

APPENDIX 1: DRAFT SCHEDULE OF POTENTIAL ADDITIONAL CHANGES

A Schedule of Matters Arising Changes (DA.039 & DA.040) was the subject of a public consultation exercise from 23 January to 9 March 2017. The report "Views on comments about Matters Arising Changes" (DA.045) provides information about the comments received as well as the views of the Councils. The Councils have identified potential changes to the Plan in response to some of the objections received. This is a Schedule of those changes. The Inspector will consider the comments received during the recent public consultation and the possible changes suggested in the Schedule below. Because of that, the Schedule may change before the Inspector completes his report. The final Schedule will be published in the Examination Library at the appropriate time.

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
Horizon Nuclear Power (SNMC66)	3.7 – 3.9	<p><i>Reference to the Wales Act 2017 included in order to ensure that the Plan is as up-to-date as possible.</i></p> <p><u>“Wales Act 2017</u></p> <p><u>The Wales Act 2017, which received Royal Assent on 31 January 2017, introduced changes to the application of Planning Act 2008 in Wales. Planning Act 2008 provides that projects defined as Nationally Significant Infrastructure Projects, e.g. Wylfa Newydd Nuclear Power Station, are of such potential importance to the UK that a different consenting process has been established. Under the Nationally Significant Infrastructure Project consenting procedure in Planning Act 2008, an application for a Development Consent Order (DCO) is examined by the Planning Inspectorate, who will then make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy. Section 43 of the Wales Act permits the inclusion of development commonly referred to as “associated development” within the application for DCO. Associated development can be described as, for example, development that supports the delivery and operation of Wylfa Newydd and could include such works as highway improvements, temporary accommodation for construction workers, park and ride facility, logistics centre, etc. It means that developers may choose whether to include these types of developments within a DCO application or make separate planning applications to the Local Planning Authorities.</u></p>	NMC022d

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Home Builders Federation (SNMC144)	6.43	<p><i>Amend in order to clarify position regarding land availability studies in the Plan area during 2015.</i></p> <p>6.43 Based on the information available, including the 2015 Gwynedd Joint Housing Land Availability Studyies and the 2015 Anglesey Housing Land Monitoring Statement, approximately half of the overall housing land requirement is being is could be met from housing built since 2011, sites that already benefit from planning consent given under the existing previous existing development plans or previous Interim Planning Policies under other material planning considerations. Appendix 5 provides more details about this. The shortfall will be met by windfall sites, existing buildings and new sites that have been selected to provide flexibility and choice. Chapter 7 provides more detail about this.</p>	NMC052d
Welsh Government (SNMC5), Iwan Edgar (SNMC84), Grŵp Strategol Hunanlaith (SNMC97), Bourne Leisure	Policy PS 1	<p><i>Amend text to streamline criterion 3a.</i></p> <p><u>Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by the use of appropriate planning mechanisms</u> to ensure that suitable mitigating measures are provided or contribution is made towards mitigating those impacts.</p>	NMC056d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
Ltd (SNMC39)			
Horizon Nuclear Power (SNMC68)	Policy TRA 1	<p><i>Amend text to provide clarification.</i></p> <p><u>(iii) A5025 Valley to Wylfa and other transport infrastructure improvements associated with the new nuclear development at Wylfa Newydd, including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project on the A5025.</u></p>	NMC068d
Horizon Nuclear Power (SNMC69)	7.1.40	<p><i>Amend text to provide clarification.</i></p> <p><u>A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project on the A5025.</u> a Corporate Hub necessitated by major infrastructure schemes</p>	NMC070d
Welsh Government (SNMC2), Bourne Leisure Ltd	New policy	<p><i>Include alternative wording to second part of the Policy to improve clarity.</i></p> <p>“Proposals on sites outside Development Boundaries must conform to this Plan’s Policies and national planning policies and, unless there is specific support within them for the proposed development located in the countryside, the proposal must demonstrate that its location in the</p>	NMC083d

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(SNMC41)		<p>countryside is essential for the development."</p> <p><u>Outside the development boundaries development will be resisted unless it is in accordance with specific policies in this Plan and national planning policies.</u></p>	
CPRW Caernarfonshire Branch (SNMC139)	Policy PCYFF 1	<p><i>Amend to improve the grammar of the criteria (English only)</i></p> <p>Proposals should:</p> <p>4. Should make the most efficient...</p> <p>5. Must provide appropriate amenity space...</p> <p>6. Should have regard to the generation...</p> <p>7. Includes, where applicable, provision...</p>	NMC087d
Home Builders Federation (SNMC146), Bourne Leisure Ltd (SNMC43)	Policy PCYFF 4	<p><i>Amend the threshold that triggers the requirement for an Energy Assessment for non-residential development</i></p> <p>"Residential development on sites for 100 housing units or more, and non-residential development of 100 1,000-sq metres or more..."</p>	NMC090d
Bourne Leisure Ltd (SNMC45)	Policy ADN 1	<p><i>Amend criterion (vii) to clarify that an aftercare and restoration scheme needs to be agreed with the Local Planning Authority.</i></p> <p>(vii) turbines and associated infrastructure will, at the end of the operational life of the facility,</p>	NMC101d

