

Wylfa Newydd Project

Statement of Common Ground between Horizon Nuclear Power Wylfa Limited and Llanbadrig Community Council

PINS Reference Number: EN010007

19 February 2019

Revision 1.0

Examination Deadline 6

Regulation Number: 5(2)(q)

Planning Act 2008

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

[This page is intentionally blank]

Contents

1	Introduction	1
1.1	Status of this SoCG	1
1.2	Purpose of this SoCG	1
1.3	Description of Development.....	2
	<i>The Wylfa Newydd Project</i>	2
	<i>The Enabling Works</i>	2
	<i>The Wylfa Newydd DCO Project</i>	2
2	Role of Llanbadrig Community Council.....	5
3	Overview of Engagement	6
4	Current Position	7
4.1	Position of Horizon Nuclear Power and LICC	7

List of Tables

Table 3-1	Summary of SoCG Meetings.....	6
Table 4-1	Statement of Common Ground between LICC and Horizon	9

List of Figures

Figure 2-1	Geographical extent of LICC and the NACP.....	5
------------	---	---

[This page is intentionally blank]

1 Introduction

1.1 Status of this SoCG

- 1.1.1 This Statement of Common Ground (hereafter referred to as the 'SoCG') is being submitted to the Examining Authority as an agreed final version at Deadline 6, in accordance with the examination timetable.
- 1.1.2 This is a jointly agreed statement between Horizon and Llanbadrig Community Council. It is an accurate reflection of agreed, disagreed and ongoing matters at Deadline 6.
- 1.1.3 It is noted that, due to the programme for drafting, other documents submitted at Deadlines 5 and 6 are not fully reflected in this final SoCG. Where documents have been updated for these deadlines (for example the Wylfa Newydd CoCP) this does not change the status of the matters subject to this SoCG.

1.2 Purpose of this SoCG

- 1.2.1 This SoCG is a final agreed document that has been prepared by Horizon Nuclear Power (hereafter referred to as 'Horizon') and Llanbadrig Community Council (hereafter referred to as 'LICC'). It has been prepared in accordance with the guidance published by the Department of Communities and Local Government (hereafter referred to as 'DCLG Guidance')¹ and example SOCG documents provided on the Planning Inspectorate's website².
- 1.2.2 Paragraph 58 of the DCLG Guidance states:

"A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. As well as identifying matters which are not in real dispute, it is also useful if a statement identifies those areas where agreement has not been reached. The statement should include references to show where those matters are dealt with in the written representations or other documentary evidence"
- 1.2.3 The aim of this SoCG is to therefore provide a clear position of progress and extent of discussions and agreement between Horizon and LICC on matters relating to the Wylfa Newydd Project.
- 1.2.4 The preparation of this SoCG has been informed by a programme of discussions between Horizon and LICC. Discussions to inform the first draft SoCG were initially managed through a meeting attended by LICC, Horizon and DWD planning consultants on 20 August 2018.
- 1.2.5 This SoCG has evolved through a series of iterative drafts. These drafts have been informed by on-going meetings between Horizon and LICC. The first

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

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418015/examinations_guidance-_final_for_publication.pdf

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

draft of this SoCG was provided by Horizon on 20 August 2018, for input and comment by LICC.

1.2.6 This SoCG is being submitted to the Examining Authority in relation to the application by Horizon under section 37 of the Planning Act 2008 (the Act) for an order granting development consent for the construction of the Wylfa Newydd DCO Project.

1.3 Description of Development

The Wylfa Newydd Project

1.3.1 The Wylfa Newydd Project includes:

The Enabling Works

1.3.2 The Enabling Works comprise the Site Preparation and Clearance Proposals (SPC Proposals) and the A5025 On-line Highway Improvements.

1.3.3 Horizon has submitted applications for planning permission for the Enabling Works under the Town and Country Planning Act 1990 to the Isle of Anglesey County Council (IACC) as local planning authority. The On-line Highway Improvements were granted planning permission on 13th July 2018 (ref: 27C106E/FR/ECON). The planning authority resolved to grant the SPC application subject to the signing of a legal agreement on the 5th September 2018. The Welsh Government wrote to the IACC on 13 December 2018 directing that the SPC application should be determined by the Welsh Ministers (referred to as a call-in). Horizon has now written to IACC and Welsh Government to confirm that it is withdrawing the SPC application and that all works included within the SPC application have also been applied for as part of the DCO application.

