

Appendix 3 Proposed Matters Arising Changes in response to Action Points S9/PG2 – S9/PG6 & S9/PG10 & S7/PG15

WYLFA NEWYDD AND ASSOCIATED DEVELOPMENT

INTRODUCTION

7.3.13

(Deposit

Para

7.3.6)

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 or 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 associated with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications. It is also applicable to Nationally Significant Infrastructure Projects (such as the proposed Wylfa Newydd), where the Secretary of State makes the decision as well as other applications to other agencies (such as to the Marine Management Organisation for a wharf), where the Council is a statutory consultee.

7.3.14

(Deposit

Para

7.3.7)

Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order, ~~Major Infrastructure Projects~~ 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 ~~related~~ **associated** development conforms with the relevant policies and strategies included in this Plan, ~~when it is adopted.~~ **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.** In the period before the Plan is adopted or before weight can be given to the policies as material planning consideration the Isle of Anglesey County Council will ensure that development associated with Wylfa Newydd reflects policies included in the current Development Plan, the Stopped Unitary Development Plan, national planning policies and the New Nuclear Build at Wylfa Supplementary Planning Guidance. Whether in their role as decision makers, or as consultees for applications to other bodies the Councils will seek to secure delivery on their key priorities as set out in their Single Integrated Plan, Strategic Plans and any other relevant plan or programme.

7.3.15

New para

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 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:

- **make robust decisions on all enabling works and associated development planning applications**
- **ensure that the potential impacts of the New Nuclear Build and its 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.

7.3.15A The Project will be expected to contribute to achieving the Plan's Vision by:

- contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone;
- 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.

7.3.16

(Deposit

Para

7.3.9)

On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some potentially positive whilst ~~and others could be~~ potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around 12 10 years, with around ~~8,500~~ 8,000 to 10,000 construction workers during the peak construction periods (although it is recognised that the Project is still undergoing detailed design). There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ a workforce of around 8501,000. ~~The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An sudden influx of workers is expected during the construction period. It is considered important that accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy. It is anticipated that the workforce will be accommodated via various means, including private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by Horizon or through a third party. Further information regarding this is given in <http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect-false> and in the New Nuclear Build at Wylfa Supplementary Planning Guidance <http://www.anglesey.gov.uk/Journals/2014/08/11/g/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf>~~

7.3.17

(Deposit

Para

7.3.11)

~~It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd project, e.g. site(s) for offices, short stay accommodation and other purposes related to logistics, storage and off-site fabrication. 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.~~

7.3.17A

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 Spatial Strategy and any relevant policies in the Plan, including a suite of policies that provides further guidance on the management of Associated Development.

7.3.18
(Deposit
Para
7.3.12)

In terms of location, the Councils' position is that accommodation for ~~the transient~~ **temporary** construction workers should as far as possible be provided within, ~~or~~ adjacent to, or 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. Paragraph 7.3.17A 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 first option except for necessary provision for essential workers on the main site. Project promoters should ~~consider re-using~~ demonstrate that they have fully considered the re-use of existing buildings ~~where feasible~~ 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.

7.3.18A

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.

7.3.18B

Appropriate All Proposed legacy uses must comply with the relevant policies in this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, or serviced plots for similar uses or employment related uses ~~or buildings that can be refurbished for similar uses.~~ 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. ~~If the project promoter and the Council agree that~~ an after use is demonstrated to the Council's satisfaction ~~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. 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, and Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation. In order to mitigate the effects of the Project on the housing market and to help co-ordinate the best use of accommodation, construction workers will be required to use the services provided by 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 required or encouraged to arrange their accommodation through this Portal.

7.3.19

(New
para)

Strategic Policy PS 9 applies to the proposed Wylfa Newydd Project including development associated with it. Strategic Policy PS9 does not apply to any other NSIP application, or any development associated with or ancillary to such NSIP applications. The project level HRA should be informed by the findings and conclusions of the HRA: Site Report for Wylfa¹ as well as the HRA process for the Joint LDP.