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		<p>be removed in accordance with a restoration and aftercare scheme submitted and agreed by the Local Planning Authority and an appropriate land restoration and aftercare scheme agreed.</p>	
Bourne Leisure Ltd (SNMC47)	Policy ADN 2	<p><i>Amend criterion (7) to clarify that an aftercare and restoration scheme needs to be agreed with the Local Planning Authority.</i></p> <p><u>(7)where required, the equipment and associated infrastructure are removed from the site in accordance with a restoration and aftercare scheme submitted and agreed by the Local Planning Authority.</u></p>	NMC115d
Horizon Nuclear Power (SNMC73)	7.3.4	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project and the North Wales Connection Project.</i></p> <p>.....In terms of a Development Consent Order application, a local authority's role is set out in the Planning Act 2008 <u>(as amended by the Wales Act 2017)</u>; they will be invited to assess the adequacy of consultation and local impacts and report on these to the Planning Inspectorate in a Local Impact Report. Similarly, applications may be made to other statutory bodies. In Wales-The local planning authorities are the determining authorities for <u>some any</u> development <u>related to the Wylfa Newydd Project.</u> associated with the Development Consent Order application, for example, construction workers accommodation.</p>	NMC400
Horizon Nuclear	7.3.5	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project and the North Wales Connection Project.</i></p>	NMC127d

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Power (SNMC74)		The scale and impact of NSIPs and related associated development will be mitigated through an appropriate package of planning permission conditions, planning or highway agreements, DCO requirements , and CIL receipts (if a CIL charging schedule is implemented).	
Horizon Nuclear Power (SNMC74)	7.3.6	<i>Minor amendment to improve clarity</i> In addition the Councils may require will encourage developers to consider packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such packages fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.	NMC128d
Horizon Nuclear Power (SNMC74)	7.3.10	<i>Minor amendment to improve clarity</i> viii in determining any approvals subsequent to consent (including planning permission conditions and DCO requirements), and in discharging functions as the enforcing authority.	NMC401
Horizon Nuclear Power (SNMC75)	Policy PS 8	<i>Amend explanatory text to reflect changes to the decision making process in relation to the North Wales Connection Project.</i> STRATEGIC POLICY PS 8: PROPOSALS FOR NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED RELATED DEVELOPMENTS In their role as authorities giving permission for associated related development or as consultees for applications to other bodies, within the context of national policy statements	NMC130d

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		<p>and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development.</p> <p>The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following criteria:</p>	
Horizon Nuclear Power (SNMC76)	7.3.12	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project.</i></p> <p>WYLFA NEWYDD AND ASSOCIATED <u>RELATED</u> DEVELOPMENT</p> <p>INTRODUCTION</p> <p>Through the Anglesey Energy Island Programme, the Councils' Strategic/ Corporate Plans and the Anglesey and Gwynedd Single Integrated Plan, the Councils and their partners acknowledge the likely significant economic opportunities deriving from the Wylfa Newydd Project. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's supplementary advice on important local direct and indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the vision in relation to this Project. This section of the Plan deals with the proposed Wylfa Newydd Project, including developments that are related associated with where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning</p>	NMC131d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		authority on planning applications.	
Horizon Nuclear Power (SNMC76)	7.3.13	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project</i></p> <p>Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order, it is considered important to explain their approach as a planning authority when consulted upon with a Development Consent Order application. They will also ensure that <u>associated related</u> development <u>which is subject to an application for planning consent from the Councils</u> conforms with the relevant policies and strategies included in this Plan. <u>The Isle of Anglesey County Council's vision (as the host authority) for the Wylfa Newydd Project is set out in Chapter 5 of this Plan, and has informed the Plan's Vision and Objectives.</u></p> <p><u>The Project will be expected to contribute to achieving the Plan's Vision by:</u></p> <ul style="list-style-type: none"> • <u>contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone;</u> • <u>driving the transformation of the economy, maximising opportunities for the employment and up-skilling of local people;</u> • <u>maintaining and enhancing the quality of life of local communities and visitors</u> • <u>conserving and strengthens the unique identity of the Plan area;</u> • <u>conserving, or where appropriate, enhance the Plan area's distinctive environment and resources, taking into account climate change.</u> 	NMC132d