1.3.4 In order to maintain flexibility in the consenting process for the Wylfa Newydd DCO Project, the SPC Proposals have also been included in the DCO application. The A5025 On-line Highway Improvements are not part of the DCO application.

The Wylfa Newydd DCO Project

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

The Nationally Significant Infrastructure Project (NSIP)

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

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

Associated Development

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

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

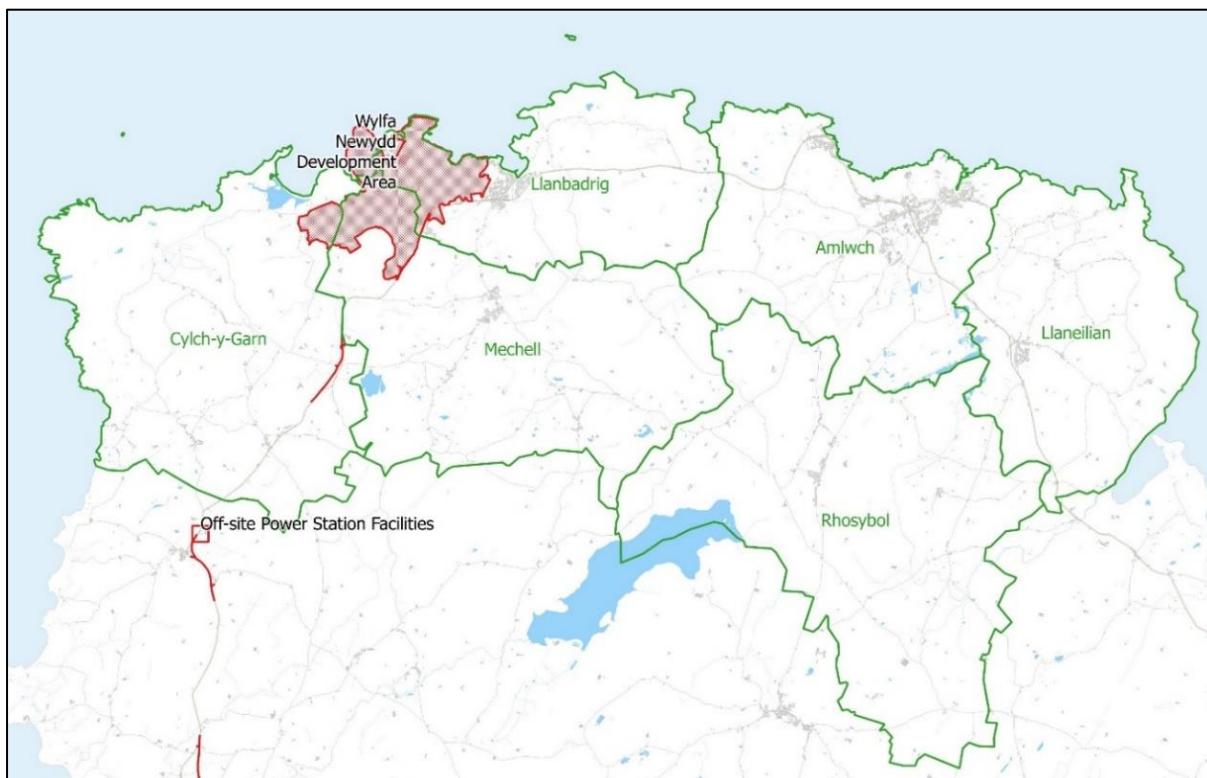
Licensable Marine Activities

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

2 Role of Llanbadrig Community Council

- 2.1.1 Llanbadrig Community Council is representative of one of the host communities in terms of the Wylfa Newydd Project. The independent views of LICC are covered within this SoCG and relate to local issues and concerns.
- 2.1.2 Horizon is also engaging with the North Anglesey Councils Partnership (NACP) to prepare a Statement of Common Ground to discuss issues that relate to the wider north of Anglesey. The group of town and community councils of the NACP comprises Amlwch, Cylch y Garn, Llanbadrig, Llaneilian, Mechell and Rhosybol.
- 2.1.3 The independent views of LICC are therefore covered within this SoCG and are not necessarily reflective of the views of the NACP as a whole.
- 2.1.4 The figure below sets out the area covered by the NACP in relation to the Wylfa Newydd Development Area and delineates the spatial area covered by LICC.

