to drive forward the industrial strategy across the whole economy (including delivering affordable energy and clean growth). This SPG will take into account the UK Industrial Strategy and the 10 pillars to delivering its objective.

## 2.2 National Policy (Wales)

### Planning Policy Wales

- 2.2.1 [Planning Policy Wales](#) (PPW) 2016, together with [Technical Advice Notes](#) (TAN), [Circulars](#) and other supplementary documents, provide the national planning policy framework for preparing local development plans and set out the Welsh Government's land use planning policies. Together, they seek to encourage sustainable development in Wales by promoting social justice and equality of opportunity; and enhancing the natural and cultural environment.
- 2.2.2 The latest PPW (PPW9) was published in November 2016 and reflects recent changes in legislation including the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016, which are incorporated as golden threads throughout the document. In addition, Chapter 4 of PPW reflects the Welsh language provisions of the Planning (Wales) Act 2015, which strengthens the consideration given to the Welsh language in the planning system, whilst Chapter 6 reflects the Historic Environment (Wales) Act 2016. TAN: 24 (The Historic Environment) was also adopted in May 2017 and a revised TAN: 20 (Planning and the Welsh Language) was adopted in October 2017. The Welsh Government are currently consulting on a revised PPW (Edition 10) which will need to be taken into consideration in future plan and decision making.

## Wales Spatial Plan (2008)

- 2.2.3 The [Wales Spatial Plan](#) introduces a strategic framework for directing development and policy interventions in Wales in the future. Anglesey is part of the North-West Wales Area: Eryri a Môn. The plan identifies the following vision for this area:

“A high-quality natural and physical environment supporting a cultural and knowledge- based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language”.

- 2.2.4 Although the Wales Spatial Plan 2008 continues to provide a strategic framework for directing development in Wales, the Planning (Wales) Act 2015 enables the replacement of the Wales Spatial Plan with a National Development Framework (NDF). The NDF will become part of the statutory framework alongside adopted local development plans (such as the Anglesey and Gwynedd JLDP). The Welsh Government published a Statement of Public Participation for preparation of the NDF in February 2016, which was followed by a call for evidence stage earlier in 2017, and final publication of the NDF is expected in October 2019.

## Draft National Marine Plan for Wales

- 2.2.5 The Welsh Government published a pre-consultation version of the National Marine Plan for Wales in November 2015. The emerging Plan seeks to reinforce an integrated, evidenced and plan-led approach to the sustainable development and use of the Welsh marine area. It supports the development of the low carbon economy and reaffirms the Welsh Government’s commitment to the delivery of the Wylfa Newydd Project.

## 2.3 Local Policies and Strategies

### The Joint Local Development Plan (JLDP)

- 2.3.1 The Anglesey and Gwynedd JLDP was adopted by the County Council on 31 July 2017. The JLDP replaces the Gwynedd Structure Plan (1993), Ynys Môn Local Plan (1996), the Anglesey Unitary Development Plan (stopped 2005) and Interim Planning Policies and provides up-to-date policy which is consistent with PPW. It sets out the policy framework and strategic aims for development and land use from 2011-2026 to the following vision for the Plan area:

*“By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit.*

*This means that the Joint Local Development Plan area will be one.*

- *which adapts and responds positively to the challenges of climate change;*
- *where the Welsh language is an integral part of communities;*
- *which boasts an appropriately skilled workforce;*
- *where its residents and businesses are able to grasp new economic opportunities in order to thrive and prosper;*
- *which promotes economic activity amongst young people;*
- *which has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities, and where the benefits deriving from the varied economic base are kept local;*
- *which is recognized as a leading location for a variety of renewable and low carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy, including hosting a new generation nuclear power station, generating low carbon energy and catalysing regeneration in the Plan area;*
- *where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability;*
- *that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being;*
- *where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced;*
- *a place where the transport infrastructure, particularly Holyhead port and the A487 and A5025 have been developed in order to support and grow businesses locally.”*

2.3.2 This vision is supported by nineteen strategic objectives linked to the following five cross cutting themes:

- Theme 1: Support and create safe, healthy, distinctive and vibrant communities.
- Theme 2: Sustainable Living.
- Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance.
- Theme 4: To give everyone access to a home appropriate to their needs.
- Theme 5: Protect and enhance the natural and built environment.



2.3.3 The JLDP includes a suite of policies to shape the consideration of the Wylfa Newydd Project including any associated and related development. The principal policies which apply to the Wylfa Newydd Project are:

- Strategic Policy PS 9: Wylfa Newydd and Related Development;
- Strategic Policy PS 10: Wylfa Newydd – Campus Style Temporary Accommodation for Construction Workers;
- Strategic Policy PS 11: Wylfa Newydd – Logistics Centres; and
- Strategic Policy PS 12: Wylfa Newydd – Park and Ride and Park and Share Facilities.

2.3.4 These policies set out the Council's approach as a planning authority when consulted upon a DCO application and in its role as a determining authority for related development brought forward by the project promoter and any other third party applicant. The policies will also ensure that any third party applications for related development conform to the Plan's strategy and objectives. Further detail in respect of those policies relevant to the project and associated/related developments is provided at Appendix A and in the topic papers which accompany this SPG.

2.3.5 This SPG has been influenced and informed by the following plans and policies:

#### Energy Island Programme

2.3.6 The Anglesey Energy Island Programme (EIP) seeks to develop the low carbon energy sector on Anglesey. The EIP aims to create a centre of excellence for the production, demonstration and servicing of low carbon energy initiatives. It brings together proposed low carbon energy developments ranging from new nuclear, tidal arrays and biomass, with large contributions to the local economy. As well as energy industry jobs, opportunities are highlighted as part of the Programme to improve local transport infrastructure, housing, tourism and leisure facilities.

#### Anglesey Enterprise Zone

2.3.7 The Enterprise Zone initiative is designed to complement the EIP and to encourage growth in the low carbon energy sector on Anglesey. It aims to: support investment in low carbon energy production; establish world-class facilities for low carbon innovation and demonstration; and ensure that the supply chain captures servicing opportunities.

2.3.8 Anglesey Enterprise Zone encompasses the whole of the Island, with the aim to focus investment on a short-list of nine key sites agreed based on their suitability to meet the needs of business. These sites include:

- Anglesey Aluminium (EZ1);
- Parc Cybi (EZ2);
- Penrhos Industrial Estate (EZ3);
- Holyhead Port (EZ4);
- Bryn Cefni Industrial Estate (EZ5);
- Creamery Land North of Lledwigan Farm (EZ6);
- Gaerwen Industrial Estate (EZ7);
- Rhosgoch (EZ8);
- Menai Science Park (EZ9).

### Isle of Anglesey and Gwynedd Single Integrated Plan - 2013 to 2017 (2014)

2.3.9 The Isle of Anglesey and Gwynedd [Single Integrated Plan](#) (SIP) incorporates the vision and action plan of the joint Local Services Board for both counties. The Board is responsible for setting the ambition and strategic direction for the SIP and for the collaborative work within the area; it consists of leaders from various public, private and third sector organisations. The SIP focuses attention on improving the quality of life of local people and communities by enhancing economic, social and environmental well-being through:

- Ensuring that reducing public service resources are used for the greatest benefit;
- Helping individuals and communities to become strong and resilient and increasingly less dependent on public services;
- Improving economic performance and skills to create / maintain jobs, emphasising lifelong learning opportunities, in particular the EIP;
- Enabling communities and individuals to maintain and develop their independence;
- Ensuring that opportunities are available for young people;
- Reducing poverty and providing effective services that meet the needs of vulnerable groups;
- Promoting and sustaining our environment; and
- Promoting and maintaining our rich culture including the Welsh language.

2.3.10 The SIP seeks to maximise the EIP to help deliver a prosperous economy, highlighting that opportunities in the low carbon energy sector are integral to the improvement of economic performance and workforce skills levels on Anglesey. The SIP acknowledges the EIP and the £2.5billion contribution it may make to Anglesey's and North Wales' economies over the next 15 years and aims to capitalise upon all strategic energy investment proposals on Anglesey, including the Wylfa Newydd Project.

## Anglesey Local Well-being Plan (emerging)

2.3.11 The Local Well-being Plan is being prepared by the Public Services Board, established under one of the new duties introduced with the Well-being of Future Generations (Wales) Act 2015. The Boards established for Anglesey and Gwynedd have decided to work together in partnership across both counties and work with the main public bodies. The Well-being Plan will outline the well-being objectives for the Island as well as the steps to achieve those objectives. The Local Well-being Plan is due for publication before April 2018.

## Isle of Anglesey County Council Plan 2017 – 2022

2.3.12 The County Council has prepared a new Council Plan for 2017-2022 that replaces the Corporate Plan. The Council Plan includes the key ambition of “*working towards an Anglesey that is healthy, thriving and prosperous*” and contains the Council’s aim, focus areas and outcomes which the County Council, as an organisation, will be working towards in order to make a difference to the lives of Anglesey’s citizens over the next five years, embedding the Well-being of Future Generations (Wales) Act 2015.

## Welsh Language Strategy 2016-2021 (2016)

2.3.13 The Welsh Language Strategy was prepared by the County Council and its partners under the Anglesey Language Forum. The Strategy recognises the linguistic challenges faced by Anglesey and seeks to maximise opportunities to strengthen the Welsh language on the Island. The Strategy focuses on three key themes: children, young people and the family; the workforce, Welsh language services, the infrastructure; and the Community. It is accompanied by an Action Plan to help delivery in line with these key themes.

## North Wales Joint Local Transport Plan 2015-20

2.3.14 The North Wales Joint Local Transport Plan (LTP) 2015-20 was submitted to Welsh Government on the 31 January 2015, providing a detailed programme for transport improvements from 2015-2020 and a framework for schemes until 2030. The LTP is a statutory document that sits alongside the Development Plan and other policies and plans of the County Council. Under the high level intervention of ‘Improved Links to Employment’, the Plan references actions which include the Llangefni Link Road, A5025 Valley to Amlwch and an A55 Transport Hub/Park and Ride for Wylfa. In addition, within the plan-period, reference is made to the regional priority to improve access to Holyhead Port from the A55. The Gaerwen Link Road is listed as a medium/longer term aspiration along with the continued protection of the former Gaerwen – Amlwch rail line.

## North Wales Economic Ambition Board Plan

- 2.3.15 The North Wales Economic Ambition Board (NWEAB) is a collaborative group of private and public organisations in North Wales committed to promoting economic growth in Anglesey, Conwy, Denbighshire, Flintshire, Gwynedd and Wrexham. The Group also includes local colleges, Universities in Bangor and Wrexham, and the North Wales Business Council who represent the private sector.
- 2.3.16 In 2016, the NWEAB adopted its Growth Vision and this vision sets out a clear ambition for North Wales for infrastructure development, skills and employment, and business growth. The strategy aspires to increasing the value of the regional economy from £12.8 billion to £20 billion by 2035 with the creation of 120,000 new employment opportunities. It will also build on its strong alliances, joint planning and cross-border through the Mersey Dee Alliance and joint work with the Cheshire and Warrington Local Enterprise Partnership. Following the success of the Growth Vision, the region is in the process of undertaking a Growth Bid through the UK and Welsh Governments to secure capital funding to deliver interventions against infrastructure, transportation, housing, skills and business support projects. Wylfa Newydd is a critical project to realise and deliver the vision of the NWEAB.

### 3 Vision and Objectives

- 3.1.1 The proposed Wylfa Newydd Project provides a unique and unprecedented opportunity for the County Council and the project promoter and any other applicant to work together to contribute towards the socio-economic transformation of Anglesey and the wider North Wales region. To help encapsulate this opportunity, the County Council has developed a vision for the Wylfa Newydd Project. This vision clearly and concisely sets out the Council's aspirations for the project, as a set of outcomes, which are underpinned objectives outlining how this vision is to be delivered.
- 3.1.2 Both the vision and objectives have been informed by a review of existing objectives including those identified in the JLDP and the SIP as well as relevant NPSs, national planning policy and other plans and programmes. They were also subject to public and stakeholder consultation during the development of the original SPG as well as this revised SPG.

#### 3.1 Vision

- 3.1.3 The County Council's Vision for the Wylfa Newydd Project is clear and ambitious and aligns with its wider socio-economic and legacy aspirations in relation to all major developments on the Island. The Vision is:

*The New Nuclear Build at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life and wellbeing of existing and future generations and enhancing local identity and distinctiveness.*

- 3.1.4 The Vision is realised through a series of outcomes for the Wylfa Newydd Project, for the economy, people and communities of Anglesey and for the environment. Specifically, the County Council requires that the construction and operation of the power station, associated and related developments will:
- Contribute to the UK's need for secure and affordable low carbon energy;
  - Comply with all safety and security requirements to ensure a secure and safe project with robust emergency planning provisions during construction and operation;
  - Contribute significantly to long-term sustainable economic growth and local prosperity through the provision of quality employment, training and workforce development opportunities;

- Support the prosperity of local businesses by providing appropriate supply chain and inward investment opportunities;
- Support the sustainability, vibrancy and quality of life of Anglesey and its communities (including support for the Welsh language and culture) and promote low carbon living and behaviours;
- Take into account environmental, social, economic and health impacts and provide mitigation and/or compensation for any adverse impacts whilst maximising positive social, economic and environmental benefits;
- Contribute to an enhancement of local community infrastructure, facilities and services;
- Promote sustainable modes of transport and undertake infrastructure improvements to minimise the impact of the development on local capacity and resilience and enhance connectivity;
- Contribute positively to the biodiversity of the Island and the quality of its natural environment; and
- Recognise the support of local communities in hosting the Wylfa Newydd Project (during construction and operation up to the point of decommissioning) by compensating for impacts that cannot be mitigated and otherwise securing the good will and understanding of the population of the Island as a whole.

3.1.5 The Vision will be achieved through the commitment of all relevant parties to securing these outcomes by both statutory and voluntary means<sup>10</sup>.

## 3.2 Objectives

3.2.1 The County Council expects that the Vision will be achieved through the following seven objectives:

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

<sup>10</sup> N.B. In developing and promoting this Vision, the County Council does not commit itself to act in any way other than in accordance with its statutory powers and duties.

4. To ensure that the Wylfa Newydd 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 Newydd Project recognises and strengthens the unique identity of the Island and its communities;
6. To ensure that the Wylfa Newydd 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 Newydd Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change.



Objective 1: To ensure that the Wylfa Newydd 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.

3.2.2 This will be achieved by:

- i. Stimulating growth and inward investment particularly within the energy sector and knowledge-based industries;
- ii. Maximising opportunities for research and development activities in low carbon energy;
- iii. Developing skills training required to support the delivery of the Wylfa Newydd Project and to sustain these skills once it is delivered;
- iv. Promoting low carbon energy projects;
- v. Delivering the strategic infrastructure necessary to accommodate the Wylfa Newydd Project and support wider economic growth;
- vi. Identifying opportunities for collaboration with other Enterprise Zones in North Wales.

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> <li>• A prosperous Wales;</li> <li>• A resilient Wales</li> <li>• A more equal Wales.</li> </ul>	<ul style="list-style-type: none"> <li>• GPs 1 to 4;</li> <li>• GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>• Isle of Anglesey County Council;</li> <li>• Wylfa Newydd Project Promoter;</li> <li>• Education Providers;</li> <li>• Welsh Government;</li> <li>• North Wales Economic Ambition Board;</li> <li>• UK Government</li> </ul>	<ul style="list-style-type: none"> <li>• UK Industrial Strategy;</li> <li>• Welsh Government Prosperity for All;</li> <li>• North Wales Economic Ambitions Board Plan</li> <li>• Anglesey and Gwynedd Joint Local Development Plan;</li> <li>• Anglesey and Gwynedd Single Integrated Plan;</li> <li>• Isle of Anglesey County Council Corporate Plan;</li> <li>• Isle of Anglesey County Council Plan;</li> </ul>

			<ul style="list-style-type: none"> <li>• Anglesey Enterprise Zone;</li> <li>• Anglesey Energy Island Programme.</li> </ul>
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Objective 2: To ensure that the Wylfa Newydd Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people.

### 3.2.3 This will be achieved by:

- i. Up-skilling the Island and region's workforce and ensuring that new employment opportunities benefit existing or returning/previous residents and particularly young people wherever possible;
- ii. Supporting attainment in STEM educational opportunities and ensuring that appropriate training and apprenticeships are made available to allow people to access employment opportunities created by the project;
- iii. Reducing poverty and economic inactivity by helping residents back into work;
- iv. Maximising benefits of development to businesses in North Wales through positive procurement practices;
- v. Capitalising on opportunities associated with the decommissioning of the existing power station including the retraining of staff employed at the former Magnox site to work in the new nuclear power station;
- vi. Directly supporting the growth of supply-chain businesses and related employment uses;
- vii. Ensuring that associated and related development sites (such as employment, transport and logistics uses) are both in suitable locations for effective access to the main Wylfa Newydd site and are aligned with relevant national planning policy and the spatial strategy of the JLDP, so as to provide a positive employment legacy use;
- viii. Protecting the tourism economy and seeking opportunities to grow this sector through the Wylfa Newydd Project;
- ix. Managing the impact of the Wylfa Newydd Project on education provision;
- x. Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see <i>Section 4 and Section 5</i> )	Key Delivery Partners	Key Local Plans and Programmes (see <i>Appendix A</i> )
<ul style="list-style-type: none"> <li>• A prosperous Wales;</li> <li>• A resilient Wales</li> <li>• A more equal Wales;</li> <li>• A Wales of cohesive communities.</li> </ul>	<ul style="list-style-type: none"> <li>• GPs 2 to 5;</li> <li>• GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>• Isle of Anglesey County Council;</li> <li>• Wylfa Newydd Project Promoter;</li> <li>• Education Providers;</li> <li>• UK Government;</li> <li>• Welsh Government;</li> <li>• Menter Iaith Mon</li> <li>• North Wales Economic Ambition Board.</li> </ul>	<ul style="list-style-type: none"> <li>• UK Industrial Strategy;</li> <li>• Welsh Government Prosperity for All;</li> <li>• Anglesey and Gwynedd Joint Local Development Plan;</li> <li>• Anglesey and Gwynedd Single Integrated Plan;</li> <li>• Anglesey Enterprise Zone;</li> <li>• Anglesey Energy Island Programme;</li> <li>• Isle of Anglesey County Council Plan;</li> <li>• Isle of Anglesey County Council Destination Management Plan;</li> <li>• Shaping the Future;</li> <li>• North Wales Shared Construction Apprentice Scheme;</li> <li>• North Wales Economic Ambition Board Plan.</li> </ul>

Objective 3: To ensure that the Wylfa Newydd Project delivers significant and enduring infrastructure benefits to the Island's communities.

3.2.4 This will be achieved by:

- i. Improving connectivity and the movement of people, enabling residents to capitalise on the opportunities presented by the Wylfa Newydd Project and minimising disruption and congestion;
- ii. Delivering construction workers accommodation without adversely affecting the local housing market or the Island's tourist accommodation offer and ensuring that this development provides a lasting legacy benefit;
- iii. Providing appropriate community infrastructure and services necessary to support the Wylfa Newydd Project and ensuring that such facilities are integrated into the Island's existing communities;
- iv. Ensuring that proposals support existing services and facilities including retail provision in the Island's town centres;
- v. Ensuring that measures are implemented to mitigate and/or compensate for significant negative effects of proposals and to support local communities where these effects may occur;
- vi. Ensuring the provision of appropriate infrastructure (transportation infrastructure, utilities and information and communication technologies) needed to accommodate the Wylfa Newydd Project and that a lasting legacy benefit is provided for the Island's, and North Wales' communities;
- vii. Encouraging associated and related developments to be located in such a way that supports the sustainability of the Island's rural and urban communities;
- viii. Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see <i>Section 4 and Section 5</i> )	Key Delivery Partners	Key Local Plans and Programmes (see <i>Appendix A</i> )
<ul style="list-style-type: none"> <li>• A prosperous Wales;</li> <li>• A resilient Wales;</li> <li>• A healthier Wales;</li> <li>• A more equal Wales;</li> <li>• A Wales of cohesive communities;</li> <li>• A Wales of vibrant culture and thriving Welsh Language.</li> </ul>	<ul style="list-style-type: none"> <li>• GP 6;</li> <li>• GPs 8 to 13;</li> <li>• GPs 16 to 17;</li> <li>• GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>• UK Government;</li> <li>• Welsh Government;</li> <li>• Isle of Anglesey County Council;</li> <li>• Wylfa Newydd Project Promoter;</li> <li>• Joint Local Service Board;</li> <li>• Registered Social Landlords;</li> <li>• Communities First;</li> <li>• Utility Providers;</li> <li>• North Wales Economic Ambition Board.</li> </ul>	<ul style="list-style-type: none"> <li>• Anglesey and Gwynedd Single Integrated Plan;</li> <li>• Isle of Anglesey Housing Strategy;</li> <li>• Isle of Anglesey County Council Corporate Plan;</li> <li>• UK Industrial Strategy;</li> <li>• Welsh Government Prosperity for All;</li> <li>• Other Supplementary Planning Guidance;</li> <li>• Anglesey and Gwynedd Joint Local Development Plan;</li> <li>• EU Structural Funds Programme;</li> <li>• Anglesey Language Forum Welsh Language Strategy;</li> <li>• North Wales Joint Local Transport Plan;</li> <li>• Public Right of Way Improvement Plan.</li> </ul>

Objective 4: To ensure that the Wylfa Newydd 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.

3.2.5 This will be achieved by:

- i. Ensuring measures are implemented to minimise noise, vibration, visual amenity and air quality impacts arising from the construction and operation of the Wylfa Newydd Project through appropriate mitigation;
- ii. Enhancing and improving the provision of community facilities including open space, leisure and recreation facilities, emergency and health care services;
- iii. Seeking a comprehensive package of high quality facilities and accommodation provision, which includes either new facilities or improved existing facilities, that meet the needs of construction workers and that provide legacy use opportunities for the wider community;
- iv. Ensuring that the Wylfa Newydd Project complements local and wider North Wales priorities for regeneration and benefits the Island's disadvantaged communities;
- v. Protecting existing visitor attractions and ensuring that sufficient tourist accommodation is maintained of the type and in the location that is attractive to tourists;
- vi. Ensuring that new development is designed so as to reduce opportunities for crime and public disorder;
- vii. Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> <li>• A prosperous Wales;</li> <li>• A resilient Wales;</li> <li>• A healthier Wales;</li> <li>• A more equal Wales;</li> <li>• A Wales of cohesive communities;</li> <li>• A globally responsible Wales.</li> </ul>	<ul style="list-style-type: none"> <li>• GPs 6 to 8;</li> <li>• GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>• Isle of Anglesey County Council;</li> <li>• Wylfa Newydd Project Promoter;</li> <li>• Joint Local Service Board;</li> <li>• North Wales Police;</li> <li>• Education Providers;</li> <li>• Health Providers;</li> <li>• Welsh Government.</li> </ul>	<ul style="list-style-type: none"> <li>• Welsh Government Prosperity for All;</li> <li>• Anglesey and Gwynedd Joint Local Development Plan;</li> <li>• Isle of Anglesey County Council Corporate Plan;</li> <li>• Anglesey and Gwynedd Single Integrated Plan.</li> </ul>

Objective 5: To ensure that the Wylfa Newydd Project recognises and strengthens the unique identity and culture of the Island and its communities.

3.2.6 This will be achieved by:

- i. Protecting and enhancing the Island's landscapes, seascape, coastal environment, townscapes and cultural heritage assets including designated sites such as the Isle of Anglesey Area of Outstanding Natural Beauty (AONB), Heritage Coast, Cestyll Garden, Cemlyn Bay (SAC), Anglesey Terns SPA and World Heritage Site;
- ii. Sustaining local distinctiveness and conserving and enhancing historic character;
- iii. Avoiding adverse impacts of temporary construction worker accommodation and the influx of construction workers on the environment, on community well-being, cohesion and the unique identity of the Island through sensitive location, scale, design and management of workers;
- iv. Ensuring that proposals conserve and strengthen the Welsh language and culture, supporting the County Council's aim of promoting and ensuring a sustainable future for the Welsh language;
- v. Promoting high quality design and the enhancement of the public realm;
- vi. Ensuring that the Island's image as a tranquil, rural area is maintained and enhanced;
- vii. Promoting Anglesey as being 'open for business' for tourism prior to, during and following construction;
- viii. Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> <li>A prosperous Wales;</li> <li>A resilient Wales;</li> <li>A healthier Wales;</li> <li>A more equal Wales;</li> <li>A Wales of cohesive communities;</li> <li>A Wales of vibrant culture and thriving Welsh Language.</li> </ul>	<ul style="list-style-type: none"> <li>GPs 9 to 10;</li> <li>GP 14;</li> <li>GPs 21 to 23;</li> <li>GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>Isle of Anglesey County Council;</li> <li>Wylfa Newydd Project Promoter and any other applicant;</li> <li>Natural Resources Wales;</li> <li>National Trust;</li> <li>Cadw;</li> <li>Welsh Language Forum;</li> </ul>	<ul style="list-style-type: none"> <li>Anglesey and Gwynedd Joint Local Development Plan;</li> <li>Other Supplementary Planning Guidance;</li> <li>Anglesey and Gwynedd Single Integrated Plan.</li> </ul>



		<ul style="list-style-type: none"> <li>• Welsh Government;</li> <li>• Menter Iaith Môn.</li> </ul>	<ul style="list-style-type: none"> <li>• The Anglesey Area of Outstanding Natural Beauty Management Plan;</li> <li>• Isle of Anglesey County Council Corporate Plan;</li> <li>• National Trust Cemlyn Vision;</li> <li>• Welsh Government Partnership for Growth: Strategy for Tourism 2013 – 2020;</li> <li>• Anglesey Language Forum Welsh Language Strategy;</li> <li>• Public Right of Way Improvement Plan.</li> </ul>
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Objective 6: To ensure that the Wylfa Newydd 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.

3.2.7 This will be achieved by:

- i. Minimising road traffic and disruption related to the construction and operation of the new power station site and associated and related development sites and seeking measures to minimise adverse impacts on road safety and in particular travel to school;
- ii. Maximising the opportunities available with respect to the Island's existing transportation infrastructure including the railway network;
- iii. Supporting the use and development of Holyhead Port;
- iv. Promoting and facilitating the use of the North Wales Coast main line as a transport link for workers and material during construction;
- v. Providing good access to the new power station site and ensuring that associated and related developments are well served by sustainable transport links;
- vi. Ensuring that construction worker accommodation has good access to community facilities and services and the main Wylfa Newydd site;
- vii. Identifying key transport infrastructure improvements required to support the development of the new power station site, and which provide a lasting legacy benefit (including improvements already identified in the Highways Action Management Plan or specific highways/transport strategies such as the Cycle Strategy));
- viii. Aligning transport proposals with wider Island transport strategies including the North Wales Transport Plan and taking account of other major infrastructure proposals on the Island; and
- ix. Ensuring compensation is secured for residual adverse effects that cannot be mitigated

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see <i>Section 4 and Section 5</i> )	Key Delivery Partners	Key Local Plans and Programmes (see <i>Appendix A</i> )
<ul style="list-style-type: none"> <li>• A prosperous Wales;</li> <li>• A resilient Wales;</li> <li>• A healthier Wales;</li> <li>• A more equal Wales;</li> <li>• A Wales of cohesive communities;</li> <li>• A globally responsible Wales.</li> </ul>	<ul style="list-style-type: none"> <li>• GP 3;</li> <li>• GP 6;</li> <li>• GP 8;</li> <li>• GP 10;</li> <li>• GP 15;</li> <li>• GP 19;</li> <li>• GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>• UK Government;</li> <li>• Welsh Government;</li> <li>• Isle of Anglesey County Council;</li> <li>• Wylfa Newydd Project Promoter;</li> <li>• Transport Operators.</li> </ul>	<ul style="list-style-type: none"> <li>• UK Industrial Strategy;</li> <li>• Anglesey and Gwynedd Joint Local Development Plan;</li> <li>• Anglesey and Gwynedd Single Integrated Plan.</li> <li>• Highways Action Management Plan;</li> <li>• Cycle Strategy;</li> <li>• North Wales Joint Local Transport Plan;</li> <li>• Highways Investment Programme.</li> </ul>

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

3.2.8 This will be achieved by:

- i. Conserving the integrity of sites on or near the Island designated at a European, national or local level for their nature conservation value;
- ii. Minimising direct loss of wildlife habitats and impact upon species of conservation value during construction and operation and ensuring permanent biodiversity enhancement measures are implemented and managed in perpetuity, including green infrastructure provision;
- iii. Promoting the sustainable management of natural resources such as water and raw materials throughout the lifetime of the development, maximising the re-use of existing facilities and exploring opportunities to integrate the requirements of the Wylfa Newydd Project with those of other development initiatives on the Island;
- iv. Minimising the release of potentially polluting substances to air, land and water;
- v. Mitigating climate change and ensuring resilience to the impacts of climate change;
- vi. Ensuring the sustainable management of waste (in accordance with the waste hierarchy and established waste management strategies for the Island);
- vii. Reducing the risk of flooding, both on-site and beyond the boundaries of sites proposed for development;
- viii. Enhancing the Island's distinctive landscape, seascape and coastal environment, recognising important linkages to the historic environment; and
- ix. Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Well-being of Future Generations (Wales) Act 2015 Goals	Key SPG Guiding Principle (GP) (see <i>Section 4 and Section 5</i> )	Key Delivery Partners	Key Local Plans and Programmes (see <i>Appendix A</i> )
<ul style="list-style-type: none"> <li>• A resilient Wales;</li> <li>• A healthier Wales;</li> <li>• A globally responsible Wales.</li> </ul>	<ul style="list-style-type: none"> <li>• GPs 17 to 22;</li> <li>• GPs 27 to 36.</li> </ul>	<ul style="list-style-type: none"> <li>• Isle of Anglesey County Council;</li> <li>• Wylfa Newydd Project Promoter and any other applicant;</li> <li>• Natural Resources Wales;</li> <li>• Welsh Water;</li> <li>• Welsh Government;</li> <li>• Energy Island Strategic Forum;</li> <li>• National Trust;</li> <li>• North Wales Wildlife Trust;</li> <li>• Local Land Owners;</li> <li>• RSPB.</li> </ul>	<ul style="list-style-type: none"> <li>• Anglesey and Gwynedd Joint Local Development Plan;</li> <li>• Anglesey and Gwynedd Single Integrated Plan;</li> <li>• North Wales Regional Waste Project;</li> <li>• Anglesey Local Biodiversity Action Plan;</li> <li>• The Anglesey Area of Outstanding Natural Beauty Management Plan;</li> <li>• National Trust: Cemlyn Vision;</li> <li>• Welsh Water Resources Management Plan;</li> <li>• West Wales Flood Risk Management Plan;</li> <li>• West of Wales Shoreline Management Plan 2;</li> <li>• River Basin Management Plan for the Western Wales River Basin District.</li> </ul>

## 4 Project-Wide Guidance

4.1.1 The Wylfa Newydd Project is an unprecedented opportunity to transform the economies of Anglesey and the wider North Wales region and to deliver significant investment in employment, the supply chain, services and infrastructure. The project also has the potential to provide a catalyst for cultural and behavioural change, ensuring sustainable economic development, community cohesion and an improvement in the quality of life of the Island's residents. However, the construction and operation of the Wylfa Newydd Project are significant activities with the potential to adversely affect the Island's (and the wider region's) unique built and natural environment, its communities, existing infrastructure, local businesses and the tourism sector. Therefore, it is essential that any potential adverse effects are identified and assessed. The County Council will expect the Wylfa Newydd project promoter and any other applicant to seek to avoid adverse impacts in this first instance. Where adverse impacts cannot be avoided, appropriate mitigation should be implemented to offset the identified, and agreed, significant adverse impacts. Compensation will be sought in respect of residual impacts that cannot be mitigated.

4.1.2 This section of the SPG contains project-wide guidance which accords with the avoidance, mitigation, compensation hierarchy and which also seeks to enhance benefits associated with the Wylfa Newydd Project. This guidance is set out as a series of 'Guiding Principles' (GPs) which together seek to support the delivery of the Vision and objectives set out in [Section 3](#). The GPs cover the following topics:

- Economic Development;
- Tourism;
- Population and Community;
- Construction Worker Accommodation and Anglesey's Housing Market;
- Welsh Language and Culture;
- Transport;
- Utilities;
- Waste;
- Climate Change;
- Natural Environment;
- Historic Environment;
- Facilitating Development; and
- Implementation and Monitoring.

- 4.1.3 The County Council will use this guidance, alongside the locational guidance contained in [Section 5](#) of this SPG and relevant national and local planning policy, to prepare its Local Impact Report, any written representations and to assist decision-making in the determination of Town and Country planning applications for developments including enabling and site preparation works which may be proposed in advance of a DCO application as well as development proposed by third parties (the relationship between the project-wide guidance and other relevant NPS, national and local planning policy is set out at Appendix A). The extent to which the GPs are relevant to each application the County Council receives will vary and, by necessity given the likely variable scale and nature of the applications, will be determined on a case-by-case basis.
- 4.1.4 The guidance that follows highlights the need to consider the cumulative social, economic and environmental impacts of the Wylfa Newydd Project (including the in- combination effects of the construction and operation of the main site and associated developments), electricity transmission infrastructure and other development proposals on the Island including major strategic developments. The County Council has developed the 'Approach and Methodology for Environmental Impact Assessment and Cumulative Impact Assessment', which should be followed by the project promoter and any other applicant to assist in the identification and assessment of cumulative impacts.

## 4.1 Economic Development

### Anglesey Energy Island Programme and Anglesey Enterprise Zone

- 4.1.5 Securing the long-term economic future of Wales by achieving the transition to a low carbon economy is one of the key priorities of the Welsh Government (as defined in [One Wales: One Planet, A New Sustainable Development Scheme for Wales](#) (2009)). [Economic Renewal: A New Direction](#) (2010), which sets out the Welsh Government's vision for economic development, identifies the Energy and Environment sector as being important for Wales with the potential for significant economic opportunities to be realised. For example, the Welsh Government estimates that there could be £50 billion of investments in low carbon electricity production in Wales over the next 10 to 15 years<sup>11</sup>. In addition the Well-being of Future Generations Act include for forty six national indicators covering matters such as levels of employment and greenhouse gas emissions.
- 4.1.6 The Wylfa Newydd Project is a major investment with the potential to support Anglesey's, and the wider North Wales region, economies and complement the Welsh Government's aim of securing the transition to a low carbon economy. The North Wales Economic Ambition Board

<sup>11</sup> See <http://gov.wales/docs/desh/policy/100331energystatementen.pdf>



identifies the project as a strategic priority to enable economic rebalancing in North Wales with an opportunity to also address some of the economic issues associated with peripherality on Anglesey. The County Council has responded to the opportunities presented by Wylfa Newydd and other projects through the establishment of the Energy Island Programme (EIP). The EIP aims to create a centre of excellence for the production, demonstration and servicing of low carbon energy initiatives as well as highlighting the part inward investment can play to improve local transport infrastructure, housing, tourism and leisure facilities, training and skills.

- 4.1.7 The importance that the County Council places upon the EIP is also reflected in the Welsh Government's award of Enterprise Zone status to the Island. The Anglesey Enterprise Zone encompasses the whole of the Island, with the aim to focus investment on a short-list of eight key sites agreed on the basis of their suitability to meet the needs of business (see Figure 4.1). The Enterprise Zone is designed to complement the EIP and to encourage growth in the low carbon energy sector on Anglesey. It seeks to support investment in low carbon energy production; establish world-class facilities for low carbon innovation and demonstration; and ensure that the supply chain captures servicing opportunities. The Enterprise Zone aims to create 1,300 jobs and increase Gross Value Added (GVA) by 10 – 13% to 2025 in Anglesey.
- 4.1.8 EIP projects continue to progress; Minesto, a tidal power electricity generating company, has secured European funding to develop tidal power close to Holyhead whilst Grŵp Llandrillo Menai are also developing a £20M engineering training centre at their Menai Campus in Llangefni. The Enterprise Zone projects include the opening of Stages 1 and 2 of the Llangefni Link Road which has provided improved access to Coleg Menai. Completion of Stage 4 of the Link Road (anticipated in 2018) will further facilitate access to Coleg Menai and Bryn Cefni Business Park. In addition, MS-Parc, the Menai Science Park near Gaerwen, is an initiative by Bangor University supported by Welsh Government and the County Council. MS-Parc is currently under construction (Phase 1) and once complete, it will provide high quality research and development space. More detail on these projects is contained within the relevant locational guidance at [Section 5](#).

### Figure 4.1 Anglesey Enterprise Zone Sites



4.1.9 The delivery of the EIP and Enterprise Zone is supported by policies contained in the JLDP which makes provision for employment land and the necessary infrastructure and facilities required to accommodate economic development (see, for example, Strategic Policy PS13: Providing Opportunity for a Flourishing Economy and Policy CYF1: Safeguarding, Allocating and Reserving Land and Units for Employment Use). It also requires cross-border working including with the neighbouring local authorities of Gwynedd Council and Conwy County Borough Council in order to ensure that the wider regional benefits of major strategic investments including the Wylfa Newydd Project are realised.

GP 1 Supporting the Anglesey Energy Island Programme and Anglesey Enterprise Zone

The County Council will require the Wylfa Newydd project promoter and any other applicant to support the delivery of the Energy Island Programme and Anglesey Enterprise Zone, maximising the economic opportunities available to the Island's local communities in line with JLDP Policy PS 9. This could be achieved through a combination of measures including:

- i. Investment in research and development:

- ii. Support for education and training, including for the retraining of former Wylfa Magnox employees;
- iii. Promotion of opportunities in renewable (including low carbon) energy generation;
- iv. Ensuring that employment, supply chain and procurement opportunities are advertised and accessible locally;
- v. Ensuring that supply chain opportunities through investment projects are maximised using a range of measures including supply chain charters to set out actions and key principles, targets for local contracts awarded (number and value), the use of existing procurement systems;
- vi. A procurement strategy which enables local businesses to access opportunities by creating a range of size and value of contracts (including low value and small contracts) and providing support to local businesses in accessing tendering opportunities and participating in procurement processes;
- vii. Provision of local labour agreements;
- viii. Contributions to support for training and up-skilling, including in local schools and colleges as well as through the provision of mentoring, training and apprenticeship schemes and requiring contractors to participate in such schemes; Supporting the promotion of inward investment with a focus upon the establishment/attraction of companies involved in low carbon technology on Enterprise Zone sites; and
- ix. Identifying opportunities for collaboration with other Enterprise Zones in North Wales.

The DCO and Town and Country planning applications should be accompanied by a socio-economic assessments. These assessments must include consideration of the construction and operation phases of the Wylfa Newydd Project and the cumulative effects of developments in combination with other major developments proposed on the Island. Where potentially significant negative effects are identified, the County Council will require that mitigation measures specific to these effects are identified and implemented. Where effects cannot be mitigated, compensation proposals should be identified.

## Job Creation and Skills Development

4.1.10 NPS EN-1 outlines the socio-economic matters that the project promoter should consider; those relevant to economic development include opportunities for the creation of jobs and training. JLDP Policy PS9: Wylfa Newydd and Related Development, meanwhile, seeks to maximise employment, business and training opportunities for the Island's local communities

from the Wylfa Newydd Project. The Wylfa Newydd Project will have significant employment requirements (particularly during the construction phase) and the more that these can be resourced by the Island's workforce, the greater the economic benefit of the project will be to the Island's economy; Horizon currently proposes that approximately 2,000 (22%) of the peak construction workforce will be drawn from North Wales. Importantly, Anglesey's workforce includes workers with skills in the nuclear industry. However, the skills required for the Wylfa Newydd Project, whilst complementary, may be different due to specific needs for the delivery of the project.

- 4.1.11 The County Council is focussed on ensuring that new entrants to the job market are provided with the skills to access the construction and operational phase jobs that should be available to them. Grŵp Llandrillo Menai are progressing with plans for a brand new purpose-built, Engineering Centre adjacent to the existing Energy Centre at its Llangefni Campus that will help support and drive forward skills development on the Island.
- 4.1.12 The potential local benefits claimed for the project can only be fully realised where the predicted levels of local employment and training are delivered. Local young people must be supported in accessing education and training to enable them to take up new employment opportunities. The measures set out in GP2 below are designed to help ensure that the local workforce, including unemployed and economically inactive residents and disadvantaged groups, are able to take advantage of the opportunities that may be generated through the Wylfa Newydd Project thereby helping to tackle unemployment, raise income levels, improving quality of life and reduce rates of out-commuting, without adversely affecting existing businesses. It is essential that the project promoter seek to implement these measures as early as possible in order to ensure that a locally based, skilled pool of labour is established at the outset of the Wylfa Newydd Project. The assessments of potential impacts of the project assume a minimum level of local employment; this figure affects not only the socio-economic impacts but those across the topic areas. It is therefore necessary that robust measures to deliver the anticipated levels of local employment are in place prior to commencement. It is critical that such measures are adequately monitored and any shortfall addressed at an early stage. Early dialogue between the project promoter, training providers and other stakeholders including, for example, Trade Unions and the promoters of other major strategic investment projects on the Island will therefore be essential to achieving this goal.

<b>GP 2 Local Job Creation and Skills Development</b>
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To help maximise education and training opportunities (as envisaged in JLDP Policy PS9), the County Council expects the Wylfa Newydd project promoter to prepare and implement an Employment and Skills Strategy. This should set out to achieve the following:
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- i. Provide timely support to existing educational institutions and local education provision with an emphasis on the promotion of Science, Technology, Engineering and Mathematics (STEM). This may include support to encourage the development of STEM qualified teaching staff and the expansion of facilities to capitalise on the benefits associated with the Wylfa Newydd Project and to offset any adverse impacts on existing provision;
- ii. Support the development of market apprenticeship and work placement opportunities to local people;
- iii. Complement the work of skills agencies and existing local and regional initiatives which currently include the Reach the Heights Project, the Isle of Anglesey Community Education Partnership and the Shaping the Future programme;
- iv. Provide apprenticeships, graduate/post-graduate placements and bursaries for students to maximise and retain local skills and talent within the project workforce;
- v. Make best use of a Wylfa Newydd visitor centre for educational purposes;
- vi. Facilitate and support the re-training of staff employed in other businesses so that they are able to benefit from alternative employment opportunities associated with the Wylfa Newydd Project;
- vii. Support the Island's disadvantaged communities and local young people, including those not in education, employment or training (NEETs), through local training initiatives and outreach programmes so that they are able to benefit from employment opportunities associated with the Wylfa Newydd Project;
- viii. Ensure that the local construction workforce and other skilled workers have access to job opportunities during the construction of the main Wylfa Newydd site and to find alternative employment post-construction;
- ix. Ensure and facilitate the on-going training of workers employed at the Wylfa Newydd power station, associated and related developments in respect of the Welsh language and implement measures to promote the use of the Welsh language in the workplace;
- x. Maximise local labour provision through local employment contracts and labour agreements, employment initiatives, procurement of businesses and services that employ local people and advertisement of positions. This should include the establishment of a labour market for Welsh speakers;

- xi. Support local businesses where staff are lost to the project through displacement. This should include training in skill areas where there is a recognised shortage, to increase the overall pool of people available;
- xii. Contribute to the design, set up, management and delivery of an employment and skills brokerage service to co-ordinate skills and employment activity;
- xiii. Monitor the take up of roles by local people and set out mechanisms which can be implemented where the take up falls below the anticipated level to increase local employment.

