

ANGLESEY AND GWYNEDD JOINT LOCAL  
DEVELOPMENT PLAN

STATEMENT OF COMMON GROUND BETWEEN:

Isle of Anglesey County Council and Gwynedd Council

And

Horizon Nuclear Power Wylfa Limited

Relating to policies and development associated with the proposed new  
nuclear build at Wylfa, Anglesey.

**Version: Final**

## 1 BACKGROUND

- 1.1 The Isle of Anglesey Council and Gwynedd Council (“the Councils”) have set up a Joint Planning Policy Unit (“JPPU”) to progress a joint local development plan. The Deposit Plan was published for public consultation which closed on 31 March 2015.
- 1.2 Horizon Nuclear Power Wylfa Limited (“Horizon”) (Examination ID: 2919) propose to apply for development consent to construct and operate a new nuclear power station at Wylfa on Anglesey. Along with the application for development consent a number of applications under the Town and Country Planning Act 1990 will also need to be made for associated development including highway improvements, a park and ride facility, a logistics centre, and temporary workers’ accommodation, as well as works of site preparation and clearance.
- 1.3 Horizon made representations on the Deposit Plan which included the proposal that a suite of Wylfa Newydd specific policies be created rather than elements of the development (in particular the associated development) being covered by the general policies. This approach was not accepted by the Councils.
- 1.4 The JPPU consulted upon the focused changes to the Deposit Plan from 25<sup>th</sup> February to 13 April 2016. Horizon included within their response to the focussed changes a number of detailed changes to the proposed plan which they submit are necessary in lieu of Wylfa Newydd specific policies. The JPPU responded to these proposals in their observations about focus changes representations (June 2016).
- 1.5 A number of hearings into the proposed Plan will be held in September 2016. Horizon have requested to participate in sessions 1 (Plan preparation, vision and strategy), 2 (Housing Provision), 5 (Economy – employment, retail and tourism), 6 (Historic and natural environment), and 9 (Wylfa).

## 2 PURPOSE OF STATEMENT

- 2.1 In order to assist the Inspectors in clarifying the matters on which the Councils and Horizon agree this Statement of Common Ground has been prepared. This sets out the points in Horizon’s representations which are now resolved or agreed between the parties.
- 2.2 The key points of difference remaining between the parties are briefly set out in the appendices to this statement.

	Focussed Change number	Substance	Agreed position
1	NF1	<p>Chapter 1 Executive Summary</p> <p>Horizon sought amendment to Chapter 1 Executive Summary, Table 3 Snapshot of development management Policies Heading: Sustainable living Sub-heading: Supporting the energy sector to read:</p> <p>Supporting the energy sector - by supporting development (e.g. nuclear, biomass, solar power and wind development) where any significant adverse impacts (e.g. noise, air quality, traffic and visual impact) have been avoided or mitigated to acceptable levels.</p>	Resolved – wording amended by NF1.
2	NF2	<p>Chapter 3 Policy Context</p> <p>Horizon sought amendment to Chapter 3 Policy Context explain the likely impact of the Wales Bill on how “associated development” can be consented within Wales, given that the Wales Bill will likely achieve royal assent soon after the adoption of the Plan.</p>	<p>The parties have agreed that a MAC will be proposed to insert a new paragraph 3.7b as follows:</p> <p>"3.7b It is recognised that the Wales Bill currently being promoted would enable associated development for Welsh energy Nationally Significant Infrastructure Projects with a generating capacity of more than 350MW to be consented by Development Consent Order."</p>
3	NF4	<p>Chapter 5 Vision and Strategic Objectives</p> <p>Horizon sought amendment to Chapter 5 Vision and Strategic Objectives Paragraph 5.4 by insertion of a new paragraph reading:</p> <p>The Councils consider that the Wylfa Newydd Project provides a unique and unprecedented opportunity for Anglesey and project promoters to work together to contribute to the socio-economic transformation of Anglesey and the wider North Wales region, providing sustainable employment opportunities, improving quality of life for existing and future generations and enhancing local identity and distinctiveness.</p>	Resolved – wording amended by NF4.