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Horizon Nuclear Power (SNMC76 & 77)	7.3.14	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project</i></p> <p>The Revised New Nuclear Build at Wylfa Supplementary Planning Guidance (SPG), sets out the Isle of Anglesey County Council’s supplementary advice on important local direct or indirect matters in relation to the Wylfa Newydd this Project and its response to national and local policy and strategies in the context of the Project and is an important material consideration in assessing planning applications for associated related development proposed in connection with the Wylfa Newydd linked to the Project. In combination with the Plan’s policies, the revised New Nuclear Build at Wylfa SPG document will help the County Council to:</p> <ul style="list-style-type: none"> • <u>provide detailed guidance on Project related development, e.g. construction workers’ accommodation</u> • make robust decisions on all enabling works and related associated development planning applications • ensure that the potential impacts of the New Nuclear Build and its related associated developments are identified and mitigated where possible • ensure that the socio-economic benefits linked with the construction and operation of the power station are fully maximised.realised. [NMC 133] 	NMC133d
Horizon Nuclear Power (SNMC76 & 77)	7.3.15a	<p><i>Relocate text to improve clarity.</i></p> <p><u>The Project will be expected to contribute to achieving the Plan’s Vision by:</u></p> <ul style="list-style-type: none"> • <u>contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone;</u> 	NMC134d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<ul style="list-style-type: none"> • driving the transformation of the economy, maximising opportunities for the employment and up-skilling of local people; • maintaining and enhancing the quality of life of local communities and visitors • conserves and strengthens the unique identity of the Plan area; • conserve, or where appropriate, enhance the Plan area's distinctive environment and resources, taking into account climate change. [NMC 134] 	
Horizon Nuclear Power (SNMC76 & 77), Welsh Government (SNMC8)	7.3.17	<p><i>Delete reference to Policy TAI 3 from paragraph to clarify its role</i></p> <p>Mitigation of the impacts of the Project would be optimised if such development is located in accordance with the Plan's Spatial Strategy as set out in Chapter 6, Policy PS 9, the specific policies set out in PS 9A – 9C, and other relevant policies included in the Plan (including Policy TAI 3, Policy TAI 8 and Policy PS 1), depending on the type of use and its scale, in order to be consistent with the principle of sustainable development. [NMC 136]</p>	NMC136d
Horizon Nuclear Power (SNMC76 & 77)	7.3.17a	<p><i>Relocate sentence to paragraph to improve clarity.</i></p> <p>Proposals for The accommodation requirements of construction workers should minimise the impact on the local housing market (including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services), and the tourism sector. The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Where appropriate, the Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period. A draft construction workers accommodation strategy has been developed and will be finalised having regard to the Plan's</p>	NMC137d

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		<p><u>Spatial Strategy and any relevant policies in the Plan, including a suite of policies that provides further guidance on the management of Associated development related to the Project.</u> [NMC 137]</p>	
<p>Horizon Nuclear Power (SNMC76 & 77), Welsh Government (SNMC8), Land & Lakes Ltd (SNMC59)</p>	<p>7.3.17b – 7.3.18b</p>	<p><i>Include additional text to clarify the Councils' position in relation to accommodation of the construction workforce</i></p> <p><u>The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Such use should not however result in an unacceptable impact on availability of housing (owner occupied and private rented) or on the availability of tourist accommodation. The impacts should be made acceptable. Tourism is a key economic sector and requires to be given specific consideration and assessment in finalising the construction workers accommodation strategy.</u></p> <p><u>In terms of location, the Councils' position is that accommodation for the temporary construction workers should as far as possible be provided within, or adjacent to, or well related close to the development boundaries of the Centres and Service Villages identified in the Plan's Settlement Hierarchy (depending on the scale of the development), or and in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. <u>The following criteria will be used to assess whether a proposed site is well related to a development boundary:</u></u></p> <ul style="list-style-type: none"> <u>Physical distance / degree of separation with an increasing distance and separation</u> 	<p>NMC138d</p>

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		<p><u>less preferable; and</u></p> <ul style="list-style-type: none"> • <u>The location of the site in relation to facilities, services and other sustainability assets (such as recreation provision, employment opportunities, etc.) of the Centre/ Service Village; and</u> • <u>Accessibility to the Centre/ Service Village (primarily by non-car transport modes) and ability to improve on it; and</u> • <u>Visual impacts and ability to integrate the development into the landscape and townscape.</u> <p><u>Paragraph 7.3.17 bA refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be the first option except for necessary provision for essential workers on the Wylfa Newydd Project main-site. <u>Providing some modular accommodation in temporary buildings on the Wylfa Newydd Project site would be acceptable where it is supported by provision of an appropriate level of community facilities and the transport impact (including workers' access and parking) can be demonstrated to be acceptable. Policy PS 9 and Policy PS 9A sets out the requirements for such modular accommodation related to the Wylfa Newydd Project.</u></u></p> <p><u>Project promoters must should consider re-using demonstrate that they have fully considered the re-use of existing buildings and/ or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers and proportionate use of the private rented sector before proposing modular accommodation in temporary buildings which will be removed at the end of the temporary use. <u>Project promoters should also</u></u></p>	