All planning applications for associated / related development will be required to demonstrate how the aims of the Employment and Skills Strategy will be delivered by the proposed development. The level of detail provided in support of any planning application should be proportionate to the scale and type of development proposed.

The applicant should also ensure that job opportunities at both the Wylfa Newydd power station site, associated and related development sites are easily accessible by sustainable transport modes, particularly to the Island's most deprived and hard to reach communities.



## Employment Sites, Logistics and Transport Uses

- 4.1.13 The construction and operation of the Wylfa Newydd Project will generate demand for a range of new employment uses across the Island. These uses will provide direct or indirect services to the construction and operation of the project. In addition, the project will require the transportation of goods, materials and people onto and across the Island. These activities are likely to be facilitated by the provision of worker, logistics and freight management centres.
- 4.1.14 The County Council considers that its role is to facilitate such development, providing that it is appropriately sited and addresses the needs of the project and the local communities whilst also delivering future legacy use and benefit.
- 4.1.15 The JLDP supports employment development through the allocation of land and the safeguarding of existing sites. Several of these sites are Anglesey Enterprise Zone Sites. Additional windfall development, in accordance with the plan's spatial strategy and hierarchy, is also supported. In addition, Policy CYF4 allows for large scale, single employer proposals not on allocated or safeguarded land as long as they are located in an appropriate location, are sustainable, well related to settlements and supported by compelling evidence justifying the need. JLDP Policies PS9: Wylfa Newydd and Related Development and PS11: Wylfa Newydd – Logistics Centre set out the sequential approach to consideration of development proposals for a Wylfa Newydd Project related logistics centre, with a preference for the use of safeguarded or allocated employment sites or sites within settlement development boundaries. Only where sites in these locations can be discounted based on landscape and environmental considerations will sites that are located along or close to the A5/A55 be considered, where the impacts of development in the countryside can be acceptably minimised and mitigated.

### GP 3 Employment Sites, Logistics and Transport Uses

The County Council will support employment, logistics and transport uses proposed in support of the Wylfa Newydd Project, providing that development accords with national planning policy and the spatial strategy and policies contained within the JLDP, including the sequential approach to the location of a logistics centre in Policies PS 9 and PS11, and reflects the locational guidance contained in [Section 5](#) of this SPG. Proposals will:

- i. Adapt and/or re-use the infrastructure associated with the former Magnox power station where this is operationally viable and the existing uses do not give rise to amenity or quality of life issues;
- ii. Ensure that the associated development sites chosen together with any related development for employment, logistics and transport uses are integrated with

existing employment uses and are easily accessible by a range of sustainable transport modes. Any potential adverse effects on the landscape and townscape character of the surrounding area should be mitigated and/or compensated;

- iii. Where operations that exceed normal working hours are proposed, specific measures to address impacts upon amenity and quality of life and impact on existing businesses through, inter-alia, locational considerations, the siting of buildings and activities, operational protocols and means of access and egress will be required; and
- iv. Ensure a beneficial legacy use, which may include the future use of logistics centres in the transshipment of goods through Holyhead Port or the appropriate remediation of a previously developed site suitable for future use.

Where the nature of the use and the location of the proposed site is such that a legacy use may not be appropriate, the County Council will require, through relevant conditions attached to any consent/permission, that sites are appropriately restored to its satisfaction. Security for the cost of restoration of sites with time-limited permissions will be sought through planning obligations where appropriate.



## Local Supply Chain and Servicing Opportunities

- 4.1.16 In addition to direct opportunities, the Wylfa Newydd Project will create indirect opportunities for businesses and services to support the construction and operational phases. These businesses may include, for example, caterers, cleaners and haulage firms as well as technicians and service engineers. The County Council is keen to ensure that employment opportunities for the local workforce are maximised and that where demand results in new businesses establishing themselves or relocating onto the Island, that such demand provides opportunities to engage the local workforce. JLDP Strategic Policy PS13: Providing Opportunity for a Flourishing Economy sets the overall approach for achieving a varied and responsive local economy that encourages investment on the Island.
- 4.1.17 The County Council is working with the project promoter and other key stakeholders to develop a Supply Chain Service and the Employment & Skills Brokerage Service. The primary objective is that these will maximise the benefits and opportunities for businesses and employees on Anglesey and in the North Wales region.

### GP 4 Supporting the Local Supply Chain and Service Opportunities

The County Council will encourage the development of new, or the expansion of existing, local supply chain and service businesses not directly connected with the Wylfa Newydd Project but which may gain from related activities during the construction and operational phases. Such proposals should be compatible with national planning policy and the JLDP, including the strategic approach to employment development in PS 13, and reflect the locational guidance contained in [Section 5](#) of this SPG. They will be encouraged where they:

- i. Create new employment opportunities, new apprenticeships or training places;
- ii. Utilise any existing Supply Chain Service and Employment & Skills Brokerage to co-ordinate skills and employment opportunities and assist local people and businesses to use access them;
- iii. Complement the wider education, training, skills and supply chain initiatives; and
- iv. Contribute to the formation of clusters of associated services which can be promoted as an Island-based product.

## 4.2 Tourism

- 4.2.1 Tourism is currently one of the Island's leading wealth creation industries contributing around 4,032 jobs and £284 million to its economy<sup>12</sup>. Tourism in Anglesey is a large industry comprised of many small but significant businesses across a number of sectors including accommodation provision, attractions, restaurants, cruise ships and the Island's unique countryside and coastline. This offer is further developed with Anglesey being the major gateway to Ireland via Holyhead Port.
- 4.2.2 The tourism industry is critically important to Anglesey's economy. People who visit the Island (as well as those that live and work here), value the quality and diversity of its natural and historic environments. People are able to experience the peace and tranquillity as part of visiting the Island. This includes the Anglesey AONB, the 125 mile coastline (which includes a Heritage Coast) and the numerous beaches serviced by small traditional resorts and towns and linked by the Wales Coast Path. Seascapes remain an important part of the character of the AONB and the Heritage Coast.
- 4.2.3 Tourism is also a key factor in sustaining the quality of life of the Island's residents. The presence of visitors and the money they spend in Anglesey helps to:
- Provide employment for the local community;
  - Maintain the viability of many of the Island's attractions, eating places and shops;
  - Stimulate interest in rural diversification, regeneration and environmental projects; and
  - Attract the interest of entrepreneurs from other industries, like the growing number of arts and crafts people who have chosen Anglesey as their home.
- 4.2.4 The [Welsh Government Strategy for Tourism 2013-2030: Partnership for Growth](#) (2013) seeks to increase tourism *"in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales"*. The County Council recently approved a new [Destination Anglesey Management Plan](#) for the period 2016-2020 (DMP, 2016). It sets out the following goal for the visitor economy of Anglesey: "Tourism to grow in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales." It seeks to achieve: "A successful and sustainable tourism industry in Anglesey which generates wealth for the island, draws on and sustains its special environment and culture, brings enjoyment to visitors and at the same time contributes to residents' quality of life".

<sup>12</sup> Based on 2016 data contained in the Isle of Anglesey County Council (2016) *STEAM Report*.

4.2.5 Achieving the aim of the Partnership for Growth Strategy and the DMP vision will mean addressing a number of challenges including managing, through the planning process, development which could threaten the quality of the coastal environment, the Island's key tourism draw, or impact unduly on public and private tourism businesses. In this respect, the construction and operation of the Wylfa Newydd Project could have far reaching implications for the Island's tourism economy, including impacts upon:

- The natural and built environments which are vital to the success of the Island as a tourist destination;
- Visitor amenity;
- The tourism workforce;
- The availability and condition of tourism accommodation; and
- Visitor perception of the Island.

4.2.6 Strategic Policy PS14: The Visitor Economy of the JLDP proposes that the County Council will support the tourism industry including by preventing development that would have an unacceptable adverse impact on features and areas of tourism interest or their settings. NPS EN-1, meanwhile, stipulates (at para. 5.12.3) that socio-economic assessments of nationally significant energy infrastructure proposals should include consideration of the effects on tourism and the provision of visitor facilities. Further to the JLDP and guidance contained in NPS EN-1, the County Council will expect the Wylfa Newydd project promoter and any other applicant to take full account of the potential impacts associated with the construction and operation of the main site, associated and related developments on tourism and, where appropriate, to provide mitigation and/or compensation to address significant adverse impacts. In doing so, the County Council will also expect the project promoter and any other applicant to identify and implement measures to promote Anglesey as a visitor destination and enhance the tourism potential of the Island.

<b>GP 5 Tourism</b>
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<p>The Wylfa Newydd project promoter and any other applicant should ensure that the construction and operation of the power station or any associated and related developments do not unacceptably adversely affect the value and importance of tourism to the Island in accordance with JLDP Policies PS9 and PS14.</p>
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<p>A detailed assessment of potential effects associated with project and, where appropriate, associated and related developments on tourism (both alone and in combination with other proposals) should be submitted with the DCO application and Town and Country planning applications received by the County Council. As a minimum, the detailed assessments should consider the impacts of proposals on:</p>
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- i. Transport, including traffic disruption, congestion and journey times;
- ii. The amenity of tourists, including noise and visual impacts;
- iii. The Island's image and visitor perception of the construction and operation of new nuclear power station and that of the nuclear industry;
- iv. Access to the Island's natural and built environmental assets, including Public Rights of Way (including how development can support delivery of the statements of action contained within the Council's Rights of Way Improvement Plan 2008-2018 or replacement RWIP covering the next 10 year period when approved);
- v. Landscapes/townscape character and views to/from natural and built environmental assets;
- vi. The Island's culture, identity and distinctiveness;
- vii. Labour displacement;
- viii. The Island's tourist attractions/facilities; and
- ix. Tourism accommodation (see also GP12).

Where there is the potential for adverse impacts, mitigation and/or compensation measures informed by the actions contained in the Isle of Anglesey Destination Management Plan and agreed between the Wylfa Newydd project promoter or the applicant and the County Council should be identified and implemented to protect and enhance the Island's visitor economy.

These measures could include:

- x. The protection and enhancement of the Island's natural and built environmental assets (see also [GP20](#) and [GP21](#));
- xi. Maintenance and enhancement of access to the coast allied with improvement to the Wales Coast Path;
- xii. Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks;
- xiii. Mitigate and/or compensate for any potential significant impacts of visitor pressure on European designated sites, National and Regional designated sites and local wildlife sites;
- xiv. International, national, regional and local destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership and the County Council, including activities designed to address negative perceptions of the Wylfa Newydd Project;
- xv. Promotion of the Island's key tourist destinations;

- xvi. Provision/enhancement of infrastructure to support tourism including transportation infrastructure for tourism such as rail and port facilities; and
- xvii. Improvements to the tourism human resource, linked with wider training and skills development (including in respect of the Welsh language).

Any measures implemented to protect and enhance the Island's visitor economy should meet the requirements of GP20 and GP21 and help the tourism potential of the Island to be met without adverse effects on any European or national designated nature conservation sites (or their interest features), particularly with regard to visitor pressure.

The success of measures introduced to protect and enhance the Island's visitor economy will be monitored through analysis of the results of a regular annual visitor survey resourced by the project promoter and any other applicant to a methodology agreed with the County Council or, where applicable, through an appropriate monitoring framework approved through the DCO that will produce statistically reliable results and gauge the impact of the Wylfa Newydd Project on visitor perceptions and numbers. The County Council will also require the project promoter and any other applicant to provide a funding mechanism, which can be called upon to implement additional measures of mitigation, should the survey show that the visitor economy is suffering as a result of the project. It is the County Council's aspiration for the permanent visitor centre at Wylfa to be a key tourist attraction, both complementing and enhancing the Island's existing offer. A visitor centre should be accessible by public transport and be of exemplar design that reflects the low carbon concept which underpins the Energy Island Programme.

It is also the County Council's aspiration for the applicant to provide temporary visitor centre during the construction phase of the Wylfa Newydd Project. This shall provide interpretation boards and visitor information, viewing platforms, and appropriate parking and other facilities. This temporary visitor centre shall be integrated with the Wales Coastal Path and other tourism facilities to ensure that the tourism offer in North Anglesey is maintained and enhanced during the construction of the Wylfa Newydd.

## 4.3 Population and Community

### Community Facilities and Services

- 4.3.1 The construction and operation of the Wylfa Newydd Project represents a unique opportunity to enhance the sustainability of the Island's communities. The creation of new employment opportunities and an influx of construction and operational workers will generate increased demand for important community facilities and services such as health and education. Importantly, the investment in infrastructure generated by the Wylfa Newydd Project can contribute to an enhancement of community infrastructure, facilities and services, generating a lasting legacy benefit for the Island's communities.
- 4.3.2 However, the characteristics of the Island's population and communities present a number of challenges in terms of service and infrastructure delivery. For example, the Island's resident population, which stood at 69,750 at the 2011 Census, is predominantly rural which can make service provision difficult. Trend based projections published by Welsh Government<sup>13</sup> indicate that the population of the Island is to rise to 69,984 by 2026 but that it could reduce to 69,231 by 2033. Meanwhile the population is ageing with the number of those aged 65 or over projected to increase notably from 16,963 in 2014 to 20,087 in 2026 and then to 21,779 in 2033. This is a rise of around 28% between 2014 and 2033. The number of over 65s as a percentage of the Island's total population is projected to rise from around 24% in 2014 to 31% in 2033. This has important implications for service delivery and demands on provision. It is also important to recognise that the Wylfa Newydd Project could alter demographic trends and projections, particularly during the construction phase when there will be an influx of workers.
- 4.3.3 The County Council considers it essential that the Wylfa Newydd Project is integrated with community facility and infrastructure delivery that provides a lasting legacy benefit to the Island's communities as set out in JLDP Policy PS9: Wylfa Newydd and Related Development. NPS EN-1 (at para. 5.12.3) sets out that assessments of socio-economic impacts should consider, inter-alia, the provision of additional local services and improvements to local infrastructure and the impact that an influx of workers could have on local population dynamics and demand for services and facilities. Paragraph 5.12.8, meanwhile, sets out that the examining authority should consider any relevant positive provisions the developer has made or is proposing to make to mitigate significant impacts and any legacy benefits that may ensue.

<sup>13</sup> Welsh Government 2014 population projections by Local Authority. Available via: <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Projections/Local-Authority/2014-based/populationprojections-by-localauthority-year>.

**GP 6 Maintaining and Enhancing Community Facilities and Services**

The Wylfa Newydd project promoter and any other applicant must ensure that community services and facilities, including education, healthcare, IT communications/broadband, leisure facilities and emergency services are in place to accommodate the construction and operational phases of the project and its associated and related developments. New services and facilities which are required to service the project or to mitigate impacts therefrom, and which are not located on the main Wylfa Newydd site, should be sustainable, integrated and provide a permanent improvement and a lasting legacy benefit to the Island's communities.

More specifically, the County Council will expect the project promoter and any other applicant, in liaison with key service providers and informed by assessment(s) of supply and demand (including quality of provision), to:

- i. Provide new, relocated or enhanced community facilities, services and infrastructure (including mobile & IT communications infrastructure, broadband, leisure & sports facilities, healthcare and retail) to meet the needs of construction and operational workers and to mitigate any adverse impacts on existing provision resulting from the project either alone or in combination with other proposals;
- ii. Ensure that new or relocated community facilities and services which are not located on the main Wylfa Newydd site are available to the public and allow for a permanent legacy use including ensuring that such facilities and services can be maintained beyond the construction phase;
- iii. Deliver community facilities and services in locations that are accessible by modes of sustainable transport to both workers and, where public access is to be provided, the wider public and that reflect the County Council's spatial strategy (as defined in the JLDP);
- iv. Ensure that new community facilities and infrastructure are developed in accordance with the settlement hierarchy, incorporate high quality design and protect and enhance the Island's built and natural environment; and
- v. Ensure that opportunities to complement existing initiatives on the Island, as well as investment generated by other major investment proposals, are realised.



## Health and Well-being

- 4.3.4 As set out in Section 1.2, the Well-being of Future Generations (Wales) Act 2015 includes seven well-being goals. The well-being goal 'A healthier Wales' aims to deliver "*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*". NPS EN-1 (para. 4.13.3) highlights that the construction and operation of energy infrastructure may have a range of direct impacts on health including in respect of increased traffic, air or water pollution, dust, hazardous substances and waste and noise. It requires that such impacts are assessed and mitigation implemented to address adverse effects where they may arise. JLDP Policy PS 5: Sustainable Development sets out the overall approach to delivering sustainable development whilst Policy PCYFF 2: Development Criteria ensures that all development avoids unacceptable adverse impact on the health, safety and amenity of occupiers of local residences, other land and property uses or the characteristics of the locality.
- 4.3.5 The importance of health and well-being also extends to the workers employed in the construction and operation of the Wylfa Newydd Project, particularly if health problems or a lack of well-being results in greater demand for the Island's existing health services; without adequate investment, an increase in demand will also have implications for existing communities in terms of service availability. This is particularly relevant to the North of the Island where demand for these services will be higher.
- 4.3.6 The County Council therefore expects the Wylfa Newydd project promoter and any other applicant to fully consider the potential impacts of their proposals on the health and well-being of the Island's residents, visitors and workers (including the Wylfa Newydd workforce and their families). An appropriate range of mitigation measures should be identified to address adverse impacts, taking into account the in combination and cumulative effects of disturbance. In addition, the project promoter and any other applicant should undertake an assessment of the likely demand for health services resulting from the project workforce and ensure, through consultation with service providers, that provision is available in the locations it will be required or that new provision will be made by the developer.
- 4.3.7 The safety of nuclear power stations is regulated by the Office for Nuclear Regulation (ONR) and Natural Resources Wales and the relevant regulatory processes are separate to the DCO application. The ONR also determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR).



- 4.3.8 Upon notification by ONR of the area requiring an Emergency Plan, the County Council consults all of the agencies with a role to play in its implementation. Following consultation with the relevant agencies and the operators, the County Council has to produce its off-site Emergency Plan within six months. The Plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The County Council's Emergency Plan will be considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with the Wylfa Newydd Project will be considered under REPPiR.
- 4.3.9 The safety of the nuclear plant is not considered further in this SPG. This is consistent with guidance contained in NPS EN-6 which sets out (at para. 3.12.4) that the safety systems that must be in place for the design of new nuclear power stations and, further, the requirement for compliance with the UK's robust legislative and regulatory regime, mean that the risk of radiological health impact is very small. Notwithstanding the above, it is the County Council's view that the project promoter should seek to clearly communicate how it will manage the operations of the nuclear plant (including risks associated with radiation) to the Island's communities, visitors and businesses in order to alleviate concerns and address potential negative perceptions linked with nuclear power generation.

GP7 Protecting Health
<p>The project promoter and any other applicant must undertake comprehensive assessments of the health, well-being and amenity impacts of the construction and operation of Wylfa Newydd and, where appropriate all applicants should do so for associated or related developments. Assessments should take account of potential cumulative effects.</p> <p>In accordance with NPS EN-6, the project promoter and any other applicant should work with the County Council and the Betsi Cadwaladr University Health Board to identify any potentially significant health impacts and appropriate mitigation measures. Mitigation measures are likely to relate to:</p> <ul style="list-style-type: none"> <li>i. The provision of information on health risks to local communities, visitors and businesses;</li> <li>ii. The physical design of new development (including consideration of screening, containment and layout to minimise impacts on sensitive receptors);</li> <li>iii. Mitigation for affected receptors (including insulation to reduce noise impacts) or compensation where mitigation is not practicable;</li> </ul>

- iv. Measures including the restriction of working hours and traffic management for both construction and operational phases;
- v. Monitoring of potential impacts including in respect of noise, air quality and light pollution;
- vi. Directly or indirectly supporting the provision of new, or enhancement of existing, health services in line with GP6.

Associated and related developments should not be proposed where construction or operational activities would give rise to unacceptable impacts on air quality, noise/vibration and light pollution and the amenity of existing residents, visitors, businesses and construction workers.

Careful consideration should be given to the location of construction worker accommodation in order to ensure that the health and amenity of workers is not adversely affected by current or proposed future adjacent land uses or by construction activities related to the wider project.

In order to address any potential adverse impacts on health arising from associated and related developments, the County Council will seek DCO requirements, or impose planning conditions as appropriate to the method of consenting. These requirements/conditions could cover, inter-alia:

- a) Restrictions on total number of daily vehicle movements and movements during peak periods;
- b) Weight limits on construction traffic;
- c) Routing of traffic;
- d) Construction/ operation hours;
- e) Sequencing of construction operations;
- f) Noise, dust and odour management; and
- g) Community consultation on issues/activities likely to significantly impact upon amenity (including light pollution).

The Wylfa Newydd project promoter should ensure the health and well-being of its workers. Measures may include, for example:

- h) Preparation of a Corporate Health Policy;
- i) Implementation of a Code of Conduct for Construction Workers (see GP9);
- j) The dissemination of health and safety information to workers;
- k) The provision of facilities and services to meet the specific needs of the Wylfa Newydd workforce where it has been determined that they would not be better met through the enhancement of existing provision (see GP6).

- 4.3.10 Whilst the residents of Anglesey are generally healthy, there are a number of health-related issues that could be exacerbated by the Wylfa Newydd Project. These issues include variation and inequalities in health between the most and least deprived communities and the fact that a large proportion (approximately two thirds) of Anglesey's adult population is not sufficiently physically active. In particular, the project and influx of construction workers could place additional pressure on open space and recreational facilities that play a vital role in promoting healthy lifestyles and well-being.
- 4.3.11 The findings of the Community Infrastructure Study<sup>14</sup> indicate that there is a need to improve leisure facilities on the Island and the County Council has commissioned a leisure study that specifically considers the impact on leisure facilities in Amlwch. It is important that measures are taken to ensure that appropriate provision is made to accommodate the needs of the incoming population and adequately meet the increase in demand on facilities and recreational resources such as open space, walking routes and cycle paths.
- 4.3.12 The construction and operation of the proposed power station may also bring with it opportunities to enhance the health and well-being of the Island's residents, visitors and workers through investment in existing open space and recreation facilities and the provision of new facilities for community use.

#### GP 8 Supporting Healthy Lifestyles

In accordance with NPS EN-1, Planning Policy Wales, TAN16: Sport, Recreation and Open Space and JLDP Policy ISA 2: Community Facilities, the County Council will resist the loss or damage to existing open space and recreational facilities, walking and cycling routes or impacts on the connectivity of green infrastructure unless appropriate replacement provision is made.

The County Council will require the Wylfa Newydd project promoter to undertake a comprehensive assessment of the potential impacts of the Wylfa Newydd Project (including in combination with other proposals on the Island) on open space, recreation and leisure provision with a view to ensuring that the needs of the construction workforce are met and that there would be no adverse impacts on existing provision.

Where further investment in open space, recreation and leisure facilities is needed to meet the increased or displaced demand caused by the project, improved and new provision should be sited to provide a permanent benefit to communities. The improvement of existing facilities, which are accessible to communities, should be the first option and new facilities only considered where improvement is not practical. In undertaking any assessment,

<sup>14</sup> AMEC (2014) *New Nuclear Build at Wylfa: Community Infrastructure Study*. Prepared on behalf of the Isle of Anglesey County Council.

it is essential that the project promoter works in partnership with key service providers on the Island and undertakes community consultation in order to:

- i. Gain a thorough understanding of the implications of the Wylfa Newydd Project on existing provision;
- ii. Identify any opportunities for investment in existing facilities;
- iii. Improve access by sustainable means to existing facilities including improving or providing footpaths, cycle paths, cycle parking or bus shelters to increase capacity;
- iv. Integrate proposals with existing or emerging open space, leisure and recreation strategies and investment plans and seek to provide multi-use facilities combining recreation, social and community facilities where this maximises the benefit to the community;
- v. Ensure that new provision is in locations accessible by modes of sustainable transport to both workers and local communities;
- vi. Secure community use of new facilities; and
- vii. Ensure the effective long term management and maintenance of new facilities beyond construction.

The County Council will seek to ensure that community access to facilities is secured and adequately resourced through appropriate mechanisms such as planning obligations (see GP24).

## Community Cohesion

4.3.13 The Anglesey and Gwynedd SIP states that “*Community cohesion is vital to ensure good relations between people from different backgrounds where diversity is valued and individuals share a sense of belonging and work together to make their area a better place*”. Following the passing of the Well-being of Future Generations (Wales) Act 2015, work has begun on the preparation of the Anglesey Local Well-being Plan which is being led by the Public Services Board. The Local Well-being Plan will outline the well-being objectives for the Island and the steps that will be taken to achieve those objectives will be detailed in an Action Plan. The Local Well-being Plan is due for publication before April 2018 and will replace the SIP.

4.3.14 Anglesey has a strong sense of community identity although its communities are vulnerable to change. An influx of workers associated with the construction of the Wylfa Newydd Project has the potential to create social tensions which in-turn could affect cohesion and erode community identity. The consideration of the impacts of the project on community cohesion is therefore a priority. NPS EN-1 (at para. 5.12.3) requires applicants to assess the impact that

a changing influx of workers during the construction and operational phases of energy infrastructure could have on community cohesion. JLDP Strategic Policy PS9: Wylfa Newydd and Related Development requires that Wylfa Newydd proposals should include appropriate measures for promoting social cohesion and community safety whilst PS 10 Wylfa Newydd – Campus Style Temporary Accommodation for Construction Workers requires the mitigation of impacts on facilities and services.

4.3.15 There are a number of unique and important features of the Island's communities that must be taken into account when considering the potential impact of the Wylfa Newydd Project on community cohesion. These features include:

- Out-migration of younger people due to a lack of access to jobs, training opportunities and affordable housing;
- Isolation of deprived individuals and communities, and increases in social inequality;
- Areas of severe deprivation - Holyhead Town includes Lower Layer Super Output Areas ranking within the 10% or 20% most deprived wards in Wales with other areas of deprivation to be found in Llangefni and Amlwch;
- A high, but falling proportion of Welsh speakers;
- Low levels of crime - Anglesey is one of the safest places to live and work in North Wales, with crime levels remaining fairly consistent over the past seven years; and
- Rural peripherality, fuel poverty and rising transport costs associated with rural living.

4.3.16 The construction workforce itself is likely to be culturally diverse and therefore it will be important for the project promoter to also consider carefully how effective cohesion and integration amongst Wylfa Newydd workers can be achieved. Measures to achieve this should be proposed as part of any application.

4.3.17 The County Council requires the project promoter to take full account of the need to ensure that proposals do not adversely affect community cohesion and that, where an adverse impact is identified, measures are implemented to enhance integration and tackle social inequalities.

GP9a	Maintaining and Creating Cohesive Communities
The Wylfa Newydd project promoter and all applicants for associated and related developments (including third party accommodation taken by workers) must take full account of the potential for the construction and operation of the project, to affect community cohesion, safety and social inequalities. It will also be essential that the project promoter and any other applicant takes full account of the cultural diversity of the construction workforce in order to ensure that effective cohesion and integration is achieved.	

Informed by an assessment of socio-cultural impacts and consultation with the Island's communities, the County Council will expect all proposals to:

- i. Avoid large concentrations of construction worker accommodation unless significant socio-economic benefits can be delivered to the host community. The spatial distribution of workers must be managed through the Workers Accommodation Management Service (WAMS) and acceptable thresholds to be agreed with the County Council, or, where applicable, through an appropriate monitoring framework approved through the DCO;
- ii. Avoid, minimise or mitigate the potential impacts on Welsh language and culture (see GP 14);
- iii. Incorporate high standards of design which reduce crime, antisocial behaviour and the fear of crime whilst protecting and enhancing the Island's built and natural environment;
- iv. Be located and designed so as to maximise accessibility for all, including those with disabilities;
- v. Be supported by the preparation and enforcement of a Construction Worker Code of Conduct and Community Safety Management Plans; and
- vi. Avoid or mitigate any adverse impacts on emergency services provision (including Police, Ambulance, Fire Service and Coastguard).
- vii. Proposals which involve the development of permanent dwellings to temporarily house construction worker accommodation must integrate such accommodation and (shared) community facilities and services within existing communities and in accordance with the JLDP spatial strategy;

In partnership with relevant organisations, the project promoter or any other applicant should identify where opportunities exist to enhance community cohesion and tackle social inequalities. In particular, the County Council would encourage the project promoter or any other applicant to work alongside itself and Mon CF to identify how the Wylfa Newydd Project (alone and in combination with other investment projects on the Island), through housing, education, jobs and services and facilities provision, can facilitate regeneration in the Island's most deprived communities.

All proposals must include measures to promote integration with the local community including how effective communication with communities will be undertaken throughout the project.

GP9b Maintaining and Creating Cohesive Communities – Campus Style Temporary Accommodation for Construction Workers located outwith the main Wylfa Newydd site.

The Wylfa Newydd project promoter or any other applicant must ensure that proposals for campus style temporary accommodation for construction workers (which are not located on the main Wylfa Newydd Site) are located in accordance with the sequential approach set out in JLDP Policies PS9 and PS10 in order to mitigate effects on existing communities on the Island and promote sustainable, cohesive communities. Such campuses should not be situated so as to create isolated, unsustainable temporary communities which do not integrate with existing services, facilities and communities.

In addition to the overall approach to all proposals set out in GP 9a, when responding to proposals for campus style temporary accommodation, the County Council will particularly consider how proposals:

- i. Mitigate adverse effects on leisure, recreational, retail and healthcare facilities and services where there is insufficient capacity in the host or nearby settlement, or where the distances to existing facilities does not encourage walking or cycling by those workers being accommodated. Such mitigation should include the improvement, expansion or provision of community facilities to provide additional capacity for construction workers, or, where that is not practical, the provision of onsite services and facilities commensurate with the number of workers to be accommodated and delivered in time for provision becoming required;
- ii. Promote the health and well-being of workers being accommodated and minimise and mitigate indirect/direct effects on the amenity and well-being of the Island's existing communities;
- iii. Ensure that adverse impacts on the Welsh language are avoided, minimised and mitigated in accordance with Policy PS1 of the JLDP and GP14; and
- iv. Promote the delivery of lasting and sustainable legacy benefits for the Island's communities in line with Policy PS9 of the JLDP and GP10b.



## 4.4 Accommodation for Construction Workers

***This section of the SPG applies to all proposals for construction worker accommodation located outside the main Wylfa Newydd site. Guidance specifically for the project promoter on providing campus style temporary accommodation on the main Wylfa Newydd site is set out in the locational guidance section at GP28b.***

4.4.1 Irrespective of the Wylfa Newydd Project, demand for housing on Anglesey is predicted to rise as a result of increases in household formation rates and rises in the population in the short to medium term. The JLDP includes a requirement for 7,184 dwellings between 2011 and 2026 (to be provided across Anglesey and Gwynedd but excluding Snowdonia National Park) and makes provision for around 7,902 dwellings to include a 10% slippage. The spatial strategy is to distribute this growth in accordance with the following settlement hierarchy within Anglesey (as defined in JLDP Strategic Policy PS17: Settlement Strategy):

- Urban Service Centres: In Anglesey these are Amlwch, Holyhead and Llangefni;
- Local Service Centres: In Anglesey these are Benllech, Bodedern, Cemaes, Gaerwen, LlanfairPwllgwyngyll, Menai Bridge, Pentraeth, Valley; and
- Villages: Including service villages (Gwalchmai, Newborough, Llanerchymedd), local villages and coastal/rural villages.

4.4.2 The construction and operation of Wylfa Newydd and related developments will attract a significant workforce to the Island that is likely to require accommodation, which, if not strategically planned, could have substantial adverse impacts on the Island's communities and environment. During the construction phase, the size of this workforce could reach 9,000 with approximately 7,000 seeking accommodation on a temporary basis.<sup>15</sup> These numbers are based on 2,000 workers being home based<sup>16</sup>. To ensure that the local labour numbers meet or exceed this level measures require to be secured to deliver local employment along with monitoring mechanisms. Where local labour does not reach the required level the accommodation impacts of the project will be increased and additional mitigation will be required. The project promoter or any other applicant must therefore include this linkage in the monitoring and mitigation proposals for both local employment and accommodation proposals. Effective monitoring and timely intervention will be required to ensure that the impacts remain acceptable.

<sup>15</sup> Wylfa Newydd Project Pre-application Consultation Stage 3 Main Consultation Document, Horizon Nuclear Power.

<sup>16</sup> Existing residents already living within the Travel to Work Area of Approximately 90 minutes.



- 4.4.3 Accommodation should be located in accordance with the broad spatial strategy of the JLDP as expressed through Strategic Policy PS17 and with a focus on the settlements of Holyhead, Llangefni and Amlwch. The role and size of these centres is such that they are better able to sustainably support construction worker accommodation (for example, by providing access to a range of services and facilities), whilst minimising the risk of adverse social and environmental impacts. These settlements would also be the most appropriate locations for accommodating the operational workforce. Focusing development in the larger settlements may also generate benefits for existing communities and businesses in terms of, for example, investment in services and the longer term provision of housing. Whilst it is recognised that there may be a need for some campus style temporary accommodation at the main site, with the project promoter suggesting that this could be for up to 4,000 workers, in view of its rural and remote location, and reflecting existing national and local planning policy, such development will require to be justified by robust evidence and provide services and facilities in accordance with JLDP Policies PS9: Wylfa Newydd and Related Development and PS10: Wylfa Newydd – Campus style Temporary Accommodation for Construction Workers.
- 4.4.4 Permanent housing provided initially for workers should be within development boundaries in accordance with the settlement hierarchy. Only where demand for permanently constructed accommodation cannot be met in such locations should temporary, modular buildings be used. JLDP Policy PS10 again sets out criteria for the development of such accommodation. Permanent Housing should be considered and utilised before temporary accommodation, and the use of any temporary accommodation should be maximised before workers are placed in other forms (including private rented and tourism accommodation).
- 4.4.5 The type and tenure of housing on Anglesey is likely to change in the future with requirements for smaller households increasing, reflecting both reductions in average household size and in response to recent welfare changes. Presently, Anglesey has a greater proportion of detached homes than the Welsh average with a correspondingly lower proportion of flats and terraced properties. Any housing proposals, which include permanent residential use following the accommodation of construction workers, must be designed to take account of the needs of the community in providing an appropriate mix of size of units for permanent use the legacy benefit by addressing identified housing need in accordance with JLDP Policy TAI 8. The Local Housing Market Assessment (2016) notes that average house prices on the Island increased between 2011 and 2015 at a greater rate than across Wales as a whole with a 21.7% increase between the first quarter in 2011 and equivalent quarter 2015 (compared to an increase of 9.2% for Wales as a whole). The mean house price in the first quarter of 2015 stood at £186,229 (compared to £162,904 for Wales as a whole) rising to £188,737 by August 2017 (compared to £176,632 for Wales as a whole).

- 4.4.6 The availability and affordability of accommodation is constrained by correspondingly low incomes, relative to the national average. In this respect, the Anglesey Local Housing Market Assessment (LHMA) (2016) breaks down the theoretical affordability of households and concludes that 16.5% of households headed by someone employed on Anglesey are theoretically unable to afford market housing compared to 5% for those employed outside the Island (this is theoretical affordability because it is based on an analysis of all households and does not take into account their intention of moving). The data also indicates that 42.4% of lone parent households on Anglesey would be unable to afford market housing. Similar patterns exist in the private rented sector where turnover is low and average rental prices remain relatively high. In this context, the provision of affordable homes is a key objective of the JLDP and a priority of the SIP and any proposal for permanent housing must include a scheme to secure the delivery of affordable housing as part of the permanent provision.
- 4.4.7 National and local planning policies provide the mechanism to enable LPAs to require that a percentage of new housing is affordable. At the national level, [Technical Advice Note \(TAN\) 2: Planning and Affordable Housing](#) requires LPAs to include in their development plans authority-wide targets for affordable housing based on the housing need identified in the LHMA. The JLDP policy on affordable housing provision is contained in Strategic Policy PS18: Affordable Housing and expressed through TAI I5: Affordable Housing Threshold and Distribution. Policy TAI15 sets out the size of development site (excluding sites for campus style temporary accommodation) at which affordable housing will be required and the contribution rate. In the Island's Urban Service Centres and Local Service Centres, Service Villages and Local/Rural/Coastal Villages the threshold is two or more dwelling units whilst the contribution rate is 10% to 30% dependent upon which 'Housing Price Area' the development site falls within.
- 4.4.8 The County Council will seek to ensure that the influx of construction workers associated with the Wylfa Newydd Project and related increased demand for accommodation does not adversely impact the local housing market by displacing existing households from existing accommodation and/or by preventing local people from entering the market due to increases in rental and purchase prices.
- 4.4.9 The County Council has undertaken its own assessments of the potential impacts upon the local housing market as a result of the Wylfa Newydd Project and has identified the potential for displacement and for increasing barriers to access the housing market. It has considered the effects relative to different communities on the Island, for example, in North Anglesey and in Holyhead and it has looked at how impacts may differ across different household sizes. The County Council has concluded that to reduce impacts upon the local housing market, a

number of mitigation measures need to be adopted. These measures have the potential to both address some of the impacts arising from a substantial increase in demand associated with the influx of workers and to provide a positive legacy for the future.

4.4.10 In order to mitigate the effects of the Wylfa Newydd Project on the housing market in Anglesey, and to help co-ordinate the best use of the private rented sector, the County Council will require that the project promoter funds (in its entirety) a Construction Worker Accommodation Management Service (CWAMS). Any other applicant proposing to provide construction workers accommodation will be expected to register this with the CWAMS. The WAMS should adopt a 'Match, Monitor, Manage' approach to worker accommodation that:

- Matches available accommodation to construction worker requirements for the duration of the construction phase; this will involve managing the fluctuating needs of construction workers and requirement for support services; The project promoter will be required to hold a database of approved properties (i.e. affordable and meeting the necessary standards) offered by landlords and providers, including the project promoter's own Temporary Workers' Accommodation;
- Monitors the number, type and location of properties used as accommodation against thresholds agreed between the County Council and project promoter. The thresholds will include the number of workers within different accommodation types, property and rental prices, numbers of homeless, the number of people in housing need as well as the spatial distribution of workers in each area/Ward (measured against agreed thresholds) to prevent over concentration of construction workers. A project promoter funded package of measures will be called upon to implement additional mitigation should such thresholds be reached;
- Manages resources to reduce the pressure on the local housing market which will include for the provision of financial contribution to encourage the increase in housing stock (to buy and/or rent) or through the re-use of empty homes and vacant commercial properties on the Island.

4.4.11 Additionally, the project promoter should contribute to regeneration and assist in enabling private sector landlords to respond to the unique challenges faced by Anglesey and the Wylfa Newydd Project by developing a new model including social enterprise and partnership working between the public and private sectors. Once established, this will be self-sustaining with the potential to incorporate other housing sectors.

4.4.12 The influx of construction workers may increase problems of affordability as a result of increased demand. Where the potential for significant adverse impact is identified, the County Council will require the project promoter/applicant to contribute to the delivery of affordable and

social needs housing, providing a legacy benefit for the Island's communities. Should such methods of mitigation be insufficient to avoid the displacement of local residents, the or any other third party applicant should work with the County Council and local communities to develop and implement a 'locally sensitive lettings policy' which recognises the particular needs of vulnerable groups (for example, social tenants, minority groups, young people and disabled people), and include measures to avoid their displacement as a result of increased demand created by construction workers. The policy would be implemented through the WAMS and would seek to avoid instances where vulnerable residents are put at risk of displacement as a result of specific worker demand.

- 4.4.13 In accordance with national planning policy, the JLDP and other guiding principles contained in this and other SPG, the County Council will expect all construction worker accommodation to encompass high quality, sustainable design standards and be located so as to reduce the need to travel, maximise accessibility and avoid adverse impacts on community identity and cohesion.

GP10a	Permanent Housing
<p><b>All proposals</b></p> <p>New permanent housing proposed to temporarily accommodate construction workers by any applicant should be located in accordance with the settlement hierarchy and spatial strategy as set out in JLDP Strategic Policy PS17: Settlement Strategy (as reflected in the locational guidance contained in <a href="#">Section 5</a> of this SPG), focusing new development in Holyhead, Llangefni and Amlwch, with smaller scale growth in Local Service Centres and Service Villages. Previously developed, sites should be used and use of other sites will only be acceptable where it is demonstrated that previously developed land sites are not available or suitable for accommodation provision.</p> <p>The development of housing for construction workers has the potential to deliver significant and lasting legacy benefits for the Island's communities and economy. The County Council will expect that, where appropriate, proposals include clear consideration of the long term legacy impacts, and proposals for providing long term legacy benefits, at the earliest planning stages.</p> <p>Proposals for permanent housing use must have regard to the identified housing needs of the community and propose a mix of size of unit which reflects that need. New build accommodation should be well designed (in terms of architectural design, layout, scale, massing and energy performance) and all accommodation should be accessible by sustainable modes of transport</p>	

**Project promoter proposals**

The project promoter's non-home-based Construction Worker Accommodation Strategy should consist of campus style temporary accommodation, new build permanent housing, (private rented/owner occupied and provided either directly or through a Housing Fund), the re-use of empty homes and additional accommodation (tourism and latent).

Informed by research undertaken by the County Council in respect of the potential implications of the Wylfa Newydd Project on the local housing market, the Construction Worker Accommodation Strategy should also:

- a) Identify measures to address adverse impacts on the local housing market, including the provision of affordable housing, in accordance with JLDP policy and taking into account the potential for cumulative effects in combination with other proposals on the Island;
- b) Deliver a legacy use by promoting permanent new accommodation that addresses local needs including for social, affordable, elderly and special needs housing beyond the construction period;
- c) Contribute to the creation of vibrant communities, recognising the broader well-being and sustainability implications for residents;
- d) Promote high quality, sustainable design that reflects national and local planning policy and guidance contained in the Design Guide for the Urban and Rural Environment SPG (or its replacement) and which minimises, and is adaptable to, the effects of climate change;
- e) Ensure that housing is located so as to minimise the need to travel by private car and promotes the provision and use of sustainable transport modes;
- f) Avoid or minimise adverse impacts on amenity, ensuring that the proportion of construction workers in any single location is balanced with the profile of the existing community;
- g) Ensure that the provision of any housing conserves and enhances the Island's built and natural environment and is planned, located and designed so as to minimise effects on designated nature conservation sites (or their interest features), particularly with regard to recreational amenity;
- h) Promote social cohesion and integration including, where appropriate, the development of Welsh language skills and appreciation of Welsh culture (see GP9 and GP14);
- i) Avoid adverse impacts on existing community facilities and services by delivering housing in locations with a surplus of supply or through provision of appropriate facilities and services where adverse impacts may otherwise occur; and

- j) The project promoter shall demonstrate how the Construction Worker Accommodation Strategy will be delivered by the proposed development in any proposal.

When seeking to accommodate construction workers within private rented accommodation, and in order to address issues of potential displacement, the project promoter must establish the Worker Accommodation Management Service to help facilitate the development of new houses to buy and to co-ordinate the best use of private rented sector accommodation and measures to avoid displacement (following a Match, Monitor, Manage approach). This must be in place and operational prior to the commencement of the project and able to be scaled up as demand increases. The project promoter should also establish a Housing Fund to:

- a) Incentivise provision of new housing, including affordable housing, both to meet increased demand and to provide a lasting legacy;
- b) Facilitate improvements to the Island's private rented sector (in terms of quality and quantity) and ensure that properties meet the required standards;
- c) Encourage provision of more latent accommodation (e.g. spare rooms) and assist accommodation providers to meet necessary standards and legislative requirements.
- d) Fund measures to improve the functioning of the housing market (e.g. help people downsize and support rent deposits for people at risk of homelessness);
- e) Augment the County Council's existing empty homes programme and bring vacant properties back into use, both to meet increased demand and to provide a legacy; and
- f) Enable the provision of affordable housing solutions including the establishment of a social lettings agency and the provision of affordable shared ownership and social rented accommodation.