STRATEGIC POLICY PS 9: WYLFA NEWYDD AND RELATED RELATED PROJECT-ASSOCIATED DEVELOPMENT

In their role either as determining authorities for associated 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 for Wylfa Newydd and its associated or ancillary developments nuclear related development including that associated with or ancillary to the existing or proposed Wylfa Newydd, the Councils will seek to ensure compliance, where appropriate or relevant, with the following criteria:

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 proposals for nuclear related development and any associated development or infrastructure;
2. In order to minimise impact and maximise re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of the Wylfa Newydd Project with the proposed decommissioning of the existing power station;
3. Highways and transport proposals for the Wylfa Newydd Project form part of a robust transport and logistics plan the integrated traffic and transport strategy that has regard to Strategic Policy PS 4 and any relevant detailed Policies in the Plan and minimises adverse transport impacts to an acceptable level, including those arising during the construction, and operation and decommissioning stages, and any and decommissioning and restoration restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling;
4. 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 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 how the costs of undertaking such restoration will be secured, including through bonding.
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, or not result in unacceptable adverse economic, 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 TAI 3;
6. 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 consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works

¹ Department of Energy and Climate Change (2010) Habitats Regulations Assessment: Site Report for Wylfa. EN-6: Revised Draft National Policy Statement for Nuclear Power Generation.

brings long term benefits. Where appropriate, delivery plans ~~should be agreed~~ for legacy uses will be required with during the pre-application process planning applications to demonstrate how legacy use has that will informed the approach to the design and layout of the associated development sites, as well to contribute to as the framing of a S106 and/or other agreements and CIL payments (if applicable);

7. Proposals for associated development for large scale (500 or more bedspaces) campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in policies PS9 A – 9C;
8. The scheme layout and design and the scale of open spaces, landscaping, planting (including hedging and tree belts), waterways and similar features green infrastructure proposed should avoid, minimize, mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact;
9. ~~Any proposal for development, including all associated ancillary and induced development, must be screened in accordance with accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) and where required be accompanied by an appropriate assessment; and~~
10. 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. The ~~provision of promoter's~~ procurement, employment, education, training and recruitment strategies and delivery plans ~~should be agreed with by~~ will require to be approved by the Council as part of any planning application 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;
11. ~~Where~~ Community infrastructure ~~is~~ will be provided for construction workers, for example park and ride 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, 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;
12. Proposals should include appropriate measures for promoting social cohesion and community safety;
13. All proposals shall be appropriately serviced by transport infrastructure including public transport and shall not have adverse impacts on local communities and tourism and this shall be demonstrated in a transport assessment. Where there is insufficient transport linkage, the road network does not have sufficient capacity to accommodate the level of traffic which will result from any development, or an adverse impact is predicted, appropriate improvements to the transport network and the provision of sustainable transport options shall be provided to mitigate;
14. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of ~~voluntary~~ community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project;
15. Any proposal on the Wylfa Newydd site (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development within or outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to :
 - a. ~~Be strongly justified;~~
 - b. ~~Demonstrate that the planning impacts are acceptable; and~~ demonstrate that the environmental, social and economic benefits outweigh any negative impacts.

16. If a future or legacy use for any temporary development is not feasible the Council shall require that temporary buildings are removed; and
- i. the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted and approved by the Local Planning Authority; or
 - ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa Newydd Project, the Councils may require additional information from, or works to be carried out by the developer ~~and may as a result, seek to re-negotiate any mitigation or compensation package~~ in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms in order to monitor the full range of impacts, ~~and~~ to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.

Associated development covered by policies PS 9A, PS 9B, or PS 9C will not be required to comply with Policies TAI 3, TAI 5, TAI 8, TAI 9, TAI 14, TAI 15, TAI 16 and TAI 17; PS 12 and PS 15; ISA 2 and ISA 5; and TWR 2 within the Plan.

NEW SUB POLICY PS9 A - WYLFA NEWYDD – LARGE SCALE CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS

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 with Policy PS 9, where:

1. the site is located adjacent or in close proximity to the development boundary of 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; or
2. 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
3. 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
4. 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

5. Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.

NEW SUB POLICY PS9 B - WYLFA NEWYDD– LOGISTICS CENTRES

Proposals for logistics centres associated with the Wylfa Newydd Project and its supply chain will be permitted where, in addition to the proposal complying with Policy PS9, it can be demonstrated that:

1. The site is located:

- i. on a safeguarded or allocated employment site; or
- ii. within development boundaries of Centres identified within the Plan's Settlement Hierarchy; or
- iii. In other locations adjacent to development boundaries of Centres along or close to the A5/A55 corridor where the applicant has demonstrated that sites identified in criteria 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

2. Proposals include sustainable transport proposals for staff including links to public transport.

NEW SUB POLICY PS9 C - WYLFA NEWYDD ASSOCIATED DEVELOPMENT - PARK AND RIDE FACILITY.

Proposals for park and ride facilities associated with the Wylfa Newydd Project and its supply chain will be permitted where, in addition to the proposal complying with Policy PS9, it can be demonstrated that:

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:
 - i. within or adjacent to development boundaries of Centres located along or close to the A5/ A55 corridor; or
 - ii. In other locations along the A5/A55 corridor where the applicant has demonstrated that sites 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.

2. Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services
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 amenity of local communities