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		<p><u>demonstrate how they have engaged with and sought to use any facilities which have a granted planning consent for accommodating nuclear workers before they apply for any further consents. [NMC 138]</u></p>	
Horizon Nuclear Power (SNMC76 & 77)	7.3.18c – 7.3.18ch	<p><i>Include additional text to clarify the Councils' position in relation to accommodation of the construction workforce</i></p> <p><u>Any modular accommodation provided outside the Wylfa Newydd Project site should provide a sustainable legacy use for the buildings or the site and demonstrate how that legacy will be secured.</u> The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or commercial use. Appropriate Proposed legacy uses must comply with the relevant policies <u>in</u> this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, <u>or serviced plots for similar uses or employment related uses</u> or buildings that can be refurbished for similar uses. <u>A permanent residential legacy should be informed by the published Local Housing Market Assessment in order to ensure that the type of housing units required to address local need can be incorporated into the proposal at the design stage.</u> If the project promoter and the Council agree that an after use is <u>demonstrated to the Council's satisfaction</u> not to be feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which would be controlled by planning condition. <u>In such cases off-site legacy benefits will be required to compensate for the lack of legacy on the site and should be included within the</u></p>	NMC139d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<p>proposal. Policy PS 9A sets out the criteria for large scale temporary construction workers' accommodation over 500 bedspaces, Policy TAI 3 sets out the policy context for temporary workers accommodation of up to 500 bedspaces, Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation</p> <p><u>In order to mitigate the effects of the Wylfa Newydd Project on the housing market and to help co-ordinate the best use of all types of accommodation, construction workers will be required expected to use the services provided by, what is currently referred to as, the Construction Worker Accommodation Management Portal. This Portal will comprise of a register of rooms or property that will be available for rent, and the applicant will be required to propose and secure methods by which construction workers will be required or encouraged to arrange their accommodation through this Portal. The Portal will also be used to monitor the uptake of accommodation and provide breakdowns by sector and spatially. This information will be shared with the Councils as set out in the construction workers accommodation strategy in order to allow the Councils and the applicant to monitor the impacts on sectors and locations and respond appropriately where these do not accord with the predicted impacts.</u></p>	
Horizon Nuclear Power (SNMC78), Welsh Government (SNMC7)	Policy PS 9	<p><i>Amend wording of the opening clause and criteria 1, 4, 5, 6, 7, 10 and 11 to improve clarity</i></p> <p>STRATEGIC POLICY PS 9: WYLFA NEWYDD <u>AND RELATED</u> PROJECT ASSOCIATED DEVELOPMENT</p> <p>In their role either as determining authorities for associated related development, or as consultees for a DCO application for Wylfa Newydd and applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals</p>	NMC141d

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		<p>for Wylfa Newydd and related its associated or ancillary developments development, the Councils will seek to ensure compliance, where appropriate or relevant, with the following criteria:</p> <ol style="list-style-type: none"> 1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the nuclear power station and proposals for and any associated related development; and 4. <u>Early or preparatory works for the development of the nuclear power station shall demonstrate that they are necessary to ensure the timely delivery of the Wylfa Newydd Project or and are designed to provide mitigation for the effects of the construction or operation of the Wylfa Newydd Project. Any early or preparatory works must be accompanied by a strategy to enable the sites to be restored to an acceptable standard should the Project not be consented or constructed and demonstrate how the costs of undertaking such restoration will be secured, including through bonding;</u> 5. The accommodation requirements of construction workers should be met in a way that minimises impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, taking account the published Local Housing Market Assessment, or and not result in unacceptable adverse economic (including the tourism sector), social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan's Spatial Strategy and any relevant policies in the Plan, including Policy PS 9A, Policy TAL 3; 6. <u>Where proposals are for a temporary period both the site selection and the proposal detail shall the siting and design of associated development should be informed by a</u> 	

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		<p>consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, Delivery plans should be agreed for legacy uses <u>will be required with during the pre application process</u> <u>planning applications to demonstrate how legacy use has that will informed the approach to the design and layout of the associated related development sites, as well to contribute to</u> as the framing of a S106 and/or other agreements and CIL payments (if applicable);</p> <p>7. <u>Proposals for associated development for large scale (500 or more workers) campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in policies PS 9A – 9C;</u></p> <p>10. <u>Early engagement by the promoter with the Council in respect of the promoter’s procurement, employment, education, training and recruitment strategies, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term is required.</u> The promoter’s procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with <u>by will require to be approved by submitted to the Council as part of any planning application</u> at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term;</p> <p>11. Where Community infrastructure is <u>will be</u> provided for construction workers, for example, park and ride <u>or park and share</u> facilities, shops, healthcare and sports and leisure facilities. Where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately,</p>	