GP10b	Campus Style Temporary Construction Worker Accommodation outwith the main Wylfa Newydd site.
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Proposals for campus style temporary construction worker accommodation must accord with the sequential approach to preferred development locations and other provisions in JLDP Policies PS9 and PS10. The campus style accommodation must be located on a site adjacent to or well related to the development boundary of Holyhead, Amlwch, Llangefni Gaerwen or Valley and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and features. The proposal must also takes account of policy preference for use of previously developed land.



Proposals should be supported by a robust justification of need, demonstrating that the need cannot be met elsewhere in the existing housing market or through new buildings of permanent construction located in accordance with the JLDP spatial strategy and temporarily used to house construction workers.

In line with the general requirements of GP 10a, in considering or responding to proposals for campus style temporary accommodation outside the main site, the County Council will have regard to, in particular:

- i. The external appearance, design, scale, massing and the quality of materials used in the accommodation proposed;
- ii. The landscape or townscape character of the site and its surroundings;
- iii. Impacts on sensitive ecological receptors;
- iv. Impacts on the Island's built and natural environment including designated nature conservation sites (or their interest features);
- v. Measures to mitigate adverse impacts where there is insufficient capacity within existing off site leisure, recreational, retail and healthcare services and facilities, or such facilities are not within an acceptable distance which facilitates walking or cycling;
- vi. Impacts on amenity, social cohesion and crime or the fear of crime;
- vii. Impacts on the Welsh language and culture;
- viii. Impacts of noise, air quality and light pollution;
- ix. Impacts on existing utilities and infrastructure; and,
- x. Impacts on the highway network and in particular the implications of construction traffic and shift change patterns on the local communities and highway network.

The project promoter or any other applicant must ensure that any temporary construction worker accommodation delivered at sites other than the main Wylfa Newydd site provides a legacy benefit such as serviced plots (from which temporary buildings have been removed) for future residential development. Where sites have proposals for reuse following campus style temporary construction worker accommodation use, the project proposals should, in so far as practical, provide infrastructure and servicing which is suitable for the intended subsequent use. Where no further use is feasible, the project promoter or any other third party applicant should prepare and submit a scheme of work for the removal of temporary structures and for restoring any land used for ancillary infrastructure and services to its original state. Restoration proposals and funding for restoration may require to be secured by planning obligation agreement.

The project promoter and any other applicant should maintain monitoring information about the number of occupants and duration of occupancy which should be in a format that can be made readily available to the County Council on request and be integrated with the project promoter's Worker Accommodation Management Service.

## Latent Supply

4.4.14 The workforce associated with the construction and operation of the Wylfa Newydd Project will provide existing communities with economic opportunities in the form of demand for accommodation. Latent housing supply includes, for example, spare rooms available for rent and which could be made available to construction workers, helping to supplement householder incomes. In order to enable communities to take advantage of these opportunities, and to provide a wide range of suitable accommodation choices for the workforce, the project promoter should proactively support, monitor and report on the uptake of latent supply through the WAMS and, in partnership with other organisations and initiatives on the Island including Mon CF.

### GP11 Latent Supply

The project promoter shall provide support to existing communities to enable them to access the economic opportunities arising from the accommodation needs of the project workforce.

The promoter should prepare a Strategy that seeks to:

- Provide training and advice both to existing and prospective landlords wishing to provide worker accommodation (including in respect of lodging accommodation); and
- Support the establishment of a Worker Accommodation Management Service including the provision of a housing/accommodation officer as the first point of contact for construction workers and existing and prospective landlords. The service should collate a register of available latent accommodation and monitor the distribution of workers across the Island through the Worker Accommodation Management Service.

## Tourism Accommodation

4.4.15 Section 4.2 explains the importance of the visitor economy to the Island. A substantial and varied tourism accommodation base is essential if Anglesey is to meet the increasing demands of visitors and further develop this growing tourism market. JLDP Policy PS 14: The Visitor Economy recognises the importance of visitor accommodation to the Island's tourism



offer and supports the retention of existing, and the provision of new, high quality tourist accommodation.

4.4.16 Research undertaken in 2011 to update the County Council's knowledge on the accommodation sector<sup>17</sup> demonstrated that a total of 34,242 possible bed spaces exist on Anglesey within both serviced and on a self-catering / caravan camping basis (based on the Visit Wales methodology). A total of 75% of accommodation providers indicated that they would have an interest in accommodating Wylfa Newydd construction workers. The County Council is due to undertake a new bedstock survey in late 2017.

4.4.17 The use of accommodation by construction workers has the potential to support the Island's tourism economy, particularly at times outside of the main holiday season. New accommodation provision used in the first instance by construction workers could, if appropriately designed and located, also provide a legacy use as tourism accommodation, improving the tourism offer of the Island. However, it is important to ensure that the take-up of accommodation by construction workers does not generate adverse impacts upon the tourism sector by reducing the Island's accommodation offer to visitors.

GP12	Tourism Accommodation
<p>When accommodating the non-homed based construction workforce within the tourist accommodation sector, the County Council will require the applicant to ensure that there are no unacceptable adverse economic (including on the tourism sector), social, linguistic or environmental impacts in accordance with JLDP Policies PS 9 and PS14. This can be achieved through the provision of or contribution to the provision of following measures:</p> <ul style="list-style-type: none"> <li>i. The preparation of an assessment of the impacts arising from the accommodation needs of the construction workforce upon the tourism sector, including tourism accommodation providers;</li> <li>ii. Annual survey to gauge visitor perceptions of tourism accommodation and an annual survey of tourism accommodation providers to understand patterns of demand;</li> <li>iii. If significant adverse issues/effects are identified, the implementation of mitigation measures, as set out in a Tourism Accommodation Strategy, which could include the provision of additional accommodation, the seasonal rather than year-round use of tourism accommodation, financial assistance for improvements to accommodation and the appropriate distribution of construction workers via the Worker Accommodation Management Service within the tourism accommodation</li> </ul>	

<sup>17</sup> Isle of Anglesey County Council (2012) *Bedstock Survey 2011*.

sector so as to prevent over concentration.

Where new tourism accommodation is proposed, this should be well designed and sustainably located in accordance with JLDP tourism policies (Policy TWR3) and Policy TAI14. In accordance with [GP10a](#), the County Council will consider, in particular:

- a) The design, external appearance, layout, scale, massing and the quality of materials used in new accommodation;
- b) The landscape or townscape character of the site and its surroundings;
- c) Impacts on the Island's built and natural environment including designated nature conservation sites (or their interest features);
- d) The provision and quality of appropriate services and facilities;
- e) The potential for a high quality visitor legacy post construction;
- f) The potential to re-use redundant buildings;
- g) The availability of sustainable means of access to facilities including health services and retail and leisure provision and the capacity of those facilities to accommodate increased demand; and
- h) Impacts on amenity, social cohesion and Welsh language and culture.

Accommodation should be located so as to ensure ease of access by sustainable means of travel to relevant tourism facilities and attractions, community services and facilities and the main Wylfa Newydd site.

Guidance on the use of caravans and other forms of non-permanent accommodation is provided in GP13a and GP13b of this SPG.

4.4.18 Recent experience of large construction projects elsewhere in the UK suggests to the County Council that there will be a particular demand from construction workers for caravan accommodation with accommodation likely to be sought both within static and touring caravans, and within motor caravan tourers. JLDP Policies PS9: Wylfa Newydd and Related Development and PS14: Visitor Economy require that the accommodation of construction workers does not result in unacceptable adverse impacts on tourism; that includes the availability and desirability of tourism accommodation in caravan sites and chalets. The County Council has therefore investigated the supply of caravans available on the Island. Taking into account planning and licensing restrictions, which prevent either use by non-tourists or year round occupancy, it has identified a constrained potential of approximately 1,300 pitches. When consideration is given to average historical peak occupancy figures, the County Council concludes that approximately 200 pitches may be available for year- round occupation by construction workers.

- 4.4.19 Of the caravan sites identified by the County Council, the majority lie within a thirty minute drive-time or beyond from the main site; there are very few close to the site, within North Anglesey. Workers seeking accommodation on existing sites will require transportation to their place of work and there could be a demand for new provision at existing sites, new sites and/or applications to change occupancy restrictions. Any proposals for new provision must include details of how sustainable transport linkages will be provided and maintained.
- 4.4.20 The County Council understands that the use of caravan sites (static and tourer) can provide an income to the site owner, particularly out of season. It may also encourage the supply or new or enhanced facilities and construction workers may spend money with local businesses in the community. At the same time, the County Council is aware of the high proportion of repeat visits by tourists to Anglesey and is concerned that the presence of workers on tourist caravan sites, the unavailability of pitches due to high levels of occupancy by workers or a general degradation in the condition of caravans used continuously by construction workers, may prompt established visitors to holiday elsewhere. The illegal siting of touring and motor caravans can also affect the environmental quality of the Island and the County Council recognises the importance of utilising its enforcement duties where such action is applicable and necessary. Proposals to use sites for static, tourer or motor caravans for accommodation by construction workers will therefore be considered in relation to both GP 12 and the following guidance.

GP 13a	New Caravan or Other Forms of Non-permanent Accommodation Sites for Temporary Residential Use
<p>When considering proposals the County Council will take into account whether:</p> <ul style="list-style-type: none"> <li>i. The siting is for a limited period of time which will not exceed the anticipated duration of the construction period for the Wylfa New Nuclear Build;</li> <li>ii. The site is used solely for the occupation of Wylfa New Nuclear Build construction workers for 12 months of the year.</li> <li>iii. It can be fully demonstrated and justified that the development is necessary to accommodate temporary construction workers for the New Nuclear Build at Wylfa and this need cannot be met through existing accommodation or through the provision of accommodation in purpose built temporary workers accommodation;</li> <li>iv. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the Wylfa New Nuclear Build site or to a park and ride facility provided by the project promoter or any other applicant;</li> </ul>	

- v. The site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.
- vi. It can be demonstrated that it does not lead to a significant intensification in the provision of static caravans, chalets or permanent alternative camping sites in the locality;
- vii. The proposed development is of a high quality in terms of design, layout and appearance, as is in an unobtrusive location which is well screened by existing landscape features and/or where units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;
- viii. There are adequate services and facilities on site to meet the needs of the construction workers/occupants.
- ix. There would not be a significant detrimental effect on the Island's tourism industry.

The project promoter and any other applicant should maintain monitoring information about the number of occupants and duration of occupancy which should be in a format that can be made readily available to the County Council on request and be integrated with the project promoter's Worker Accommodation Management Service.

If the proposal is for permanent caravan, holiday chalet or alternative camping accommodation which is to be retained following the occupation of construction workers, criteria iii to ix above will apply as well as other locational criteria as outlined in JLDP Policy TWR3.

GP13b	Use of Existing Holiday Caravans or Other Form of Non-Permanent Accommodation
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A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season, or the extension of existing sites for the purpose of temporary residential use, must align with the construction worker management strategy required by JLDP Policy PS9. When considering proposals the County Council will take into account whether:

- i. There is a proven need for temporary residential accommodation in association with the New Nuclear Build at Wylfa and this need cannot be met through other forms of accommodation or through the provision of accommodation in purpose built temporary workers accommodation;

- ii. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the Wylfa New Nuclear Build site or to a park and ride facility provided by the project promoter and any other applicant;
- iii. It can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry;
- iv. Existing providers of caravan, mobile home and other forms of non- permanent accommodation will be expected to register with the Worker Accommodation Management Service and maintain monitoring information about the number of occupants and duration of occupancy and this information should be made available to the County Council on request.
- v. The proposal is appropriate when considered against JLDP Policy TWR 3.

The project promoter and any other applicant will also be expected to contribute towards the monitoring and enforcement of the use of caravan accommodation through s.106 planning obligations, conditions or equivalent.

## 4.5 Welsh Language and Culture

- 4.5.1 The County Council recognises that the Welsh language, culture and heritage are integral elements of the social fabric of the Island's communities and are central to many people's sense of identity. The 2011 Census showed that approximately 57.2% of people in Anglesey speak Welsh, which is substantially greater than the average across Wales (19%).
- 4.5.2 One of the core objectives of the Anglesey and Gwynedd SIP is to ensure that Anglesey is a place where the Welsh language and culture is flourishing. However, the number of Welsh speakers in Anglesey has decreased since the 2001 Census by 2.9%, a rate of decline greater than the national average (1.7%). The proportion of Welsh speakers also varies within Anglesey with the highest concentrations found in the more rural central areas of the Island.
- 4.5.3 Ensuring decisions taken by public bodies support the Welsh language is central to the Well-being of Future Generations (Wales) Act's aim to reinforce sustainable communities and the well-being goal to achieve 'a Wales of vibrant culture and thriving Welsh language'. The requirements of the Planning (Wales) Act 2015, as incorporated in Planning Policy Wales, meanwhile, strengthens the consideration to be given to the Welsh language in the land-use planning system. The importance of supporting the Welsh language is therefore clear within legislative and national planning policy provisions.

- 4.5.4 An influx of workers and their families during the construction and, to a lesser extent, operation of the Wylfa Newydd Project has the potential to significantly affect Welsh culture and linguistic balance in the Island's communities. [TAN 20: Planning and the Welsh Language](#) (2017) recognises that there is an imperative need to create favourable circumstances to encourage the number of Welsh speakers. This involves securing goodwill towards the language and providing language infrastructure such as technology and legislation, but is also concerned with securing an economic and social future for Welsh speaking communities.
- 4.5.5 At paragraph 3.1.3 in TAN 20 stipulates that planning applications should not be subject to Welsh Language Impact Assessment as this would duplicate the assessment undertaken as part of the LDP preparation process. However, NPS EN-1 and NPS EN- 6 were not subject to Welsh Language Impact Assessment and the County Council considers that the importance of Welsh language to the Island's identity and the scale of the Wylfa Newydd Project are exceptional circumstances that warrant more detailed consideration of linguistic impacts by the Wylfa Newydd project promoter in respect of DCO, and associated developments and by all applicants for related development applications.
- 4.5.6 The JLDP includes the overarching Strategic Policy PS5: Sustainable Development and Strategic Policy PS1: Welsh Language and Culture, which sets out the policy approach to ensuring the Welsh language is protected, promoted and enhanced in planning proposals. Policy PS 1 contains thresholds for categories of development requiring the provision of a Welsh Language Statements or Impact Assessments.

GP 14	Maintaining and Strengthening Welsh Language and Culture
<p>The County Council considers it essential that the Wylfa Newydd Project maintains and, where possible, strengthens Welsh language and culture as an important part of the Island's social fabric and community identity. A detailed assessment of linguistic (including cumulative) impacts should be submitted by the project promoter with the DCO application and that this assessment considers fully the important linkages between Welsh language and culture and the future of the Island's communities, economic development and service provision.</p> <p>Dependent upon the type and scale of any Town and Country planning application for related development and in accordance with the thresholds set out in JLDP Policy PS1, the County Council will determine the requirement for either a Welsh Language Statement or a more detailed Welsh Language Impact Assessment. Any Statement or Assessment for related development should align with the Assessment for the DCO and co-ordinate with the measures and monitoring mechanisms proposed under that Assessment.</p>	

Pro-active measures agreed between the project promoter and the County Council should be implemented to mitigate potential adverse impacts on, and strengthen, Welsh language and culture. These measures, which should be set out in a Welsh Language Strategy developed by the project promoter, could include:

- i. The establishment of a labour market for Welsh speakers and local labour contracts;
- ii. Promoting opportunities to local Welsh speaking residents and to attract skilled Welsh speaking former residents back to Anglesey;
- iii. Establishment of new, and support to existing, Welsh language centres;
- iv. Language induction and lessons for construction and operational workers and their families to include the funded provision of specialist Welsh 2nd Language Immersion teachers;
- v. Support for the provision of school places in Welsh medium schools and in pre-school nurseries;
- vi. Development of Welsh learning actions plans for non-Welsh speaking members of the project workforce;
- vii. Cultural and language initiatives/projects to encourage the use of the Welsh language within communities;
- viii. Measures and agreed targets related to the use of the Welsh language in the workplace including the provision of Welsh lessons to worker and education in the importance of Welsh to local communities as part of any induction programme;
- ix. The provision of community services and facilities (including youth services) in the medium of the Welsh language;
- x. The provision of affordable housing to meet local needs (see GP10);
- xi. Language and cultural awareness initiatives; and
- xii. Provision of bilingual signs.

All planning applications for related development will be expected to demonstrate how the Welsh Language Strategy will be delivered by the proposed development.



## 4.6 Transport

- 4.6.1 The construction of a new nuclear power station is a major engineering undertaking that will take several years to complete and for which there are high demands in terms of worker numbers and construction materials, goods, plant and equipment.
- 4.6.2 Estimates suggest that around 5.5 million tonnes of materials will be transported to and from the Wylfa Newydd site during construction and that at peak times during the construction period, around 9,000 workers may be needed on-site. The construction phase of the project could extend over a period of approximately 10 years. In addition, Abnormal Indivisible Loads (AIL) movements will be required to deliver specific large components to the site.
- 4.6.3 The County Council recognises the significant potential for congestion on parts of the existing road network in the event that a large proportion of construction related deliveries and worker transportation occur by road. In addition to road network congestion, the potential exists for increased noise, poorer air quality, increased severance and reduced highway safety which could have an adverse impact on the quality of life of Anglesey residents, particularly those living in close proximity to the road routes serving the main site.
- 4.6.4 At the global and European level, it is recognised that transportation is a major source of greenhouse gas emissions and strategic planning will be required to ensure the delivery of emissions reduction as defined by the Kyoto Protocol and the European Commission White Paper of 2011. The primary means of emissions reduction are likely to include modal shift from road to rail and waterborne transport modes and the reduction of the conventionally powered car and bus fleets in towns and cities.
- 4.6.5 There is recognition that the existing road network requires ongoing management and improvement in Wales including at key locations on the A55 which forms the main arterial route (Euroroute 22) connecting Anglesey and the North Wales region to the national motorway network and major conurbations to the east. With the exception of the A55, all roads on Anglesey are maintained by County Council as the highways authority.
- 4.6.6 The principal road routes, which are likely to be used to access the main Wylfa Newydd site, are the A5, A55 and A5025. The main existing road congestion issues relate to the two bridges which provide access to the Island across the Menai Straits (A55 Britannia Bridge and A5 Menai Bridge), both of which are single carriageway, operate at close to existing capacity in the peak hours and experience the highest traffic volumes during the summer holiday season. The capacity of the bridges is recognised by the County Council as a key cross boundary issue. The Welsh Government are currently undertaking feasibility studies in to the construction of a 'Third Crossing'.



- 4.6.7 Studies have identified the potential for constraints to exist locally on the network. These constraints may require highway improvements to be implemented, most notably along the A5025 and at certain key junctions, for example at the A55 Junction 3 (A55/A5 junction) and Junction 1 of the A55 at Holyhead where enhancements to existing highway arrangements are required to deal with congestion associated with port traffic at peak periods. The project promoter is proposing on-line and off-line work along the A5025 between Valley and the main site. Whilst not wishing to prejudice decisions on these elements of the project, the County Council does, in principle, recognise that they will mitigate some of the impacts arising from vehicle movements; however, additional mitigation and traffic management measures will be required.
- 4.6.8 The use of transport modes other than road would be preferred on national and local policy grounds. Feasibility studies undertaken by the County Council and project promoter<sup>18</sup> have identified that the North Wales main railway line does have capacity for the delivery of bulk construction materials onto Anglesey as far as Holyhead and in particular to the former Anglesey Aluminium site. The Port of Holyhead does not have the existing capacity to handle such materials due to existing operational requirements and the limited area available for materials stockpiling. Similarly, for AILs, the existing port facilities are not ideal but opportunities do exist for enhancement of existing infrastructure to maximise the use of the Port for the importation of construction goods. Further, any approach involving the movement of materials by sea must take account of the importance of the Irish Sea crossing and associated road vehicle movements across the Island, which are an essential component of the Island's logistic/tourism infrastructure.
- 4.6.9 Both existing rail and port infrastructure present constraints as they would require transfer of materials/AILs to road for onward delivery to the main site via the A5025 unless significant enhancements and additions to the existing infrastructure are made.
- 4.6.10 It is recognised that the impact of transporting goods and materials along existing road infrastructure could be significantly mitigated by installation of a Marine Off-Loading Facility (MOLF) at the Wylfa Newydd site. The County Council is therefore supportive in principle of the project promoter's proposal to include the construction of a purpose built MOLF at Porth-y-pistyll as part of the main Wylfa Newydd site development, provided that the environmental impacts are fully assessed. The project promoter's current estimates set out in the Third Stage Pre-Application Consultation (PAC3) suggest that some 60% to 80% of all construction materials (by weight), including at least 80% of concrete materials and the vast majority of

<sup>18</sup> See Halcrow (2010) *The Heavy Route and MOLF Strategy Study, May 2010* and its review on behalf of the County Council by MDS Transmodal (2014) *Review of Heavy Route and MOLF Strategy Study Commissioned by Horizon Nuclear Power*.

AILs, would be delivered via the MOLF. This would support a significant reduction in the likely number of HGV trips to and from the Wylfa site along the A55 and A5025 and the County Council will require the project promoter to provide an implementation plan for the construction and operation of the facility. However, even with an operational MOLF, the project promoter is assessing (as a worst case) deliveries to the main site by 40 HGVs per hour between the hours of 0700 and 1900. This may result in 80 two-way movements per hour or 960 per day. The timescale for the delivery of the MOLF is also a critical issue which could impact upon daily HGV vehicle movements. The County Council is eager to see the MOLF operational as early as possible in the construction phase in order to avoid additional road movements resulting from any potential delay.

- 4.6.11 The County Council expects that the transportation issues associated with construction and operation will be fully assessed once the profile of materials, plant, equipment and workers required to deliver the construction of the Wylfa Newydd Project is known with sufficient certainty to enable effective decision making. In developing its transport strategy, the project promoter should take full account of JLDP Policies PS 4: Sustainable Transport, Development and Accessibility and PS 9: Wylfa Newydd and Related Development, and the guiding principles within this SPG, which set out the County Council's preferred approach to delivering sustainable transport measures. Consideration should also be given to other development proposals on the Island and relevant plans and programmes; including the emerging North Wales Joint Local Transport Plan and the County Council's Highways Asset Management Plan, Cycle Strategy and Rights of Way Improvement Plan 2008-2018. Furthermore, for consideration of park and ride and park and share facilities, specific criteria set out in JLDP Policy PS12: Wylfa Newydd – Park and Ride Facility and Park and Share Facilities applies.

GP15	Transport
Based upon a sufficiently robust profile of demand for construction materials, plant and equipment (including AILs), the Wylfa Newydd project promoter should define a logistical approach to deliveries to the main site and associated development sites which maximises the use of rail and sea (waterborne) transport modes whilst fully assessing and mitigating the effects on the environment. The use of rail and waterborne transport modes should be prioritised in accordance with national planning policy and the need for road transport to be minimised.	
Amongst the transport solutions, the project promoter should deliver a Marine Off Loading Facility (MOLF) as a means of transporting the majority of construction materials (including AILs) to the main Wylfa Newydd site. The project promoter should prepare a MOLF Phasing Plan for delivery of the MOLF and undertake implementation in accordance with it. The	

MOLF requires to be constructed and available prior to the commencement of the construction of the power station. The project promoter should propose measures for engaging with the Highway Authority to control the transportation impacts where the MOLF is not available or becomes operational during construction.

The approach to minimising the need for road transport should be set out in a detailed Transport Plan that clearly identifies the rationale for the selected methods and how the modal splits will be achieved. The Transport Plan should clearly indicate where alignment with existing transport plans and strategy will be achieved.

- i. The project promoter should make best use of existing infrastructure provision and enhance provision in order to deliver a legacy benefit.
- ii. The project promoter will be expected to pursue opportunities to deliver co-ordinated investment in infrastructure, taking into account other major strategic investments on the Island.
- iii. In the event that any major new transport proposals are required to support the construction and operation of the Wylfa Newydd Project, they should be subject to assessment using the NATA/WeITAG methodology.
- iv. Any proposals should be sustainably designed and constructed and seek to conserve and, where possible enhance, the Island's built and natural environment including through prioritising the use of suitable brownfield land.
- v. The County Council will expect proposals to be in place prior to the commencement of activities that would otherwise lead to negative effects. The proposals should also deliver a post build legacy benefit for the Island's communities and economy.
- vi. Where the use of road transport is required, the project promoter should assess potential impacts on the highway infrastructure (both alone and in combination with other proposals) and ensure that highway improvements are provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air quality and severance.
- vii. The project promoter will be expected to prepare Green Travel Plans for both development at the main site and for associated and related developments. Long distance travel by car to the main site should be minimised and it is expected that thorough consideration will be given by the project promoter to how it will promote car sharing and the requirement for, and locations of, facilities including Park and Ride, Park and Share and freight consolidation to minimise the volume of road traffic that will utilise parts of the road network where congestion and/or environmental impacts may occur.

- viii. A Traffic Management Plan will be required which sets out how adverse impacts on key parts of the network will be mitigated (including, but not necessarily limited to, the A55 including the Britannia Bridge, A5 including the Menai Bridge, the A5025 and any other impacted route as necessary) showing how any known pinch points and cross boundary impacts will be addressed.
- ix. Through appropriate travel planning, the project promoter should identify how the maximisation of sustainable transport access to the main site, associated and related development sites (that accords with PS4 and PS9) will be achieved. Measures to be considered include:
  - a) The strategic location of worker accommodation to minimise the need for worker travel by private car;
  - b) The promotion of car sharing (for both home based and non-home based workers) to reduce the number of private vehicles required by construction workers. Any measures that are to be implemented must be realistic and achievable and their success evidenced from other major projects of a similar scale;
  - c) Restriction on the number of car parking spaces at the main Wylfa Newydd site;
  - d) Encouragement of walking and cycling opportunities including provision of new, and enhancement of existing, pedestrian and cycle paths in line with existing strategies where appropriate; and
  - e) Monitoring of unauthorised or 'fly' parking in the vicinity of the Wylfa Newydd site and measures to address any problem identified;
  - f) Improvement to public transport services, particularly bus and rail provision.
- x. The project promoter will be required to demonstrate compliance with the preference for Park and Ride and Park and Share facilities to be located within or adjacent to settlements with development boundaries along the A5/A55 corridor as set out in JLDP Policy PS12. The project promoter will also be required to clearly set out how construction workers will use any proposed Park and Ride and Park and Share and set out how the use of shuttle buses for transporting workers to the site from temporary workers accommodation sites will be encouraged.
- xi. The project promoter will be required to regularly monitor the number of commercial and private vehicle movements accessing and egressing the main site and associated sites. A Transport Movements Action Plan, with an agreed list of actions which can be required by the Highway Authority and implemented should

traffic movements be greater than predicted within the DCO and/or planning application documentation, should be prepared by the applicant and agreed with County Council. This Plan will form part of any consent. The County Council will be provided with the results of this monitoring.

- xii. xii. Monitoring of project related vehicle movements should extend to the use of land adjoining the highway network as informal 'park and share' locations by construction workers. As part of the Transport Movements Action Plan, the applicant should identify measures to be called upon by the local Highway Authority to control such activities should it consider that they pose a danger to highway safety or otherwise detract from the character or amenity of an area. Such measures should include the imposition of responsible parking obligations on the workforce and be included within the code of conduct for construction workers.

## 4.7 Utilities

- 4.7.1 Utilities provision is vital to the delivery of the Wylfa Newydd Project in a number of ways. First, there will be utilities (such as water supply infrastructure) that are fundamental to the construction and operation of the new nuclear power station as well as associated and potentially related development sites such as construction worker accommodation. Second, the creation of new employment and an influx of construction and operational workers will generate increased demand on utilities including water supply, waste water treatment, electricity, gas and telecommunications (including mobile phone coverage and IT infrastructure/ broadband) that may not be met by existing provision. Importantly, the investment in utilities infrastructure generated by the Wylfa Newydd Project can also benefit local communities, the environment and economy delivering a lasting legacy benefit for the Island.
- 4.7.2 NPS EN-6 (at para. 3.15.2) requires applicants to demonstrate that proposals would not have an adverse impact on significant infrastructure. JLDP Strategic Policy PS2: Infrastructure and Developer Contributions, meanwhile, stipulates that appropriate physical (including utility) infrastructure should already be available or be provided in a timely manner where it is required by new development whilst Policy ISA1: Infrastructure Provision states that infrastructure required to meet a need directly related to a proposal must be funded by the proposal if it is not provided by a service or infrastructure company. Contributions may be sought for a range of purposes.

- 4.7.3 Proposals for the Wylfa Newydd Project, and any related development, will therefore be required to demonstrate that they would not adversely affect existing utilities provision on the Island and that works required to enhance existing capacity to accommodate the proposals will be undertaken in a timely manner.
- 4.7.4 Careful consideration will need to be given to water supply and use. Welsh Water's [Water Resources Management Plan](#) (2014) identifies that the Island would be in water supply/demand deficit in 2023/24 but that this deficit could be greater and occur earlier as a result of the operation of the nuclear power station. A Water Cycle Study<sup>19</sup> prepared in support of this SPG has highlighted that the additional demand during construction including from construction workers could also place substantial pressure on water supplies and that additional measures to enhance water supply capacity beyond those identified in the Water Resources Management Plan could be required. Additionally, there may be a need for the upsizing of the sewerage network system in some locations and enhancement to wastewater treatment infrastructure, subject to the distribution of construction workers. This issue could be further exacerbated in North Anglesey with the proposal of up to 4,000 workers living on site in purpose build temporary workers accommodation.
- 4.7.5 New development related to the Wylfa Newydd Project could have an immediate impact on the existing electrical infrastructure in some locations. In particular, the County Council is aware of capacity constraints in Holyhead, Llangefni, Gaerwen, the Llanfairpwll/Menai Bridge area and Amlwch. Connection to the main gas distribution line may also be required at some development sites.
- 4.7.6 New development related to the Wylfa Newydd Project could have an impact on the existing telecommunications infrastructure network in some locations.
- 4.7.7 Where possible, the project promoter and any other applicant, in liaison with utilities providers, should identify opportunities for any investment in infrastructure required to support the Wylfa Newydd Project (for example, telecommunications including IT infrastructure/broadband) to deliver wider, lasting community benefits.

<sup>19</sup> AMEC (2014) *Outline Water Cycle Study*.

GP 16	Utilities Provision
<p>The Wylfa Newydd project promoter and any other applicant should demonstrate, in liaison with key service providers and informed by a robust assessment of supply and demand, that utilities infrastructure (water supply (including private water supply), wastewater treatment, electricity, gas and telecommunications including IT infrastructure/broadband) would not be adversely affected by disruption or the increased demand arising from the construction and operation of the power station, associated or related developments.</p> <p>Where the upgrade of existing, or provision of new, utilities infrastructure is required to address identified project related effects, this should be agreed with the relevant service provider and delivered in a timely manner to ensure that the upgrade or provision is executed to programme and that there would be no intermediate adverse impacts on existing provision, the natural environment or ecosystem services<sup>20</sup>. The project promoter and any other applicant shall explore opportunities to deliver co-ordinated investment in utilities provision, taking into account other major strategic investments on the Island.</p> <p>Careful consideration will need to be given to water supply and wastewater treatment infrastructure on the Island and the project promoter should undertake early discussions with Welsh Water to assess the potential impacts of power station and associated developments on water resources.</p> <p>The County Council will support proposals that enhance utilities provision on the Island (including telecommunications and IT infrastructure/broadband) for the benefit of its communities, economy and environment, subject to other guidance contained in this SPG, national planning policy and policies in the JLDP.</p>	

<sup>20</sup> Ecosystem services are defined by Defra as services provided by the natural environment that benefit people. These benefits include: resources for basic survival, such as clean air and water; a contribution to good physical and mental health, for example through access to green spaces, both urban and rural, and genetic resources for medicines; protection from hazards, through the regulation of our climate and water cycle; support for a strong and healthy economy, through raw materials for industry and agriculture, or through tourism and recreation; and social, cultural and educational benefits, and wellbeing and inspiration from interaction with nature. For further information, see <https://www.gov.uk/ecosystems-services>.



## 4.8 Waste

### Sustainable Waste Management

- 4.8.1 National and local planning policy and other plans and programmes at the European, national, regional and local level focus on the need to ensure that waste is managed in accordance with the waste hierarchy and proximity principle. Specifically, the Wylfa Newydd Project should support the delivery of [Towards Zero Waste](#), the overarching waste strategy for Wales, and its supporting sector plans, the overall aim of which is to produce no residual waste by 2050.
- 4.8.2 There is a need to ensure that adequate and appropriately sited/designed facilities are in place to manage waste arising from the construction and operation of the Wylfa Newydd Project, including any associated and related developments. JLDP Policy PS 5: Sustainable Development sets the overarching principle to reduce waste whilst PCYFF 2: Development Criteria requires appropriate waste management provision within all development.
- 4.8.3 Waste management related to the Wylfa Newydd Project can be split into four discrete categories: municipal (i.e. from households); commercial and industrial; construction and demolition; and nuclear (radioactive). As the Waste Collection and Disposal Authority, the County Council has a statutory duty to collect household waste from all domestic properties on the Island, which will also encompass the domestic waste associated with the construction and operational workforce for the project.
- 4.8.4 With regard to both commercial and industrial and construction and demolition wastes, the County Council does not have a statutory duty to provide facilities to deal with these waste types; it is the responsibility of the organisation generating the waste to ensure that it is disposed of or re-used/recycled in an appropriate and safe manner. There would appear to be good competition and capacity for the treatment and disposal of commercial waste (i.e. commercial and industrial as well as construction, demolition and excavation wastes), albeit that the disposal of non-recyclable arisings is likely to require facilities located off the Island.



**GP17 Managing Waste Sustainably**

The Wylfa Newydd project promoter or any other applicant, in liaison with the County Council, should ensure that sustainable waste management principles are incorporated into the construction and operation of the Wylfa Newydd Project. In line with national requirements, a Site Waste Management Plan must be provided for all sites to promote the sustainable management of waste in accordance with the waste hierarchy and reduce the transportation of waste during construction and operation. This should be in place prior to construction works commencing and conform to best practice guidance.

The project promoter or any other applicant should (in liaison with the County Council and service providers) ensure the timely provision of any waste management infrastructure required to support the construction and operation of the main site, associated and related developments in line with the Site Waste Management Plan. A collection optimisation review should look at any changes in the distribution of population clusters and the degree to which this puts stress on the collection and disposal systems. Wherever possible, waste materials should be re-used on site.

The project promoter or any other applicant shall demonstrate that the waste management activities associated with the Wylfa Newydd Project, either alone or in combination with other proposals, will not adversely affect the environment or human health.

## Nuclear Waste Storage

- 4.8.5 The UK Government's approach to nuclear waste disposal is that geological disposal will be preceded by safe and secure interim storage. NPS EN-6 (at para. 2.11.3) states that having considered the issue of radioactive waste, the Government is satisfied that effective arrangements will exist to manage and dispose of the waste that will be produced from new nuclear power stations and that the Planning Inspectorate should not consider this further. However, proposals for waste management facilities (such as interim storage) that either form part of the development of a new nuclear power station or constitute associated development should be considered and the County Council therefore considers it essential that appropriate guidance is provided in this SPG in respect of interim waste storage facilities.
- 4.8.6 The proposals for the Wylfa Newydd Project are likely to include some interim storage facilities for the treatment and storage of radioactive waste. In this respect, Strategic Policy PS9: Wylfa Newydd and Related Development of the JLDP sets out that any such proposal on the Wylfa Newydd site (outside a DCO) would need to demonstrate that the environmental, social and economic benefits outweigh any negative impacts.
- 4.8.7 Further policy is provided by JLDP Policy GWA3: Radioactive Waste Management. This policy states that the County Council will support facilities for the storage / management of radioactive waste generated at Wylfa Newydd providing certain criteria are met. These criteria include a requirement for consistency with national strategies and policies for managing radioactive waste, that social, economic and environmental health assessments justify the waste being dealt with at the proposed location and that facilities minimise adverse environmental impacts.
- 4.8.8 There are often negative perceptions associated with nuclear waste storage facilities and uncertainty around the timescale of the required storage. The project promoter or any other applicant will need to demonstrate that the benefits of such facilities outweigh any negative impacts.
- 4.8.9 It should be clearly understood that nothing in this SPG is intended to address the question of the long term geological disposal of higher activity waste as that term is used in NPS EN-6 (paragraph 2.11.2) i.e. spent fuel and intermediate level waste. The consenting of such a facility would be dealt with entirely separately from the Wylfa Newydd Project.

## GP 18 Nuclear Waste Storage Facilities

The County Council will consider proposals relating to the interim storage of nuclear waste on their individual merits. They should be fully justified, taking into account reasonable alternatives. When developing such proposals, the Wylfa Newydd project promoter should ensure that any potentially adverse socio-economic and environmental impacts associated with the construction and operation of nuclear waste storage facilities are outweighed by the benefits. More specifically, the County Council requires the project promoter to:

- i. Identify and assess the potential effects of nuclear waste storage including radiological risks;
- ii. Fully engage with the Island's communities and other key stakeholders in developing proposals for nuclear waste storage;
- iii. Implement mitigation and/or compensation measures agreed with the County Council, where the potential for adverse impacts on local communities, the economy or the environment are identified;
- iv. Set out appropriate measures for the decommissioning and site restoration of interim waste storage facilities if this will take place within a timescale that is understood at the time the DCO is made;
- v. Where the timescale for decommissioning is unknown, provide a commitment (at the time an application is made) to supply the details of the measures for decommissioning and site restoration at a time agreed in discussion between the relevant parties.

## 4.9 Climate Change

### Climate Change Mitigation

4.9.1 Climate change is a key policy consideration, with increasing influence in frameworks and national targets. The Welsh Government<sup>21</sup> has committed Wales to reducing greenhouse gas emissions by 3% year on year, in addition to a 40% reduction by 2020 (against a 1990 baseline). The Environment (Wales) Act 2016<sup>22</sup> provides Welsh Ministers with the powers to put in place statutory emission reduction targets, including at least an 80% reduction in emissions by 2050 and carbon budgeting to support their delivery.

<sup>21</sup> As set out in 'One Wales: One Planet: The Sustainable Development Scheme of the Welsh Assembly Government' (Welsh Government, 2009).

<sup>22</sup> <http://www.legislation.gov.uk/anaw/2016/3/contents>

- 4.9.2 As energy generation is a key source of greenhouse gas emissions, low carbon energy can help meet national greenhouse gas emission targets and mitigate climate change. Low carbon energy generation is supported by national (UK) planning policy including NPS EN-1, which highlights the importance of large scale deployment of renewables, new nuclear capacity and carbon capture and storage, as well as Planning Policy Wales and JLDP Strategic Policy PS6: Alleviating and Adapting to the Effects of climate change.
- 4.9.3 Although the UK Government defines nuclear power generation as a low carbon energy source, there would be potentially significant greenhouse gas emissions associated with the construction phase of the development which would contribute to climate change. Associated greenhouse gas emissions would include embedded carbon in goods and materials, as well as emissions from the transport of materials and personnel to and from the main Wylfa Newydd site. Sustainable design and re-use of materials can help reduce these greenhouse gas emissions. NPS EN-1 advises that sustainability is an important aspect in developments, which should be “*efficient in the use of natural resources and energy used in construction and operation*”. Due to the embedded carbon in building materials, transport emissions and energy use associated with construction and demolition activities, permanent rather than temporary structures are also viewed as more sustainable.
- 4.9.4 The Gwynedd and Anglesey Joint Planning Policy Unit Renewable Energy Capacity Assessment (2016) identifies substantial further capacity for renewable energy on Anglesey, with tidal power having the greatest potential. Onshore wind (including micro-scale wind) and microgeneration (solar photovoltaic, solar thermal etc.) also have credible viability. In addition, identification of opportunity areas suitable for solar farm development has been undertaken in the [Assessment of the potential for solar PV farms in Gwynedd and Anglesey](#) (2016). Reflecting the findings of these assessments, there is likely to be scope for the inclusion of renewable energy generation as part of the Wylfa Newydd Project, either at the main site and/or as part of associated or related developments.
- 4.9.5 There are further significant opportunities to act on climate change as part of the Wylfa Newydd Project including the promotion of low carbon travel (for example, reducing vehicle use and the use of eco-friendly vehicles) and supporting energy efficiency and reducing energy demand. These all have key roles in mitigating climate change and meeting targets.

GP 19	Mitigating Climate Change
<p>The Wylfa Newydd project promoter or any other applicant should seek to minimise the contribution of any development to climate change in line with JLDP Policy PS 6; including through the preparation and implementation of a Carbon Management Plan.</p> <p>Proposals should incorporate measures to enhance sustainable design and construction including:</p> <ul style="list-style-type: none"> <li>i. The re-use of buildings and materials, including for the applicant, those at the existing Magnox nuclear power station;</li> <li>ii. The use of sustainably sourced construction materials with low embedded carbon;</li> <li>iii. The use of local and regional materials to reduce the need to travel;</li> <li>iv. Maximising the use of Park &amp; Ride and Park &amp; Share facilities and the consolidation of loads to reduce vehicle movements;</li> <li>v. Incorporation of energy efficiency measures in the layout and design of new buildings;</li> <li>vi. Retrofitting of existing buildings to enhance energy efficiency, where appropriate;</li> <li>vii. Facilities which encourage the re-use and recycling of wastes; and</li> <li>viii. The use of water efficient products and design.</li> </ul> <p>In order to reduce greenhouse gas emissions associated with energy use, proposals should incorporate on-site renewable energy provision where viable (or, where not viable, contributions to reduce emissions off-site will be required).</p> <p>Proposals should seek to enhance sustainable travel in order to reduce associated greenhouse emissions (see GP15).</p> <p>All planning applications for related development will be required to demonstrate how the Carbon Management Plan will be delivered by the proposed development.</p>	

## Climate Change Adaptation

- 4.9.6 The Wylfa Newydd Project is also faced by threats from climate change, particularly flood risk and damage to infrastructure from rising sea levels, coastal change, temperature rises and changing rainfall patterns. The northern side of the Island, where the proposed main site is located, is identified as having limited flood risk compared to the other parts of the coast. There are flood defences on the western frontage and current coastal flood risk to the local area is predominantly from waves overtopping the defended section. NPS EN-6 Volume II includes advice from the Environment Agency regarding flood risk at the Wylfa site, specifying that it

*'could be protected against flood risk throughout its operational lifetime'* due to the cliff top location. The more recent [West of Wales Shoreline Management Plan 2](#) (SMP2) (2012) states that the risk of overtopping the existing flood defences will increase with sea level rise. The SMP recommends that existing defences will require monitoring in the future, but that the defences are unlikely to fail over the 100 year period. The [Western Wales Flood Risk Management Plan](#) (2015) notes that current flood risk across the Island is relatively low.