Figure 2-1 Geographical extent of LICC and the NACP



3 Overview of Engagement

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

Table 3-1 Summary of SoCG Meetings

Meeting Date	Attendees	Purpose of Meeting
20 August 2018	Horizon, Quod, DWD, representatives of LICC	Initial meeting to discuss approach to SoCG and key issues
11 October 2018	Horizon, DWD, representatives of LICC and MCC	Joint meeting with Mechell Community Council to continue SoCG discussions
26 January 2019	Representatives of MCC	Final comments on SoCG provided via email

4 Current Position

4.1 Position of Horizon Nuclear Power and LICC

- 4.1.1 Horizon has engaged proactively with LICC to develop this draft SoCG. Details of this engagement are set out in Table 4-1. This SoCG has been developed as an iterative draft by Horizon to reflect our understanding of LICC's position expressed verbally at meetings, or through correspondence, and is an accurate reflection of agreed, disagreed and ongoing matters.
- 4.1.2 The following schedule sets out the position of LICC alongside Horizon's position following an initial meeting where LICC's key issues were discussed. It sets out matters by topic area and an indication of whether the issue is agreed (green), not agreed (red) or ongoing (amber). It is recognised that there will be some issues that are yet to be agreed which relate to information to be submitted later in the examination process. For these issues, the table sets out the current position based on the information shared by Horizon for submission at Deadline 5 and that submitted to date.

[This page is intentionally blank]

Table 4-1 Statement of Common Ground between LICC and Horizon

Topic	Sub Topic	Issue	SoCG ID	Document Ref/ Signpost/ Routemap	Llanbadrig Position	Horizon Position	RAG	Action required to inform discussion on the issue
Principle	Support for Project	Principle of Development	LICC1	Chapter C1 (Project-wide effects – Socio-economics) [APP-088]	LICC supports the Wylfa Newydd DCO Project in principle, in particular in relation to the economic benefits in terms of jobs and skills, but wishes to ensure that the development comes forward in a way which minimises the impact on the local area, and North Anglesey in particular, and maximises the benefits.		Agreed	No further action
Visual and Social Impacts	Landscape and Agricultural Land	Impact on Landscape	LICC2	Landscape and Habitat Management Strategy [REP2-039]	LICC has previously raised concerns with the implications of works being carried out under the potential consent for site preparation and clearance and the Wylfa Newydd DCO Project not coming forward. Due to the Welsh Government's decision to call in the Site Preparation and Clearance works Horizon has decided not to pursue the site preparation and clearance works separately via the Town and Country Planning Act application route.		Agreed	No further action
Consolidation	Emergency Facilities	Co-location of Emergency Facilities	LICC3	Off-Site Power Station Facilities sub-CoCP [APP-417]	LICC has previously been concerned that the distance between the WNDA and the Mobile Emergency Equipment Garage, Environmental Services Laboratory and Alternative Emergency Control Centre at the bus garage site in Llanfaethlu is relatively significant and sought reassurance the location satisfies the requirements of the Office for Nuclear Regulation (ONR). LICC and Horizon agree that the ONR will not set the distance and size of the Off-site Emergency Planning Area until the site approaches the arrival of nuclear fuel. Ongoing discussions between Horizon and the ONR gives Horizon confidence that the location will meet regulatory requirements.		Agreed	No further action
		Conflicts in Emergency	LICC4	Wylfa Newydd Code of Construction Practice [REP2-031]	LICC has previously expressed concerns that the MEEG/AECC/ESL site is opposite the new unitary Ysgol Rhyd y Llan and sought further information on arrangements to avoid conflict with the school during emergency. Both parties recognise that whilst the facility is not directly opposite the school, as part of Horizon's proposals to develop the scheme, safety is the company's overriding principle and is integral to everything that Horizon does. As part of this Horizon is working closely with all the emergency services and ONR in order to ensure the correct processes and procedures are in place, in the unlikely event an incident at the Wylfa Newydd site power station occurs and the on-site AECC is unavailable. The community safety management measures are set out within the Wylfa Newydd Code of Construction Practice.		Agreed	No further action
Temporary Accommodation	Design of Campus	Noise, Light and Visual Pollution	LICC5	Site Campus [REP4-028]] Phasing Strategy [REP4-014] Main Power Station Site sub-CoCP [REP2-032]	Understand the argument for concentrating temporary accommodation on site, however we are concerned that the latest proposal is to increase the number of workers living on site from 500 to 4000 and that they be housed in structures of 4 or 7 storeys with associated noise and light pollution. The campus would dwarf the adjacent communities of Cemaes and Tregele and be more than three times the total population of Llanbadrig. If during examination the Examining Authority impose a restrictions of 500 workers on the Site Campus, LICC support the remaining 3,500 workers being housed at Rhosgoch.	Horizon's justification for the Site Campus Strategy is outlined in the Workforce Accommodation Strategy [APP-412]. The proposed Site Campus will be a temporary facility, completed in phases. Horizon's approach is reflected in the updated Phasing Strategy [REP4-014] submitted at Deadline 4 on 17 January 2019. Horizon would deliver the Site Campus in the following three phases: <ul style="list-style-type: none">• Deliver the first 1,000 beds of Site Campus along with a central amenity/welfare building prior to exceedance of 2,200 Non-Home Based Workers• Deliver further 1,000 beds prior to exceedance of 4,200 Non-Home Based workers; and• Deliver the final 2,000 beds prior to exceedance of 6,700 Non-Home Based workers In addition Horizon proposes to sign up to an occupancy target on the Site Campus of 85%	Not Agreed	No further action