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		<p>where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing community facilities the Council will seek either appropriate contributions for off-site facilities or upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate;</p>	
<p>Horizon Nuclear Power (SNMC78), Welsh Government (SNMC8 & 9), Land & Lakes (SNMC61)</p>	<p>Policy PS 9A</p>	<p><i>Amend Policy to reflect new decision making framework and to clarify the Councils' position in relation to accommodation of the construction workforce</i></p> <p><u>NEW SUB POLICY PS 9A - WYLFA NEWYDD – LARGE SCALE CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</u></p> <p><u>In their role either as determining authorities for related development or as consultees for a DCO application for Wylfa Newydd, the Councils will seek to ensure that compliance proposals for large-scale campus style temporary accommodation for construction workers with more than 500 bed spaces will only be granted, in addition to the proposal complying have regard to or comply with Policy PS 9, (where relevant) and the following criteria:</u></p> <ol style="list-style-type: none"> <u>1. the developer can firstly demonstrate that the proposal satisfies the demonstrable need for temporary accommodation for construction workers that cannot be met through either existing residential accommodation, or the re-use of existing buildings, or the provision of new permanent buildings capable of being adapted for permanent use following their use by construction workers; and</u> <u>2. The proposal is located on the Wylfa Newydd Project site or a the site is located</u> 	<p>NMC143d</p>

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		<p><u>adjacent or well related in close proximity to the development boundary of a Holyhead, Amlwch, Llangefni, Gaerwen or Y Fali a Centre identified within the Plan's Settlement Hierarchy, and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and features; and or</u></p> <p>3. in exceptional circumstances, the site is located in the open countryside, provided that the applicant can demonstrate that there is no available site which meets the criteria set out in criterion 1 for the proposed use and that there is an essential and proven need for the amount and type of accommodation for temporary workers; and</p> <p>4. <u>The proposal must include appropriate mechanisms to mitigate any adverse impacts of the proposed development on the Welsh language and culture or a contribution is made towards mitigating those impacts in accordance with Policy PS 1 and Policy ISA 1; and</u></p> <p>5. <u>Where there is insufficient capacity within existing off-site leisure, recreational, retail and healthcare facilities to meet the needs of occupiers of the site or such facilities are not available within an acceptable distance which facilitates pedestrian or cycle access to them, the proposal must include appropriate mechanisms to mitigate negative impacts which may include onsite provision of ancillary facilities for the use of the occupiers; and</u></p> <p>6. <u>Operators will be required to maintain occupancy information, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers accommodated keep a register of all workers living in the accommodation and to make this information register immediately available, on request, to the Council.</u></p>	

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Horizon Nuclear Power (SNMC78), Welsh Government (SNMC11)	Policy PS 9B	<p><i>Amend Policy to reflect new decision making framework</i></p> <p><u>NEW SUB POLICY PS 9B - WYLFA NEWYDD – LOGISTICS CENTRES</u></p> <p><u>In their role either as determining authorities for associated development, or as consultees for a DCO application for Wylfa Newydd the Councils will seek to ensure that proposals for logistics centres associated with the Wylfa Newydd Project and its supply chain will comply or have regard to be permitted where, in addition to the proposal complying with Policy PS 9 (where relevant), and with the following criteria it can be demonstrated that:</u></p> <ol style="list-style-type: none"> <u>1. The site is located:</u> <ol style="list-style-type: none"> <u>i. on a safeguarded or allocated employment site; or</u> <u>ii. within development boundaries of Centres identified within the Plan’s Settlement Hierarchy; or</u> <u>iii. In other locations adjacent to development boundaries of Centres that are located along or close to the A5/A55 corridor where the applicant has demonstrated that sites identified in criteria 1 i and ii have been first considered and discounted based on planning and environmental criteria and that the impacts of development in the countryside can be acceptably minimised and mitigated</u> <u>2. Proposals include sustainable transport proposals for staff including links to public transport.</u> 	NMC144d (i)

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
Horizon Nuclear Power (SNMC78), Welsh Government (SNMC11)	Policy PS 9C	<p><i>Amend Policy to reflect new decision making framework</i></p> <p><u>NEW SUB POLICY PS 9C - WYLFA NEWYDD ASSOCIATED DEVELOPMENT - PARK AND RIDE AND PARK AND SHARE FACILITIES.</u></p> <p><u>In their role either as determining authorities for related development, or as consultees for a DCO application for Wylfa Newydd the Councils will seek to ensure that proposals for park and ride and park and share facilities associated with the Wylfa Newydd Project and its supply chain will comply or have regard to be permitted where, in addition to the proposal complying with Policy PS 9 (where appropriate), and the following criteria it can be demonstrated that:</u></p> <ol style="list-style-type: none"> <u>1. In order to minimise the need for construction workers and workers that service the facility to travel by private car, the site is located:</u> <ol style="list-style-type: none"> <u>i. within or adjacent to development boundaries of Centres that are located along or close to the A5/ A55 corridor; or</u> <u>ii. In other locations along the A5/A55 corridor where the applicant has demonstrated that sites within or adjacent closer to Centres have been first considered and discounted based on planning and environmental criteria and where provision for travel to the site by sustainable means, including public transport and cycling, can be provided.</u> <u>2. Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services</u> <u>3. The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the</u> 	NMC144d (ii)