- 4.9.7 Whilst flood risk at the main site is considered to be limited, the CFMP highlights that there is currently localised river flooding across Anglesey, with severe tidally-influenced flooding in some areas. Additionally, there is evidence of surface water and sewer flooding on the Island. On Anglesey, there are some 1,000-2,500 properties identified with 'significant' likelihood of flooding (defined as more than a 1 in 75 (1.3%) annual chance of flooding)), which is forecast to rise across the next century due to the effects of climate change (unless preventative action is taken).
- 4.9.8 In accordance with NPS EN-6, the main Wylfa Newydd site must be resilient to climate change. Climate change adaptation is also a key consideration for related developments. Planning Policy Wales, [TAN15: Development and Flood Risk](#) and the JLDP seek to locate development away from flood risk areas and ensure that new development is able to withstand the effects of climate change.
- 4.9.9 Alongside location, layout and design measures, there are expected to be opportunities for the project promoter or any other applicant to contribute to flood risk infrastructure proposals, either at the main site or elsewhere on the Island. This may include monitoring and potential raising of 2km of flood defences along the north coast of Anglesey (as detailed in SMP2); actions to prevent flooding of towns, villages and transport infrastructure; management of local surface and sewer flooding; and/or involvement in potential flood warning schemes.

## GP 20 Adapting to Climate Change

In accordance with JLDP Policy PS6, the Wylfa Newydd project promoter or any other applicant should minimise the impacts of climate change on the main site, associated and related developments through the incorporation of appropriate design, layout and building methods that will withstand the effects of climate change, such as rising temperatures and more extreme weather events. This should include the implementation of Sustainable Drainage Systems to manage surface water and reduce flood risk.

To increase resilience, vulnerable associated and related developments including construction worker accommodation should be located away from flood risk areas. Where essential development is located in areas of flood risk, it should be designed so as to remain operational when flooding occurs and compensatory flood storage should be provided. Such proposals should also be accompanied by flood warning and evacuation plans.

The project promoter and any other applicant shall contribute towards enhanced/new flood risk management infrastructure and solutions where they are required to safeguard project proposals from the long term effects of climate change. Any proposals must also align with other relevant strategies for climate change adaptation and reduction in flood risk including the West of Wales Shoreline Management Plan 2 and be informed by consultation with relevant bodies including the County Council, Natural Resources Wales and the Marine Management Organisation.

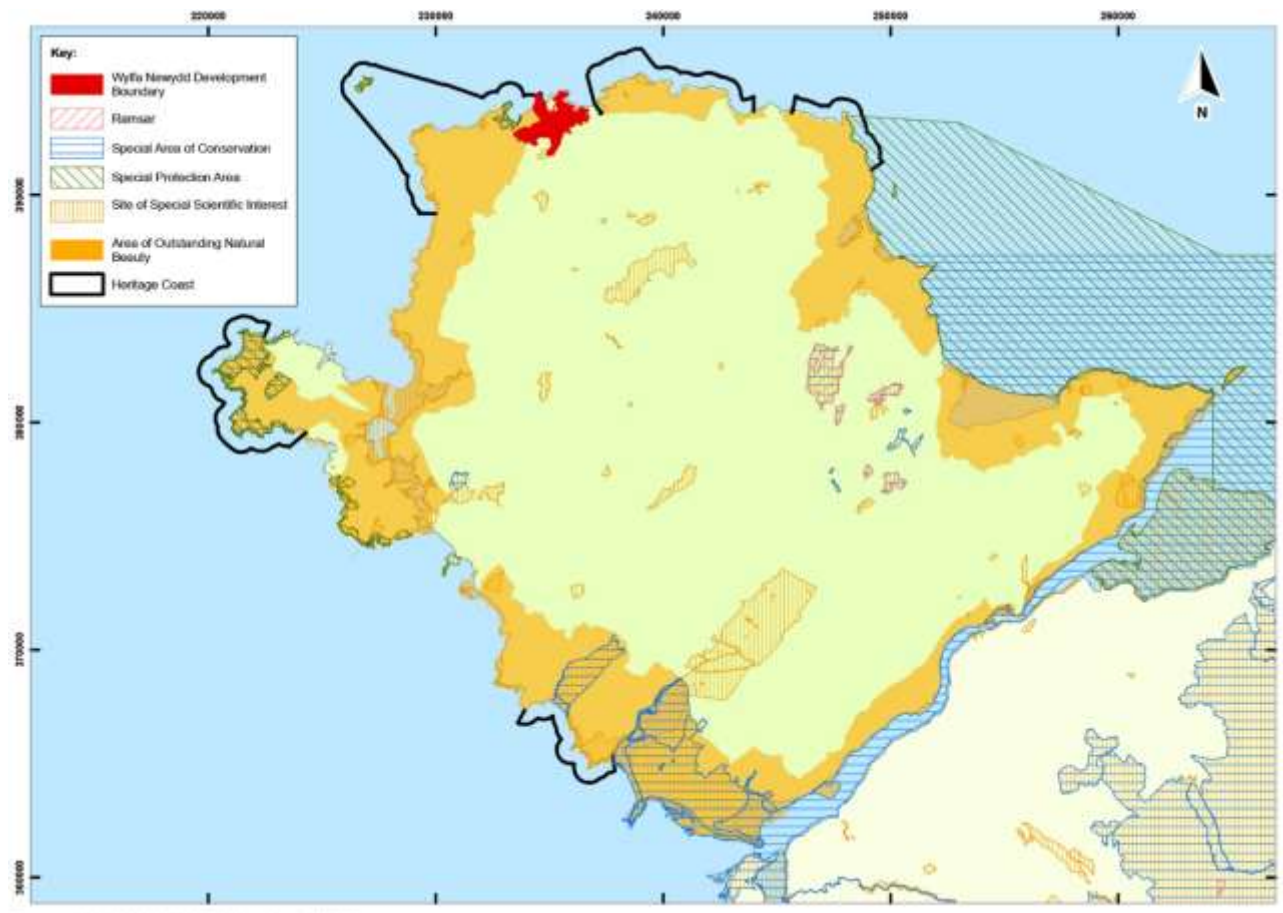
## 4.10 Natural Environment

### Biodiversity, Geodiversity and Landscape

- 4.10.1 The Isle of Anglesey has a rich and varied natural environment across its terrestrial, marine and coastal areas. Almost the entire coastline of Anglesey is designated as an AONB due to the variety of fine coastal landscapes, coinciding with stretches of Heritage Coast. Parts of the AONB lie within the proposed main Wylfa New Nuclear Build site whilst the Heritage Coast is in close proximity.
- 4.10.2 The Island contains important biodiversity and geodiversity assets, as demonstrated by the presence of a large number of European and nationally designated sites. Sites of European importance are designated to conserve natural habitats and species of wildlife, which are rare, endangered or vulnerable in the European Community. In the UK, these form part of the 'Natura 2000' network of sites protected under the EC Habitats Directive (1992). European sites across the Island include eight Special Areas of Conservation (SACs), three Special Protection Areas (SPAs) and one Ramsar. The proposed main site is located near two European designated sites; Cemlyn Bay SAC and the Anglesey Terns SPA. The Anglesey Terns SPA comprises three separate areas of importance for four species of breeding terns. The North Anglesey Marine Candidate Special Area of Conservation (cSAC), has been identified as an area of importance for the protection of the harbour porpoise which also required consideration.
- 4.10.3 Tre'r Gof Site of Special Scientific Interest (SSSI), a rich-fen wetland habitat vulnerable to changes to water quality or quantity, is also located within the Wylfa Newydd New Nuclear Build site boundary Cae Gwyn SSSI is also within close proximity to the Wylfa Newydd Site which needs consideration.
- 4.10.4 The Isle of Anglesey is a UNESCO endorsed geopark, named GeoMôn. A Geopark is a territory with a geological heritage of European significance and a sustainable development strategy with a strong management structure. It aims to protect geodiversity, promote geological heritage to the general public and support sustainable economic development of Geopark territories, primarily through the development of geological tourism.
- 4.10.5 European and nationally designated sites on Anglesey are shown in Figure 4.2.



Figure 4.2 European and National Designations on Anglesey



4.10.6 National and local planning policy including JLDP Strategic Policy PS19 Conserving and Where Appropriate Enhancing the Natural Environment as well as other plans and programmes at the European, national and local level, focus on the established principle of protection for the natural environment. There is also a clear recognition of the inter-relationship between environmental protection and enhancement and other key issues such as climate change, health, recreation, tourism and economic development. This is reflected in the Environment (Wales) Act 2016 which sets out the measures to be implemented to manage natural resources in a sustainable way. The Act also includes for new a biodiversity duty which enhances the current requirements of the Natural Environment and Rural Communities Act 2006 (NERC Act) and places a duty on public authorities to report on the actions they have taken to improve biodiversity and promote ecosystem resilience.

4.10.7 The natural environment is a key consideration for the power station at Wylfa and associated and related developments. The Wylfa Newydd Project has the potential to both affect, and be affected by, environmental conditions on Anglesey either alone or in combination with other major development proposals including, for example, electricity transmission infrastructure. The County Council will seek to ensure that any potentially adverse impacts on the Island's

natural environment are avoided or, where this is not possible, mitigated or compensated. The County Council also expects the project promoter or any other applicant to seek opportunities to enhance the Island's habitats, biodiversity and landscapes aligned with the actions contained in other relevant plans and programmes such as 'Working for the Wealth of Wildlife: Anglesey's Local Biodiversity Action Plan', the '[Môn Menai Coastal Action Plan](#)' (2008) and '[Anglesey AONB Management Plan](#)' (2015) in order to ensure an integrated approach to the management of the Island's natural environment.

GP 21	Conserving and Enhancing the Natural Environment
<p>The Wylfa Newydd project promoter or any other applicant should seek to ensure that the Island's unique and distinctive natural environment is conserved and, wherever possible, enhanced. In particular, the County Council requires the project promoter or any other applicant to demonstrate that the proposal, either alone or in combination with other proposals such as electricity transmission infrastructure, would not have unacceptable adverse impacts on:</p> <ul style="list-style-type: none"> <li>i. The integrity of Natura 2000 sites such as Cemlyn Bay Special Area of Conservation and the Anglesey Terns SPA;</li> <li>ii. The condition of Sites of Special Scientific Interest;</li> <li>iii. Species protected by European and/or national legislation;</li> <li>iv. Key habitats and species, including those identified in the Anglesey Local Biodiversity Action Plan;</li> <li>v. The ecological functionality of nature conservation sites and their connectivity with the wider landscape;</li> <li>vi. Regionally Important Geological and Geomorphological Sites and the Geopark status of parts of Anglesey;</li> <li>vii. Important landscapes including the Anglesey Area of Outstanding Natural Beauty and Heritage Coast;</li> <li>viii. Local landscape character with reference to Special Landscape Areas and Landscape Character Areas;</li> <li>ix. Sites of Regional or Local Importance (in accordance with JLDP Policy AMG6)</li> <li>x. Seascape with reference to Seascape Character Areas; and</li> <li>xi. The Wales Coast Path.</li> </ul> <p>Where adverse impacts cannot be avoided, appropriate mitigation and/or compensation measures will require to be implemented. These measures should take into account</p>	

guidance and actions contained in relevant existing and emerging plans and programmes and should be agreed with the County Council, Natural Resources Wales and other bodies as appropriate. Possible mitigation and compensation measures may include:

- xii. Minimising disturbance during the construction or operation of the main Wylfa Newydd site, associated and related developments, taking into account best practice;
- xiii. Minimising the area of land required to facilitate construction;
- xiv. Maximising the use of previously developed land and minimising the loss of the best and most versatile agricultural land;
- xv. Remediation of contaminated land;
- xvi. The adoption of high quality design principles;
- xvii. Minimising the release of potentially polluting substances to air, water or land including through the adoption of Environmental Management Plans;
- xviii. Restoration of habitats following the completion of construction works;
- xix. On or off-site habitat creation or enhancement, or other conservation measures to compensate for temporary or residual effects arising from the Wylfa Newydd Project; and
- xx. Landscaping schemes and provision of green space.

Wherever possible, the County Council will expect the applicant to explore opportunities to enhance the Island's natural environment and ecosystem services including through the provision or restoration of green and blue networks or infrastructure.

## The Water Environment

- 4.10.8 Natural Resources Wales' update to the [River Basin Management Plan for the Western Wales River Basin District 2015-21](#) (2015) noted that within the Anglesey management catchment, 6% of surface water bodies are at high overall classification status, 37% are at good status and 57% are at moderate overall status. Whilst there are no water bodies at poor or bad overall status, there are a number of river stretches where the quality of water needs to be significantly improved. Key challenges to surface water quality including: diffuse pollution from agricultural activities; diffuse pollution from historical mines; physical modification of water bodies; point source pollution from water industry sewage works; and acidification. The overall standard of bathing water around the Anglesey coastline, meanwhile, is excellent. Monitoring of the quality of designated bathing waters in 2016 indicated that 92% of Anglesey's beaches monitored had 'excellent' water quality. Only one beach (Cemaes) achieved 'poor' water quality assessment.<sup>23</sup>
- 4.10.9 The Welsh Government has defined a policy of Integrated Coastal Zone Management which encourages all organisations with an interest in the coastline of Wales to work together to formulate policies and plans that will lead to vibrant, economically successful and sustainable communities around the coastline of Wales. Shoreline Management Plans (SMPs) provide key information to inform the statutory planning process. The emerging National Marine Plan for Wales also seeks to reinforce an integrated, evidenced and plan-led approach to the sustainable development and use of the Welsh marine area, reinforcing the Welsh Government's commitment to the development of Wylfa Newydd. JLDP Policy AMG 4: Coastal Protection sets a number of criteria which proposals for development along the coast to be assessed against; recognising the coast is a unique and important resource for the Island environmentally, socially and economically whilst Strategic Policy PS 5: Sustainable Development sets the overarching policy principle to reduce effects on water quality.
- 4.10.10 The Wylfa Newydd Project has the potential to affect the Island's river and coastal water quality, habitats and geomorphology during construction (for example, due to surface water runoff from construction sites or increased wastewater associated with an influx of construction workers) and operation (for example, due to discharges of cooling water to the sea). The project will also place increased demand on water supplies (recognised as a challenge in the River Basin Management Plan) which can affect water quality, particularly given the forecast future water supply demand deficit in the area. The project promoter should therefore demonstrate that the construction and operation of the power station, associated and related

<sup>23</sup> Natural Resources Wales data. Available at <http://environment.data.gov.uk/wales/bathing-waters/profiles/>

developments would not adversely affect water quality, working in partnership with those bodies involved in the management of water resources and coastal communities.

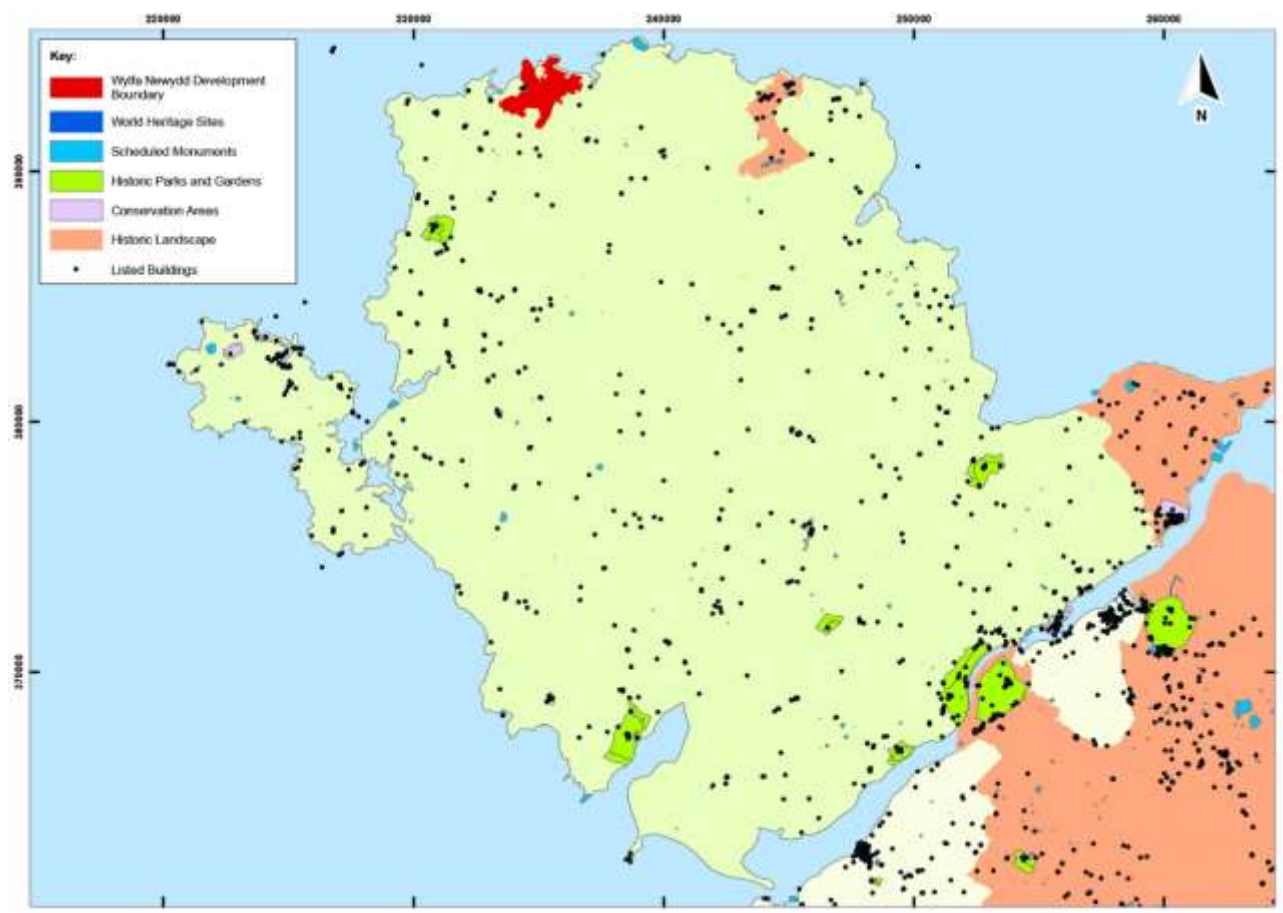
GP 22	Conserving the Water Environment
<p>The Wylfa Newydd project promoter and any other applicant will be required to demonstrate that the construction and operation of the power station, associated and related developments, either alone or in combination with other proposals, would not have an adverse impact on water quality, coastal habitats or features, riparian habitats and aquatic species (including migratory fish populations) or commercial and recreational users. Where the potential for adverse impacts are identified and cannot be avoided, measures should be implemented to mitigate these impacts. Such measures could include:</p> <ul style="list-style-type: none"> <li>i. Surface water runoff control from construction sites and protection of the receiving environment, including soils/water pathways through the incorporation of Sustainable Drainage Systems into the design of new developments;</li> <li>ii. Adoption of Best Available Techniques to address impacts associated with discharges such as cooling waters from the nuclear power station;</li> <li>iii. The implementation of Environmental Management Plans;</li> <li>iv. Implementing water efficiency measures to reduce water demand arising from new developments;</li> <li>v. Adopt best practise guidance to help secure the integrity of designated geomorphological or hydrologically dependant features; and,</li> <li>vi. Securing the provision of appropriate water supply and wastewater infrastructure to meet demand arising from the construction and operation of the main site, associated and related developments, in accordance with GP15.</li> </ul> <p>Proposals should progress, where relevant, the actions of the Western Wales River Basin Management Plan (2015) including those in the Ynys Môn Management Catchment Summary and take full account of coastal change and the policies of the West of Wales Shoreline Management Plan (2012) (in accordance with <a href="#">GP20</a>). The applicant will also be expected to work in partnership with Natural Resources Wales, Welsh Water and coastal communities as appropriate to support the objectives of the Integrated Coastal Zone Management Strategy for Wales (2007) and emerging National Marine Plan.</p>	



## 4.11 Historic Environment

4.11.1 Anglesey has a rich heritage that includes a range of designated cultural heritage assets and sites that contribute significantly to the overall character of the cultural landscape, and importantly provide a key source of tourist interest and revenue from the visiting public. Designated cultural heritage assets on Anglesey are shown in Figure 4.3 and in the area of the main site include the registered Cestyll Garden, which lies immediately to the west of the site boundary, the Bronze Age standing stones Scheduled Monument 1km to the south, three Grade II listed buildings in Cafnan to the west of the site, and listed buildings around Cemaes.

Figure 4.3 Anglesey's Designated Cultural Heritage Assets



4.11.2 The Historic Environment (Wales) Act 2016 provides new legislation to manage change in the historic environment, replacing some of the UK legislative framework set out in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. These provisions are reflected in Planning Policy Wales and TAN 24: The Historic Environment, and will be incorporated within a range of national guidance to be prepared by Cadw, the Welsh Government's historic environment division. JLDP Policy PS 20: Preserving and Where Appropriate Enhancing Heritage Assets sets out

the County Council's strategic planning approach to conserving and enhancing the historic environment. The County Council has a duty in exercising its planning functions to preserve and enhance the area's cultural and historic environment and in accordance with national policy and the JLDP, the County Council will therefore expect the applicant to ensure that the Island's designated and non-designated assets are conserved and enhanced.

GP23	Conserving and Enhancing the Historic Environment
<p>The applicant will be required to seek to ensure that the Island's designated cultural heritage assets and their settings (including important views to and from sites/features) are conserved and where appropriate enhanced in accordance with JLDP PS 20. These assets include:</p> <ul style="list-style-type: none"> <li>• World Heritage Sites;</li> <li>• Scheduled Monuments and other nationally significant archaeological remains;</li> <li>• Listed Buildings;</li> <li>• Registered Historic Landscapes, Parks and Gardens;</li> <li>• Conservation Areas;</li> <li>• Candidate Registered Battlefields; and</li> <li>• Buildings of architectural/ historic/ cultural merit which are not designated or protected.</li> </ul> <p>All of the Island's cultural heritage assets, including those that are undesignated and of regional or local significance, are recorded on the regional Historic Environment Record (HER). The dynamic nature of the archaeological resource means that new sites are constantly discovered and added to the record. The applicant should assess the archaeological potential of areas affected by development proposals to inform a Historic Environment Strategy, in accordance with Planning Policy Wales (Chapter 6) and TAN 24: The Historic Environment.</p> <p>The registered garden at Cestyll is in very close proximity to the main site and requires specific and detailed consideration.</p> <p>The County Council requires that the DCO application be accompanied by an assessment of historic environment impacts (including cumulative effects), the scope of which should be agreed with the County Council in advance. A staged programme of archaeological work should be implemented to ensure that all archaeological remains impacted upon by development proposals will be subject to an appropriate level of investigation and recording. The findings of such investigations should be deposited with the regional HER and disseminated to the wider community. Related development planning applications may also be required to include for an assessment of historic environment impacts depending upon the location, scale and type of development proposed.</p>	

The applicant should explore opportunities, in liaison with the County Council, Cadw and other relevant bodies, to enhance the Island's cultural heritage assets including through the sympathetic renovation and re-use of buildings identified as being at risk or by improving public access to assets. Opportunities for interpretation, presentation, outreach and education should be explored on site and through liaison with local schools and museums.

## 4.12 Facilitating Development

### Planning Obligations

- 4.12.1 The Wylfa Newydd Project represents an unprecedented opportunity to deliver sustainable long-term benefits to the socio-economic fabric of the Island and the North Wales region. However, to realise the full benefit of this investment, and to ensure that any adverse impacts on the Island's unique environment and communities are avoided, appropriate mitigation and compensation measures will need to be put in place.
- 4.12.2 The County Council requires a comprehensive scheme of economic, community/social, environmental and safety measures to mitigate and compensate for any impacts of the Wylfa Newydd Project. This scheme will take account of the needs of the Island's businesses, communities and incoming workforce, its environment, heritage and culture. In accordance with the Planning Act 2008, NPS EN-1, Planning Policy Wales, JLDP and associated regulations and guidance, these measures would be delivered through planning permission conditions, planning obligations, DCO requirements, and development consent obligations as appropriate.
- 4.12.3 Reflecting the requirement within JLDP Strategic Policy PS2: Infrastructure and Developer Contributions that new development ensures the availability of sufficient provision of essential infrastructure, or that infrastructure is provided in a timely manner to support development, the range of potential contributions identified within JLDP Policy ISA1: Infrastructure Provision and the guidance contained in this SPG, such measures may include:
- Investment in educational facilities and providers and development of local employment and training initiatives (see [GP1](#) and [GP2](#));
  - Measures and/or contributions to offset any adverse impacts on existing businesses on the Island and inward investment (see [GP3](#));
  - Destination marketing, provision of funding for tourism facilities, monitoring and other measures designed to avoid, and compensate for, adverse effects on tourism including any negative visitor perceptions of the Wylfa Newydd Project (see [GP5](#));



- Co-ordinated contributions towards community facilities, services and infrastructure including telecommunications & IT communications, health care and recreational facilities to meet project and local needs and promote the quality of life of affected communities (see GP6, GP8 and GP9a and GP9b);
- Provision of adequate emergency service resources and resilience to cover the potential for increased incidents at Wylfa Newydd Project sites and on the transport network (see GP6 and GP7);
- Mitigation/compensation to address unquantifiable and/or residual adverse impacts on health, well-being and residential amenity and the provision of information on health risks to local residents, communities, visitors and businesses to address concerns associated with the construction and operation of the Wylfa Newydd Project (see GP7);
- Specific measures to promote community cohesion, minimise crime and disorder and promote community safety, including active provision for the leisure time of workers (for example, sport and recreation), the implementation of a Community Safety Action Plan, Code of Conduct for workers, and contributions towards the CCTV network (see GP9a);
- Measures and/or contributions to address any adverse impacts on host communities and other settlements as places to live, work and learn, including public realm improvements and contributions to meeting strategic regeneration objectives (see GP9a and GP9b);
- A holistic and co-ordinated range of measures, informed by a Construction Worker Accommodation Management Strategy, to mitigate and compensate for adverse impacts on the local housing market and tourism accommodation. This may include the provision of, and contributions towards, housing (including affordable housing), a Workers Accommodation Management Service and Housing Fund (see GP10a, GP10b, GP11 and GP12);
- Mitigation of adverse impacts on Welsh language and culture through, for example, language induction and lessons for construction and operational workers and their families to include the funding of Welsh Language Immersion teaching staff and the provision of additional places in Welsh language schools and nurseries (see GP14);
- Provision of, and contributions towards, transport infrastructure and services to address adverse impacts on existing transport facilities arising from the Wylfa Newydd Project and to maintain and enhance connectivity (see GP15);
- Provision of, and contributions towards, essential infrastructure necessary to support the Wylfa Newydd Project, including water supply, waste water treatment, electricity, gas, telecommunications, IT and broadband connectivity and waste management (see GP16 and GP17);

- Measures to minimise carbon emissions and to enable local climate change mitigation and adaptation (see GP19 and GP20);
- Protection of sites of international, national and local importance for landscape, ecology, geology, archaeology and built heritage, together with a range of measures that offset, mitigate and compensate for the residual environmental harm resulting from the Wylfa Newydd Project, including contributions for the restoration or provision of green / blue infrastructure networks or infrastructure (see GP21, GP22 and GP23);
- Service level agreements to resource the County Council's involvement in the management, implementation and monitoring of conditions, requirements, obligations and provision of mitigation (see [GP26](#)).

4.12.4 The County Council considers that the planning obligations for the Wylfa Newydd Project in its entirety should themselves fully mitigate and compensate for the resultant impacts. The County Council will seek to agree sums for a Community Resilience Fund (CRF) to mitigate and/or compensate for the impacts of the project that cannot be addressed by other means, and to administer such a Fund.

4.12.5 Outside and completely separate from the planning process, the County Council is also committed to securing Community Benefit Contributions (CBCs) for Anglesey's communities and citizens from all major developments on the Island, including the Wylfa Newydd Project. This is to ensure that communities benefit directly from the use of their local resources and are compensated for hosting such development in the national interest. CBCs are widely recognised as a legitimate mechanism to support the long term sustainability, quality of life and well-being of the Island and its communities. The County Council has developed a CBC Strategy<sup>24</sup> to outline how voluntary CBCs can be utilised to meet the specific needs of Anglesey and its communities.

4.12.6 As noted, CBCs are completely separate and distinct from the formal planning process. They are not a mechanism to make a development acceptable in planning terms and CBCs are not taken into account when determining an application for planning consent. It follows that the negotiation of such CBCs in respect of the Wylfa Newydd Project will play no part in the assessment of planning merits.

<sup>24</sup> See <http://democracy.anglesey.gov.uk/documents/s500000684/Cyfraniadau%20Budd%20Cymunedol.pdf?LLL=0>.

#### GP 24 Planning Obligations

The County Council will seek to ensure that the Wylfa Newydd Project avoids, minimises and mitigates (including, where appropriate, compensates for) adverse impacts during the construction and operational phases of the main site, associated and related developments. The County Council will seek to secure a comprehensive set of measures and benefits delivered through obligations, requirements and conditions that are consistent with the relevant NPSs, national planning policy, JLDP, the advice and objectives as set out in this SPG and other strategies and policies of the County Council.

In accordance with the JLDP Policies PS2 and ISA1, the Wylfa Newydd project promoter should seek to agree with the County Council, in advance of the submission of a DCO and planning applications for related developments, the necessary legally enforceable measures to avoid, minimise and compensate for harm during the construction, operation and legacy transformation phases.

Applications submitted outside of the DCO under the Town and Country Planning Act (TCPA) will need to be considered by the County Council, in the context of the totality of the Wylfa Newydd Project rather than as standalone projects in order to properly assess the cumulative impacts. For proposals made by the project promoter, mitigation, including Section 106 obligations relating to these consents, will be viewed as part of a comprehensive package of mitigations for the overall project, including the main DCO consent and this will be taken into account in assessing the cumulative impact. Visibility of the total Section 106 package, in the form of the overall make-up and quantum, will therefore be required by the County Council when considering these applications.

Reflecting the guidance contained in this SPG (see [GP26](#)), obligations should recognise the importance of on-going monitoring of impacts and effects resulting from the Wylfa Newydd Project. Mitigation and compensation measures may need to be adjusted during the course of project delivery in order to off-set and deal with these impacts and effects.

Compensation and mitigation should relate, whether directly or indirectly, actual or perceived, to the impacts of the Wylfa Newydd Project, including the potential for adverse impacts on existing businesses and inward investment, tourism, the local housing market, the environment, the health and well-being of communities and Welsh language and culture. The provision of facilities such as community infrastructure necessary to support the construction and operation of the Wylfa Newydd Project, which would not otherwise be provided, will also be required. The applicant should take full account of existing initiatives, plans and strategies on the Island and engage effectively with local communities, the County Council and other organisations as appropriate, at the pre-application stage, to

identify appropriate compensation and mitigation for the adverse impacts of the Wylfa Newydd Project.

Measures, projects and services to enhance the medium and long term well-being, quality of life and sustainability of the communities affected will be encouraged.

## Use of Council Powers

4.12.7 The County Council has a range of statutory powers which it may be able to exercise to facilitate the construction, maintenance, operation and decommissioning of the Wylfa Newydd Project including the associated and related developments.

4.12.8 The applicant should approach the County Council when it is considered appropriate that the Council utilise a statutory power to facilitate the development and, without which, the implementation of the Wylfa Newydd Project, or its implementation timetable, would stall or fail.

4.12.9 The powers listed below are non-exhaustive and are intended to be indicative of the range of powers the County Council may be able to exercise to facilitate the main Project site and associated developments. Such powers include, but are not limited to:

- Compulsory purchase powers;
- Powers to grant or revoke planning permission or any other relevant power under the Town and Country Planning regime;
- Powers under the Council's Highways functions; and
- Analogous powers relating to any of the above.

4.12.10 Compulsory purchase and analogous powers are important tools exercisable by the County Council as a means of assembling the land or rights required to help deliver the Wylfa Newydd Project. Used properly, they can contribute towards effective and efficient urban and rural regeneration, the revitalisation of communities and the promotion of the socio-economic interests of the County and the wider North Wales region.

4.12.11 In general, an order or proposal will be considered to be analogous to a compulsory purchase order if its making or confirmation takes away from the objector some right or interest in land for which the statute gives them a right to compensation.

4.12.12 There is an expectation that any statutory power utilised by the County Council should be cost neutral to the Council. The party seeking support should indemnify the Council against any costs incurred by the Council in exercising its statutory powers to assist in the facilitation

of the development of the project and associated developments. This will include, but is not limited to, compensation for any land acquired and any legal or other associated costs.

4.12.13 The County Council would only utilise its statutory powers in accordance with a clear legal justification, and in keeping with local, regional and national policy considerations in the public interest. The assessment of whether to exercise these powers will be conducted on a case-by-case basis and will be assessed against the objectives of this SPG and any other relevant national, regional and local policy. The County Council's decision to exercise such powers will be at its sole discretion and subject to the usual legal safeguards.

4.12.14 In the event that the County Council decides to utilise its statutory powers, these will be conducted in a transparent way, in accordance with recognised standards of good practice and will include appropriate stakeholder consultation.

GP 25	Use of Council Powers
<p>To facilitate the development of the Wylfa Newydd Project, the County Council will consider the use of its statutory powers as long as the use of such powers are justified and in the public interest. Such powers include:</p> <ul style="list-style-type: none"> <li>• Compulsory purchase powers;</li> <li>• Powers to grant or revoke planning permission or any other relevant power under the Town and Country Planning regime;</li> <li>• Powers under the Council's Highways functions; and</li> <li>• Equivalent powers relating to any of the above.</li> </ul> <p>Should the County Council utilise any statutory power to facilitate the project or associated development, the project promoter and any other applicant shall pay all reasonable costs associated with the use of that statutory power.</p>	

## 4.13 Implementation and Monitoring

4.13.1 Given its scale and range of potential impacts, there may be a number of unforeseen effects that arise during the construction and operation of the Wylfa Newydd Project. It will also be important to ensure that any mitigation and compensation measures implemented as part of proposals are effective, taking into account future changes to social, economic and environmental conditions. Consistent with JLDP Policy PS10: Wylfa Newydd – Campus Style Temporary Accommodation for Construction Workers, which requires the monitoring of the full range of impacts arising from the project, the County Council will therefore seek to work with the project promoter and any other applicant to develop and implement arrangements to monitor the Wylfa Newydd Project and related development and to address unforeseen

adverse impacts should these arise. Monitoring is likely to include, but not be restricted, to the following:

- The number of local people trained and up-skilled in programmes funded and/or partly funded by the project promoter including those previously employed by Magnox (GP1);
- The proportion of the labour-force recruited from (home-based) together with the proportion of local businesses and suppliers employed on the project (GP2);
- Annual visitor perception surveys to understand visitor numbers, trends and perceptions of the project and whether behaviours have altered as a result (GP5);
- The noise, air quality and light levels experienced by sensitive receptors to include agreed ecological receptors, local residents and the local footpath and cycle network (GP7);
- The type, number and location of properties used by construction workers, average rental and property prices within the local housing market and six monthly review of the programme for the phased construction and dismantling of the temporary on-site accommodation (GP10);
- The number of empty properties brought back into use (residential and former commercial) (GP10);
- Annual bedstock survey to gauge visitor behaviours and the type and location of tourism accommodation used (GP12);
- Annual review of the achievement of measures agreed between the applicant and County Council in the any Welsh Language Strategy (GP14);
- The volume and route taken by all commercial and private traffic associated with construction activities at the main site or at sites associated or related with it (GP15); and,
- Monitoring of indiscriminate 'fly-parking' by construction workers in layby's and other informal parking areas. Changes to the composition of populations of agreed key habitats/species or features such as those of nature conservation significance or a qualifying feature of a designated site.

4.13.2 Section 7 of the JLDP presents the monitoring framework. This has been developed to capture evidence of the plan's effectiveness following adoption and it contains a number of indicators relevant to the Wylfa Newydd Project. Arrangements for monitoring the impacts of the Wylfa Newydd Project should reflect the JLDP monitoring framework where appropriate to do so.

## GP 26 Implementation and Monitoring

The County Council will work with the project promoter and any other applicant to develop arrangements for monitoring the impacts of the Wylfa Newydd Project and the outcomes of related mitigation/compensation. This will involve the following:

- Development of a comprehensive evidence base, describing agreed baseline conditions from which change can be monitored and evaluated;
- Preparation of a monitoring framework including key indicator sets and, where appropriate, targets informed by existing national, regional and local plans and programmes, including those supporting implementation of the JLDP;
- Development of monitoring action plans which set out who will carry out monitoring, how, and the frequency with which it is to be carried out;
- Agreement in respect of the form, content and frequency of monitoring reports;
- Establishment of a protocol for addressing unforeseen effects such as adjustments to mitigation and compensation measures; and Service level agreements to resource the County Council's involvement in the management and implementation of the monitoring framework will be sought where required, taking into account the scale of development.

# Locational Guidance



## 5 Locational Guidance

- 5.1.1 It is important that a strategic approach is taken to the planning and consenting of the Wylfa Newydd Project. The approach should reflect the JLDP and other legislation, policies, plans and programmes of the UK and Welsh Governments, the County Council and stakeholders. This will help to ensure that the project and associated and related developments help deliver sustainable development that aligns with the wider aspirations for the growth of Anglesey, integrates with the community, conserves and enhances the natural and built environment and supports delivery of the EIP.
- 5.1.2 The overall Wylfa Newydd Project comprises enabling works as well as the main power station construction and off-site associated developments. Therefore, these initial enabling works, such as site preparation and clearance (SPC) works and on-line improvements to the A5025, are to be treated as the start of, and integral to, the Wylfa Newydd Project. The enabling works are not stand-alone projects but are a means by which the project will, in part, be delivered. This is borne out by the project promoter proposing to reinstate the site following completion of the SPC works should a decision be made not to proceed with the Wylfa Newydd Project.
- 5.1.3 Given the above, applications submitted to the County Council under the Town and Country Planning Act 1990 (as amended) will need to be made by the project promoter and considered by the County Council in the context of the totality of the project (see GP 25). Likewise, mitigation including Section 106 obligations relating to these consents will be viewed as the precursor to a comprehensive package of mitigations for the main DCO consent. Visibility of the total Section 106 package, in the form of the overall make-up and quantum, will be required by the County Council when considering these applications.
- 5.1.4 This section of the SPG provides locational guidance, which is designed to inform, and guide proposals for, the main site and off-site associated and related development, in accordance with the County Council's spatial strategy for future growth on Anglesey as set out in the JLDP. Guidance is provided with a view to avoiding or mitigating the adverse impacts and maximising the benefits associated with the Wylfa Newydd Project. The guidance is split into two sub-sections based upon the geographical areas of 'North Anglesey' and the 'Rest of Anglesey'. This spatial distinction reflects the expectation that impacts associated with the project will be felt most significantly in the north of the Island where the main nuclear power station site is located. Since the New Nuclear Build at Wylfa SPG was adopted in 2014, the project promoter has developed and refined their project proposals. The project proposals now include on-site temporary workers accommodation for up to 4,000 construction workers, which further exacerbates the impact on North Anglesey.

- 5.1.5 Guidance for North Anglesey therefore includes the County Council's key development principles and objectives in relation to the construction and operation of a new nuclear power station at the proposed power station site at Wylfa; the construction and operational phases of the project lifecycle will give rise to both direct and indirect effects upon communities and the environment and in general, these effects are likely to be most significant within the communities which surround the main site and any off-site development associated with it.
- 5.1.6 Within each of the two geographical areas, Areas of Search (AoS) have been identified. These are:
- North Anglesey;
  - Main Wylfa Newydd Site;
  - Amlwch and Environs;
  - Cemaes and Environs;
  - A5025 Corridor;
  - Rest of Anglesey
  - Holyhead and Environs;
  - Llangefni and Environs;
  - A55/A5 Corridor;
  - Anglesey Coast and Rural Hinterland
- 5.1.7 The areas defined as North Anglesey, Rest of Anglesey and the AoS are outlined in Figure 5.1 opposite together with the main Wylfa Newydd site.

Figure 5.1 Wylfa Newydd Main Site and Area of Search



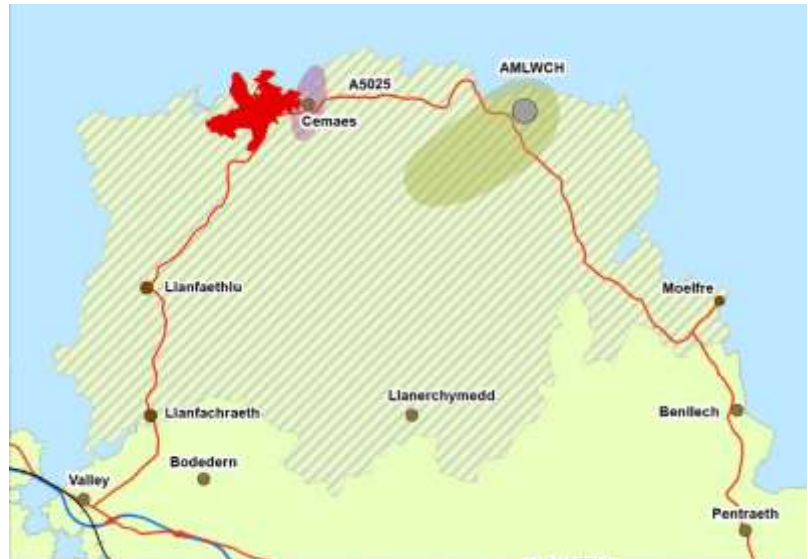
- 5.1.8 Guidance for each geographical area, and for their associated AoS, is set out in the sections that follow. Broadly, the approach taken by the County Council is to direct development associated with/related to the Wylfa Newydd Project to the Island's largest settlements and along key transport corridors in accordance with the principles of sustainable development and the spatial hierarchy as established by the JLDP. For each of the AoS, an overview of the range, type, scale and potential location of associated and related development that the County Council is minded to prefer in order to facilitate the project is provided. Opportunities and key issues that the County Council would expect the applicant to consider when preparing proposals for associated and related development in each AoS are also highlighted. Guidance that responds to these issues and opportunities is then set out in a series of 'Guiding Principles' (GPs).
- 5.1.9 The County Council will use this guidance, alongside the project-wide guidance contained in [Section 4](#) of this SPG and relevant UK, Wales and local legislation and planning policies, in preparing its Local Impact Report, to inform and underpin the County Council's position during the Examination into the Wylfa Newydd Project and to assist decision-making in the determination of Town and Country Planning Act applications including for site preparation and other works which are proposed in advance of a DCO application. The extent to which the guiding principles are relevant to each application the County Council receives will vary and, by necessity given the likely variable scale and nature of the applications, will be determined on a case-by- case basis.

# North Anglesey

## 5.1 North Anglesey

### Overview

5.1.10 The area defined as North Anglesey comprises the eight electoral wards of Llanbadrig, Amlwch Port, Amlwch Rural, Mechell, Llaneilian, Molfre, Llannerch-y-medd and Llanfaethlu. This is consistent with the project promoter's definition of North Anglesey.



5.1.11 North Anglesey includes the site of the proposed Wylfa Newydd power station and almost all of the development that will be directly associated with it. As such, the majority of the potentially significant negative environmental, social and economic effects are likely to be experienced within this area and by the host communities. The potentially significant positive impacts of the project in terms of, for example, employment, skills and training are likely to be felt across a wider geography.