Topic	Sub Topic	Issue	SoCG ID	Document Ref/ Signpost/ Routemap	Llanbadrig Position	Horizon Position	RAG	Action required to inform discussion on the issue
						<p>occupancy over a 3-month period in order to ensure high occupancy on the Site Campus. Horizon consider high occupancy would already be delivered by:</p> <ul style="list-style-type: none"> Ensuring the Site Campus meets expectations for the workforce Proximity of Site Campus to the WNDA therefore reducing need and time to travel Incentivisation of Site Campus occupancy through the WAMS <p>It is expected that the majority of the temporary residential units would be four storeys in height and the buildings in later phases of the build programme may be up to seven storeys in height. However, the seven storey accommodation will be located in areas where the topography is lowest so that the accommodation will appear at broadly the same height from long distance views. This is shown in more detail on plans WN0902-HZDCO-SCA-DRG-00002 rev 2.0 and WN0902-HZDCO-SCA-DRG-00003 rev 1.0 that are contained within the Site Campus plans [REP4-028].</p> <p>Additionally, the design of the Site Campus will seek to minimise visual impacts including a screening of the Site Campus from Tregele and partially from Cemaes which will help mitigate noise and light spill from the site.</p>		
						<p>We wish to know in detail what measures Horizon plans to adopt to minimise negative impact on the native population. There is concern that a hard-working contractor population may in rest periods indulge in anti-social behaviour. At the very least there should be increased policing and upgraded CCTV. Perhaps Horizon could encourage and support established social activities that could be constructive recreation for contractors e.g. Cemaes Football Club, Cemaes RNLI, Charles Henry Ashley Lifeboat etc.</p>		No further action
Workers	Impact of Workers on Community and Prevention Measures		LICC6	Workforce Management Strategy [APP-413]		<p>Horizon has established a Workforce Management Strategy (WMS) [APP-413] and intends to submit an updated version at Deadline 5 which sets out the measures to minimise negative impacts on the local communities and prevent anti-social behaviour. This includes sanctions to be enforced by Horizon through its contractors through a code of conduct that will apply to all personnel and employers whilst working on the project.</p> <p>Horizon continues to discuss mitigation with North Wales Police in order to minimise negative impacts on the native population. In addition, Horizon is proposing to make a Public Service (Police) Contribution to North Wales Police towards building resilience and mitigating impacts of the Wylfa Newydd Project on police services on Anglesey. The first instalment is proposed to be paid prior to implementation with subsequent annual payments thereafter for the duration of the construction period (Schedule 9 Section 3 of the Draft DCO S106 Agreement issued to IACC and Welsh Government on 23 January 2019).</p> <p>The Site Campus will provide a range of social, leisure and sporting facilities in order to occupy workers during their free time including a multi-use games area, gym and a number of other facilities; however, Horizon are not able to require that workers use these facilities.</p>		