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<u>amenity of local communities</u>	
Welsh Government (SNMC 13 & 14)	7.3.28a	<p><i>Include reference to the total amount of land which is safeguarded in accordance with the Policy and up date the explanatory text to refer to information in the latest version of the Development Advice Maps (March 2017)</i></p> <p><u>Adwy'r Hafan is a well established employment site (10.5ha) in Pwllheli, providing an important supply of units for local businesses. Safeguarding of existing employment areas will encourage market activity to maintain a supply of employment floorspace. However, this Industrial Estate is vulnerable to flooding, being located within a C1 C2 Flood risk area. Flood modelling indicates that, over its lifetime, the site would be at risk of flooding from overtopping the harbour wall to the west and the site would be at risk of flooding from the east should the sand dunes be breached. The West Wales Shoreline Management Plan 2 policy for epochs that cover the Plan period provide a hold the line policy approach for the relevant policy area that covers Pwllheli. The Council's main aim through its approach to flood risk is to ensure the safety of its existing and future residents and businesses. Adwy'r Hafan is a brownfield site. The site's continued use would contribute to sustaining an existing key settlement and would contribute to key employment objectives supported by the Council. On balance, the Councils consider that the Plan should facilitate 'like for like' development at Adwy'r Hafan in the short term, but, that its continued use during the Plan period should be strictly controlled and that options to identify options for an alternative site should be investigated. This policy serves as the best interim solution to maintain a supply of units in Pwllheli at least until further options, including funding, can be explored in detail. Applicants will be encouraged to take advantage of the pre-application service provided by the Council and should also discuss proposals with Natural Resources Wales.</u></p>	NMC155d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
Cadnant Planning Ltd (SNMC103), BH & HPA (SNMC113)	7.3.66	<p><i>Amend to improve clarity.</i></p> <p>..... Outside the Areas of Outstanding Natural beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant landscape or environmental improvements to the site, reducing its landscape and environmental impact.</p>	NMC164d
Horizon Nuclear Power (SNMC79), Welsh Government (SNMC10)	7.3.83	<p><i>Amend policy title, and insert new criterion and details of the records that operators are required to maintain.</i></p> <p>POLICY TAI 3: SMALL SCALE <u>CAMPUS STYLE</u> TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</p> <p>Proposals for small scale <u>campus style</u> temporary accommodation (up to a maximum of 500 bedspaces) for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied:</p> <p>....</p> <p><u>10a A Construction Workers Accommodation Strategy is submitted to the Council as part of any planning application.</u></p> <p>Operators will be required to <u>maintain occupancy information, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers accommodated</u> keep a register of all workers living in the accommodation and to make this <u>information register</u> immediately available, on request, to</p>	NMC188d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		the Council.	
Horizon Nuclear Power (SNMC79)	7.4.23	<p><i>Amend explanatory text to clarify the Policy's remit</i></p> <p>This Policy applies to new build purpose built temporary accommodation provided for construction workers required in connection with large scale construction projects, e.g. other than the Wylfa Newydd Project or any other work that requires a large number of temporary/transient resident workforce. <u>Policy PS 9 and Policy PS 9A will apply to proposals for campus style temporary construction worker accommodation required in connection with the Wylfa Newydd Project.</u></p>	NMC189d
Horizon Nuclear Power (SNMC79)	7.4.23C	<p><i>Amend explanatory text to clarify the Policy's remit</i></p> <p>7.4.23c This Policy only addresses developments of up to 500 bed spaces together with ancillary facilities for welfare, leisure and recreation. Larger proposals will be considered under Policy PS 9A and other relevant policies in the Plan.</p>	NMC192d
Horizon Nuclear Power (SNMC79), Welsh Government (SNMC10)	7.4.26	<p><i>Amend explanatory text to clarify the Policy's requirements for supporting evidence</i></p> <p>The creation of mixed, sustainable and inclusive communities can be adversely affected where purpose built accommodation, HMOs or shared housing is proposed. This type of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors' surgery, dentist, leisure centres, libraries, schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary workers</p>	NMC196d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<p>accommodation shall be accompanied by a <u>Construction Workers Accommodation Strategy, which should provide</u> assessment for the proposal, including:</p> <ul style="list-style-type: none"> i. a detailed assessment of compliance with any relevant supplementary planning guidance; ii. a detailed explanation of the need for the facility; iii. how it accords with the Construction Workers' Accommodation Strategy iv. details of the extent to which the proposal places demands on physical and community infrastructure; v. the extent to which the local community will benefit from the proposal; vi. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn't feasible. 	
Welsh Government, (SNMC3)	Policy TAI 5	<p><i>Amend wording to clarify the requirements of the Policy and ensure internal consistency of the Plan.</i></p> <p><u>Only Local market housing (as defined in the Glossary of Terms) will be permitted within the development boundaries of the settlements named below, except where the proposal contributes towards providing affordable housing in accordance with Policy TAI 9, and on the condition that the proposal complies with the following criteria</u> New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</p> <p>(ii) <u>Local, Rural / Coastal Villages</u></p>	NMC198d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
Welsh Government, (SNMC4)	Policy TAI 9	<p><i>Include additional criterion to Section 3 of Policy TAI 9 as a consequential change to Policy TAI 17, which improves the Plan's clarity.</i></p> <p><u>ix. Within Local, Rural or Coastal Villages only affordable housing for local need (as defined in the Glossary of Terms) will be permitted.</u></p>	NMC214d
Home Builders Federation (NMC127)	Policy TAI 14	<p><i>Replace the term 'Suitable Unallocated sites' with 'Windfall sites' to ensure internal consistency of the Plan.</i></p> <p><u>In the Sub-Regional Centre of Bangor and the following Urban Service Centres, housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall-unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><u>(ii) Unallocated Windfall Sites</u></p>	NMC259d