5.1.12 North Anglesey includes the Town and Community Councils of Amlwch, Llanbadrig, Cylch y Garn, Mechell and Rhosybol and settlements range in size from the town of Amlwch (Urban Service Centre) to Local Service Centres; Local, Rural and Coastal Villages; and Clusters (as defined in the JLDP). In recent times, the single largest employer was the former Magnox power station (known also as Wylfa A). This ceased generation on the 30th December 2015 and is about to enter a period of decommissioning.

5.1.13 The area has a rich and varied environment, including the Anglesey Coast AONB and Parys Mountain. Designated nature conservation sites includes the Special Area of Conservation (SAC) of Cemlyn Bay and the Special Protection Areas (SPAs) of Anglesey Terns SPA. The SPA comprises three separate areas of importance for four species of breeding terns. The three areas are treated as a single site as a consequence of regular movement by birds between the component parts. North Anglesey also contains 19 Sites of Special Scientific Interest (SSSIs) some of which extend over separate land areas. Historic assets include Cestyll Gardens, which is a registered Historic Garden, and the Amlwch, Amlwch Port, Cemaes and Llanfechell Conservation Areas.



- 5.1.14 Amlwch lies approximately 10 km from the main New Nuclear Build site and is identified as an Urban Service Centre within the JLDP and a Primary Key Settlement in the Wales Spatial Plan. As such, it represents the most appropriate location for new housing and employment uses in North Anglesey as well as for the provision of community services and facilities. In this context, it is anticipated that the town will become a popular location with construction workers as a place to live, stay, access services and facilities and relax.
- 5.1.15 Cemaes sits beneath Amlwch in the settlement hierarchy and is classified in the JLDP as a Local Service Centre. It provides for the essential service needs of its own population and immediate rural catchment areas as well as some employment and retail opportunities and benefits from good accessibility by public transport to the higher order centres such as Amlwch and Holyhead. Reflecting this, the JLDP directs a moderate level of housing growth to Cemaes in order to meet local needs. However, given its close proximity to Wylfa (immediately adjacent the New Nuclear Build site boundary) it is envisaged that the impacts will be most acutely felt in Cemaes, Tregele and LLanfechell.
- 5.1.16 The socio-economic profile of the North Anglesey, in terms of population, age, economic activity and education can be summarised as:
- The area defined as North Anglesey is relatively populous and growing. The area is twice as densely populated than compared with Anglesey as a whole (2.2 and 1 person/ hectare respectively) and household sizes are larger. The population grew at twice the rate of Anglesey as whole between 2001 and 2011 (17% and 8% respectively);
  - The population is relatively aged. This is most significant in the 45 to 74 year age range which makes up 43.4% of the population compared to 40.6% for the Island as a whole and this is considerably higher than the average for Wales of 36.4%. A third of households in the area are occupied by pensioners;
  - Against a general improving trend, unemployment has fallen only slightly over the past two years. This has seen North Anglesey move from being comparable to the Welsh average to that of the poorer performing Island wards as a whole. As at 2016, unemployment rates were just over 3% which is approximately 1% above the national figure.
  - Self-employment is far more common in North Anglesey than compared to Island- wide and national trends and amounts to 22% of economically active residents (compared to 18% for Anglesey and 14% for Wales as a whole). There is a greater prevalence of skilled workers (occupation groups 4 and 5) but a corresponding lack of residents working in managerial occupations (groups 1 to 3).



- Educational attainment in the area is lower than for the Island as a whole with a slightly higher proportion of residents being unqualified and a lower proportion with Level 4 qualifications and above.

5.1.17 Alone and in-combination with other planned developments, Wylfa Newydd has the potential to both affect, and be affected by, conditions in North Anglesey, whether they are environmental, social or economic. Consequently, neither the project nor any of the development associated with it can be considered in isolation. The County Council expects and requires an integrated approach to assessment, with consideration given to how all of the aspects of development can potentially affect the people, culture, environment and economy of North Anglesey.

5.1.18 Section 4 of this SPG provides project-wide guidance that will help to ensure that the adverse effects of the Wylfa Newydd Project upon North Anglesey (and the Island as a whole) are avoided, minimised or compensated and that the benefits of the project are fully realised. This guidance should be taken into account by the project promoter and any other applicant in addition to the locational guidance and requirements contained within this section.

## Opportunities

5.1.19 The Wylfa Newydd Project provides a significant opportunity to deliver economic development and regeneration within the settlements of North Anglesey, to improve the well-being of residents of all ages and, through proactive measures, enhance aspects of the built and natural environment. The County Council is committed to ensuring that the local communities of North Anglesey benefit from the opportunities presented by Wylfa Newydd.

5.1.20 Experience from the implementation of the Hinkley Point C Project indicates strongly that demand for worker accommodation is likely to be felt more intensely within North Anglesey than compared to other parts of the Island and the wider North Wales region. The project promoter proposes to address a substantial element of this demand through the construction of up to 4,000 temporary bedspaces that will be located within a construction worker campus situated within the main site at Wylfa Head. Irrespective of whether this quantum of development is delivered, the project promoter anticipates that workers are also likely to seek accommodation in the local housing market and in tourism accommodation. For the residents and businesses of North Anglesey, the project therefore provides opportunities to support incomes and revenues (for example, through the letting of spare rooms and tourist accommodation and re-use of empty properties), promote appropriate new housing developments including affordable housing provision and generate increased spend in the local economy.

- 5.1.21 The influx of construction workers is likely to lead to increased demand for existing services and facilities such as schools and healthcare as well as for local infrastructure. The Wylfa Newydd Project presents an opportunity to secure investment in existing, and deliver new, facilities and infrastructure, particularly if insufficient capacity is made available in support of the main construction worker campus. Such investment will benefit the existing communities of the area and the County Council will expect new development to ensure sufficient and timely provision of essential infrastructure and facilities in line with JLDP Policies PS2: Infrastructure and Developer Contributions and Policy ISA1: Infrastructure Provision and GP9a/9b.
- 5.1.22 The construction of the power station will provide new direct and indirect employment opportunities in the local economy. It may also attract inward investment, encourage new business start-ups and support the expansion of existing local companies. In this context, North Anglesey includes a number of sites safeguarded under JLDP Policy CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use for industrial and business development and which are available to accommodate this potential expansion of the local economy. These sites include the former Shell land north of Amlwch (C25), the Llwyn Onn Industrial Estate Amlwch (C26) and the Enterprise Zone site of the former site of Shell at Rhosgoch (C(wg)39), which is identified as a reserve employment site.
- 5.1.23 Greater demand for jobs, accommodation and for community services, together with construction-related traffic, is likely to increase travel within the area. In response, the project promoter proposes significant off-line improvements to the A5025 south of the main site which will have the effect of bypassing the settlements of Llanfachraeth, Llanfaethlu and south of Tregale at Cefn Coch. These works should lead to local environmental improvements for the communities along this part of the highway network. North-east of the main site, between it and Amlwch, the County Council considers there to be additional opportunities to undertake improvements to the highway network in response to the greater demands placed upon it by the project and traffic movements associated with construction workers and the supply chain; this is in line with JLDP Policy TRA1: Transport Network Developments.
- 5.1.24 In addition to the above, opportunities also exist to encourage walking, cycling and the use of public transport, either in association with the commute to work or as a recreational activity consistent with the requirements of JLDP Policy PS4: Sustainable Transport, Development and Accessibility. The significant realignment of the Wales Coastal Path, the wider public footpath network and the Sustrans cycling network provide opportunities for mitigation as well as enhancement. These signed routes provide vital parts of the network which attracts a significant number of visitors to the Island.

5.1.25 North Anglesey has an exceptional natural environment, built heritage and strong cultural identity evidenced by, for example, the AONB, the presence of registered parks and gardens and designated nature conservation sites. The area's towns and villages and the surrounding countryside are also home to generations of Welsh speaking communities that attach a strong importance to place and which is intricately linked with its dramatic landscape and coastline. For similar reasons, the area is very popular with day trip and holiday visitors who are attracted to the tranquillity of the area and open air activities; the vast majority of whom return on a regular basis.<sup>25</sup> The Wylfa Newydd Project provides opportunities to ensure that there is no net loss to biodiversity, the landscape, coastline and cultural heritage assets. Where loss is likely to occur, the applicant will be expected to deliver appropriate compensation and opportunities exist to enhance assets, locations or facilities elsewhere within the local area. There are also opportunities and a need to support and enhance the Welsh language and culture, to educate the arriving workforce to the language and culture of the area and to support existing cultural events and associations. Informed by a Welsh Language Statement or Impact Assessment, the mitigation of effects upon local communities could also include the delivery of affordable housing.

## Key Considerations

5.1.26 The economy, environment and communities of North Anglesey face a number of existing issues which may be exacerbated by the Wylfa Newydd Project whilst other new issues may arise as a result of the project. These issues include the following and are expanded upon elsewhere within the SPG:

- Natural environment: Impacts arising from the construction and operation of the main site and associated sites upon the ecology, landscape, coastline and seascape of the area will need to be minimised and mitigated;
- Historic environment: Key issues relate to the sensitive historic landscape, including Listed Buildings, Scheduled Monuments, Conservation Areas and registered park and garden and the extent to which they will be impacted by the developments proposed;
- Utilities and services: Demand for additional resources and utilities requiring measures to ensure that a healthy supply/demand balance is maintained to existing sites and communities; whilst new sites such as the Rhosgoch Anglesey Enterprise Zone site would need considerable extra infrastructure to be provided to supply water to the site and handle sewerage given that it is located away from the trunk mains network.

<sup>25</sup> The enterprise survey, which supports the development of Destination Anglesey Management Plan, suggests that there is a high level of repeat business on the Island with 60% of serviced accommodation business and 50% of self-catering accommodation business related to repeat visitors.

There will be pressures upon existing public services, infrastructure and facilities arising from the aging population and increase in new residents both temporary and permanent linked to the construction and future operation of Wylfa Newydd. There will also be high demand for telecommunications and IT/broadband infrastructure as well as conventional utilities such as water, electricity and gas. The project promoter will need to ensure that the demand from the New Nuclear Build at Wylfa does not adversely impact on existing residents and that a post- construction legacy of high quality infrastructure (both social and physical) is provided.

- **Amenity and Health:** Impacts upon the amenity of local residents arising from a reduction in tranquillity, increases in noise, light, traffic and air pollution. A key issue is therefore the need to improve and sustain the overall health and well- being of residents of all ages.
- **Housing:** Local residents could potentially be priced out of accommodation, both private rented and owner occupied. This could lead to displacement (particularly for low income or vulnerable families and increase the risk of homelessness). There may also be competition for accommodation used by tourists and visitors together with the potential for construction workers to displace visitors from tourist accommodation.
- **Economy & Supply Chain:** There is the potential for the local workforce to take the new job opportunities, leaving existing businesses and services struggling to retain staff and/or recruit. This could have a significant adverse impact on local businesses but also on the foundation economy where people are reliant on these services.
- **Education:** Education at pre-school, primary, secondary and further and higher levels locally is not sufficiently responsive or accessible, nor has the teaching or learning facilities, to enable the existing and future workforce to take advantage of employment opportunities and deal with increased demand for places, including opportunities in the medium of Welsh for workers' families;
- **Tourism:** A potential decline in tourism as a result of impacts upon attractions such as the Wales Coastal Path and the Cemlyn Bay Nature Reserve. The increased levels of activity affecting the actual and perceived tranquillity of North Anglesey . Increased demand for tourism accommodation and the intensification of use of local tourism facilities and attractions by visitors and by the Wylfa Newydd workers during construction;
- **Welsh language:** Maintaining and enhancing a vibrant Welsh Language and culture is a key issue for North Anglesey.
- **Cumulative and in-combination impacts:** There is also the potential for 'in combination' impacts from all of the developments associated with Wylfa New Nuclear Build project together cumulative impacts with other development proposals and aspirations of the area;

- 5.1.27 The following Guiding Principle reflects the importance which the County Council places upon the need to ensure that the communities, infrastructure and environment of North Anglesey are adequately protected, and wherever possible benefit, from the impacts arising from the development of the Wylfa Newydd Project. The County Council will seek to ensure that the hosting of the project over its lifetime by the communities of North Anglesey is properly and fully recognised in the short, medium and long term. This will be reflected through the benefits accruing locally, the avoidance of potentially adverse impacts wherever possible, the provision of appropriate and timely mitigation measures and when required, compensation payable. Benefits may take the form of an enhanced environment, provision of skilled jobs, delivery of improved services and facilities and a network of sustainable transport modes together with a contribution to a Community Resilience Fund to cover unquantifiable or unforeseen impacts.
- 5.1.28 In addition to mitigation secured through the planning process, the County Council has adopted a policy for Voluntary Community Benefits from developers on Anglesey. This is wholly outside the statutory planning system and will be separately negotiated and agreed (Section 4.12).

GP 27	North Anglesey – Key Development Principles
	<ul style="list-style-type: none"> <li>i. Development on the main site or elsewhere in North Anglesey, whether it is directly or indirectly associated with the project, should have regard to the locational guidance contained within this SPG together with the policies of the JLDP. In particular, development will be strictly managed within the Coastal Change Management Area and the AONB.</li> <li>ii. The Wylfa Newydd project promoter or any other applicant must fully consider and assess the environmental, social and economic impacts of proposals as they apply to the spatial area defined as North Anglesey. The project promoter or any other applicant should ensure there is a comprehensive suite of measures designed to ensure that the environment, economy, Welsh language, culture and well-being of these communities are not adversely affected by the construction or operation of Wylfa Newydd and are enhanced wherever possible.</li> <li>iii. The need for specific, detailed consideration and mitigation of the potential impacts on this spatial area is a consequence of the project promoter's preferred development proposals for Wylfa Newydd having been intensified on and around the Wylfa Newydd site.</li> <li>iv. In addition, there are other major developments underway or planned in the locality giving rise to potential cumulative impacts and the project promoter must ensure that</li> </ul>

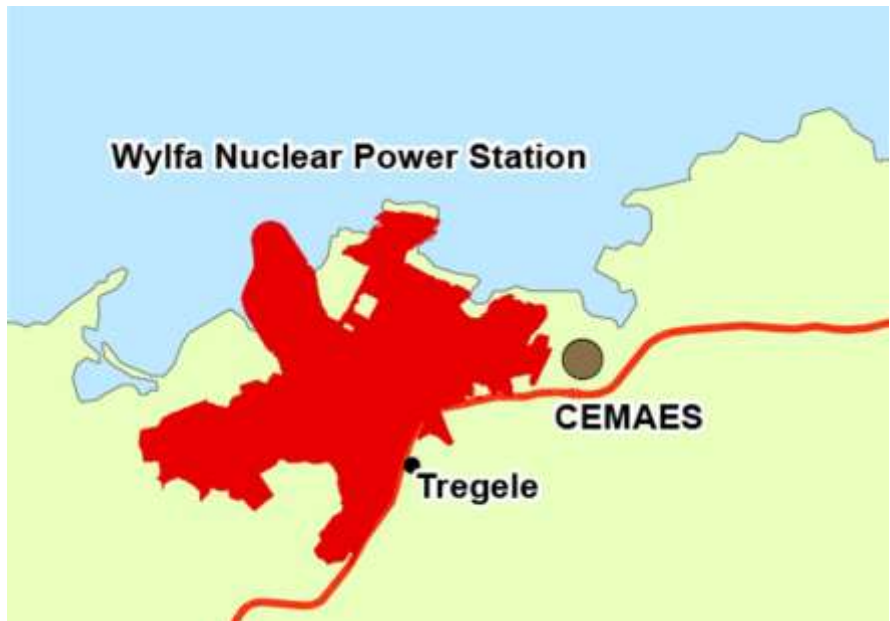
both combined and cumulative effects are assessed, reported managed and mitigated within the DCO application.

- v. Given the scale, complexity and duration of the Wylfa Newydd Project, there will be instances where impacts are such that they are unquantifiable or unforeseeable. In these circumstances, the mitigation would be in the form of a Community Resilience Fund (CRF) from the project promoter within the planning mitigation. The County Council would expect to see the ring fencing of an appropriate part of this CRF for North Anglesey with the precise amount and arrangements for distribution to be agreed by the County Council. The CRF shall set out measures to enhance North Anglesey as a place to live, work and visit and include for the continued funding of legacy assets and/or services to support the delivery of the proposed Place Plan for the area.
- vi. The project promoter or any other applicant will be expected to comply with the proximity principle, whereby the impacts on the host communities closest to the main New Nuclear Build site must be considered first, followed by North Anglesey, the Rest of Anglesey and then the wider sub-region. Any potential adverse impacts must be avoided, mitigated or compensated where relevant. This principle should also be adopted for the provision of any community benefits.

## Main Wylfa Site

### Overview

5.1.29 The proposed main New Nuclear Build site is located adjacent to the existing Wylfa nuclear power station at Wylfa Head on the north coast of Anglesey. The site extends eastwards to the western outskirts of Cemaes, south to the A5025 and the village of Treglele and west to



the Porth-y- Pistyll inlet. The site is approximately 300ha in areas and is 10km from Amlwch to the east, 25km from Holyhead to the south west and 24km from Llangefni to the south.

5.1.30 The project promoter has undertaken three Pre-Application Consultation stages, through which it has arrived at, and refined, its preferred development proposals for the New Nuclear Build project. Development at the main site is likely to include:

- Initial Site Preparation & Clearance works;
- A power station, including two Advanced Boiling Water Reactors with a minimum generating capacity of up to 3,000 MW;
- Marine Off-Loading Facility (MOLF) and breakwater at Porth-y-Pistyll;
- Cooling water intake and outfall structures;
- Electricity transmission infrastructure;
- Temporary construction worker campus consisting of up to 4,000 bedspaces;
- Other associated facilities, buildings, structures and features, such as administration offices;
- Interim waste and spent-fuel storage facilities;
- Landscape works, open channel drainage, mounding and planting;
- Temporary construction viewing area;
- Access roads;



- Temporary and permanent car parking with 1,900 temporary parking spaces with around 800 of these for construction worker accommodation; and
- Measures and initiatives to manage any impacts during the construction and operation of a new power station<sup>26</sup>.

5.1.31 The principle of development of a new nuclear power station at the site has already been established in NPS EN-6. However, the County Council also considers it essential that key development principles are set out in this SPG which reflect the policies of the JLDP (particularly PS9: Wylfa Newydd and Related Development and PS10: Wylfa Newydd – Campus Style Temporary Accommodation for Construction Workers), local priorities and opportunities, and highlight those issues that it considers should be addressed by the project promoter in order to minimise adverse impacts and maximise positive benefits arising from the construction and operation of the new nuclear power station and associated and related developments. The key development principles apply to works from the initial site preparation and clearance through to construction and ongoing operation but do not cover the eventual decommissioning of the power station.

## Key Considerations

5.1.32 The area surrounding the main Wylfa Newydd site has a particularly rich and sensitive coastal environment, which together with the presence of important historic assets and the rural nature of communities in its immediate vicinity, present a number of key issues that will need to be considered by the project promoter when developing proposals for the main site. These issues include:

- The natural environment: Tre'r Gof SSSI is situated within the boundary of the main Wylfa Newydd site. NPS EN-6 highlights that this rich fen habitat could be subject to direct and/or indirect effects associated with changes to water quality or quantity but that it is anticipated that sufficient land is available within the site for the development of a new nuclear power station without permanently affecting any designated area. NPS EN-6 also highlights that Tre'r Gof SSSI could be protected through engineered drainage mitigation measures to preserve surface and groundwater quality and quantity including protection of the mineral rich waters and hence maintain the overall ecology of the SSSI. There is also the potential for the provision of replacement habitat for any habitat that may be lost as a result of development. Environmental assessment undertaken in respect of the Wylfa Newydd Project has identified the potential for adverse effects on the Tre'r Gof SSSI due to possible changes to the hydrological and hydroecological

<sup>26</sup> See <https://consultation.horizonnuclearpower.com/stage-3/documents> for further details

inputs to the SSSI. Horizon have produced a drainage design which mitigates the potential effects as far as possible, but there remains uncertainty about how the Tre'r Gof SSSI will respond to the changes in landform and there is the possibility of a gradual long term deterioration of the rich fen communities for which the SSSI was designated. Compensation sites are therefore required to mitigate against the potential adverse impacts on the Tre'r Gof SSSI. However, Horizon state in their most recent consultation on additional land that there is the potential for permanent effects on Tre Gof's SSSI.

Beyond the main site, there are several internationally and nationally designated nature conservation sites. NPS EN-6 highlights that there is the potential for significant adverse effects on the integrity of six European sites (Cemlyn Bay SAC, Ynys Feurig, Cemlyn Bay and The Skerries SPA, Menai Strait and Conwy Bay SAC, Liverpool Bay SPA, Lavan Sands SPA and Puffin Island SPA) through potential impacts on water resources and quality, habitat (and species) loss and fragmentation/coastal squeeze, disturbance (noise, light and visual), and air quality.

The Anglesey AONB, Heritage Coast and Wales Coast Path follow the coastline to the east and west of the main site. Additionally, there are three pockets of Ancient Woodland within the site boundary.

In addition to the direct effects from construction at the main site there is the potential for some of the proposed construction workers, accommodated within a temporary campus of up to 4,000 beds, to affect the long-term conservation of some of the designated and non-designated features and areas through increased visitor pressure as the workers use the footpath network and recreational areas both within this AoS and within adjoining Cemaes and its Environs AoS. The potential impacts of this temporary campus will need to be considered in combination with those of temporary workers housed in other forms of accommodation off-site in communities close to the site. These and other relevant factors need to be considered in a comprehensive Community Impact Assessment covering North Anglesey.

The Wales Coast Path, which follows the coastline to the east and west of the site, also presents an opportunity for enhancement. There are wider opportunities to support employment, the provision of community facilities and services, and broader infrastructure as described in the North Anglesey section above.

- The historic environment: Cestyll Garden lies immediately to the west of the main site boundary. Additionally, there are a number of designated cultural heritage assets in close

proximity to the site including Listed Buildings, Scheduled Monuments and the Cemaes Conservation Area whose settings have the potential to be detrimentally affected.

- Flood risk and coastal erosion: The main site is predominantly located on higher ground with hard bedrock and the risks of flooding and coastal erosion are therefore considered to be low. However, NPS EN-6 sets out that further assessment is required to determine the need for additional defences over the lifetime of a new power station.
- Surface water and bathing water quality: Cemaes beach has historically suffered from incidences of pollution which has resulted in it being recorded as of 'poor quality' by NRW. Whilst the causes are unrelated to the main site the substantial increase in development activity that will take place must be undertaken in a manner which protects existing surface water receptors and bathing waters.
- Welsh language and culture: The main site is in a predominantly rural location with a small population and in the immediate area, a limited range of community services and facilities. Consequently, it will be important to consider the impact of the construction and operation of the new nuclear power station on community cohesion, amenity, including potential impact on the Welsh language and culture. Welsh language and culture and the related well-being aspects will therefore be integral to the required Welsh Language Impact Assessment.
- Social and economic: The project promoter proposes to construct a temporary construction worker campus accommodating up to 4,000 workers. This number equates to the population of Amlwch (the third largest settlement on Anglesey) and it will consequently require a similar level of support in terms of services and facilities. Consistent with JLDP Policies PS2: Infrastructure and Developer Contributions and ISA1: Infrastructure Provision, the County Council will require significant investment in new on-site provision and existing and additional services and facilities within the adjoining AoS of Cemaes and Environs and within the Amlwch and Environs AoS supported by comprehensive improvements to public transport and other sustainable modes of transport. All investment shall be planned and delivered in a phased manner with first implementation commencing in advance of campus occupation. A robust and realistic assessment of the residual impact on community facilities will also be required where onsite provision is made attributable to construction workers accessing local facilities outside of working hours. Mitigation measures for adverse impacts on community facilities including open space, retail and leisure provision should be included with any application for worker accommodation.
- Infrastructure: Issues within the area relate to the provision of IT communications infrastructure/broadband and the maintenance and provision of sufficient energy and water

supplies. The effects on infrastructure provision is a key issue, particularly in light of proposals to accommodate up to 4,000 workers on site in temporary accommodation.

- **Waste management:** The development of the main site will generate large volumes of construction waste whilst in the operational phase ongoing waste management will be required. The preparation of a Site Waste Management Plan should inform how the waste arising will be dealt with. The project promoter is also seeking to accommodate up to 4,000 workers on-site. This may require increases in collection resources, increasing costs and local vehicle movements;
- **Spent fuel and nuclear waste storage:** The provision and siting of the safe and secure facilities to deal with spent fuel and nuclear waste at the main site is a key issue to be addressed in the DCO. Ensuring the provision of such facilities is also central to the effective decommissioning of the power station. NPS EN-6 states that when decisions are being made on the DCO, the licensing and permitting regimes for dealing with this waste should be properly applied and enforced.
- **Traffic and transport:** The location of the main site is such that transport is a key issue, particularly for the communities of North Anglesey. NPS EN-1 supports the concept of 'good design' and in the context of transportation supports demand management measures, a prioritisation of rail and water-borne transport over road and advises that requirements may be introduced to control HGV movements, prevent un-authorised overspill HGV parking and ensure satisfactory arrangements are in place to deal with AILs. Road borne HGV transportation has the potential to particularly affect the communities of North Anglesey (especially those situated along the A5025), and those in close proximity to the main site, whilst impacts could also be felt in other areas of the Island. The provision of facilities to enable water borne delivery of the majority of construction materials including AILs is therefore a key issue to be addressed by the project promoter. The provision of accommodation for up to 4,000 workers will also generate additional pressures on the road network. Of particular concern are the associated impacts on A5025 and local road network around Cemaes from access and egress to this accommodation campus.
- **Health and well-being, amenity, air quality, noise and vibration:** The need to sustain and improve the overall health and well-being of the communities within the immediate vicinity of the main site during construction of the Wylfa Newydd Project is a key issue. As well as the construction activities on site, the construction will generate a high number of HGV trips to/from the site and a number of vessel movements that will generate noise and vibration. There is also the potential for impacts on air quality particularly linked to the access to the main site where traffic may build up if access is not designed appropriately.

Impacts upon the amenity of local residents arising from a reduction in tranquillity, increases in noise, light, traffic and air pollution are therefore key considerations.

- Soils and land use: The protection of soil quality during the construction phase will require an appropriate mitigation strategy.
- Geology and contamination: The preservation of geological integrity in the area of the main site and the reduction in the opportunities for contamination to occur, during either construction or operation of the main site, are key concerns.
- Drainage, surface and groundwater: The main site includes part of the Tre'r Gof SSSI, which as noted above, is a wetland habitat susceptible to changes in water quality and quantity. A key issue is how proposals for the site may affect this SSSI and provide suitable drainage. The scale of development proposed at the main site, and the additional impact of accommodation up to 4,000 construction workers at an on-site campus, will require the application of sustainable urban drainage schemes to ensure that water quality and quantity is unaffected within the area.
- Radiological effects: NPS EN-6 states that the safety systems that must be in place for the design of new nuclear power stations and the requirement for compliance with the UK's robust legislative and regulatory regime mean that the risk of radiological health impact is very small. The promoter must ensure that appropriate measures are in place for the storage/management of radioactive waste and that appropriate monitoring is in force in line with regulatory requirements.
- Landscape and visual impacts: Almost the entire coastline of North Anglesey is designated as an AONB due to the variety of fine coastal landscapes. The AONB designation is overlapped by stretches of the defined Heritage Coast. Unlike AONB, Heritage Coasts have no legal protection, but planning authorities must take the designation into account when making decisions on development proposals. Alone, and in combination with National Grid proposals, development at the main site will have landscape and visual impacts. European, National, Regional and Local designates sites will also need to be considered. These factors will all need to be considered through a Landscape and Habitat Management Strategy (or equivalent) for development of the main site.
- Archaeology: The main site is known to have remains of archaeological importance. A key issue is therefore to ensure that desk based assessment and fieldwork evaluation is undertaken and informs the proposals for the main site. NPS EN-1 requires that DCO applications should be clear about the extent of the impact that the proposed development could have on heritage assets.

5.1.33 Whilst decommissioning of the former Wylfa Magnox nuclear power station and other proposals near the main site (including off-site associated development and connections to

the North Wales National Grid network) may present an opportunity to deliver synergistic benefits, the combined scale of works in a relatively small and sensitive area means that it will be particularly important for the project promoter to fully consider the potential for cumulative impacts. The County Council will therefore expect the project promoter to work in partnership with Magnox, National Grid and other developers as appropriate to agree and implement measures to work complementarily and to mitigate adverse cumulative impacts and deliver legacy benefits.

#### GP 28a Wylfa Newydd Main Site – Key Development Principles

The Wylfa Newydd project promoter, as part of the preparation of a DCO application or planning applications for associated and related development within the main site, including those for site preparation and clearance, should pay particular regard to how proposals:

- a) Minimise impacts on local community cohesion, health and Welsh language and culture through:
  - i. the preparation of a detailed Welsh Language Impact Assessment to inform the identification of appropriate measures to avoid adverse effects on Welsh language and culture or mitigate or compensate for any unavoidable effects in accordance with national and local policies;
  - ii. the provision or improvement of services and facilities, integrated within existing settlements and at a scale appropriate to their location, to meet the needs of construction workers and which can also be used by the local community during the construction of the power station and, where appropriate, be made available post construction/operation as a permanent legacy benefit;
  - iii. the delivery of improvements to the mobile & IT communications network and broadband which currently exists in local communities linked to the delivery of high quality mobile telecommunications and internet facilities at the main site;
  - iv. adopting measures to promote community safety including the preparation of a Code of Conduct for Construction Workers and a Community Safety Management Plan;
  - v. minimise and mitigate for the loss of any existing facility including sports pitches and community use buildings; and
  - vi. undertake a comprehensive assessment of the health and amenity impacts of the construction and operation of the Wylfa Newydd Project, including noise, light, dust and limitation of access to open air recreation resources to inform the identification of appropriate mitigation and compensation measures.

- b) Promote the sustainable use of resources through:
  - i. the management of waste in accordance with the waste hierarchy;
  - ii. the use of sustainably, locally sourced construction materials;
  - iii. incorporation of energy efficiency measures in the layout and design of new buildings or the retrofitting of existing buildings;
  - iv. minimising transport and travel by road;
  - v. minimising the construction of temporary buildings with no permanent use which will be removed;
  - vi. the use of water efficient products and design; and
  - vii. provision of on-site renewable energy infrastructure.
- c) Avoid adverse effects on water resources and water quality during construction and operation;
- d) Ensure that development is resilient to flood risk including storm surge and tsunamis;
- e) Avoid, mitigate or where appropriate compensate for adverse impacts on the following sites (ensuring no net loss of biodiversity):
  - i. the integrity of Natura 2000 sites (or their interest features) including Cemlyn Bay SAC, Anglesey Terns SPA, Menai Strait and Conwy Bay SAC, Liverpool Bay SPA, Lavan Sands SPA and Puffin Island SPA (where development at the main Wylfa Newydd site, either alone or in-combination with other proposals, gives rise to the likelihood of significant effects on a Natura 2000 site then Appropriate Assessment will be required);
  - ii. the condition of SSSIs including Tre'r Gof and Cae Gwyn SSSI;
  - iii. Ancient Woodland;
  - iv. Local Wildlife Sites; and
  - v. key habitats and protected species, including those identified in the Anglesey Local Biodiversity Action Plan.
- f) Minimise landscape and visual impacts including in respect of the Anglesey AONB and Heritage Coast, historic assets and residential and recreational receptors as a direct result of construction and operational activities. Where it has been demonstrated by the Wylfa Newydd project promoter that the impacts are unavoidable, appropriate levels of mitigation and compensation should be provided;
- g) Maintain and enhance access to the coast via the Wales Coastal Path and to Parys Mountain via the Copper Trail. Deliver an overall improvement to both footpath networks;



- h) Identify landscape treatments, habitat creation, flood risk management and Public Rights of Way connections and improvements that integrate appropriately with the surrounding area. Landscape and green infrastructure works and enhancements that extend beyond the power station main site boundary could potentially mitigate and compensate the impacts of the project and provide enhancements where appropriate;
- i) Where development is temporary, adopt phased reinstatement and/or create new landscapes (to potentially include hedgerows, agricultural land, grassland, woodland, water features and scrubland) as soon as is reasonably practicable in order to minimise landscape and visual impacts and to compensate for impacts on these natural features. The reinstated or new landscape should be maintained thereafter;
- j) Minimise impacts on recreation including use of footpaths and cycle paths and protect open air recreation opportunities through provision of replacement open space, new or improved footpath and cycle paths, the creation of circular walking and cycle routes, any loss must be replaced or and public access around the site to should be maximise mitigate any loss of connectivity through the site during construction.

The project promoter should also work in partnership with the County Council, local communities and other stakeholders when developing the Landscape & Habitats Management Strategy for the main site in order to identify and minimise potential adverse impacts and enhance benefits associated with the construction and operation of the new nuclear power station.

The project promoter should work in partnership with Magnox (and other applicants as appropriate) to explore opportunities to mitigate cumulative adverse impacts and maximise benefits from decommissioning activities and the construction of Wylfa Newydd. Those opportunities that the County Council would expect the project promoter and Magnox to assess include, but are not limited to:

- a) Utilising existing infrastructure and land at the Magnox site to support the Wylfa Newydd Project;
- b) Measures to reduce disturbance-related impacts such as noise and emissions to air from construction activity and HGV movements;
- c) Impacts on sensitive ecological receptors and enhancement of existing, or provision of new, habitat to offset cumulative impacts on biodiversity and deliver biodiversity gains;
- d) Measures to reduce cumulative impacts on landscape character and seascape;

- e) The re-use of waste and materials generated by either the decommissioning works or construction of the project;
- f) The re-training and up-skilling of the existing nuclear power station workforce and local contractors in order to prevent the out-migration of skills and reduce adverse impacts related to the closure of the existing nuclear power station;
- g) A joint assessment of the impact of the Wylfa Newydd Project and decommissioning activities on community services and facilities, infrastructure and the local housing market and the implementation of measures to address any adverse impacts within the settlements that are affected including through additional provision;
- h) Measures to address cumulative impacts on the Welsh language and culture, informed by a joint Welsh Language Impact Assessment;
- i) Preparation of a Joint Transport and Traffic Management Plan(s) including proposals for joint investment in any transport infrastructure and services necessary to support both projects and the joint use of transportation infrastructure.

Application of the above principles should combine to demonstrate that the well-being goals and ways of working as set out in the Well-being of Future Generations (Wales) Act 2015, and which underpin this guidance and the County Council's policy and decision making processes, have been fully reflected by the project promoter.

GP 28b	Wylfa Newydd Main Site Campus Style Temporary Construction Worker Accommodation – Key Development Principles
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Proposals for campus style temporary construction worker accommodation at the main Wylfa Newydd site must accord with JLDP Policies PS9 and PS10 as well as having regard to other relevant criteria contained within this SPG. Proposals will only be acceptable where they meet a demonstrable need that cannot be met elsewhere in the existing housing market or through the conversion of existing buildings or the use of existing planning consents for the accommodation of nuclear workers (in accordance with JLDP Policy PS10).

In addition to meeting the guiding principles for all development at the main Wylfa Newydd site set out in GP 28a, proposals for campus style temporary construction workers' accommodation should pay particular regard to:

- i. Delivery of the construction worker accommodation in accordance with the submitted Construction Worker Accommodation Phasing Plan to avoid rather than react to adverse impacts;
- ii. The incorporation of effective occupancy monitoring through the Worker Accommodation Management Service (WAMS).

- iii. Impacts on the built and natural environment, transport, leisure, recreation (including opportunities for open air recreation), retail and healthcare facilities in the locality or which will be impacted by workers commuting to the campus from their homes.
- iv. The onsite provision of leisure, recreation (including opportunities for education), retail and healthcare facilities to meet the needs of construction workers being accommodated on the main site. Sufficient provision is provided for the social, catering, health, communication, retail, leisure and recreational needs for the approved number of construction workers on the site;
- v. How the proposals plan for sustainable transport including walking and cycling, and mitigate the particular transport and access implications arising from the provision of construction worker accommodation on site, with particular regard to highway safety. The proposed parking provision – commensurate with the phased accommodation proposals – must be included in the Phasing Plan;
- vi. The provision of a Site Campus Management Plan including details of how the site will be managed to promote the health and well-being of those accommodated (including ensuring that impacts on the amenity of accommodated workers from construction noise, light and dust are of an acceptable level) and to minimise and mitigate the effects on the Island's communities (particularly the near neighbour communities of Tregele and Cemaes);
- vii. Minimising and mitigating seascape, landscape and visual impacts by good design, screening, and sensitivity in locating built elements, external appearance, massing, scale and quality of materials used;
- viii. Increased visitor pressure associated with the campus style accommodation proposals including in respect of the Anglesey AONB, Heritage Coast, designated nature conservation sites, historic assets and residential and recreational receptors.
- ix. Proposals should consider how reinstatement to the existing conditions prior to development of the accommodation (through an approved scheme of work) and possible enhancements are to be secured, when the temporary use of the structures has ended, in accordance with an agreed Restoration/Reinstatement Plan;
- x. Minimising and mitigating impacts on recreational assets in the North Anglesey area, including the Wales Coast Path, from increased visitor pressure associated with accommodating workers on site and the displacement of existing users;

- xi. Avoiding adverse effects on the availability and quality of water resources for existing communities within North Anglesey that may otherwise arise from the accommodation of temporary accommodation workers;
- xii. Assess and locate elements to minimise impacts on the amenity of neighbouring residents and communities, including impact from noise and light pollution;
- xiii. Promoting or contributing to the delivery of lasting and sustainable legacy benefits for the Island's communities in line with Policy PS9 of the JLDP; and
- xiv. Impacts on amenity, social cohesion, crime or the fear of crime.

As set out in GP28b i, campus style temporary workers accommodation proposed at the main Wylfa Newydd site should be delivered in a phased way in order to ensure that it prevents rather than reacts to impacts upon the local housing market.. Where campus style temporary worker accommodation is approved, it should be viewed as the preferred solution for accommodating the approved number of the construction workers. Strong reasoned justification will be required for not maximising the use of this Campus in favour of other types of accommodation. Approved campus style temporary worker accommodation should be provided in full at an early stage of the main construction period to prevent, rather than react, to any negative impact on the local housing market.

When responding to proposals forming part of the Development Consent Order, the County Council will request a Construction Worker Accommodation Phasing Plan that sets out the numbers of workers expected to be accommodated within the proposed main site campus and the timescale of its construction, by phase. This plan should also set out how on-site community, health, retail, recreation and leisure facilities will be provided for the campus and how sufficient provision will be made for the number of workers to be accommodated in each phase. This Phasing Plan should also set out the details for phased decommissioning of the facility and provisions for amending the phasing depending upon the actual workforce size once construction commences.

## Amlwch and Environs

### Overview

5.1.34 Amlwch, together with its immediate hinterland, forms the Amlwch and Environs Area of Search (AoS). Amlwch is the most northerly town in Wales and is situated on the north coast of Anglesey, on the A5025. The AoS is approximately 10km from the main Wylfa Newydd site.



5.1.35 Amlwch is the main centre for employment and services in the north of the Island and as at the 2011 Census had a population of 3,789. However, almost half of the town's workforce out-commutes, higher than any other centre on the Island. The town contains a number of important community facilities and services including a primary school, secondary school and leisure centre.

5.1.36 Amlwch Port is within the 30% most deprived LSOAs in Wales and the 20% most deprived on Anglesey with employment, education, housing and access to services being particular issues<sup>27</sup>. Unemployment levels are also relatively high in Amlwch, its environs and across the north of the Island. For example, in August 2016 the proportion of the population that claimed out of work benefits (a measure of unemployment) in the ward of Amlwch Port was 5.7% compared to 2.9% in Anglesey as a whole and a Great Britain average of 1.8%<sup>28</sup>. In consequence, there is the potential for investment related to the Wylfa Newydd Project to help address existing social and economic issues in the town.

5.1.37 Amlwch is identified as an Urban Service Centre within the adopted JLDP. It is in close proximity to the main Wylfa Newydd site via the A5025 with existing public transport serviced by the nos. 60 and 61 bus route. Amlwch has the potential for an enhanced role as a key centre in the north of the Island for construction worker accommodation, commerce and employment opportunities to support the Wylfa Newydd Project. Investment in Amlwch related to the project could help to enhance the vitality and viability of the town, maintain and enhance existing facilities and services (and support new provision) and stimulate the creation of local job opportunities, supporting its future prosperity.

<sup>27</sup> Welsh Index of Multiple Deprivation 2014.

<sup>28</sup> NOMIS: Claimant Count.

## Opportunities

- 5.1.38 The AoS includes two sites safeguarded for employment use within the adopted JLDP (the former Shell land north of Amlwch (C25) and the Llwyn Onn Industrial Estate Amlwch (C26)) together with the reserve site of Rhosgoch (c(wg)39). The two safeguarded sites provide land or available plots suitable for Wylfa Newydd-related development whilst Rhosgoch is designated as a reserve site appropriate for B1, B2 or B8 uses associated with the needs of Wylfa Newydd or other Energy Island/Enterprise island development where other sites are unavailable (JLDP Policy CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use). Under JLDP Policies CYF4: New Large Single User Industrial or Business Enterprise on Sites which are not Safeguarded or Allocated for Employment Purposes and CYF6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/ Industrial use there may be other opportunities for employment development outside the development boundary in the AoS.
- 5.1.39 As the main settlement within North Anglesey, certain forms of mitigation necessary as a result of Wylfa Newydd may be most appropriately located within Amlwch. Measures may include, for example, the delivery of affordable housing to meet local needs, encouragement to bring forward the market housing sites allocated in JLDP Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres, improvements to public transport and cycling, including improved linkages to the main site, support in the re- use of vacant commercial and residential buildings, investment in existing services, facilities and infrastructure (including mobile telecommunications and broadband), support for economic development, environmental enhancement and community initiatives promoted by the County Council and covered in the proposed North Anglesey Place Plan. These measures will need to be identified and implemented in a cohesive manner, complementing and integrating with wider initiatives including a Learning Hub, Well-Being Centre and 'state of the art' leisure centre. All facilities should be accessible by all members of the communities of North Anglesey.

## Key Issues

- 5.1.40 The Amlwch and Environs AoS has a particularly rich and sensitive natural environment and cultural heritage that plays an important role in supporting the prosperity of both the town and the visitor economy of the Island as a whole. Key issues that will need to be considered by the project promoter and any other applicant in this AoS include:
- The natural environment: Whilst there are no designated nature conservation sites in the Amlwch and Environs AoS, the Liverpool Bay SPA is located approximately 3km to the east of the AoS and the Mynydd Parys SSSI is situated approximately 1km to the south.