Topic	Sub Topic	Issue	SoCG ID	Document Ref/ Signpost/ Routemap	Llanbadrig Position	Horizon Position	RAG	Action required to inform discussion on the issue
Affected Residents	Relocation of residents	Neighbourhood Support Scheme	LICC7	Mitigation Route Map [REP2-038] Code of Construction Practice [REP2-031]	<p>As site preparation and construction approaches with the prospect of even greater impact on the local road area, more residents, particularly those in Tregele, are considering whether their best option is to relocate with help through the Neighbourhood Support Scheme (NSS). It is therefore imperative that there is clarity over the details of the NSS and that many questions are answered:</p> <p>a. What criteria determine inclusion in the NSS? [SEP]</p> <p>b. What properties by name/address are included in the NSS? [SEP]</p> <p>c. How many property owners have taken advantage of the NSS so far? [SEP]</p> <p>d. What proportion of those eligible does this represent? [SEP]. The NSS-Property Price Support refers to the possibility of three valuations. It is [SEP]unreasonable that Horizon requires a property owner unhappy with Horizon's [SEP]valuation to bear the cost of their own valuation? [SEP]</p> <p>f. The PPS proposes a £5,000 payment towards relocation costs. What is the [SEP]rationale for this figure given that the true cost of moving is probably more than [SEP]10% of property value? [SEP]</p> <p>g. The NSS guidance for values refers in Q1/A1 to "You must be able to [SEP]demonstrate value "with and without Wylfa Newydd (bearing in mind that there is an existing power station adjacent)". Should this now refer to "dormant power station" given that Wylfa A ceased generation in 2015. [SEP]</p> <p>h. Given that we are now participating in the third round of consultation is it not time to disclose the disturbance mitigation plan? [SEP]</p>	<p>Horizon has consulted separately on its Neighbourhood Support Scheme from 29 September to 8 December 2014. The NSS comprises the Property Price Support plan (PPS) for those who meet the criteria set out in the Scheme, live near Wylfa Newydd and want to relocate but may suffer a loss in property value due to the Project. On sale of the property Horizon will make a top-up payment, subject to qualifying criteria and valuation. The PPS is currently in operation.</p> <p>Horizon will work in accordance with the WNCoCP (REP2-031) with regard to dust, noise, congestion and nuisance to help mitigate impacts on local residents. In terms of light pollution and impact on sleep, Horizon is committed to a voluntary Local Noise Mitigation Strategy (LNMS) which will offer noise insulation including secondary or double glazing to residential properties that experience major adverse noise effects from construction activities or project related traffic (Section 8.3 of the WN CoCP – REP2-031). Horizon will provide blackout blinds or alternative mitigation in unforeseen cases of sleep disturbance. The installation of blackout blinds on necessary windows will be offered for relevant properties as part of the process of implementing the Local Noise Mitigation Strategy. There will however be a mechanism for blinds to be installed on affected windows which are not captured by the LNMS. Horizon has increased the potential eligibility for properties under this scheme, and the details of this were submitted at Deadline 3 of the DCO examination [REP3-050]. Horizon has provided further detail into the processes by which properties will be identified and notified of their eligibility under the extended LNMS, as well as the process by which Horizon will implement the strategy [REP3-051].</p> <p>The Landscape and Habitat Management Strategy (LHMS) submitted with the DCO explains that the project includes landscape mounding and planting to screen or soften views and provide noise attenuation for construction activities from local settlements (REP2-039). Indeed, during construction a mound is proposed to be constructed that mitigates views of the Power Station Construction Area from Cemaes; as well as native woodland planting along the A5025 to help obscure views of the site from Tregele.</p>	Not Agreed	No further action
Welsh Language and Culture	Welsh and Cultural Coordinator	Job Role and Purpose	LICC8	Welsh Language Impact Assessment [APP-432] Wylfa Newydd Code of Operational	From SoCG discussions both parties recognise the job specification of the Welsh Language and Culture Coordinator. The role of the coordinator is secured in the s.106 agreement (Schedule 1 – Welsh Language and Culture)		Agreed	