Home Builders Federation (NMC128)	Policy TAI 15	<p><i>Replace the term 'Suitable Unallocated sites' with 'Windfall sites' to ensure internal consistency of the Plan.</i></p> <p><u>In the following Local Service Centres housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall-unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p>	NMC260d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<u>(ii) Unallocated Windfall Sites</u>	
Home Builders Federation (NMC129)	Policy TAI 16	<p><i>Replace the term 'Suitable Unallocated sites' with 'Windfall sites' to ensure internal consistency of the Plan.</i></p> <p>In the following Service Villages housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall-unallocated sites within the development boundary based upon the indicative provision in the table below:</p> <p><u>(ii) Unallocated Windfall Sites</u></p>	NMC261d
Welsh Government (SNMC4)	Policy TAI 17	<p><i>Amend Policy to improve clarity.</i></p> <p>Proposals for open market housing and affordable housing for local need (as defined in the Glossary of Terms) in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:</p>	NMC262d
Natural Resources Wales (SNMC37), North Wales Wildlife Trust (SNMC118)	Policy PS16	<p><i>Amend Policy to improve clarity.</i></p> <p>STRATEGIC POLICY PS16: CONSERVING AND WHERE APPROPRIATE OR ENHANCING THE NATURAL ENVIRONMENT</p> <p>The Councils will manage development so as to conserve and or enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused <u>unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for</u></p>	NMC271d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<p><u>that site and area</u>. When considering permitting an application the Planning Authorities will ensure that they are:</p> <ol style="list-style-type: none"> 1. Safeguarding the Plan area’s habitats and species, geology, history and landscapes; 2. Protecting or and <u>where appropriate</u> enhancing sites of international, national, regional and local importance and, <u>where appropriate</u>, their settings in line with National Policy; 3. Have ing <u>appropriate</u> regard to the relative significance of the international, national or local designations in considering the weight to be attached to acknowledged interests, <u>ensuring that any international or national responsibilities and obligations are fully met</u> in accordance with National Policy; 4. Protect ing <u>or and where appropriate</u> enhance ing biodiversity within the Plan area and enhance ing and/or restore ing networks 	
Consequential change	Policy PS 17	<p><i>Amend Policy to improve clarity.</i></p> <p>POLICY PS 17: PRESERVING <u>AND, WHERE APPROPRIATE, OR</u> ENHANCING HERITAGE ASSETS</p> <p>In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve <u>and, or</u> where appropriate, enhance its unique heritage assets.</p> <p>Proposals that will preserve <u>and, where appropriate, or</u> enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:</p> <ol style="list-style-type: none"> 1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with 	NMC283d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<p>Policy AT 4).</p> <ol style="list-style-type: none"> 2. Listed Buildings and their curtilages. 3. Conservation Areas (in line with Policy AT 1). 4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT 1). 5. Candidate World Heritage Sites. 6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT 1). 7. Buildings of architectural/ historic/ cultural merit which are not designated or protected (in line with Policy AT 3). 	
Nuclear Decommissioning Authority & Magnox Ltd (SNMC112)	7.5.51	<p><i>Amend explanatory text to improve clarity</i></p> <p>In accordance with the waste hierarchy set out in TAN 21, a sustainable approach to waste management will require greater emphasis on reduction, re-use and recovery and less reliance on disposal without recovery. <u>Waste management includes for example keeping, storing, handling and the disposal of waste.</u></p>	NMC402
Nuclear Decommissioning Authority & Magnox Ltd (SNMC112)	Policy GWA 3	<p><i>Amend Policy to improve clarity.</i></p> <p>POLICY GWA 3: LOW AND VERY LOW LEVEL RADIOACTIVE WASTE MANAGEMENT TREATMENT AND STORAGE</p> <p>Facilities for the treatment storage <u>and/or management</u> disposal of Low and Very Low Level radioactive waste generated on site <u>within the nuclear licensed area at Wylfa/Wylfa Newydd</u> to</p>	NMC294d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<p>facilitate an existing business will be granted, provided that all the following criteria can be met:</p> <ol style="list-style-type: none"> 1. It is consistent with the national strategies and policies for managing Low and Very Low Level radioactive waste and discharges and/or the decommissioning plans for the Wylfa Nuclear Power Station; 2. The outcome of social economic and environmental health assessments justify it being dealt with on site or appropriate locations outside the main nuclear site at the proposed location; 3. Facilities are sited and designed in order to minimise adverse impacts on the environment and appropriate environmental restoration measures are available; 4. Proposals shall comply with the general considerations set out in Policy GWA 1; 5. The proposal is supported by a Waste Planning Assessment (as defined by TAN21: Waste). [NMC294] 	
Nuclear Decommissioning Authority & Magnox Ltd (SNMC48)	7.5.56	<p><i>Include reference to intermediate radioactive waste and definition of the different levels of radioactive waste</i></p> <p>The decommissioning process is likely to give rise to a large quantity of <u>Intermediate(1)</u> Low (2) and Very Low Level(2) radioactive waste.</p> <p>Footnotes:</p> <p>(1) <u>Intermediate Level Waste is more radioactive than low-level radioactive waste (see below), but does not generate enough heat to require this to be taken into account of in storage or disposal facilities. However, like other radioactive waste it still needs to be contained to protect people and the environment. ILW arises mainly from the</u></p>	NMC295d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number
		<p><u>reprocessing of spent fuel and from general operations and maintenance at nuclear sites, and can include metal items such as fuel cladding and reactor components, graphite from reactor cores, and sludge from the treatment of radioactive liquid effluents.</u></p> <p>(2) <u>Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.</u></p> <p>(3) <u>Very low level waste (VLLW) is a sub-category of LLW and is defined as either low volume VLLW or high volume VLLW. The principal difference between the two definitions is the need for controls on the total volumes of high volume VLLW being deposited at any one particular landfill or other waste facilities.</u></p>	
Minerals Product Association (SNMC107)	7.5.62a	<p><i>Amend explanatory text to improve clarity.</i></p> <p><u>Development proposals affecting a mineral resource will be required to demonstrate, through appropriate investigation, that the resource will not be sterilised or demonstrate that the future extraction is not hindered by the proposed development. Where there is an overriding need for a development, that would otherwise sterilise resource, a condition will be attached to the planning permission requiring the extraction of that resource prior to the commencement of the development unless the developer satisfactorily demonstrates that it is impracticable or environmentally unacceptable.</u></p>	NMC308d