The Anglesey AONB and Heritage Coast follows the coastline to the north of the AoS whilst the JLDP has designated a Special Landscape Area adjacent to the south of the built up area of Amlwch and extending to include Parys Mountain;

- The historic environment: The Amlwch and Environs AoS has a rich historic environment built upon the industrial heritage of Amlwch. A large proportion of the AoS is within the designated Amlwch and Parys Mountain Historic Landscape which links Amlwch to Parys Mountain and a number of Scheduled Monuments. Parys Mountain was once the greatest copper mine in Wales and Britain and the largest copper producer in Europe in the late 18th century. Its relationship with the town and port of Amlwch, which sustained it, makes it a landscape of considerable industrial archaeological importance and the only internationally important non-ferrous mining site in Wales. Other assets of particular importance include Amlwch and Amlwch Port Conservation Areas and a number of Listed Buildings in the town itself;
- Flood risk: The coastline to the north of the AoS and parts of Amlwch are within Flood Zone C2. In this regard, the Western Wales River Basin Flood Risk Management Plan (2015) identifies Amlwch as one of the small towns/villages where property and infrastructure are at risk from flooding;
- Utilities: It is understood that there is insufficient capacity in the electrical network to accommodate new development in this AoS. Further discussions are also required with Welsh Water and Wales & West Utilities to determine the condition and capacity of the water, sewerage and gas network. For example, there are isolated incidents of flooding in the public sewerage systems that may need to be resolved to allow development to proceed in this area. There are also no fibre enabled exchanges within 7.5km of Amlwch and opportunities to improve IT communications as part of network improvements to support the main site should also be considered;
- Social and economic: As a potential location for construction worker accommodation and other project-related development, Amlwch's local economy and communities may experience substantial change and pressure arising from new development.
- Welsh language and culture: A relatively high proportion of the population in this AoS speak Welsh. For example, in the Amlwch Port ward, 65% of residents can speak Welsh compared to 57% across Anglesey (and 19% nationally)<sup>29</sup>;

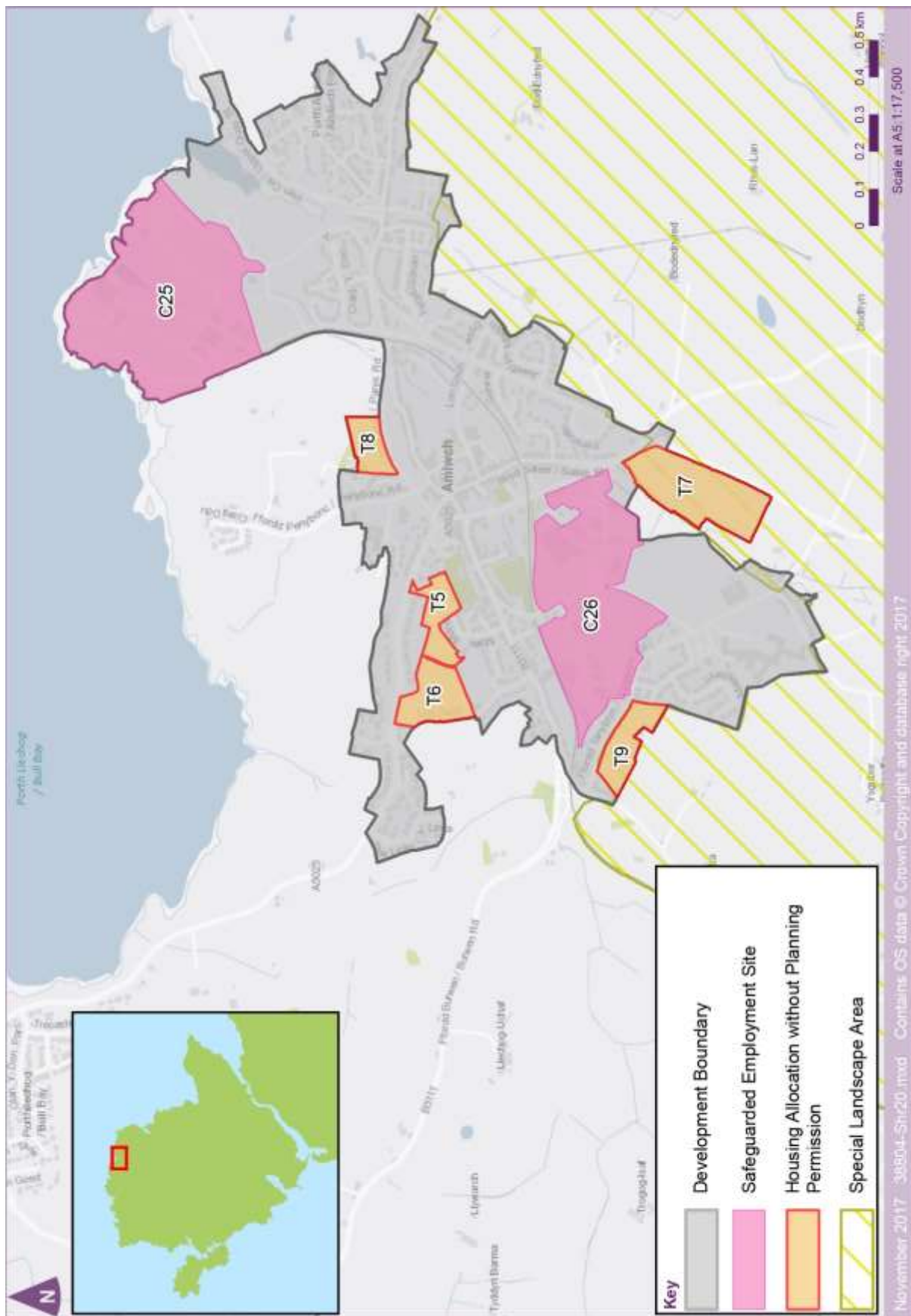
<sup>29</sup> Office for National Statistics.



- **Health and well-being:** The residents of Amlwch are likely to be in poorer health compared to other Anglesey residents, and Wales as whole. A total of 26.3% of residents have their daily activities compromised by poor health compared to percentages of 23.1% and 22.7% for Anglesey and Wales respectively whilst 13% have significant health problems. Unemployment within Amlwch is over twice the Wales average and higher than that found across Anglesey. A lower proportion of residents live in under-occupied accommodation and hence a larger proportion are in overcrowded accommodation;
- **Transport Connectivity:** Public transport is limited to the local passenger bus network with the town distant from the North Wales mainline. The A5025 between Amlwch and Cemaes, and Amlwch and Benllech is relatively narrow and has a history of accidents. There has been 1 fatal, 3 serious and 3 slight accidents in the vicinity of Betws Bends in the last 10 years; and
- **Tourism:** The visitor economy, linked to the area's industrial heritage, is an important sector. The Port and Copper Kingdom Visitor Centre and, beyond the AoS, Parys Mountain, are particularly important tourist attractions. Tourist accommodation will also be in demand as temporary worker accommodation.

5.1.41 Careful consideration will need to be given to the potential for adverse cumulative impacts associated with Wylfa Newydd and related development in this AoS and other development proposals.

Figure 5.2 Amlwch development boundary and allocations/ safeguarded land



GP 29 Amlwch and Environs	
Associated and Related Developments	
Temporary Construction Worker Accommodation	Proposals for temporary, campus-style development in this AoS will be expected to meet the requirements of JLDP Policies PS9 and PS10 and have regard to other relevant guidance in this SPG (particularly GP 10a).
Housing	<p>Proposals for permanent housing that is temporarily used to accommodate construction workers should be in accordance with relevant national and local planning policy and have regard to the guidance set out in this and other SPG in terms of location, design and type.</p> <p>Open market and/or affordable housing will be supported by the County Council provided that it is consistent with JLDP Policy TAI 1 and comprises of development on the allocated sites of Land near Maes Mona (T5), Lon Bach (T6), Rhienwas Field (T8) or on Land at Madyn Farm (T7) and Tan y Bryn (T9).</p> <p>Development on suitable windfall sites within the development boundary of Amlwch will also be acceptable subject to compliance with JLDP policy.</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities and the expansion of existing businesses in the Amlwch and Environs AoS related to the Wylfa Newydd Project. New employment uses should be located within the defined development boundary of Amlwch, with a preference for development on brownfield sites and land safeguarded for employment use in the JLDP.</p> <p>In accordance with JLDP Policies CYF4 and CYF6 and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p> <p>The development of the former Shell site at Rhosgoch for business and employment uses catering for the needs of Wylfa Newydd or other 'Energy Island' development where it can be</p>

	demonstrated that there is no suitable, or insufficient allocated or safeguarded employment land available consistent with JLDP Policy CYF1.
Community Facilities and Services	<p>The County Council shall require the enhancement of existing, and/or the provision of suitable new, community facilities and services in the Amlwch and Environs AoS that meet the needs of construction workers, address otherwise significant impacts upon the availability of services to local residents and/or which can be used by residents during the construction of the Wylfa Newydd Project. Where appropriate, community facilities and services should be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with JLDP policy and have regard to guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport, where practical include infrastructure for modern telecommunications and information and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	In accordance with JLDP policy, support for improvements to the current system of public transport should be brought forward and opportunities to improve provision for cyclists between the town and main Wylfa Newydd site identified and implemented.
Opportunities	
Llwyn Onn Industrial Estate	The project promoter or any other applicant, in liaison with the County Council, should explore opportunities with its suppliers to locate Wylfa Newydd related employment uses at Llwyn Onn Industrial Estate.
Rhosgoch Enterprise Zone Site	The project promoter or any other applicant will be required to demonstrate that they have carefully considered, in liaison with the County Council, to the potential to accommodate businesses and enterprises that will initially cater specifically for the needs of Wylfa Newydd or other Energy Island development at the Rhosgoch Enterprise Zone site.

	<p>Any new employment uses within this site should be compatible with local and national planning policies and guidance demonstrating in particular how this relatively remote location can be made sustainable in the context of the development proposed and its potential to provide suitable access to the main Wylfa Newydd site and which may include improvements to the highway network.</p> <p>Proposals should consider how linkages can be established with community facilities and services, transport, infrastructure and construction worker accommodation located in Amlwch.</p>
Key Issues	
Natural Environment	<p>Proposals in the Amlwch and Environs AoS, either alone or in combination with other developments, should not have adverse effects on the Liverpool Bay SPA and Mynydd Parys SSSI (or their interest features) or other ecological assets both within and close to the AoS.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and enhance important landscape designations including the Anglesey AONB, Heritage Coast and Special Landscape Area.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to avoid adverse impacts on the industrial heritage of the area and conserve the historic landscape. In accordance with national and local planning policy, and in having regard to GP23, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites (and their settings) within and in close proximity to the AoS including:</p> <ul style="list-style-type: none"> <li>• Amlwch and Amlwch Port Conservation Areas;</li> <li>• Listed Buildings; and</li> <li>• Scheduled Monuments at Parys Mountain.</li> </ul> <p>The County Council will expect the project promoter and any other applicant to work with Amlwch Industrial Heritage Trust as part of the preparation of proposals in this AoS to ensure that</p>

	<p>adverse effects are identified and mitigated/compensated and benefits maximised.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>In accordance with national and local planning policies, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p>
Utilities	<p>If identifying locations and developing proposals for development in the Amlwch and Environs AoS, the project promoter and any other applicant should work with Welsh Water, Scottish Power Energy Networks and Wales &amp; West Utilities, BT and other telecommunication providers to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development. This investment may include improvements to, for example, the electrical infrastructure (dependent on the scale of associated development in the area).</p>
Social and Economic	<p>Proposals in the Amlwch and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and the quality of life of communities. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Where the potential for adverse impacts is identified, appropriate mitigation and/or deliverable compensation measures should be identified.</p> <p>As with all locations, the County Council will expect a Welsh Language Statement to be submitted with specific proposals for development in this AoS and a more detailed Welsh Language Impact Assessment with large scale proposals located on unexpected windfall sites, in accordance with the thresholds set in JLDP Policy PS1: Welsh language and Culture.</p>



	<p>In order to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p>
Tourism	<p>Proposals in the Amlwch and Environs AoS, either alone or in combination with other developments, should not unacceptably adversely affect the tourism potential of the area. A detailed assessment of potential effects associated with development on tourism (both alone and in combination with other proposals) will be expected where the County Council considers the potential for such effects is likely to occur.</p> <p>Measures to address any potential adverse impacts on tourism and maximise opportunities from investment in this AoS could include:</p> <ul style="list-style-type: none"> <li>• Maintenance and, where possible, enhancement of access to the coast allied with improvement to the Wales Coast Path;</li> <li>• Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks;</li> <li>• Improvements to visitor infrastructure and facilities;</li> <li>• Destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership, the County Council and Amlwch Industrial Heritage Trust;</li> <li>• Promotion of the Port and Copper Kingdom Visitor Centre; and</li> <li>• Identification and delivery of new or expanded visitor activities integrated with the events and activities proposed by other tourism facilities within North Anglesey.</li> </ul> <p>Opportunities may also exist in this AoS to develop linkages with, and support, a Wylfa Newydd visitor centre including through marketing or provision of transport links to the centre. The development of small-scale, high quality tourism accommodation for temporary use by construction workers may be supported in this AoS, subject to JLDP Policies P 9 and TAI 14 (in the case of caravans, mobile homes and other forms of</p>

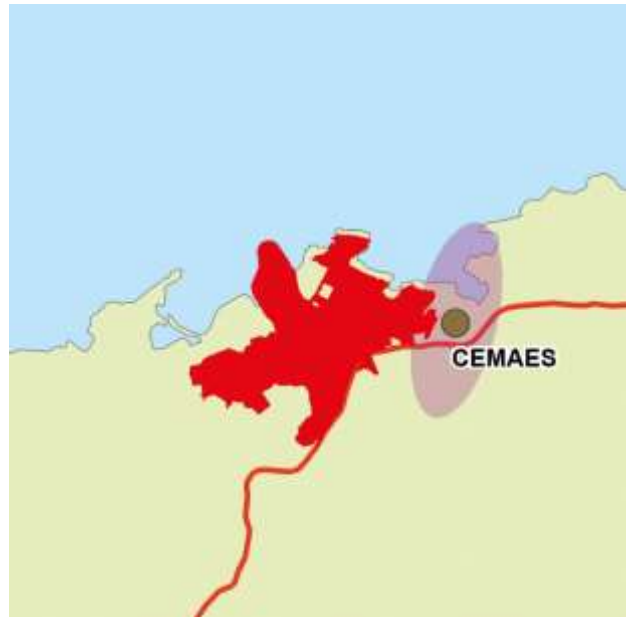


	non- temporary accommodation) and guidance contained in <a href="#">GP12</a> and GP13a/GP13b of this SPG.
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## Cemaes and Environs

### Overview

5.1.42 The Cemaes and Environs AoS is situated immediately to the east of the proposed New Nuclear Build site boundary. It includes the villages of Cemaes to the east and Tregele to the south and as at the 2011 Census had a population of approximately 1,400<sup>30</sup>. The AoS also contains the former nuclear power station previously operated by Magnox which is situated west of Cemaes Bay.



5.1.43 Cemaes is the main settlement in this AoS. The JLDP identifies Cemaes as a Local Service Centre with a defined development boundary, being suitable to accommodate some housing growth alongside the provision of services and retail. This primarily reflects the settlement's existing role in providing important services and facilities to meet both local needs as well as those of communities in its rural hinterland; services and facilities in the village include a primary school, surgery, library, village hall, post office and shops. Tregele, meanwhile, is identified as a Local Village suitable for development that addresses community needs within and adjacent to the development boundary. No housing sites are allocated in Tregele.

5.1.44 The former Magnox nuclear power station constituted a major employer in the area and for the Island as a whole. The station ceased generating on 30 December 2015 and it is now in the defueling phase prior to work being undertaken to place it into care and maintenance. The site is already over 30% defueled. The power station played an important role in supporting local businesses on the Island (data on expenditure with local businesses showed direct contracts to a value of £3.2m in 2011/12) and sustained existing service provision in both the Cemaes and Environs AoS and across the Island.<sup>31</sup>

<sup>30</sup> The population of the community area of Llanbadrig, which includes Cemaes and Tregele, had a population of 1,357 as at the 2011 Census.

<sup>31</sup> Magnox Ltd (2013) *Wylfa Nuclear Power Station: Environmental Statement 2013 Update*

Whilst decommissioning activities will generate employment opportunities and spend in the Island's economy, on balance the closure of the existing power station is likely to represent a significant loss of stable, well paid employment, reduction in investment in local businesses and could undermine service provision, affecting quality of life amongst the Island's residents.

- 5.1.45 Taking into account the role of Cemaes in the Island's settlement hierarchy, coupled with the combined scale of development that could occur, the Cemaes and Environs AoS is considered to have the potential to host a range of development related to the Wylfa Newydd Project including permanent housing, accommodating construction workers on a temporary basis, permanent staff accommodation, employment, supply chain, transportation and logistics.

### Opportunities

- 5.1.46 As a defined Local Service Centre, Cemaes is considered to be an appropriate location for market and affordable housing and land with an approximate capacity of 60 dwellings has been allocated to the rear of Holyhead Road (site T34) in JLDP Policy TAI 2: Housing in Local Service Centres. The increase in demand for accommodation which will result from the arrival of construction workers should encourage the delivery of this site for market housing to include 20 affordable units consistent with Policy TAI 15: Affordable Housing Threshold & Distribution and with opportunities to increase provision beyond this number. Under JLDP Policies CYF4: New Large Single User Industrial or Business Enterprise on Sites which are not Safeguarded or Allocated for Employment Purposes and CYF6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/ Industrial use there may be other opportunities for employment development outside the development boundary in this AoS.

### Key Issues

- 5.1.47 The Cemaes and Environs AoS has a particularly rich and sensitive coastal environment which, together with the presence of important historic assets and the rural nature of communities, presents a number of key issues that will need to be considered by the project promoter and any other applicant. These issues include:
- The natural environment: The Cemaes and Environs AoS contains several internationally and nationally designated nature conservation sites. These include Ynys Feurig, Cemlyn Bay and The Skerries SPA/Cemlyn Bay SAC and SSSI to the west; Llanbadrig - Dinas Gynfor to the east; and Cae Gwyn to the south. The Anglesey AONB and Heritage Coast follow the coastline to the east and west of this AoS. A substantial increase in informal

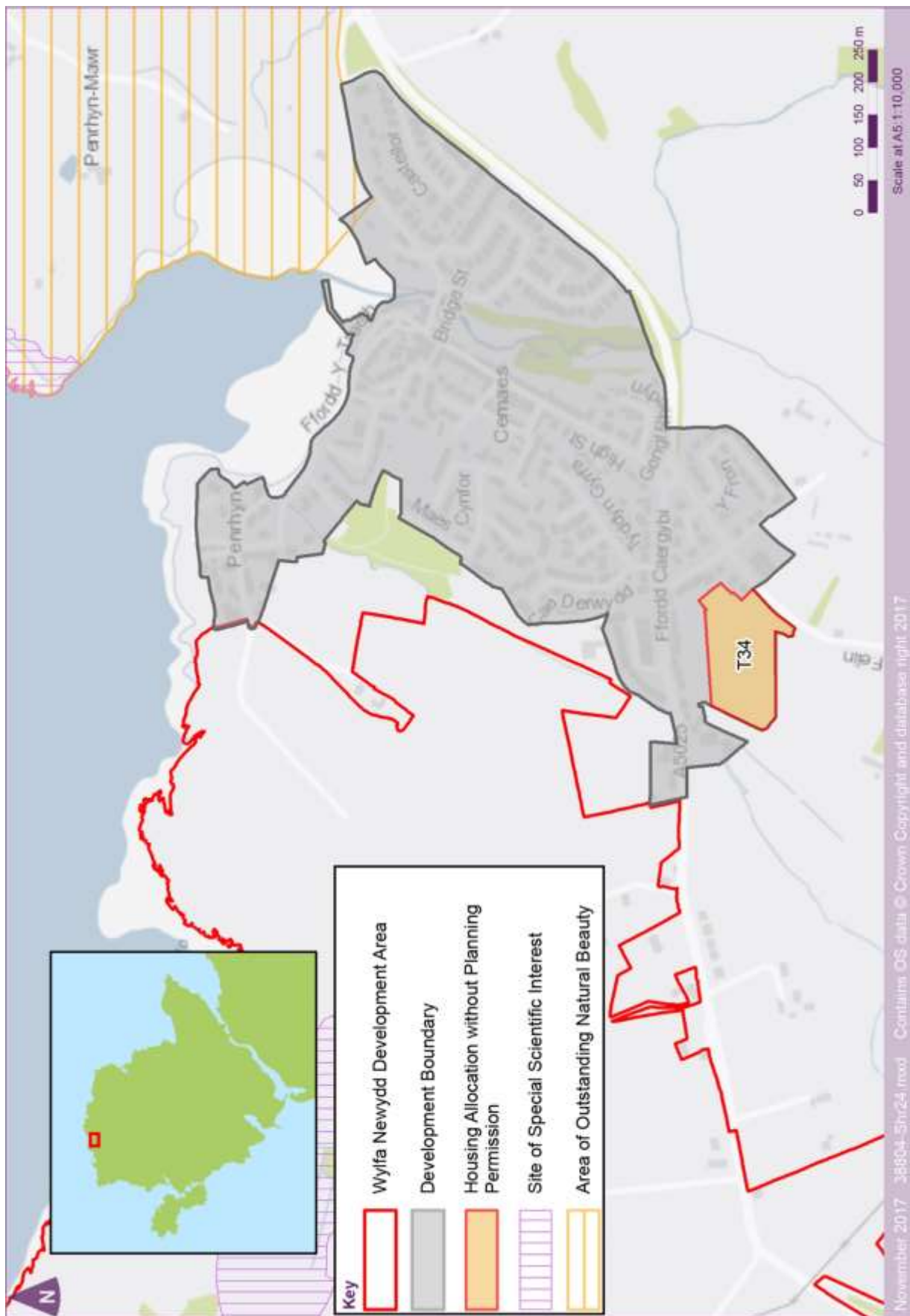
recreation activities within the AONB and along the Heritage Coast as a result of accommodating up to 4,000 construction workers at the main site could lead to localised environmental damage/pressure. Similar effects could result from the visitors and local residents wishing to visit/view the New Nuclear Build construction site;

- The historic environment: Designated cultural heritage assets in the Cemaes and Environs AoS include Cemaes Conservation Area and Listed Buildings around Cemaes. Beyond the AoS, the Bronze Age standing stones Scheduled Monument is approximately 2km to the south-west whilst three Grade II Listed Buildings in Cafnan are approximately 0.5km to the west;
- Flood risk: The coastline and land around Afon Wygyr, which dissects Cemaes, are within Flood Zone C2. Part of the settlement near Trwyn y Penrhyn is also within Zone B;
- Cemaes Bathing Water Quality: Annual monitoring at Cemaes Bay indicated that water quality was 'poor' in 2016 and 2017. In 2015, the water quality was assessed as being 'sufficient'. Development within the Cemaes AoS, and adjoining AoS, must protect bathing waters.
- Highways capacity: Construction of the project and associated development in the Cemaes and Environs AoS, together with other major strategic investment projects, are likely to result in impacts on the local road network due to increased traffic flows, particularly when combined with increases in traffic during the peak summer months for tourism;
- Social and economic: Construction of the project and associated and related development could have a prolonged and sustained impact on the local economy and quality of life of communities in the Cemaes and Environs AoS. Impacts are likely to be related to, for example, emissions arising from construction activities, pressure on existing services and facilities, community cohesion and Welsh language and culture, particularly as a result of up to 4,000 construction workers being temporally accommodated at the main site. Socio-economic effects may be particularly pronounced in this AoS given the relatively small size of the existing resident population and limited scale of community facilities, including schools, IT communications and service provision. The accessibility of Cemaes to the proposed construction worker campus and its attractiveness as a place to visit (particularly during the Summer months) suggest that significant numbers of workers may use the town as a place for service provision and for recreation;
- Tourism: Cemaes is an important tourist destination with a substantial number of visitors in the summer months. Construction and operation of Wylfa Newydd could have an

adverse impact on the tourism potential of the area in terms of both visitor perception and the availability of tourism facilities and services;

- Noise, dust, air quality and lighting: These impacts form key concerns for the residents of Cemaes given their proximity to the main site. Appropriate mitigation / compensation will therefore be required for the 'near neighbours' affected during the construction phase of the Wylfa Newydd Project.

Figure 5.3 Cemaes development boundary and allocation/ safeguarded land



GP 30 Cemaes and Environs	
Associated and Related Developments	
Temporary Construction Worker Accommodation	In accordance with JLDP Policy PS10, temporary campus style accommodation will not be appropriate within or adjacent to Cemaes nor any other settlements within this AoS.
Housing	<p>Proposals for permanent housing that is temporarily used to accommodate construction workers should be in accordance with relevant national and local planning policy and have regard to the guidance set out in this and other SPG in terms of location, design and type.</p> <p>Open market and/or affordable housing will be supported by the County Council provided that it is consistent with JLDP Policy TAI 2 and comprises of development on the allocated site of Land to rear of Holyhead Road (T34). Development on suitable windfall sites within the development boundary of Cemaes will also be acceptable subject to compliance with JLDP policy.</p>
Employment	<p>The County Council supports the generation of suitable new business opportunities in the Cemaes and Environs AoS related to the Wylfa Newydd Project. New employment uses should be located within the defined development boundary of Cemaes, with a preference for development on brownfield sites.</p> <p>In accordance with local and national planning policies and guidance including JLDP Policies CYF4 and CYF6, the County Council will support employment generating proposals on other suitable sites outside the development boundary of Cemaes subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p>
Community Facilities and Services	The County Council will require the enhancement of existing, and the provision of suitable new, community, communication and recreation facilities and services in the Cemaes and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of



	<p>the Wylfa Newydd Project and which can be made available, where appropriate, post construction as a permanent legacy benefit. The location, scale and design of new community facilities and services or improvements to existing ones should accord with JLDP policy and guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport, include, where practical, infrastructure for modern telecommunications and information and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p> <p>The provision of facilities and services within the main site will be supported by the County Council with sufficient justification. The failure to provide services on or off site sufficient to meet the requirements of the construction workers will result in the County Council's inability to support the accommodation of up to 4,000 construction workers at the main site.</p>
Transport and Freight Logistics	<p>Proposals to enhance the capacity of the A5025 in this AoS will be supported, subject to national and local planning policy considerations. Other transportation infrastructure proposals such as a MOLF will also be supported subject to detailed assessment of feasibility and appraisal of other options for the movement of bulk construction materials and AILs, in accordance with GP15.</p> <p>Sustainable modes of transport to support the movement of construction workers from the main site via Cemaes to enhanced services and facilities in Amlwch and Holyhead should be provided and phased in accordance with the level of demand generated by the workers.</p>
Opportunities	
Other Major Development	<p>In accordance with GP 27 the project promoter should work in partnership with Magnox, the National Grid (and other major (energy) applicants as appropriate) to explore opportunities to mitigate cumulative adverse impacts and maximise benefits from decommissioning activities, the construction of Wylfa Newydd and other major strategic energy projects.</p>

Key Issues	
Natural Environment	<p>Proposals in the Cemaes and Environs AoS, either alone or in combination with other developments, should not have adverse effects on Ynys Feurig, Cemlyn Bay and The Skerries SPA/Cemlyn Bay SAC and SSSI, Llanbadrig - Dinas Gynfor SSSI and Cae Gwyn SSSI (or their interest features) or other ecological assets both within and close to the AoS. In particular, the potential cumulative effects of increased visitor pressure including that from up to 4,000 resident construction workers at the main site on the designated nature conservation sites of Cemlyn Bay and the Wylfa Head Local Wildlife Site, and proposals for the management or mitigation of these effects, should be identified.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and, where possible, enhance important landscape designations including the Anglesey AONB and Heritage Coast as well as seascape. Adverse effects on the natural environment should be avoided or mitigated as far as possible in accordance with national planning policies, the JLDP and the guidance contained in GP 21 of this SPG and other SPGs. Where necessary, mitigation and where appropriate compensation measures, should be identified and implemented in partnership with other applicants such as Magnox as well as local nature conservation groups. Opportunities should also be sought to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to conserve and enhance the area's historic assets (and their settings). In accordance with national and local planning policy and in having regard to GP 23 of this SPG, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites within and in close proximity to the Cemaes and Environs AoS, including:</p> <ul style="list-style-type: none"> <li>• Cemaes Conservation Area;</li> <li>• Cestyll Garden;</li> </ul>

	<ul style="list-style-type: none"> <li>Listed Buildings; and</li> <li>Scheduled Monuments and other assets outside the boundary of the AoS.</li> </ul> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>In accordance with national and local planning policy, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p>
Utilities	<p>In identifying locations and developing proposals for associated and related development in the Cemaes and Environs AoS, the project promoter or any other applicant should work with Welsh Water, Scottish Power Energy Networks, Wales &amp; West Utilities, BT and other telecommunication utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development.</p>
Social and Economic	<p>Proposals in the Cemaes and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals in this AoS should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Appropriate mitigation and/or compensation should be implemented to address adverse effects. In particular, careful consideration will need to be given to the potential impacts of development on existing community services and facilities in the AoS. In order to avoid placing pressure on existing provision, and to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p> <p>Mitigation of effects arising from increased visitor pressure in the settlement (as a result of up to 4,000 construction workers)</p>

	<p>could include for the establishment of a Community Infrastructure Improvement Initiative (to include Tregale). This would provide funding for maintaining the public realm, targeted improvement to community spaces and interventions to address potential problems of anti-social behaviour.</p> <p>As with all locations, the County Council will expect a Welsh Language Statement to be submitted with specific proposals for development in this AoS and a more detailed Welsh Language Impact Assessment with large scale proposals located on unexpected windfall sites, in accordance with the thresholds set in JLDP Policy PS 1: Welsh language and culture.</p>
Tourism	<p>Proposals in the Cemaes and Environs AoS, either alone or in combination with other developments, should not adversely affect tourism in this area. A detailed assessment of potential effects associated with development in this AoS on tourism (both alone and in combination with other proposals) will be expected where the County Council considers the potential for such effects is likely to occur.</p> <p>Measures to address any potential adverse impacts on tourism and maximise opportunities from investment in the Cemaes and Environs AoS could include:</p> <ul style="list-style-type: none"> <li>i. Maintenance and, where possible, enhancement of access to the coast allied with improvements to the Wales Coast Path;</li> <li>ii. Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks;</li> <li>iii. Improvements to visitor infrastructure and facilities; and</li> <li>iv. Destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership and the County Council.</li> </ul> <p>The development of small-scale, high quality tourism accommodation for temporary use by construction workers may be supported in this AoS, subject to JLDP Policies P 9</p>

	and TAI I4 (in the case of caravans, mobile homes and other forms of non- temporary accommodation) and guidance contained in <a href="#">GP12</a> and GP13a/GP13b of this SPG.
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## A5025 Corridor

### Overview

5.1.48 This AoS constitutes a corridor focused upon the A5025 that connects Valley to Cemaes and to Amlwch. Studies undertaken by the Wylfa Newydd Project promoter and the County Council suggest that the transportation of construction materials including abnormal loads could take place either from Holyhead Port or the A5 to the main Wylfa Newydd site and that physical improvements such as bypasses, passing places, accident prevention schemes and visibility improvements would be likely to be needed on the A5025. Consultation documentation provided by the project promoter also indicates that car parking for up to 1,900 private cars will be provided at the main site.



- 5.1.49 The project promoter has proposed a series of 'online' and 'offline' improvements to the A5025 between Valley and Cemaes and an encouragement for car sharing to address potential environmental effects at Valley, Llanfachraeth, Llanfaethlu and Cefn Coch. These locations are reflected within JLDP Policy TRA1 which also indicates that additional improvements may be required to the A5025 between the Cemaes and Amlwch, if the need can be clearly demonstrated.
- 5.1.50 The project promoter has submitted a Town and Country Planning Act application to the County Council outlining the specific online highway improvements in advance of the DCO submission. Notwithstanding consideration of this planning application, the County Council is supportive in principle of the range of improvements identified, provided they accord with the JLDP, national planning policy and guiding principles within this SPG.
- 5.1.51 The proposal for off-line improvements will form part of the DCO application and will include new stretches of the A5025 at Valley (outside this AoS), Llanfachraeth, Llanfaethlu and Cefn Coch.
- 5.1.52 In addition to highway improvements, the project promoter also proposes to site the Alternative Emergency Control Centre (AECC) Environmental Survey Laboratory (ESL) and

Mobile Emergency Equipment Garage (MEEG) on a partially previously developed site at Llanfaethlu which is located within this AoS (former OR Jones bus depot).

5.1.53 There are no large settlements (i.e. Urban Service Centres or Local Service Centres) within this AoS. The main settlements are the small villages of Llanfachraeth, Llanfaethlu, Llanrhyddlad (designated as Local Villages in the JLDP) and Bull Bay (designated as a Cluster in the JLDP) which are connected by a bus service that runs the length of the corridor connecting the settlements with Holyhead and Amlwch on an hourly basis. These villages contain a limited range of community facilities and services and the JLDP would support small scale development in or immediately adjoining these villages and in appropriate locations in the wider rural area where it would help to support services and facilities provision for local communities. Residential development in Llanfachraeth, Llanfaethlu and Llanrhyddlad would need to pay particular regard to JLDP Policy TAI 4: Housing in Local, Rural and Coastal Villages whilst residential development in Bull Bay would need to pay particular regard to TAI 6: Housing in Clusters.

5.1.54 Given its rural and comparatively sparsely populated character and lack of community facilities to accommodate development, for the purposes of this SPG, the A5025 Corridor AoS is characterised as an existing transport corridor providing:

- Access to the main Wylfa Newydd site and one which is likely to be the subject of a significant increase in traffic during the construction phase of development; and
- An important link between Amlwch and its rural hinterland communities, which include Llanfachraeth, Llanfaethlu, Llanrhyddlad and Bull Bay.

The focus of guidance for this AoS is therefore to identify the requirements for the mitigation of effects arising from this transportation function but recognition is also given to the proposal by the project promoter to site associated development at Llanfaethlu.

## Opportunities

5.1.55 Reflecting the predominantly rural character of the A5025 Corridor AoS, opportunities for development related to Wylfa Newydd are likely to be limited to proposals that are of a scale and type appropriate to the capacity of settlements to accommodate development. Significant levels of development would not be supported by the JLDP or national planning policy. Limited development within or immediately adjoining the defined village boundaries may be appropriate but would need to be of a small scale and capable of being supported by existing services and facilities and in the case of residential development, be compliant with JLDP Policy TAI 4: Housing in Local, Rural & Coastal Villages.



- 5.1.56 Reflecting the predominantly rural character of the A5025 Corridor AoS, opportunities for development related to Wylfa Newydd are likely to be limited to proposals that are of a scale and type appropriate to the capacity of settlements to accommodate development. Significant levels of development would not be supported by the JLDP or national planning policy. Limited development within or immediately adjoining the defined village boundaries may be appropriate but would need to be of a small scale and capable of being supported by existing services and facilities and in the case of residential development, be compliant with JLDP Policy TAI 4: Housing in Local, Rural & Coastal Villages.
- 5.1.57 The combination of the MEEG, ESL and AECC on one site in Llanfaethlu presents an opportunity to improve the appearance and potentially remediate land presently occupied as a garage/depot.
- 5.1.58 The A5025 online and offline improvements offer the potential to improve utilities and infrastructure whilst the road improvements are being undertaken. The project promoter or any other applicants should work with utility and infrastructure providers (including telecommunications and broadband) to ensure that, where possible, any associated infrastructure can be incorporated into the road improvements.
- 5.1.59 Opportunities should also be explored to improve watercourse water quality, provide biodiversity mitigation & gains for impacted species and better attenuate road run-off.

## Key Issues

- 5.1.60 The County Council recognises the importance of the natural environment within this AoS which reflects its rural nature. Key issues facing the AoS are likely to be the environmental and social effects arising from an anticipated increase in traffic along the A5025 and highways improvements with localised issues potentially associated with the MEEG/ESL/AECC. The key issues are considered to be:
- The natural environment: There are four SSSIs which extend into this AoS (Cae Gwyn, Llyn Llygeirian, Llyn Garreg-Lwyd and Beddmanarch-Cymyran). The southern stretch of the corridor between Valley and Cemaes includes parts of the Anglesey AONB. Similarly, the AONB extends into the AoS between Cemaes and Amlwch and abuts the northern side of the A5025 along its whole length at this point. A JLDP Special Landscape Area also abuts part of the search area boundary to the east;
  - The historic environment: There are a large number of designated historic assets in this AoS including Listed Buildings and a registered historic park and garden;
  - Social and economic: The A5025 passes through a number of small villages which, whilst identified as being outside areas of defined tranquillity, experience current noise

levels below 55dB (the World Health Organisations Guidelines for Community Noise (1999) sets an aspirational 55dB LAeq, 16hr noise level for the avoidance in the onset of annoyance). Light, air, vibration and noise pollution issues will need to be identified, assessed and mitigated; and

- **Road safety:** The A5/A5025 route from Holyhead to Wylfa is currently classified as a Highways Agency Class D advisory heavy load route. This recognises its present use as a route to access the existing, closed Magnox nuclear power station. The County Council understands that the A5025, particularly between Valley and Cemaes, will form a key access route for construction vehicles and construction worker vehicles during the construction phase of the Wylfa Newydd and that it will also be used during the operational phase of the development. As noted above, the A5025 passes through small villages and in consequence, road safety along the highway may be compromised depending upon the number, type and frequency of vehicles deployed and the mitigation measures proposed.
- **Traffic and transport:** Whilst the A5025 is the identified highway link between the A55 and A5/Holyhead to the main site, there are a network of smaller lanes and side roads which lead to or from, or which run in parallel with, the A5025. Measures will be required to control the number and movement of both commercial and private vehicles associated with construction activities at the main site in order to prevent the use of 'rat runs' within or alongside this transport corridor. The County Council will require the project promoter to commit to a traffic management plan which shall include for agreed levels of car sharing across the lifetime of construction activities.
- **Utilities & Infrastructure:** It is important that consideration is given to providing new or upgraded utilities and infrastructure whilst improvements are made to the A5025. The project promoter should work with utility providers to ensure that any upgrades are, where possible, incorporated into the design and implementation of the A5025 improvements. Resilience and 'future proofing' should also be considered (e.g insertion of ducting) to prevent future impacts on the highway network and to provide a lasting legacy.

GP 31 A5025 Corridor	
Associated and Related Development	
Temporary Construction Worker Accommodation	In accordance with JLDP Policy PS10, temporary campus style accommodation will not be appropriate within the A5025 Corridor.
Housing	The County Council encourages the development of affordable housing and small scale developments of market housing

	<p>within the designated Local Villages (Llanfachraeth, Llanfaethlu, Llanrhyddlad) consistent with JLDP Policy TAI 4, and affordable housing for local need in Bull Bay consistent with JLDP Policy TAI 6, recognising that such provision could act as mitigation to the effects that may otherwise be experienced as a result of increased demand for accommodation from construction workers within North Anglesey.</p>
Employment	<p>In accordance with local and national planning policy, the County Council will generally only support proposals to accommodate appropriate new, small scale employment uses either associated with the main site or providing supply chain opportunities related to the Wylfa Newydd Project in or adjoining the Local Villages in the A5025 Corridor. The County Council may, however, support employment generating proposals on other suitable sites where there is strong justification with respect to operational need which cannot be accommodated within villages or on sites safeguarded and allocated in the JLDP for employment use elsewhere within the plan area and with due consideration of environmental and social issues. The County Council would be supportive of the relocation of the existing garage/depot currently occupying the sites of the proposed combined MEEG/ESL/AECC within North Anglesey provided that any proposal is consistent with JLDP policy.</p> <p>The expansion of existing business will be supported providing the development is consistent with local and national planning policy and guidance.</p>
Community Facilities and Services	<p>The County Council does not anticipate there to be a requirement for substantial investment in existing, or new, community facilities and services in the A5025 Corridor, particularly following the opening of the new school in Llanfaethlu. Should opportunities arise to enhance existing, or provide additional services, then the location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and</p>

	<p>guidance set out in <a href="#">GP6</a> of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>The County Council supports proposals associated with improvements to the A5025 and particularly between Valley and Cemaes and between Cemaes and Amlwch. In considering the suitability of the works proposed, the County Council will require evidence that:</p> <ul style="list-style-type: none"> <li>• The number of vehicles proposed is the minimum necessary and that other more sustainable methods of transportation to the main Wylfa Newydd site have been investigated and adopted where possible;</li> <li>• Appropriate Traffic Management Plans concerning the scheduling of movements, the bulking up of loads, and the types of vehicles to be used will be adopted; and</li> <li>• The works proposed minimise wherever possible the land take and severance that may otherwise occur to local communities.</li> </ul>
Opportunities	
Existing and Emerging Transport Proposals	<p>The project promoter will be expected to work in partnership with the County Council to identify opportunities to complement and support the delivery of County transport proposals, including those related to:</p> <ul style="list-style-type: none"> <li>• The emerging Joint North Wales Local Transport Plan;</li> <li>• The Highways Asset Management Plan;</li> <li>• Highways capacity improvements linked with the Anglesey Enterprise Zone sites; and</li> <li>• The County Council's Cycle Strategy.</li> </ul>
Proposals to Co-locate the MEEG, ESL and AECC	<p>The County Council will require the project promoter to design a combined facility that is in scale and character with the surrounding landscape recognising that it is separate from the settlement of Llanfaethlu as defined in the JLDP. The design should seek to integrate the development into the landscape, providing screening from middle and distant views as well as</p>

	from the residential properties which adjoin it to the north. In its use of materials and finishes, the proposal should reflect local character and it should be built to the highest environmental standards possible (BREEAM 'Excellent').
Utilities & Infrastructure	In identifying locations and developing proposals for associated and related development in the A5025 Corridor, the project promoter and any other applicant should work with Welsh Water, Scottish Power Energy Networks, Wales & West Utilities, BT and other telecommunication utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development.
Key Issues	
Natural Environment	<p>Proposals in the A5025 Corridor, either alone or in combination with other developments, should not have significant adverse effects on ecological assets within and close to the AoS.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and enhance the Anglesey AONB and the Special Landscape Area that are relevant to the A5025 Corridor. When designing necessary road improvements, the County Council will adopt a presumption against development within the AONB unless wider environmental and social benefits can be demonstrated to outweigh the adverse effects to it. It will also require: the use of materials for associated structures (for acoustic walls, footpaths etc.) that reflect local character; that Public Rights of Way are not severed (and that enhancements (condition, signage) to them are adopted); and that vegetation and wider habitat loss is minimised and where lost, replaced.</p> <p>Consideration of the natural environment should also be applied when considering the layout, scale and massing of the proposed combined MEEG, ESL, AECC.</p> <p>Adverse effects on the natural environment should be avoided, mitigated and where appropriate compensated as far as possible and in accordance with national planning policy and guidance, the JLDP and the guidance contained in this SPG</p>

	and other SPGs. Opportunities should also be sought to deliver biodiversity and landscape enhancements.
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to avoid adverse impacts on the area's historic assets (and their settings). In accordance with national and local planning policies and <a href="#">GP23</a>, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites within and in close proximity to the A5025 Corridor.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with national planning policy, JLDP policies and guidance included in this and other SPG adopted by the County Council.</p>
Utilities	In identifying locations and developing proposals for associated and related development in this AoS, the project promoter or any other applicant should work with Welsh Water, Scottish Power Energy Networks and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development.
Social and Economic	<p>The project promoter should minimise adverse impacts on residential amenity from light, air, vibration and noise pollution associated with the construction and operation of transport related development and the MEEG/ESL/AECC. Reflecting <a href="#">GP7</a>, measures to minimise adverse impacts may include:</p> <ul style="list-style-type: none"> <li>• Screening construction activities;</li> <li>• Providing compensation to affected receptors;</li> <li>• HGV routing;</li> <li>• Restrictions to construction working hours and traffic management; and</li> <li>• Monitoring of potential impacts including in respect of noise, air quality and light pollution.</li> </ul>
Road Safety	Measures should be implemented to maintain and enhance road safety along the A5025 both for drivers of construction

	vehicles but also construction workers, local residents, tourists/visitors, operators of other businesses and services, cyclists, horse riders and pedestrians.
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# Rest of Anglesey

## 5.2 Rest of Anglesey

### Overview

5.2.1 The 'Rest of Anglesey' includes all of the communities which lie outside of the area defined as 'North Anglesey'. As such, it includes for the large towns of Llangefni and Holyhead as well as other smaller towns and villages



- 5.2.2 Being outside the defined area of North Anglesey, the potential for direct effects associated with the Wylfa Newydd Project upon the communities and environment of the 'Rest of Anglesey' is likely to be less relative to North Anglesey; however, there will be some project related development within this area and a significant degree of traffic movement through it, particularly related to movements from the Port of Holyhead or along the A55. Indirect positive and negative effects include, for example, employment opportunities, displacement of tenants from the local housing market and changes in tourist perceptions of the Island, may also be experienced.
- 5.2.3 The Rest of Anglesey includes the Island's strategic transport network consisting of the A55 and the Holyhead to Chester railway. Both road and rail broadly follow an east west corridor across the Island terminating at or close to the Port of Holyhead.
- 5.2.4 The area has a rich and varied culture and identity and includes the World Heritage Site of 'The Castles and Town Walls of Edward I', incorporating the castle of Beaumaris, as well as the beaches of the south coast and Holyhead. The centre of the Island comprises communities where Welsh as a first language is most commonly spoken. The population is on average younger in comparison to North Anglesey although it remains older than Wales as a whole. Population density is lower than North Anglesey although Llangefni, with a population of 5,116, acts as the main administrative centre of the Island whilst Holyhead, at

twice the size of Llangefni (with a population of 11,431), is the largest settlement in terms of population.