Topic	Sub Topic	Issue	SoCG ID	Document Ref/ Signpost/ Routemap	Llanbadrig Position	Horizon Position	RAG	Action required to inform discussion on the issue
				Practice [REP2-037]				
	Learning Welsh	Encouragement of Workforce to Learn Welsh	LICC9	Workforce Management Strategy [APP-413] Mitigation Route Map [REP2-038]	<p>LICC and Horizon would like to encourage the workforce to learn Welsh and commend learner centred materials that can be studied in the individuals' own time.</p> <p>Both parties recognise that the protection and enhancement of the Welsh language through the project is imperative and there are a range of measures to incorporate the language as a 'golden thread' in the scheme. The extensive range of measures are explained in more detail in the Welsh Language Impact Assessment [APP-432] and will be secured through planning obligations outlined in Schedule 1 of the draft S106 Agreement circulated to IACC and Welsh Government on 23 January 2019.</p> <ul style="list-style-type: none"> Furthermore, all personnel will be required to attend and complete all necessary induction and training programmes prior to the commencement of work. Training programmes are identified in Section 2 of the Workforce Management Strategy (WMS) [APP-413] which will be updated for Deadline 5 and will include information such as:Community relations and expectations of the workforce in the local communities; Welsh language and culture; both awareness and language skills (training level to correspond to job requirements) and Horizon's Welsh Language Policy. <p>Furthermore, as set out within the updated WMS to be submitted at Deadline 5, all personnel must respect the Welsh language and culture and be encouraged to demonstrate basic linguistic courtesy through developing these skills during their induction and use within the community.</p>	Agreed	No further action	
Transport	Use of Minor Roads	Rat Running	LICC10	Wylfa Newydd Code of Construction Practice [REP2-031]	<p>LICC has previously raised concerns with the potential for Horizon workers to travel by the Rhosgoch, Llanfachell and Tregele minor roads. Horizon understands concerns about workers using minor roads through villages such as Llanfachell, when they could use the A-roads (mainly the A5025). An amendment was submitted at Deadline 2 to deter rat running for construction workers travelling to and from the site.</p> <p>Section 5.6.1 of the Wylfa Newydd Code of Construction Practice states information packs will be circulated to all construction workers at their induction which will include worker access routes (if appropriate), including construction workers sticking to 'A' class roads, and subsequently avoiding 'B' class roads, 'C' class roads, and unclassified roads, wherever practicable (to avoid causing unnecessary nuisance and disturbance to local communities). An update to the CoCP is to be submitted at Deadline 5 to further clarify the clause in the CoCP.</p> <p>Both parties recognise that any additional mitigation above and beyond the deterrence measures described above would need to be implemented by IACC and that the monitoring of potential rat running will be monitored and regulated in line with the CoCP.</p>	Agreed	No further action	
Wales Coast Path	Route of Path	Diversions	LICC11	Rights of Way [REP2-016]	LICC previously expressed concerns about the plans to divert the Wales Coast Path some distance from the coast. However both parties recognise the various issues with providing such a route which is explained in Appendix 1-2 of Response to Action Points set in Issue Specific Hearing on the 8 January 2019 [REP4-008].	Agreed	No further action	
Nuclear Waste	Storage	Storage of Nuclear Waste	LICC12	ES Volume D – WNDA Development App D14-1 – Radioactive Waste [APP-233]	<p>LCC understand that Horizon are complying with Government policy on the Geological Disposal Facility but do not support the policy on the basis that it does not provide sufficient certainty over future disposal given the lack of identification of the GDF site and consider there is a risk that radioactive waste could remain on site longer than currently planned.</p>	<p>Horizon's management strategy for waste meets relevant legislative and regulatory waste management requirements. Horizon are complying with Government policy on the disposal solution for spent fuel and Intermediate Level Waste (ILW) at a Geological Disposal Facility (GDF).</p> <p>Government policy requires Horizon to safely and securely store spent fuel and ILW arising from the Wylfa Newydd Power Station on site, until it can be disposed of at a national GDF.</p>	Not Agreed	No further action