Objector	Policy/ Para/ Map	Potential additional changes	Amended NMC Ref. Number		
Anglesey Branch CPRW (SNMC149)	Chapter 8 Monitoring Framework	<p><i>Amend text to provide clarification of the Policy Targets for Local Indicator D21 in the Monitoring Framework</i></p> <p><u>To meet 50% (1,123.35 GWh) of projected electricity potential demand through renewable energy sources by 2021</u></p> <p><u>To meet 100% (2,246.7 GWh) of projected electricity potential demand through renewable energy sources by 2026</u></p> <p><u>To meet 50% (26.397 GWh) of projected heat potential demand through renewable energy sources by 2021</u></p> <p><u>To meet 100% (52.795 GWh) of projected heat potential demand through renewable energy sources by 2026</u></p>	NMC323d		
Cyngor Tref Porthmadog (SNMC121)	Appendix 5 Table 1	<p><i>Amend figure on Table 1 (Appendix 5) to ensure accuracy</i></p> <table border="1" data-bbox="595 1007 965 1177"> <tr> <td data-bbox="595 1007 965 1137"> <u>Indicative Supply Level – Windfall Sites</u> <u>(dd)</u> </td> </tr> <tr> <td data-bbox="595 1137 965 1177"> 36 <u>58</u> </td> </tr> </table>	<u>Indicative Supply Level – Windfall Sites</u> <u>(dd)</u>	36 <u>58</u>	NMC340d
<u>Indicative Supply Level – Windfall Sites</u> <u>(dd)</u>					
36 <u>58</u>					