- 5.2.5 The JLDP identifies Llangefni and Holyhead as Urban Service Centres. As such they represent the most sustainable locations for development on Island and this is reflected through the allocations for housing and employment within the plan. The towns of Benllech, Bodedern, Gaerwen, Llanfairpwllgwyngyll, Menai Bridge, Pentraeth and Valley are categorised as Local Service Centres and below them in the spatial hierarchy are the Service Villages of Gwalchmai, Newborough and Llannerch-y-medd followed by the Local, Rural and Coastal Villages and Clusters.
- 5.2.6 Section 4 of this SPG provides project-wide guidance that will help to ensure that the adverse effects of the Wylfa Newydd Project upon the Rest of Anglesey (and the Island as a whole) are avoided, minimised or compensated for and that the benefits of the project are fully realised. This guidance should be taken into account by the project promoter or any other applicant in addition to the locational guidance and requirements contained within this section.

## Opportunities

- 5.2.7 The Rest of Anglesey contains numerous safeguarded employment sites as well as employment allocations as defined by JLDP Policy CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use. Land is safeguarded for employment at the Primary Sites of Parc Cybi (JLDP site C9) and Penhros (C10) in Holyhead together with Bryn Cefni (C11), Land north of Lledwigan Farm (C32) and Land in the Creamery (C33) in Llangefni. These sites are also some of the nine designated Enterprise Zone sites on the Island. Opportunities to bring forward development on all Enterprise Zone land are available either to the project promoter or any other applicant or to the supply chain. The occupancy and future development of the Menai Science Park (M-SParc) at Gaerwen (C35) also provides an opportunity, particularly for nuclear related research and technology.
- 5.2.8 The County Council has been active in securing funding for improvements in infrastructure. For example, the recent opening of sections 1, 2 and 4 of the Llangefni Link Road provide improved access to the Grŵp Llandrillo Menai campus and supports its plans for expansion.
- 5.2.9 The visitor economy provides significant job opportunities for the Island's residents and it relies upon having a broad offer of attractions, facilities and accommodation. Opportunities to broaden the tourism offer, for example, through support for the implementation of the consented Land and Lakes Holiday Village at Penrhos and Cae Glas, Holyhead should be taken where it exists.

- 5.2.10 In parallel with the provision of new visitor facilities, there are the opportunities to enhance the natural and built environment of the Rest of Anglesey, both as an aid to attracting tourists but also reflecting its importance in its own right and the value that it plays in defining cultural identity in the area. Opportunities to improve strategic footpath networks, such as the Wales Coastal Path around the Island, to support habitat restoration and management and the preservation and interpretation of the Island's history present themselves.
- 5.2.11 Local communities rely upon an ability to retain access to services and facilities, to jobs and to accommodation in order that they can remain sustainable and continue to maintain their cultural identity. In this context, the JLDP allocates residential sites in the urban and local service centres across the area as well as in service villages, with new market housing also supported by policy within local, rural and coastal villages providing its scale is compatible with a settlement's character. Residential development in Beaumaris, Rhosneigr, Four Mile Bridge and Trearddur Bay is restricted to local market housing and local need affordable housing. Opportunities to bring forward housing allocations early in the plan period in order to address potential pressure on the market as a result of the arrival of construction workers would be supported by the County Council subject to compliance with the JLDP and national policy.

There may also be opportunities to deliver additional park and share sites within this AoS. The development of Park & Share sites will allow construction workers to make formal and informal arrangements to meet and car share the onwards journey either direct to site or to the park & ride facility. Evidence from the Hinkley C project highlights that without such facilities, the percentage uptake of car sharing is extremely low. Providing such facilities will ultimately reduce the likelihood of indiscriminate parking in the vicinity of the A55/A5 corridor and at junctions of the local road network, as well as provide a parking legacy post construction.

- 5.2.12 Overall, the Rest of Anglesey offers a wide range of opportunities and further consideration is provided to these within the AoSs which follow.

## Issues

- 5.2.13 The Rest of Anglesey faces a number of existing issues associated with an ageing population, an increasing demand for services and facilities, a reduction in central government funding and an end to EU Structural Funding. The effects of these factors include a rationalisation of services, including education, a continuation in the decline in the use of the Welsh language as residents increasingly move to find work and at the same time

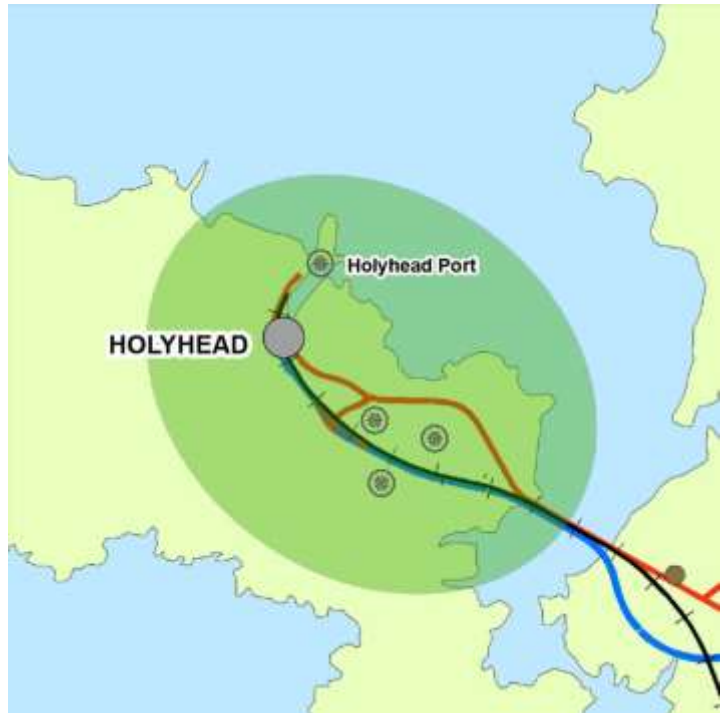
a lack of suitable skills to take advantage of the employment opportunities that may be on offer now or in the future.

GP 32	The Rest of Anglesey – Key Development Principles
<p>The Wylfa Newydd project promoter , as part of the preparation of the application for DCO consent, shall consider the environmental, social and economic impacts of proposals as they apply to the environment, economy and culture of the Rest of Anglesey. Where positive effects are identified, opportunities to maximise their benefits should be taken and implementation measures agreed with the County Council. Where negative effects are identified, avoidance, mitigation and/or compensation will be required. Consideration should also be given to the potential for cumulative effects.</p> <p>The County Council would expect to see a commitment from the project promoter and any other third party applicant to actions which support its vision for Wylfa Newydd as described within this SPG. Actions will include, but not be restricted to, the enhancement of existing, and provision of new, infrastructure and community services and facilities, the promotion of the Island's tourism offer, the delivery of employment opportunities.</p> <p>Measures to support the local housing market including the provision of affordable homes and environmental improvements across the Island.</p> <p>Development in the Rest of Anglesey whether it is associated or related with the project shall be located in line with the locational guidance and GPs contained within this document together with JLDP and national policy. In particular, development will be strictly managed within Coastal Change Management Area and the AONB.</p>	

## Holyhead and Environs

### Overview

5.2.14 This Area of Search (AoS) covers Holyhead town, extending north-east to include Llaingoch and Porth-y-felin and south-west to Penrhos. The AoS also comprises land adjacent to the development boundary of the Holyhead urban area to the north, west and south.



5.2.15 Holyhead is the largest town on Anglesey and as at the 2011 Census had a population of 11,431<sup>32</sup> (16% of Anglesey's total population). It is also the main retail and service centre and benefits from a range of

community facilities including four primary schools, a secondary school (containing a wider catchment of nine primary schools), college, community hospital and a leisure centre. It is connected to the main Island by the A5 and A55 and the North Wales Coast main railway line. The County Council has recently rationalised primary school provision which has seen the schools of Ysgol Llaingoch, Ysgol y Parc and Ysgol Parchedig Thomas Elis replaced by Ysgol Cybi which opened in September 2017.

5.2.16 Holyhead is the busiest ferry port in Wales and provides a key international gateway, with some 2 million ferry passenger movements each year to and from Ireland. These numbers exclude cruise ship passengers, the numbers of which were forecast to rise to over 20,000 passengers in 2018. Despite the Port's performance, the town has suffered from a decline in economic performance compared to the rest of Wales. This decline accelerated following the closure of two of its three main private sector employers in 2009/2010 (Anglesey Aluminium & Eaton Electricals).

5.2.17 The Holyhead Travel to Work Area (TTWA), which covers Holy Island and the west of Anglesey, now has the highest Job Seekers Allowance rate, and the second lowest jobs density of any TTWA in Wales. Holyhead also suffers from severe deprivation.

<sup>32</sup>Office for National Statistics.

The majority of Holyhead's Lower Super Output Areas (LSOAs) are deprived and six out of eight wards lie in the bottom 20% most deprived of all wards in Wales. According to the Welsh Index of Multiple Deprivation 2014, Holyhead is one of the most deprived of any town in North or Mid Wales with an especially high deprivation ranking for health, education, physical environment, community safety, housing, income and employment. The LSOAs of London Road and Morawelon are the most deprived in Anglesey.

5.2.18 The Wylfa Newydd Project has very significant potential to act as a catalyst for the regeneration of Holyhead by providing much needed investment in housing, community facilities/services and job creation. The need for investment and regeneration linked to the project as well as other strategic investment in Holyhead to support the transformational change of the town is one of the County Council's key priorities as set out within the *Holyhead Infrastructure Prospectus*<sup>33</sup>. The Welsh Government provided an £8.5M capital fund to aid regeneration and housing projects in Holyhead over the 2014-17 period under the Vibrant and Viable Places urban regeneration framework, supporting the County Council's ambitious programme to transform the town; the County Council's aims and objectives for Holyhead, which include a co-ordinated response to major new development, are set out in *Holyhead: Realising Sustainable Community Benefit*<sup>34</sup>.

5.2.19 Reflecting the impact of the EIP, Minesto, a tidal power electricity generating company, has obtained European funding through the Welsh Government for the commercial roll-out of its technology in north Wales with a proposed marine energy project at Holyhead. Minesto propose to install a commercial scale 0.5MW power plant in Holyhead Deep and continue with additional deployments in what will eventually be an array with a total capacity of 10MW, expected to be operational in 2019. The array will supply electricity to the equivalent of 8,000 households and create significant employment opportunities in both the construction and operational phases. Plans announced in 2017 include the extension of the generation target to 80 MW.

5.2.20 Holyhead is defined as a key growth settlement in the Wales Spatial Plan with the focus on providing services and employment and building on established strengths to support and spread prosperity to the wider rural hinterland. JLDP policy also seeks to concentrate infrastructure investment, employment opportunities and new housing provision in the town. The JLDP spatial strategy identifies Holyhead as an Urban Service Centre and a focus for the majority of future new development on the Island (together with Llangefni and Amlwch) whilst

<sup>33</sup> See: <https://www.anglesey.gov.uk/Journals/g/v/c/Holyhead-Prospectus-English.pdf>

<sup>34</sup> The successful Stage 1 and Stage 2 bids are available via the County Council's website. See <http://www.anglesey.gov.uk/business/regeneration-and-investment/vibrant-and-viable-places-bid-for-holyhead/>.



Policy CYF8: Holyhead Regeneration Area supports development opportunities that contribute to positive change in the Holyhead Regeneration Area. Reflecting the role of Holyhead in the settlement hierarchy, its proximity to the main site and the potential for development related to Wylfa Newydd to support the regeneration of the town, it is the County Council's view that the Holyhead and Environs AoS should be a focus for construction worker accommodation and related community facilities, employment uses for the project as well as for necessary transport proposals such as Logistics Centre, highways investments and Park and Ride/Share facilities.

5.2.21 The Wales Spatial Plan seeks to maximise the opportunities of Holyhead as a major international gateway. The County Council therefore also considers that opportunities in this AoS should be explored in relation to the use of Holyhead Port and rail for the transportation of freight (bulk construction goods, plant and equipment) and workers, and for the development of associated freight logistics infrastructure.

## Opportunities

5.2.22 Realising the potential for project-related investment to support the regeneration of Holyhead will require a co-ordinated and holistic approach to the planning of associated and related development and other major economic opportunities and regeneration initiatives in and around the AoS. The County Council will expect the project promoter or any other applicant to complement these opportunities where appropriate in order to deliver the best outcome for the local environment, economy and communities.

5.2.23 The Holyhead and Environs AoS contains four of the eight Anglesey Enterprise Zone sites<sup>35</sup> including:

- Anglesey Aluminium (EZ1) (consent has been granted for the development of a 299MW biomass power plant);
- Parc Cybi (EZ2) (consent has been granted for distribution and warehousing uses);
- Penrhos Industrial Estate (EZ3); and
- Port of Holyhead (EZ4).

5.2.24 Horizon's third stage Pre-Application Consultation (PAC3) included Parc Cybi as the location for a Logistics Centre. This facility is intended to control the timing of construction related traffic movements to the power station site and to allow consolidation of deliveries into fewer loads in order to reduce vehicle movements along the A5025. Whilst the development proposal would form part of the DCO application, the County Council will nevertheless expect the

<sup>35</sup> For further information on the Anglesey Enterprise Zone and sites see <http://enterprisezones.wales.gov.uk/enterprise-zone-locations/anglesey>.

project promoter to demonstrate compliance with the sequential approach set out in JLDP Policies PS9: Wylfa Newydd and Related Development and PS11: Wylfa Newydd – Logistics Centres, which include a preference for sites to be located on allocated/safeguarded employment land, within the development boundary of a defined settlement in the settlement hierarchy or, in other locations, adjacent to development boundaries of centres that are located in close proximity to the A5/A55 where sites falling into the first two categories are discounted in line with the policy criteria.

- 5.2.25 As an Urban Service Centre, the JLDP envisages that Holyhead will be a focus for housing growth on the Island. Opportunities therefore exist to support housing development, including the sites specifically allocated in JLDP Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres.
- 5.2.26 A major leisure and residential development has been granted planning permission<sup>36</sup> within and adjacent to the development boundary of Holyhead to the south of the AoS (Land at Penrhos, Cae Glas and Kingsland). The proposed Land and Lakes development includes, amongst other elements, the provision of 315 holiday lodges at Penrhos and Cae Glas and a residential development of up to 320 dwellings at Kingsland. The Cae Glas and Kingsland sites have been promoted by the developer for temporary use as workers accommodation for the construction of Wylfa Newydd. However, Horizon has removed the site from its consideration of locations for accommodation and now instead favours a campus of up to 4,000 bedspaces at the main site. In accordance with the JLDP requirement to use consented sites given that all of the impacts of such sites have been assessed and (with mitigation) deemed acceptable, it remains the County Council's view that the consented Land and Lakes development is a preferred opportunity to deliver construction worker accommodation that provides a lasting legacy benefit beyond the construction period of Wylfa Newydd (in the form of housing, major tourism development, employment and community facilities and services).
- 5.2.27 The Holyhead Waterfront regeneration project is a joint venture between Stena Line and The Conygar Investment Company which benefits from planning permission<sup>37</sup>. The project's concept is to develop the three distinctive character areas of: Newry Beach and green open space areas; Porth y Felin; and Soldiers Point and the Great Breakwater. The aim of the project is to enhance and rejuvenate Holyhead town by: attracting more visitors to both Holyhead and Anglesey; regeneration of the area and the renovation and reuse of the Listed Buildings and structures; improving public access through extension of the Promenade, enhanced public open space along Beach Road and the creation of a new beach; and by

<sup>36</sup> Planning application reference 46C427K/TR/EIA/ECON.

<sup>37</sup> Planning application reference 19C1046A/EIA/ECON.

working in partnership with established local businesses and other tourist attractions such as the Breakwater Country Park to provide wider benefits.

5.2.28 Another potential development site in Holyhead is the Former Eaton Electrical Site safeguarded within the JLDP as site C28 suitable for Class B1 and B2 uses. This site is within the Holyhead Port Enterprise Zone.

5.2.29 In addition to the development opportunities outlined above, the Holyhead and Environs AoS is also expected to be a hub for development associated with a number of other major strategic energy investments on the Island. Together, they present a unique opportunity to deliver co-ordinated investment, economic growth and regeneration in Holyhead that benefits the local community and businesses. This includes the proposed Salt Island extension at Holyhead Port to provide a new deep water quay and standage area. This could provide a significant opportunity for consolidating or handling of seaborne freight/materials before being barged/shipped up to the MOLF at the Wylfa Newydd Main Site for 'just in time' delivery. This freight handling capability could provide a lasting legacy for Holyhead Port and could provide a significant injection to the Anglesey economy as well as securing the Port's long-term capability to accommodate large cruise ships.

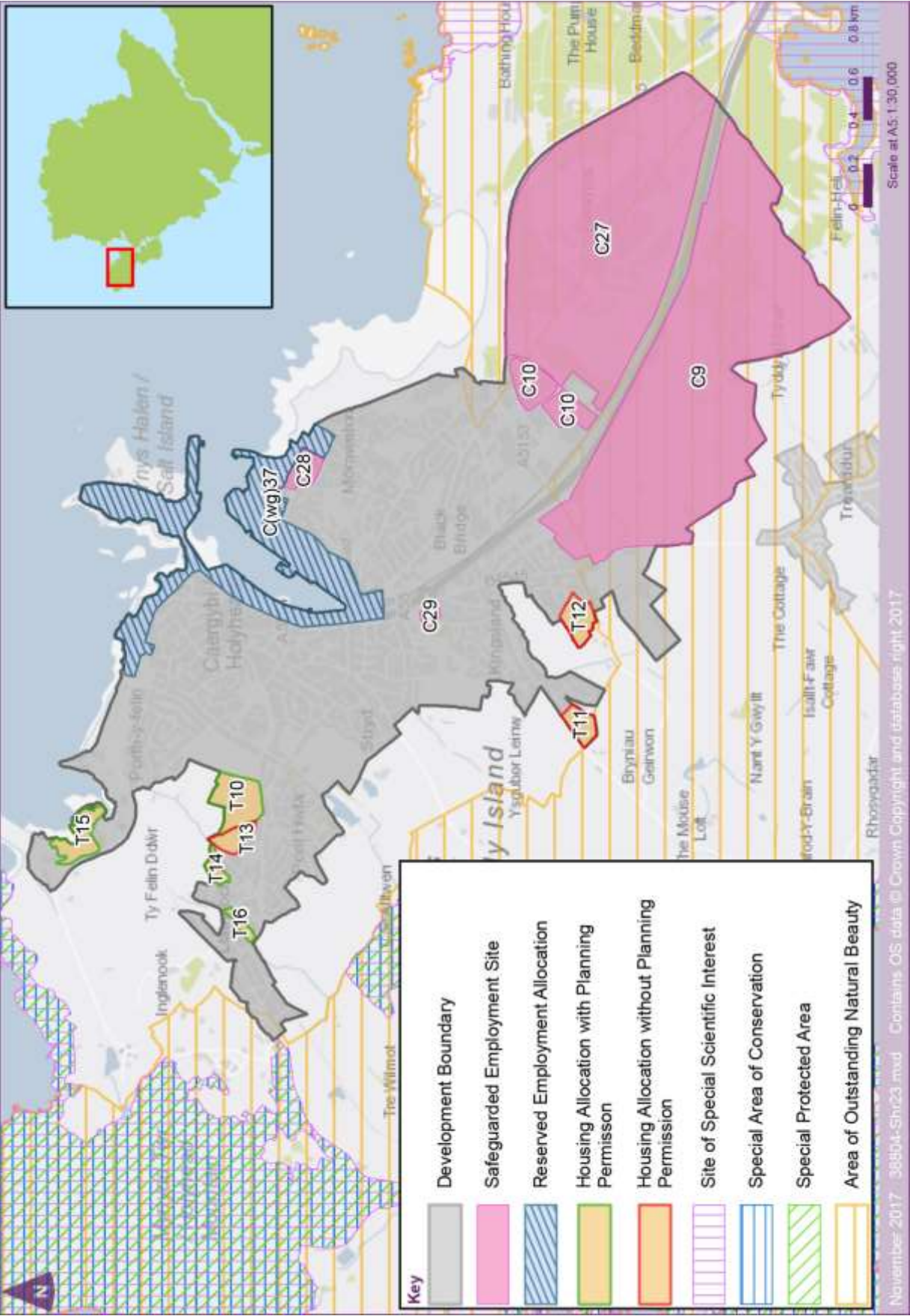
## Key Issues

5.2.30 The County Council recognises that proposals for project-related investment in Holyhead, coupled with other major strategic investment projects in the AoS, will need to carefully consider the environmental and socio-economic characteristics of Holyhead and its environs. Key issues that will need to be considered by the project promoter and any other applicant include:

- The natural environment: The AoS includes, and is enclosed by, a high quality natural environment including a European designated nature conservation site (Glannau Ynys Gybi/Holy Island Coast SAC and SPA located to the north-west), several SSSIs to the north, west and south east, Anglesey AONB and Holyhead Mountain Heritage Coast;
- The historic and built environment: Holyhead town has a rich built environment and is designated as a Conservation Area which includes a number of Listed Buildings. Recent regeneration schemes funded via the Heritage Lottery Fund (HLF) and Welsh Government's Vibrant and Viable Places (VVP) programme have included the refurbishment and alternations to the historic market hall, whilst the proposed new school, Ysgol Cybi, preserves a Grade II Listed Building. The wider AoS includes further Listed Buildings and two Scheduled Monuments to the south, one within and one adjacent to the Penrhos Industrial Estate Enterprise Zone site;

- Flood risk: Whilst for the majority of Holyhead flood risk is not a significant issue, land within the Port is at risk of tidal flooding. There is also a risk of tidal flooding at Penrhos Beach extending inland over part of the former Anglesey Aluminium plant site;
- Utilities: Within the catchment of Holyhead wastewater treatment works there have been incidents of sewer network flooding. Welsh Water has invested over £1.1 million in new water pipes to reduce the risk of burst mains; with further water quality investment work planned in 2017. If significant inward investment takes place in this area, this will have an immediate impact on the existing electrical infrastructure as there is currently insufficient capacity within the electrical network to accommodate major developments (housing/employment);
- Housing & Community: Whether or not Land and Lakes is developed for construction workers (being the only consented site for Wylfa Newydd Construction Workers Accommodation), it is inevitable that some workers will seek their own accommodation in Holyhead. Holyhead's local businesses and communities may experience substantial change and pressure arising from new development. 39.4% of Holyhead's housing stock is within the private rented sector and pressures related to construction worker accommodation could negatively affect access to the housing market for existing communities, particularly vulnerable households. The potential for adverse socio-economic impacts could be increased in communities already experiencing severe deprivation as a result of increased pressure on important facilities and services including healthcare provision. Holyhead includes wards with some of the lowest percentage of Welsh speakers in Anglesey. The percentage of those speaking Welsh dropped between 2001 and 2011 reducing in the Holyhead Town ward, for example, from 43.2% to 39.1%;
- Highways capacity: The highway route from the Port of Holyhead to Valley is likely to experience increases in traffic volume during construction of Wylfa Newydd. Some of the key capacity issues along this route are at:
  - The access to the Port of Holyhead;
  - A55/A5 Junction;
  - A55 Junction 1;
  - A5 between the Port of Holyhead and Valley (as the alternative route to the A55);
  - A55 Junction 3 as the main strategic route through to the A5025 (alternative to the A5 route); and
  - A55 Junction 2

Figure 5.4 Holyhead development boundary and allocations/ safeguarded land





GP 33 Holyhead and Environs	
Associated and Related Development	
Temporary Construction Worker Accommodation	<p>Proposals for temporary, campus-style development in this AoS will be expected to meet the requirements of JLDP Policies PS9 and PS10 and have regard to other relevant guidance in this SPG (GP 10a).</p> <p>In accordance with the JLDP requirement to prefer the use of consented sites before considering further applications, the County Council prefers that the project promoter makes appropriate use of the approved development opportunities at Cae Glas and Kingsland to provide construction worker accommodation within the Holyhead and Environs AoS.</p>
Permanent Housing	<p>Proposals for permanent housing that is temporarily used to accommodate construction workers should be in accordance with relevant national and local planning policy and have regard to the guidance set out in this and other SPG in terms of location, design and type.</p> <p>Open market and/or affordable housing will be supported by the County Council provided that it is consistent with JLDP Policy TAI 1 and comprises of development on the allocated sites of Tyddyn Bach (T10), Land near Cae Rhos (T11), Land near Yr Ogof (T12), Land near Waunfawr Estate (T14), Glan y Dŵr (T15) or Ca Serri Road (T16). Development on suitable windfall sites within the development boundary of Holyhead will also be acceptable subject to compliance with JLDP policy. The County Council would support appropriate use of the permitted permanent residential development opportunities at Kingsland.</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities, supply chain opportunities and the expansion of existing businesses in the Holyhead and Environs AoS related to the Wylfa Newydd Project.</p> <p>New employment uses should be located within the defined development boundary of Holyhead, with a preference for</p>

	<p>development on brownfield sites and land safeguarded for employment use under JLDP Policy CYF1.</p> <p>In accordance with JLDP Policy CYF4 and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary of Holyhead subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Holyhead and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa Newydd Project and which, where appropriate, can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with JLDP policy and have regard to guidance set out in <a href="#">GP6</a> of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport, and should be built to the highest environmental standard possible (i.e.BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>Improvements to existing transport infrastructure and service provision including Holyhead Port, the North Wales Coast main railway line, the public transport network and the highways required to support the construction of Wylfa Newydd will be supported, subject to national and local planning policy and guidance as well as guidance set out in this SPG, particularly GP 15.</p> <p>The project promoter should consider the need for Park and Ride and Park and Share facilities and freight consolidation (Logistics Centre) in this AoS to minimise the volume of road traffic movements between Holyhead and the main Wylfa Newydd site. Where appropriate, the development of these</p>



	<p>facilities should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.</p> <p>Of particular relevance to proposals for a Logistics Centre in this AoS are JLDP Policies PS9 and PS11 which set out the sequential approach to preferred development locations.</p>
Opportunities	
Enterprise Zone Sites	<p>The project promoter or any other applicant will be expected to give careful consideration, in liaison with the County Council and Welsh Government, as to how associated and related development can support the use of Anglesey Enterprise Zone sites EZ1, EZ2, EZ3 and EZ4. In particular, the County Council will expect the project promoter or any other applicant to:</p> <ul style="list-style-type: none"> <li>i. Explore opportunities to locate appropriate associated and related development at designated Enterprise Zone sites;</li> <li>ii. Assess the potential to enhance the capacity of the Port of Holyhead to handle bulk construction materials, supporting its role as a key international gateway;</li> <li>iii. Consider how investment in community facilities, services and infrastructure elsewhere in the AoS can complement and support the delivery of the Enterprise Zone sites.</li> </ul>
Land at Cae Glas and Kingsland	<p>The project promoter should fully assess the suitability of the consented Land at Cae Glas and Kingsland development to accommodate construction workers in the Holyhead and Environs AoS. Should an alternative approach to the accommodation of construction workers be preferred by the project promoter, then the County Council will expect the project promoter to provide justification for the rejection of the consented scheme and selection of the alternative site(s), which should itself be in accordance with existing national and local planning policy including JLDP Policies PS9 and PS10.</p>

Other Potential Development Sites	The project promoter or any other applicant should consider the potential for the Former Eaton Electrical Site to accommodate project-related employment development.
Major Strategic Investments	The project promoter or any other applicant is expected to work with the County Council and promoters of other major strategic investment proposals which are located within, or in close proximity to, the Holyhead and Environs AoS in order to co-ordinate investment and development opportunities where possible, to support the delivery of the Holyhead Infrastructure prospectus and to deliver the best outcomes for the local environment, residents and businesses including by realising legacy benefits beyond the construction period.
Transport Infrastructure	<p>As well as exploring the potential of the Port of Holyhead for the transportation of construction materials, the project promoter should assess opportunities to utilise rail facilities for the movement of construction materials and workers. This should include the potential to utilise the existing railhead at the Anglesey Aluminium site.</p> <p>In considering the feasibility of rail, waterborne and road transport modes, and in developing proposals for associated and related development including logistics, the project promoter should take account of, and seek to support where appropriate, existing transport investment proposals in Holyhead and in particular the Holyhead Port A55 New Access Link.</p>
Regeneration of Holyhead	<p>The project promoter or any other applicant will be expected to work in partnership with the County Council and other bodies to support and complement wider regeneration initiatives in Holyhead (such as the Infrastructure Prospectus and the regeneration activities of the Môn CF).</p> <p>The project promoter or any other applicant should contribute to, and take account of in their development proposals, any masterplan for the town including the Holyhead Port Masterplan.</p>
Key Issues	

Natural Environment	<p>Proposals, either alone or in combination with other developments, should not have an adverse effect on Glannau Ynys Gybi / Holy Island Coast SAC and SPA (or their interest features) or SSSIs and other ecological assets both within and close to the AoS. In particular, the potential cumulative effects of increased visitor pressure on the designated nature conservation sites of Holy Island, and proposals for the management or mitigation of this, should be identified.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and enhance the Anglesey AONB and Holyhead Mountain Heritage Coast. Adverse effects on the natural environment should be avoided, mitigated and where appropriate compensated as far as possible and in accordance with national planning policies and guidance, the JLDP and the guidance contained in this and other SPG. Opportunities should also be sought to increase green infrastructure provision in this AoS and to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other projects, should seek to avoid impacts on the historic assets (and their settings) contained in this AoS including Holyhead Town Conservation Area, Listed Buildings and Scheduled Monuments.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with JLDP policies and guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>Careful consideration should be given to development in areas of flood risk and in particular on land within the Holyhead Port area. In accordance with national and local planning policy and guidance, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p>

	The integrity of existing flood defences including the breakwater at the Port of Holyhead (if port-related development is proposed) should be maintained.
Utilities	In identifying locations and developing proposals for associated development in the Holyhead and Environs AoS, the project promoter or any other applicant should work with Welsh Water, Scottish Power Energy Networks and Wales & West Utilities, BT and other telecommunications/broadband providers to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate development. This investment may include, for example, improvements to the electrical infrastructure and to the IT communications infrastructure.
Social and Economic	Proposals in the Holyhead and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses, community facilities and services (including healthcare provision) and quality of life. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Particular attention should be given to potential impacts on Holyhead's most deprived LSOAs. Where the potential for adverse impacts is identified, appropriate mitigation and/or compensation should be implemented. The County Council will expect a Welsh Language Statement or a more detailed Welsh Language Impact Assessment to be submitted with all related development planning applications in this AoS, dependent on the thresholds set out in JLDP Policy PS1 and details of the proposal.
Highways Capacity	The project promoter or any other third party applicant should ensure that proposals, either alone or in combination with other developments, do not exacerbate traffic congestion. In accordance with national and local planning policy and guidance and GP 15 in this SPG, the project promoter and any other applicant should assess potential impacts on highway infrastructure and ensure that highway improvements are

	<p>provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air quality and severance.</p> <p>New development should be located so as to minimise the need to travel and maximise sustainable transport access. The County Council will expect the project promoter or any other applicant to identify opportunities for investment in local public transport and the enhancement of existing, and provision of new, pedestrian and cycle paths.</p>
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## Llangefni and Environs

### Overview

5.2.35 The Llangefni and Environs AoS comprises the town of Llangefni together with its immediate hinterland including the A5114 which provides access to the A5 and A55. Llangefni is the Island's second largest settlement with a population of 5,116 (as at the 2011 Census) and benefits from a range of community facilities and services including two primary schools, a secondary school, college, leisure centre and community hospital.



5.2.36 Llangefni is an important employment centre supporting 3,754 jobs, slightly higher than the total number of jobs provided in Holyhead. However, pockets of severe deprivation exist in the town. The Tudur ward covering the eastern third of the town, for example, is a designated Communities First area and is the third most deprived ward in Anglesey (and is amongst the 15% most deprived wards in Wales) with particular issues relating to health, income, employment and education deprivation. The Môn CF Programme, which helps to provide employment and training support across the Island, is due to be phased out from March 2018.

5.2.37 The development of Llangefni is an important socio-economic driver for the Island as a whole. It is identified as one of the three Urban Service Centres for growth in the JLDP whilst the Wales Spatial Plan designates the town as a Regeneration Area. In this context, a number of regeneration initiatives have been implemented to enhance the town's role as an important commercial centre. Current projects, meanwhile, are seeking to capitalise on the opportunities presented by the EIP, Enterprise Zone and the Wylfa Newydd Project in particular. These initiatives include the ongoing construction of the Link Road to the east and south of the town, investment in training and education at Grŵp Llandrillo Menai campus and the provision of high quality business premises and infrastructure. As a result, the County Council considers that the Llangefni and Environs AoS has the potential to accommodate a range of development related to the Wylfa Newydd Project including construction worker accommodation, employment, supply chain and logistics uses.

<sup>38</sup> Welsh Index of Multiple Deprivation 2014.

## Opportunities

5.2.38 It is vital that the Wylfa Newydd project promoter and any other applicant, works with the County Council, the Welsh Government and other stakeholders to capitalise on the opportunities presented in this AoS and to complement the existing efforts being made to enhance the socio- economic potential of Llangefni. In particular, the County Council is seeking to bring forward two Anglesey Enterprise Zone sites for energy-related development. These sites are:

5.2.39 Bryn Cefni Industrial Estate (EZ5): an existing industrial estate with a mix of office and light industrial uses which is safeguarded for employment use under JLDP Policy CYF1 (as site C11). It is located close to the A55 and offers design and build opportunities for the low carbon energy supply chain. The County Council has secured funding from the European Regional Development Fund (EU Convergence Programme for West Wales and the Valleys) and previously from the Welsh Government's Môn a Menai Regeneration Programme to facilitate a package of industrial estate improvements in the Llangefni area which include:

- estate reviews and improvement plans;
- development briefs and planning permissions for key sites;
- estate signage and environmental improvements;
- site infrastructure improvements;
- marketing and promotional activities to attract investment and jobs; and
- development of new bespoke BREEAM Excellent business units for rent.

5.2.40 Creamery Land and land north of Lledwigan Farm (EZ6): located close to the existing Bryn Cefni Industrial Park, this site has potential to accommodate industrial and office uses and is allocated as sites C32 and C33 for employment under JLDP Policy CYF1.

5.2.41 In addition, the new Llangefni Link Road to the east of the town, which links the Grŵp Llandrillo Menai campus to the A5114 at the Lon Glanhwfa/Industrial Estate Road junction, has been partially constructed. Sections 1 and 2 have provided a new road from the Grŵp Llandrillo Menai campus to the B5420 Lon Penmynydd, and then linking through to the existing Bryn Cefni Business Park road. Section 4, which connects the Link Road to the A5114 has also recently opened whilst the detailed plans for Section 3 have been granted permission<sup>39</sup>. The Link Road enables the growth and expansion of the Grŵp Llandrillo Menai campus and provides improved access to the Enterprise Zone sites. Additionally, the scheme improves linkages with the A55 and helps overcome traffic constraints in Llangefni.

<sup>39</sup> Planning application reference: 34LPA1013B/DA/CC



5.2.42 The Grŵp Llandrillo Menai campus has already expanded with the construction of an Energy Centre and further development is envisaged. Significant funding pledges from Welsh Government in 2015 will help to facilitate a £20m project for the design and construction of a new purpose-built, state of the art Engineering Centre adjacent to the existing Energy Centre. This will see the college being developed to support the County Council's vision and its key priority of developing a robust local skills base to capitalise on employment opportunities afforded by the Wylfa Newydd Project.

5.2.43 The current proposals by project promoter set out in the Third Stage Pre-Application Consultation (PAC3) do not include the provision of construction worker accommodation in Llangefni. GP 28 strongly supports Llangefni as a location for worker accommodation recognising the sustainability of the settlement and the legacy benefits that could be derived from development in the town.

### Key Issues

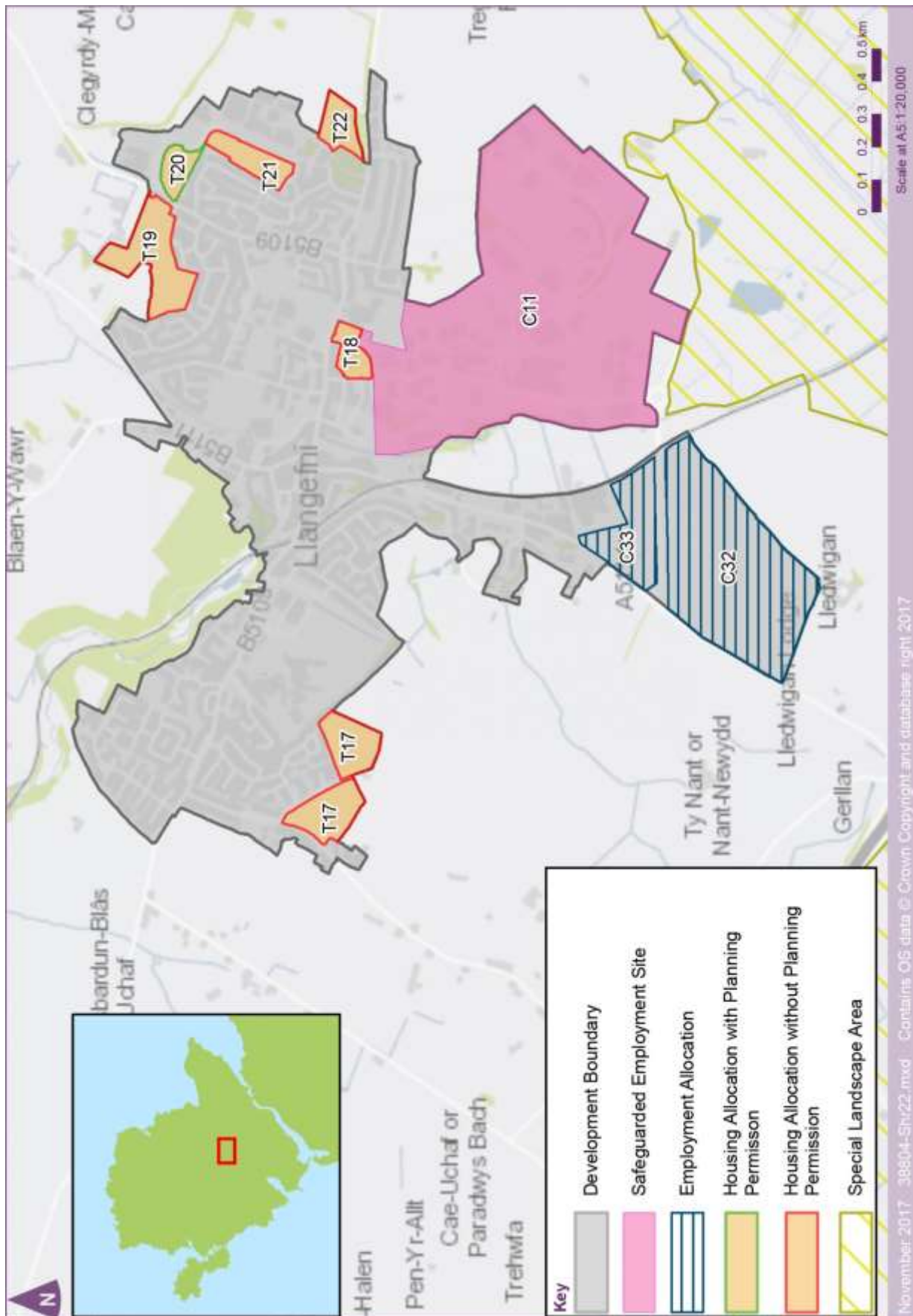
5.2.44 The County Council has identified a number of key issues that will need to be considered by the project promoter and any other applicant when developing proposals for associated development or related development in the Llangefni and Environs AoS. These issues include:

- The natural environment: There are no internationally or nationally designated nature conservation sites within the Llangefni and Environs AoS, although the Dingle Local Nature Reserve, a 17.5 hectare (43 acres) wooded valley, is situated to the north-west of Llangefni. The nearest internationally or nationally designated sites are the Anglesey Fens SAC and Caeau Talwrn SSSI (approximately 1km to the north of the AoS) beyond which is the Anglesey and Llyn Fens Ramsar site and Cors y Farl and Cors Bodeilio SSSIs. To the south, Malltraeth Marsh SSSI is situated adjacent to the A5. The Llangefni area of search has been identified by the project promoter as a potential location for a SSSI compensation site (at Cors Gwawr and Cae Canol-dydd near Talwrn). There are also a number of Local Wildlife Sites in this area of Search;
- Agricultural land: Land to the south and west of Llangefni includes Grade 2 agricultural land. Land of Grades 1, 2 and 3a (as defined by the Department for Environment, Food and Rural Affairs (Defra) Agricultural Land Classification system) is considered to be the best and most versatile agricultural land;
- The historic and built environment: The Llangefni Conservation Area includes the historic town and several Listed Buildings. Whilst there are no Scheduled Monuments within the AoS, Tre-Garnedd Moated Site Scheduled Monument is located to the south-east of the AoS and in close proximity to Bryn Cefni Industrial Estate;

- Social and economic: Project-related development in the Llangefni and Environs AoS could have both positive and negative impacts upon local communities. Development could provide job opportunities and via Coleg Menai, training and skills development, which could support those living in areas of severe deprivation including the Tudur ward. The majority of the population in this AoS speak Welsh (over 80% of residents in the Cyngar, Tudur and Cefni wards speak Welsh, a proportion higher than any other wards on the Island). In consequence, should large numbers of non-Welsh speaking workers choose to live within Llangefni, then there is the potential for adverse impacts on community cohesion, Welsh language and culture;
- Flood risk: Parts of Llangefni are at risk of flooding, particularly land adjacent to the Afon Cefni which lies within Flood Zone C2 and runs north to south through the town. Beyond the development boundary to the south of the town and east of the A5114, a large proportion of land is within Flood Zone C1;
- Utilities: The Llangefni public sewerage system has experienced isolated incidents of flooding that may require resolution before developments can proceed. Electrical capacity to accommodate major developments is known to be an issue in the area. There is insufficient capacity in the electrical network to accommodate any significant additional loading. Installation of gas supply would be required to connect potential employment sites in the Bryn Cefni Business Park (Lledwigan & Creamery Land) to the main gas distribution line;
- Highways capacity: The Enterprise Zone Transport Infrastructure Feasibility Report<sup>40</sup> highlights that Enterprise Zone development could create capacity issues around Llangefni and particularly in respect of the link between the Enterprise Zone sites and the A55.

<sup>40</sup> AMEC (2013) *Enterprise Zone Transport Infrastructure Feasibility Report*. Prepared on behalf of the Isle of Anglesey County Council.

Figure 5.5 Llangefni development boundary and allocations/ safeguarded land



GP 34 Llangefni and Environs	
Associated and Related Developments	
Temporary Construction Worker Accommodation	Proposals for temporary, campus-style development in this AoS will be expected to meet the requirements of JLDP Policies PS9 and PS10 and have regard to other relevant guidance in this SPG (GP 10a).
Housing	<p>Proposals for permanent housing that is temporarily used to accommodate construction workers should be in accordance with relevant national and local planning policy and the guidance set out in this and other SPG in terms of location, design and type.</p> <p>Open market and/or affordable housing will be supported by the County Council provided that it is consistent with JLDP Policy TAI 1 and comprises of development on the allocated sites of Land near Ty Hen (T17), Former Ysgol y Bont (T18), Ty'n Coed (T19), Land near Ysgol y Graig (T20), Land near Bro Tudur (T21) and Land near Coleg Menai (T22). Development on suitable windfall sites within the development boundary of Llangefni will also be acceptable subject to compliance with JLDP policy</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities and supply chain opportunities and the expansion of existing businesses in the Llangefni and Environs AoS related to the Wylfa Newydd Project.</p> <p>New employment uses should be located within the defined development boundary of Llangefni, with a preference for those sites listed within JLDP Policy CYF1, including the safeguarded 'Primary Site' of Bryn Cefni (C11) and the allocated sites of Land North of Lledwigan Farm and the Creamery (sites C32 and C33 respectively).</p> <p>In accordance with JLDP Policy CYF4 and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary of Llangefni subject to appropriate justification with respect to operational need, due</p>

	consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Llangefni and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa Newydd Project and which where practical can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with JLDP policy and guidance set out in <a href="#">GP6</a> of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport, and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>Improvements to existing transport infrastructure and services required in connection with the Wylfa Newydd Project (such as the enhancement of highways capacity between Enterprise Zone sites and the A55) and freight logistics will be supported, subject to local and national planning policy and guidance as well as guidance set out in this SPG, particularly GP 15.</p> <p>To facilitate the sustainable movement of construction workers to and from the main site, the County Council will support the provision of Park and Ride and Park and Share facilities in the Llangefni and Environs AoS in accordance with JLDP Policy PS11 and also service improvements to the public transport network both to the main site and to sites associated with the project.</p> <p>Where appropriate, the development of these facilities and services should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.</p>
Opportunities	

Bryn Cefni Industrial Estate, Land North of Lledwigan Farm and Creamery Land Enterprise Zone Sites	<p>The project promoter or any other applicant, in liaison with the County Council and Welsh Government, should explore opportunities to locate project-related employment uses on Bryn Cefni Industrial Estate (EZ5) and Creamery Land (including Land North of Lledwigan Farm) (EZ6) Enterprise Zone sites, thereby supporting ongoing EIP and Enterprise Zone developments within Llangefni.</p> <p>Proposals for construction worker accommodation, community facilities and services and infrastructure elsewhere in the AoS should support and complement the delivery of the Enterprise Zone sites where appropriate.</p>
Grŵp Llandrillo Menai Campus	<p>The project promoter or any other applicant should explore opportunities to support the expansion of the Grŵp Llandrillo Menai campus in order to facilitate the training of local people and maximise the potential for jobs generated by the Wylfa Newydd Project to benefit the Island's communities.</p>
Regeneration of Llangefni	<p>The project promoter or any other applicant will be expected to work in partnership with the County Council and other bodies to support and complement wider regeneration initiatives in Llangefni.</p>
Key Issues	
Natural Environment	<p>The project promoter or any other applicant should seek to ensure that proposals for associated and related development, either alone or in combination with other development, would not have adverse effects on internationally and nationally designated sites (or their interest features) including Anglesey Fens SAC and Caeau Talwrn SSSI, Anglesey and Lyn Fens Ramsar Site and Cors y Farl and Cors Bodeilio SSSIs and Malltraeth Marsh SSSI. Adverse impacts on other ecological assets both within and close to the AoS including Dingle Local Nature Reserve should be minimised.</p> <p>Adverse effects on the natural environment should be avoided, mitigated and where appropriate compensated as far as possible and in accordance with national planning policies and guidance, the JLDP and guidance contained in this SPG. Opportunities should also be sought to increase green</p>



	infrastructure provision in this AoS and to deliver biodiversity and landscape enhancements.
Agricultural Land	In accordance with national and local planning policy and GP 21 of this SPG, the best and most versatile agricultural land beyond the boundary of Llangefni should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.
Historic and Built Environment	Proposals, either alone or in combination with other development, should seek to avoid adverse impacts on the Llangefni Conservation Area and Listed Buildings in the AoS (and their settings). Careful consideration should also be given to the potential for development to affect the setting of Tre-Garnedd Moated Site Scheduled Monument.  Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.
Flood Risk	In accordance with local and national planning policy, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.
Utilities	In identifying locations and developing proposals for associated and related development in the Llangefni and Environs AoS, the project promoter and any other applicant should work with Welsh Water, Scottish Power Energy Networks and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development. This investment may include improvements to the electrical infrastructure and to the local sewerage infrastructure (dependent on the scale of development in the area).

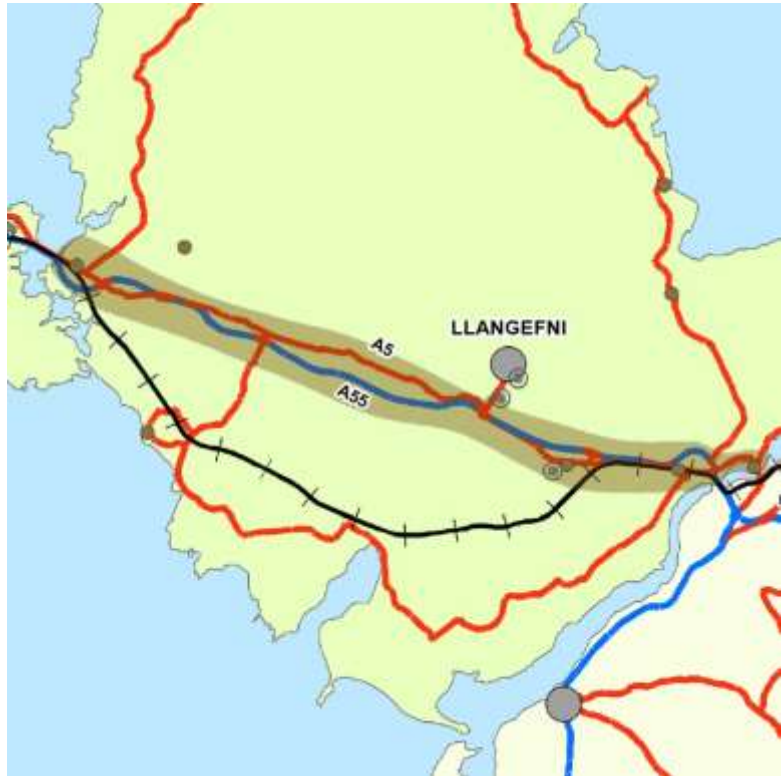


Social and Economic	<p>Proposals in the Llangefni and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Particular attention should be given to potential impacts on Llangefni's most deprived LSOAs. Where the potential for adverse impacts is identified, appropriate mitigation and/or compensation should be implemented.</p> <p>The County Council will expect a Welsh Language Statement or a more detailed Welsh Language Impact Assessment to be submitted with all related development planning applications in this AoS, dependent on the thresholds set out in JLDP Policy PS1 and details of the proposal.</p>
Highways Capacity	<p>The project promoter and any other applicant should ensure that proposals, either alone or in combination with other developments, do not exacerbate traffic congestion. In accordance with national and local planning policy and having regard to guidance, including GP 15 in this SPG, the project promoter and any other applicant should assess potential impacts on highway infrastructure and ensure that highway improvements are provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air quality and severance.</p> <p>New development should be located so as to minimise the need to travel and maximise sustainable transport access. The County Council will expect the project promoter and any other applicant to identify opportunities for investment in local public transport and the enhancement of existing, and provision of new, pedestrian and cycle paths.</p>

## A55/ A5 Corridor

### Overview

5.2.45 This AoS forms a corridor around the A55 dual carriageway and A5 which bisect the Island on an east-west alignment between the Britannia Bridge and Valley. The A55 is a Trans European Network route (E22) and a key strategic transport corridor on the Island, essential to the economic performance of Anglesey and the wider North Wales region. The Wales Spatial Plan seeks to maximise



opportunities associated with the A55, particularly between the economies of Ireland, North Wales and beyond, whilst ensuring transport links between the hubs and rural areas are adequate to provide access to services, employment and leisure opportunities. The A5, meanwhile, is an important regional/county route.

5.2.46 Transport movements associated with the construction of Wylfa Newydd are likely to affect the A55 and A5 as the principle routes onto and across the Island and in consequence, there may be a need to improve highways capacity and resilience at several locations, including:

- A55 Britannia Bridge;
- A5 Menai Bridge;
- Around the A5/A5025 at Valley;
- A55 Junction 2 and 3 (A55/A5 junction); and
- Along the A55 (particularly at peak times of the day and holiday seasons).

5.2.47 The County Council will therefore support proposals for improvements to the highways network in connection with the Wylfa Newydd Project in the A55/A5 Corridor. Reflecting Development Plan policy and guidance contained in this SPG, the project promoter should also seek to reduce vehicle movements associated with the Wylfa Newydd Project including through investment in public transport and the provision of Park and Ride and Park and Share

sites at key residential hubs in this AoS (for example, near Valley, following the preference for locations within or adjoining the development boundaries of settlements set out in JLDP Policies PS9: Wylfa Newydd and Related Development and PS12: Wylfa Newydd – Park and Ride Facility and Park and Share Facilities), as well as through the provision of new, and enhancement of existing, pedestrian and cycle routes.

5.2.48 The A55/A5 Corridor includes the settlements of Valley, Gaerwen, Llanfairpwll and Menai Bridge which are identified as Local Service Centres in the JLDP and contain a range of important community facilities and services including primary schools, GP surgeries, post offices and, at Menai Bridge, a secondary school, library and leisure centre. Gaerwen and Valley are considered to have the potential to accommodate campus style temporary accommodation for workers subject to criteria set out in JLDP Policy PS10: Wylfa Newydd – Campus Style Temporary Accommodation for Construction Workers. All of the settlements listed are considered to have the potential to accommodate other types of development related to the Wylfa Newydd Project including those uses related to: permanent accommodation available to construction workers; employment; supply chain; park & ride/share, transportation and logistics. It is the County Council's view that other settlements in this AoS are unlikely to be suitable for accommodating Wylfa Newydd-related development due to their size and position in the settlement hierarchy.

## Opportunities

5.2.49 It will be important for transport infrastructure development in this AoS to complement other infrastructure investment proposals and enhancements including those contained in the Joint Local Transport Plan, the County Council's Highways Asset Management Plan (2011) and Cycle Strategy (2013) as well as highways capacity improvements linked with the Anglesey Enterprise Zone sites and other major strategic investments on the Island.

5.2.50 The Gaerwen Industrial Estate Anglesey Enterprise Zone site (EZ7) (safeguarded site C30 under JLDP Policy CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use) is located to the east of Gaerwen. The site includes existing industrial uses with significant potential for expansion and has spare capacity within the existing estate to accommodate low carbon energy businesses (JLDP Policy CYF 1 allocations C30 and C34). Other potential development opportunities in the A55/A5 Corridor include land near Mona Airfield (C31), which is potentially suitable for B2 and B8 uses.

5.2.51 The Menai Science Park (M-SParc), off Junction 7 of the A55 near Gaerwen, is being developed by Bangor University with support from the Welsh Government and the County Council. It is allocated under JLDP Policy CYF 1 as site C35 and Phase 1 is currently under

construction. It is anticipated that M-Sparc will become a hub for companies specialising in scientific innovation, providing high quality research and development space. The Park could host industry facing and science based research projects within the Small and Medium Enterprises community and within large corporates. It is hoped that M-Sparc will build on the existing strengths of Bangor University in a number of research areas, including energy, environmental services, clean technology, engineering and electronics. It is also envisaged that M-SParc will contribute towards establishing the Island as a centre of excellence for low carbon energy through the Enterprise Zone status and Anglesey's own Energy Island vision.

5.2.52 Horizon's third stage Pre-Application Consultation (PAC3) included Dalar Hir as the location for its single, proposed Park and Ride site. This facility would be located close to the A55 but would be neither within or adjacent to the development boundaries of centres located along or close to the transport corridor. The County Council remains to be persuaded that this location is compliant with JLDP Policy PS12 and considers there to be opportunities to develop additional, satellite Park and Ride / Park and Share facilities within this AoS, along the A55.

## Key Issues

5.2.53 There are a number of issues that will need to be considered by the project promoter or any other third party applicant in the A55/A5 Corridor AoS. These issues include:

- The natural environment: The Menai Strait is a European designated nature conservation site (Menai Strait and Conwy Bay SAC). A further SAC (Llyn Dinam) is located at Valley Lakes to the west of the AoS. There are several SSSIs within and in close proximity to the AoS including (but not limited to), Llyn Traffwll, Cors Bodwrog to the north-east of Gwalchmai, Malltraeth Marsh to the west of Pentre Brerw, Valley Lakes and Beddmanarch-Cymyran to the west of Valley. The Anglesey AONB is located to the far east and west of the AoS. The AoS also includes two Special Landscape Areas, one to the south of Llanfairpwll and the other to the south of Llangefnï;
- The historic environment: There are a large number of designated historic assets in the A55/A5 Corridor AoS including Listed Buildings and historic parks and gardens;
- Flood risk: There are a number of flood risk areas affecting parts of this AoS and in particular the south-east of Valley, which lies within Flood Zone C1;
- Utilities: A Water Cycle Study prepared by AMEC (2014) indicated that Llanfairpwll wastewater treatment works was operating close to its volumetric capacity. The catchments of Valley, Gaerwen and Llanfairpwll wastewater treatment works have experienced sewer network flooding incidents; and
- Social and economic: The A5 and A55 pass through and are adjacent to a number of settlements. Noise levels along and adjacent to the A55 are above 55dB (the World Health

Organisation's Guidelines for Community Noise (1999) sets an aspirational 55dB LAeq, 16hr noise level for the avoidance in the onset of annoyance).

- Highway & Junction Capacity: The impacts of the Wylfa Newydd Project and related development on the Island's principle routes of the A55 and A5 is a key consideration within the AoS. Highways issues include those around: the A55 Britannia Bridge; A5 Menai Bridge; the A5/A5025 at Valley; A55 Junction 2 and 3 (A55/A5 junction); and more broadly along the A55 as a whole (particularly at peak times and holiday seasons).
- Community Cohesion: Outside of the designated Local Service Centres of Valley, Gaerwen, Llanfairpwll and Menai Bridge the other Settlements in this AoS are relatively small and have a limited range of services and facilities. Consequently, it will be important to consider the socio-economic of development in this AoS including in respect of community cohesion, Welsh language and culture.

GP 35 A55/ A5 Corridor	
Associated and Related Development	
Temporary Construction Worker Accommodation	Proposals for temporary, campus-style development will be supported in Gaerwen or Valley with proposals expected to meet the requirements of JLDP Policies PS9 and PS10 and have regard to other relevant guidance in this SPG (GP 10a).
Housing	<p>Proposals for construction worker accommodation should be in accordance with relevant national policy and guidance, and the JLDP and have regard to the guidance set out in this and other SPG in terms of location, design and type.</p> <p>In accordance with JLDP Policy TAI 2, new residential development on unallocated, windfall sites should be located within the defined development boundaries of Gaerwen, Llanfair Pwllgwyngyll, Menai Bridge and Valley with a preference for development on brownfield sites and the following allocated sites: Llanfair Pwllgwyngyll - Land near Bryn Eira (T35) and Land near Penmynydd Road (T36); Menai Bridge – Ty Mawr (T37), Tyddyn Mostyn (T38) and Land near Lôn Gamfa (T39) and Valley – Former Cattle Market Site (T40). Residential development outside of the development boundaries will be required to be 100% affordable.</p>
Employment	The County Council supports the generation of suitable small and large scale new business opportunities in the A55/A5 Corridor related to the Wylfa Newydd Project. New employment

	<p>uses should be located on land safeguarded or allocated for employment uses under JLDP Policy CYF 1 (in, Gaerwen sites C30 and C34), or on suitable sites within or adjacent to the development boundaries of Valley, Llanfairpwll and Menai Bridge. In addition, the County Council will support employment related development on land allocated for B2 and B8 uses near Mona Airfield, Mona. In accordance with local and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundaries of the settlements listed above, subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundaries. The expansion of existing business will be supported provided that the development is consistent with national and local planning policy and guidance.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the A55/A5 Corridor that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa Newydd Project and which where practical can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and have regard to guidance set out in <a href="#">GP6</a> of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>The County Council supports proposals associated with improvements to the A55 and A5 and development of freight logistics in this AoS, subject to national and local planning policy and guidance as well as guidance contained in this SPG, particularly <a href="#">GP15</a>.</p>



	<p>In considering the suitability of the works proposed, the County Council will require evidence that:</p> <ul style="list-style-type: none"> <li>• The number of vehicles proposed is the minimum necessary and that other more sustainable methods of transportation to the main Wylfa Newydd site have been investigated and adopted where possible;</li> <li>• Appropriate Traffic Management Plans concerning the scheduling of movements, the bulking up of loads and the types of vehicles to be used will be adopted;</li> <li>• The works proposed minimise wherever possible the land take and severance that may otherwise occur to local communities; and</li> <li>• Full consideration has been given to pinch points and cross boundary impacts.</li> </ul> <p>To facilitate the sustainable movement of construction workers to and from the main Wylfa Newydd site, the County Council will support investment in public transport, cycle and pedestrian routes and the provision of Park and Ride and Park and Share, subject to the sequential approach set out in JLDP Policy PS12. Park and Ride and Park and Share facilities should, in preference, be located within or adjoining settlements with development boundaries along or close to the A55/A5 corridor in locations such as Valley, Gaerwen, Llanfairpwll and/or Menai Bridge. Where appropriate, the development of these facilities should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.</p>
Opportunities	
Gaerwen Industrial Estate Enterprise Zone Site	<p>The project promoter and any other applicant, in liaison with the County Council and the Welsh Government, should explore opportunities to locate Wylfa Newydd-related employment uses at the Gaerwen Industrial Estate Enterprise Zone site (EZ7). Proposals for construction worker accommodation, community facilities, services and infrastructure elsewhere in the AoS should support and complement the delivery of this and other Enterprise Zone sites where appropriate.</p>



Mona Industrial Estate and Allocation/ Safeguarded Land	The project promoter and any other applicant should explore the potential to utilise vacant plots at the established Mona Industrial Estate as well as the employment allocations/safeguarded sites located in Gaerwen within JLDP Policy CYF 1.
Menai Science Park (M-Sparc)	In liaison with Bangor University and the County Council, and subject to planning permission, the project promoter and any other applicant should explore the potential for Wylfa Newydd related development to be located at, or in close proximity to, M-Sparc, which is currently under construction.
Existing and Emerging Transport Proposals	<p>The project promoter and any other applicant will be expected to work in partnership with the County Council to identify opportunities to complement and support the delivery of County transport proposals, including those related to:</p> <ul style="list-style-type: none"> <li>• The Highways Asset Management Plan;</li> <li>• Highways capacity improvements linked with the Anglesey Enterprise Zone sites; and</li> <li>• The County Council's Cycle Strategy.</li> </ul> <p>The County Council will work with the project promoter and any other third party applicant to identify additional Park and Ride / Park and Share sites within locations that are compliant with JLDP Policy PS12.</p>
Key Issues	
Natural Environment	<p>Proposals in the A55/A5 Corridor, either alone or in combination with other developments, should not have adverse effects on the Menai Strait and Conwy Bay SAC and Llyn Dinam SAC (or their interest features) or other ecological assets such as SSSIs within and close to the AoS.</p> <p>Careful consideration should be given to the location, scale and design of development to the far west and east of the AoS, in order to conserve and enhance the Anglesey AONB and the Special Landscape Areas that are of relevance to the AoS. When designing necessary road improvements, the County Council will adopt a presumption against development within the AONB unless wider environmental and social benefits can be demonstrated to outweigh the adverse effects to it. It will also require: the use of materials for related structures (for acoustic</p>

	walls, footpaths etc.) that reflect local character; that Public Rights of Way are not severed (and that enhancements (condition, signage) to them are adopted); and that vegetation and wider habitat loss is minimised and where lost, it is replaced. Adverse effects on the natural environment should be avoided, mitigated and where appropriate compensated as far as possible and in accordance with national planning policy and guidance, the JLDP and as guidance contained in this SPG. Opportunities should also be sought to deliver biodiversity and landscape enhancements.
Historic and Built Environment	Development proposals, either alone or in combination with other developments, should seek to avoid adverse impacts on the area's historic assets (and their settings). In accordance with national and local planning policies and <a href="#">GP23</a> , an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites within and in close proximity to the A55/A5 Corridor.  Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, having regard to guidance included in this and other SPG adopted by the County Council.
Flood Risk	In accordance with national and local planning policies, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.
Utilities	In identifying locations and developing proposals for associated development in this AoS, the project promoter and any other applicant should work with Welsh Water, Scottish Power Energy Networks, and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development. This investment may include, for example, improvements to the electrical infrastructure and to the local sewerage infrastructure (dependent on the scale of associated development in the area).

	<p>The project promoter and any other applicant should enter into early discussion with Welsh Water in respect of any development proposals within the catchments of Gaerwen and Llanfairpwll wastewater treatment works.</p>
Social and Economic	<p>Proposals in the A55/A5 Corridor, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. In particular, careful consideration will need to be given to the potential impacts of development on existing community services and facilities in the AoS. In order to avoid placing pressure on existing provision, and to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p> <p>The project promoter and any other applicant should minimise adverse impacts on residential amenity from light, air, vibration and noise pollution associated with the construction and operation of transport related development. Reflecting GP7, measures to minimise adverse impacts may include:</p> <ul style="list-style-type: none"> <li>• Identifying Park and Ride and Park and Share facilities close to Britannia Bridge to intercept private cars and reduce traffic movements along the A55/A5;</li> <li>• Screening construction activities;</li> <li>• Providing compensation to affected receptors;</li> <li>• HGV routing;</li> <li>• Restrictions to construction working hours and traffic management; and</li> <li>• Monitoring of potential impacts including in respect of noise, air quality and light pollution.</li> </ul> <p>Proposals, either alone or in combination with other developments, should not have an adverse impact on Welsh language and culture in the A55/A5 Corridor. The County Council will expect a Welsh Language Statement or a more detailed Welsh Language Impact Assessment to be submitted with all</p>

	related development planning applications in this AoS, dependent on the thresholds set out in JLDP Policy PS1 and details of the proposal.
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## Anglesey Coast and Rural Hinterland

### Overview

- 5.2.54 Anglesey Coast and Rural Hinterland is the largest of the seven AoS and covers the coastal and predominantly rural parts of the Island, away from the main centres and transport corridors. It includes some of the most environmentally sensitive parts of Anglesey, such as the World Heritage Site around Beaumaris, European and nationally designated nature conservation sites and substantial parts of the Anglesey AONB and Heritage Coast.
- 5.2.55 Despite the lack of Urban Service Centres, this AoS is estimated to contain well over half of the Island's population, accommodated within the collection of villages, hamlets and isolated dwellings. The AoS includes the designated Local Service Centres of Benllech, Pentraeth, Beaumaris, Rhosneigr and Bodedern. These centres, along with Pentraeth, are accessed via the A5025 with, south of the A55, the A4080 providing access to Rhosneigr. The Holyhead-Chester railway also runs through the southern half of the AoS with stations (request stops) at Ty Croes and Rhosneigr. Bodedern is accessed from either the A55 or A5025 via the B5109. Anglesey Airport is also located to the south of this AoS within RAF Valley.
- 5.2.56 There are mixed socio-economic conditions present within this AoS. Its LSOAs do not feature within those most deprived on the Island; however, there is a distinctive north- south and east-west split between the LSOAs with those in the north-south at greater levels of overall deprivation.
- 5.2.57 Reflecting the JLDP, it is the County Council's view that only a limited level of Wylfa Newydd-related development should be accommodated in this AoS (where the policy emphasis is towards the protection and enhancement of the environment and maintenance of existing communities). Wylfa Newydd-related development may be appropriate within the settlement of Bodedern which is located close to the A5025 and A5/A55 corridors and benefits from a range of important community facilities and services including a primary school, secondary school, GP surgery and post office. However, development in Bodedern must be of a scale appropriate to the settlement's capacity to accommodate growth.

### Opportunities

- 5.2.58 Reflecting the rural character of this AoS, there are few allocated JLDP sites with the potential to accommodate Wylfa Newydd-related development. Anglesey Airport is located less than 3km from the A55 and provides a gateway for both business and leisure travellers to North West Wales, linking the Island with Cardiff. The Airport has the capacity to expand

its existing services to include other UK locations if required and whilst air travel will not form the primary mode of transport for a large proportion of the Wylfa Newydd workforce, it could support the movement of some suppliers or specialist contractors.

## Key Issues

5.2.59 The County Council recognises the importance of the built and natural environment within the Coast and Rural Hinterland AoS as well as the socio-economic conditions experienced by its communities. Settlements do not possess a full range of services and facilities whilst connectivity is lower than for some of the other settlements on the Island. Local communities are not therefore considered appropriate to receive substantial levels of Wylfa Newydd-related development.

5.2.60 Key issues that will need to be considered by the project promoter or any other applicant looking to locate any development within this AoS will include:

- The natural environment: The Anglesey Coast and Rural Hinterland AoS includes a number of European designated conservation sites, nationally designated SSSIs and National Nature Reserves. It also includes substantial parts of the Anglesey AONB and the Heritage Coast. Special Landscape Areas (designated under JLDP Policy AMG2: Special Landscape Areas) also lie within this AoS;
- The historic and built environment: A number of the settlements in the Anglesey Coast and Rural Hinterland AoS contain Listed Buildings and Conservation Areas with Beaumaris forming part of the wider World Heritage Site. Conservation Areas in the AoS include Bodedern, Aberffraw and Beaumaris. Archaeological remains are also present across the Island and are less likely to have been disturbed given the predominantly rural character of the area;
- Housing & Community: Settlements in the Anglesey Coast and Rural Hinterland AoS are relatively small and have a limited range of services and facilities. Medium and higher order facilities are concentrated in the Local Service Centres of Benllech, Beaumaris and Rhosneigr with the other Local Service Centres and Service Villages accommodating a lower level of provision. Access to multiple facilities differs throughout the AoS with greater distances to travel (over 10 minutes' drive time) experienced within the central part of the Island (the area around llyn Alaw) and much of the coastline including the area around RAF Valley. This AoS does not include areas experiencing the greatest levels of multiple deprivation on the Island; however, there is a distinctive pattern to the deprivation experienced within the LSOAs showing comparatively higher levels of deprivation running north-south across the Island as opposed to those that run east-west;

- Tourism: The rich built and natural environment of the Anglesey Coast and Rural Hinterland AoS plays an important role in the Island's tourism economy with much of the Anglesey's tourism accommodation located within it. The wards of Trearddur, Llanbedrgoch and Llanidan accommodate a significant percentage of the Island's static and tourer sites; and
- Utilities: Given the rural nature of this AoS, water supply availability may be a key constraint.
- Highways: A key issue is to ensure that appropriate traffic management measures are implemented which reduce the likelihood of roads to act like 'rat runs' through populated areas.

GP 36 Coast and Rural Hinterland	
Associated and Related Development	
Temporary Construction Worker Accommodation	In line with JLDP Policy PS10, the County Council will not support proposals for campus style temporary construction worker accommodation development in the AoS. The County Council will support applications for either existing or proposed static homes or tourer sites to accommodate construction workers only where the development can be shown to be compliant with JLDP Policy TAI 14 and regard is given to guidance set out in this SPG.
Housing	<p>In accordance with the JLDP, the County Council may support the development of a limited number of permanent housing accommodation units:</p> <ul style="list-style-type: none"> <li>• Within the defined development boundaries of Local Service Centres, Service Village and Local, Rural and Coastal Villages in accordance with JLDP Policies TAI 2, TAI 3 and TAI 4 respectively. Residential development outside of the development boundaries will be required to be 100% affordable.</li> <li>• Where they are of a character and scale appropriate to the settlement within which they are to be located; and</li> <li>• Where they would deliver a legacy of long-term local need accommodation.</li> </ul> <p>On the basis of its location in relation to the A55, A5025 and Holyhead, Bodedern is considered to be a key settlement in</p>



	<p>this AoS and is designated as a Local Service Centre. It is environmentally sensitive (it includes a Conservation Area) but it does accommodate the only secondary school in the AoS, is served by public transport and contains a reasonable number of other services and facilities. JLDP Policy TAI 2 allocates one site for residential development on Land near Llwyn Angharad (T33) and would support its use for open market housing (with a proportion as affordable) as mitigation of the effects upon the local housing market as a result of construction worker demand. As an alternative, part of the site could be brought forward as accommodation for construction workers provided that the housing offers a longer term legacy benefit to the local community in terms of local need housing once the construction phase has been completed. Any such development should be supported by improvements to the existing bus service (particularly the frequency of service) and should be of design, scale and character appropriate to the settlement.</p> <p>Similar considerations will be applied to the allocated site at Benllech (Adjoining Wendon Café, T32) under Policy TAI 2 and in the consideration of applications on windfall sites.</p> <p>Additionally, an allocation for local market housing is identified in Beaumaris (Casita, T31) under JLDP Policy TAI 5. The bringing forward of this site to help meet the housing needs of Beaumaris would be supported.</p>
Employment	<p>The County Council is generally unlikely to support the generation of new business opportunities and supply chain opportunities in the Anglesey Coast and Rural Hinterland AoS related to Wylfa Newydd.</p> <p>The County Council may support appropriate small scale employment generating proposals on suitable sites where there is strong justification with respect to operational need and due consideration of environmental and social issues.</p> <p>The expansion of existing business will be supported provided that the development is consistent with national and local planning policy and guidance.</p>

Community Facilities and Services	The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa Newydd Project and which can be made available post construction as a permanent legacy benefit. The location, scale and design of new community facilities and services or improvements to existing ones should accord with JLDP policy and guidance set out in this SPG. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').
Transport	The County Council does not anticipate a need to substantially improve transport infrastructure within the AoS as a result of the Wylfa Newydd Project on the basis of the level of development that is expected to be accommodated in this AoS. Localised improvements may, however, be appropriate to access Anglesey Airport including the improvement of public transport connections to settlements and communities across the Island.
Opportunities	
Anglesey Airport	<p>Opportunities to expand the air services currently offered at Anglesey Airport in response to the possibility of increased demand related to the Wylfa Newydd Project would be supported by the County Council, subject to environmental considerations.</p> <p>Expansion of air services may require development at the Airport. Such development must be able to demonstrate that it will not lead to unacceptable effects upon the environment, that it will take place within the boundary of the existing site and that it will not compromise the operations of the adjoining RAF station. Improvements to the accessibility of the Airport by sustainable transport means would be sought.</p>

Key Issues	
Natural Environment	<p>Proposals in the Anglesey Coast and Rural Hinterland AoS, either alone or in combination with other projects, should not have an adverse effect on the many European and nationally designated conservation sites (or their interest features) that exist within the AoS or that are adjacent to it. Proposals should also conserve and enhance the Anglesey AONB, the Heritage Coast, areas of outstanding historic landscapes and the Special Landscape Areas.</p> <p>Careful consideration should be given to the location, scale and design of development in order to prevent adverse effects from occurring, in accordance with the guidance contained in this and other SPG prepared by the County Council.</p> <p>Opportunities should also be sought to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other projects, should seek to avoid adverse impacts on the historic assets (and their settings) contained in this AoS including, for example, the Bodedern Conservation Area.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Social and Economic	<p>Proposals in the Anglesey Coast and Rural Hinterland AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses, including tourism and quality of life. An assessment of the socio-economic impacts of proposals in this AoS should be undertaken, the detail of which should be commensurate with the type and scale of development proposed.</p> <p>Appropriate mitigation and/or compensation should be implemented to address significant adverse effects. In particular, careful consideration will need to be given to the potential impacts of development on existing tourism accommodation, including static and tourer caravan sites, and community services and facilities in the AoS. In order to avoid</p>

	<p>placing pressure on existing provision, and to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p> <p>The County Council will only support development where it does not place additional demands upon existing services that cannot be met, unless these demands are funded by the project promoter or any other applicant. Access to existing services by a range of sustainable transport modes will be required and the County Council will expect the project promoter or any other applicant to identify opportunities for investment in local public transport and the enhancement of existing, and provision of new, pedestrian and cycle paths.</p> <p>The rural centre of the Island is not considered to be appropriate for development related to Wylfa Newydd due to its comparative remoteness.</p> <p>Proposals, either alone or in combination with other developments, should not have an adverse impact on Welsh language and culture in the Anglesey Coast and Rural Hinterland AoS. The County Council will expect a Welsh Language Statement or a more detailed Welsh Language Impact Assessment to be submitted with all related development planning applications in this AoS, dependent on the thresholds set out in JLDP Policy PS1 and details of the proposal.</p>
Tourism	<p>Proposals in the Anglesey Coast and Rural Hinterland AoS, either alone or in combination with other developments, should not adversely affect the tourism potential of the area. A detailed assessment of potential effects associated with development in this AoS on tourism (both alone and in combination with other proposals) will be expected.</p> <p>Measures to address any potential adverse impacts on tourism and maximise opportunities from investment could include:</p> <ul style="list-style-type: none"> <li>• Maintenance and, where possible, enhancement of access to the coast allied with improvement to the Wales Coast Path;</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks;</li> <li>• Improvements to visitor infrastructure and facilities; and</li> <li>• Destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership and the County Council.</li> </ul> <p>The development of small-scale, high quality tourism accommodation for temporary use by construction workers may be supported in this AoS, subject to JLDP Policies P 9 and TAI I4 (in the case of caravans, mobile homes and other forms of non- temporary accommodation) and guidance contained in GP12 and GP13a/GP13b of this SPG.</p>
Utilities	<p>In identifying locations and developing proposals for associated development in this AoS, the project promoter or any other applicant should work with Welsh Water, Scottish Power Energy Networks, and Wales &amp; West Utilities to ascertain if investment and upgrade of the existing infrastructure network, including IT infrastructure/broadband, is required to accommodate any additional development.</p> <p>In particular, given the rural nature of this AoS, water supply availability may be a key constraint and the project promoter or any other applicant should discuss any proposals with Welsh Water.</p>
Highways	<p>The project promoter or any other applicant should ensure that proposals, either alone or in combination with other developments, do not exacerbate traffic congestion and traffic management measures limit the opportunity for areas to become 'rat-runs'. In accordance with national and local planning policy and guidance and in having regard to GP15 in this SPG, the project promoter or any other applicant should assess potential impacts on highway infrastructure and ensure that highway improvements are provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air quality and severance.</p>

## List of Abbreviations

AoS	Area of Search
CBC	Community Benefit Contributions
CFMP	Catchment Flood Management Plan
dB	Decibel
DCO	Development Consent Order
DMP	Destination Management Plan
EIP	Energy Island Programme
EqIA	Equality Impact Assessment
GP	Guiding Principle
GVA	Gross Value Added
Ha	Hectare
HER	Historic Environment Record
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
JLDP	Joint Local Development Plan
LAeq	Equivalent Continuous Sound Level
LNG	Liquid Natural Gas
LIR	Local Impact Report
LPA	Local Planning Authority
LSOA	Lower Super Output Area
MOLF	Marine Off-Loading Facility
MW	Megawatt
NNB	New Nuclear Build
NPS	National Policy Statement

NSIP	Nationally Significant Infrastructure Project
ONR	Office for Nuclear Regulation
PAC	Pre-Application Consultation
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SIP	Single Integrated Plan
SMP	Shoreline Management Plan
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
TAN	Technical Advice Note
TTWA	Travel to Work Area
WLIA	Welsh Language Impact Assessment



## Appendix A

Table A.1 provides an overview of the relationship between the project-wide Guiding Principles (GPs) contained in Section 4 of this SPG and other relevant National Policy Statements and national (Wales) and local planning policy, including:

- Overarching National Policy Statement for Energy (EN-1) (2011);
- National Policy Statement for Nuclear Power Generation (EN-6) (2011);
- Planning Policy Wales (2016);
- Technical Advice Notes (TANs);
- Anglesey and Gwynedd Joint Local Development Plan (JLDP): and
- Other SPG adopted by Isle of Anglesey County Council.

It should be noted that Table A.1 identifies the key policy linkages only and should not be viewed as an exhaustive list of all policy that may be relevant to this SPG.

**Table A.1 Schedule of Project-Wide Guidance Principle Policy Linkages**

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 1: Supporting the Anglesey Energy Island Programme and Anglesey Enterprise Zone	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7	-	Strategic Policies PS9, PS13	-
GP 2: Local Job Creation and Skills Development	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7	-	Strategic Policies PS5, PS9, PS13	-
GP 3: Supporting Employment, Logistics and Transport Uses	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7	-	Strategic Policies PS4, PS5, PS9, PS11, PS13, PS17	-

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 4: Supporting the Local Supply Chain and Service Businesses	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7, 10	TAN 4	Strategic Policies PS5, PS9, PS13, PS17,	-
GP 5: Supporting the Visitor Economy	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7, 11	TAN 13	Strategic Policies PS9, PS13, PS14	-
GP 6: Maintaining and Enhancing Community Facilities and Services	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 10, 11	TAN 4, TAN 16	Strategic Policies PS1, PS2, PS5, PS9, PS15, PS17	-
GP 7: Protecting Health	Paras 14.3.1 – 14.4.3	Paras 3.12.7 – 3.12.11	Chapters 4, 13	TAN 11, TAN 12	Strategic Policies PS5, PS9	Design in the Urban and Rural Built Environment

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 8: Supporting Healthy Lifestyles	Paras 4.13.4, 5.10.5 – 5.10.24	Paras 3.12.7 – 3.12.11	Chapters 4, 11	TAN 12, TAN 16	Strategic Policies PS2, PS5, PS9	-
GP 9a: Maintaining and Creating Cohesive Communities GP 9b: Maintaining and Creating Cohesive Communities – Campus Style Temporary Accommodation for Construction Workers	Para 5.12.3	Paras 3.12.7 – 3.12.11	Chapter 4	TAN 12, TAN 20	Strategic Policies PS1, PS2, PS5, PS9, PS10, PS17,	Planning and the Welsh Language, Design in the Urban and Rural Built Environment

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 10a: Permanent Housing GP 10b: Campus Style Temporary Construction Worker Accommodation	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 9	TAN 2	Strategic Policies PS2, PS5, PS9, PS10, PS16, PS17, PS18	-
GP 11: Latent Supply	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 9	TAN 2	Strategic Policies PS9, PS16	-
GP 12: Tourism Accommodation	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 11	TAN 13	Strategic Policies PS9, PS14	Holiday Accommodation
GP 13a New Caravan or Other Forms of Non- permanent Accommodation Sites for Temporary Residential Use	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 11	TAN 13	Strategic Policies PS9, PS14	Holiday Accommodation

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 13b Use of Existing Holiday Caravans or other Form of Non-Permanent Accommodation						
GP 14: Maintaining and Strengthening Welsh Language and Culture	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapter 4	TAN 20	Strategic Policies PS1, PS2, PS5, PS9	Parking Standards, Design in the Urban and Rural Built Environment
GP 15: Transport	Paras 5.13.3 – 15.13.12	Paras 3.15.1 – 3.15.3	Chapters 4, 8	TAN 18	Strategic Policy PS2, PS4, PS5, PS9, PS11, PS12, PS13, PS15	Design in the Urban and Rural Built Environment

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 16: Utilities Provision	Para 5.12.3	Paras 3.11.3 – 3.11.4, 3.15.1 – 3.15.3	Chapters 4, 12	TAN 19	Strategic Policies PS2, PS3, PS5, PS9, PS13,	-
GP 17: Managing Waste Sustainably	Paras 5.14.6 – 5.14.9	-	Chapters 4, 12	TAN 21	Strategic Policies PS2, PS5, PS6, PS9, PS21	Design in the Urban and Rural Built Environment
GP 18: Nuclear Waste Storage Facilities	-	Para 2.11.3	-	-	Strategic Policy PS9	-
GP 19: Mitigating Climate Change	Paras 4.5.1, 5.2.6 – 5.2.13	-	Chapters 4, 12	TAN 8, TAN 22	Strategic Policies PS2, PS5, PS6, PS7, PS9, PS19	Onshore Wind Energy, Design in the Urban



Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
						and Rural Built Environment
GP 20: Adapting to Climate Change	Paras 5.5.5 – 5.5.17, 5.7.4 – 5.7.25	Paras 3.6.6 – 3.6.16, 3.8.3 – 3.8.5	Chapters 4, 13	TAN 14, TAN 15, TAN 22	Strategic Policies PS2, PS5, PS6, PS9	-
GP 21: Conserving and Enhancing the Natural Environment	Paras 5.3.3 – 5.3.20, 5.9.5 – 5.9.23, 5.10.5 – 5.10.24	Paras 3.9.3 – 3.9.6, 3.10.6 – 3.10.8	Chapters 4, 5, 13	TAN 5	Strategic Policies PS2, PS5, PS9, PS19	Design in the Urban and Rural Built Environment

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 22: Conserving the Water Environment	Paras 5.15.2 – 5.15.10	Paras 3.7.3 – 3.7.8	Chapters 4, 5, 12, 13	TAN 5, TAN 14, TAN 22	Strategic Policies PS2, PS5, PS6, PS9, PS19	Design in the Urban and Rural Built Environment
GP 23: Conserving and Enhancing the Historic Environment	Paras 5.8.8 – 5.8.22	-	Chapters 4, 6	-	Strategic Policies PS2, PS5, PS9, PS20	-
GP 24: Planning Obligations	Para 4.1.8	-	Section 3.7	-	Strategic Policies PS2, PS9	Planning Obligations

Wylfa Newydd SPG Project-Wide Guiding Principle	Principal Policy/Guidance					
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Anglesey and Gwynedd Joint Local Development Plan Strategic Policies</i>	<i>SPG</i>
GP 25: Use of Council Powers	-	-	-	-	-	-
GP 26: Implementation and Monitoring	-	-	-	-	Strategic Policy PS9	-