4	NF5	<p>Chapter 5 Vision and Strategic Objectives</p> <p>Horizon sought amendment to Chapter 5 Vision and Strategic Objectives Paragraph 5.6, bullet point 5 of the Vision as follows:</p> <ul style="list-style-type: none"> <li>• which is recognized as a leading location for a variety of renewable and low carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy including hosting a new generation nuclear power station, generating low carbon energy and catalysing regeneration of the Plan area</li> </ul>	Resolved – wording amended by NF5.
5	NF6	<p>Chapter 5 Vision and Strategic Objectives - Theme 3 Support growth and regeneration</p> <p>Horizon sought insertion of a new strategic objective reading:</p> <p>SO[x] support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socioeconomic opportunities for local business and sustainable employment opportunities for local people including providing for a suitable network of Wylfa Newydd Project-related associated development sites while ensuring that adverse effects of the Wylfa Newydd Project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.</p>	Resolved – wording amended by NF6.
6	NF8	<p>Chapter 5 Vision and Strategic Objectives</p> <p>Horizon considers that the wording of Theme 5 is unduly rigid.</p>	The parties have resolved this point through the proposed amendment to policy PS16 set out in line 32 of this table. This change is accordingly no longer sought.
7	NF11 and NF12	<p>Chapter 6 The Strategy, Paragraph 6.26 - 6.28, (Heading: Economic Strategy)</p> <p>Horizon sought amendments to the wording of paragraphs 6.26 and 6.28 to</p>	Resolved – wording amended by NF11 and NF12.

		<p>include explicit support for Wylfa Newydd as follows:</p> <p>6.26 The anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period. It is important that the Plan acts as a facilitator of economic development. This will be achieved through a policy framework that supports the principles of each Authority's Strategic Plans, the Anglesey and Gwynedd Single integrated Plan, Employment Plans and the Anglesey Energy Island Programme. <u>Specifically the Plan will facilitate the timely development of the Wylfa Newydd Project in accordance with the National Policy Statements.</u></p> <p>6.28 [...] The Plan has an important role in facilitating the sustainable development of these projects whilst protecting the unique culture, heritage and natural environment of the area. The Councils in partnership with Welsh Government, <u>project promoters</u>, and business organisations will promote and support sustainable economic development.[...]</p>	
8	NF14	<p>Chapter 7 Managing growth and Development – Safe, healthy, Distinctive and vibrant communities.</p> <p>Focused Change Ref: NF 14 amended paragraph 7.1.3 and introduced the following sentence, "...Policies will help ensure that the right level and type of need is met and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community..."</p> <p>Horizon consider that provision should be made for appropriate mitigation measures to remedy any "damage" which might be caused to the character of the community.</p> <p>The Councils accepted that referring to mitigation measures could increase the clarity of the plan and have inserted a reference to SPG to provide further guidance rather than amending the plan wording to address mitigation.</p>	Resolved – wording amended by NF14.

9	NF15	<p>Policy PS1: 'Welsh Language and Culture</p> <p>Horizon made a number of submissions on this policy following the changes made by NF15. Horizon still considers that in the absence of the SPG it is still unclear how this policy test will be applied. Horizon proposed the deletion of criteria (c).</p> <p>Horizon also considers that Part 2 of proposed Policy PS1 is not specific enough. Horizon seek amendment to the wording of Policy PS1 as follows:</p> <p>“STRATEGIC POLICY PS1: WELSH LANGUAGE AND CULTURE The Councils will promote and support the use of the Welsh Language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> <li>1. Requiring a Welsh Language Statement, which will set out how the proposed development will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories: <ol style="list-style-type: none"> <li>a) <b>Tourist</b>, industrial or commercial development employing more than 50 employees and/ or with an area of 1000 sq m or more <b>on unallocated sites</b>; or</li> <li>b) Residential development which will individually or cumulatively provide more than the indicative housing target set out for the settlement in Policies TAI 14 – 18. or</li> <li>c) <del>Residential development of 5 or more housing units on allocated or windfall sites that does not doesn't propose to provide an adequate range of sizes and types of housing units;</del></li> </ol> </li> <li>2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development: <ol style="list-style-type: none"> <li>a) involves a windfall site <b>in an area identified by the Local Planning Authority as an area where the Welsh language is considered to be of particular sensitivity or significance</b>; and</li> <li>b) <del>will attract or accommodate significant numbers of people than originally anticipated in the Plan's policies and proposals;</del></li> </ol> </li> </ol> <p><b>b) Residential development of 20 units or more on sites in subregional</b></p>	<p>Partly agreed. Criteria 1(c) and 2(b) have been deleted.</p> <p>The parties have agreed to amend the wording of criteria 5 as follows:</p> <ol style="list-style-type: none"> <li>5. Requiring all <del>operational</del> <b>public facing</b> signage by public bodies and by commercial and business companies <b><u>that requires express planning consent</u></b> to be bilingual;</li> </ol> <p>The other changes sought have not been accepted by the Councils and the change sought to criteria 4 are therefore not agreed.</p>
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10	NF17	<p>Chapter 7 Managing growth and Development – Safe, healthy, Distinctive and vibrant communities, Paragraphs 7.1.7 –7.1.9</p> <p>Horizon sought amendment of paragraphs 7.1.7 to 7.1.9 as follows:</p> <p>7.1.7 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. These Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to</p>	Resolved – wording amended by NF17.

fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

~~7.1.8 After the 6th April 2015 only 5 contributions from section 106 agreements, since 6th April 2010, can be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement.~~

~~7.1.98 The Community Infrastructure Levy (CIL) regime was introduced in an effort to create a more standardised tariff regime in respect of indentified infrastructure for developers and councils to work from and therefore to reduce the time taken to negotiate individual planning obligation agreements for developments is a voluntary mechanism. It was therefore designed to supersede the present section 106 system. Introduction of a CIL regime however is not compulsory - it is a voluntary mechanism and requires However, evidence is required to show that the market is viable to allow for this.~~

~~7.1.9 However the CIL Regulations do limit the use of section 106 agreements from 6th April 2015. From this date the Councils may only pool contributions from up to five section 106 agreements (entered into from 6th April 2010) to a fund or to provide infrastructure. Previously unlimited contributions, could be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement could be pooled.~~

~~7.1.10 The Plan intends to allow contributions through Section 106 Agreements where they meet the statutory tests of: being necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the development; and they are within the pooling restrictions the Regulations continue to allow this (see paragraph above). The~~



		<p>Councils are investigating the possibility of introducing a CIL, by having regard to the impact upon viability of development. The CIL will be subject to a separate process and documents to the Plan. Information will be gathered upon the costs of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.</p>	
11	NF18	<p>Strategic Policy PS2: 'Infrastructure and Developer Contributions', Policy ISA 1: 'Infrastructure Provision'</p> <p>Horizon sought amendment of policy PS2 as follows:</p> <p><b>STRATEGIC POLICY PS2: INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS</b></p> <p>The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation. <u>Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements</u> <del>It may happen that planning obligations are required for maintenance payments</del> in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.</p>	Resolved – wording amended by NF18.
12	NF20	<p>Chapter 7 Managing growth and Development – Safe, healthy, Distinctive and vibrant communities, Paragraphs 7.1.10 –7.1.14</p> <p>Horizon sought amendment of paragraphs 7.1.10 to 7.1.14 as follows:</p> <p>7.1.10 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. Statutory <del>community</del> benefits, related to proposed</p>	Resolved – wording amended by NF20.

		<p>development and necessary for the grant of planning permission, can be sought from developers providing they <u>meet the tests in the Community Infrastructure Levy Regulations 2010 as set out in paragraph 7.1.6</u> <del>are fairly and reasonably related in scale and in kind to the proposal</del>. It is important that the provision of infrastructure for a development site is located and designed in such a way as to minimise the impact on the natural and built environment. The amenities of local residents should also be protected. Statutory <del>Benefits</del> <u>community infrastructure contributions</u> will be secured either through <u>planning Section 106 obligations as set out in</u> <del>under the</del> Town and Country Planning Act 1990, <u>as planning permission conditions</u> or, in the event a CIL charging regime is introduced by the Councils, through <del>levy</del> CIL receipts under the Community Infrastructure Levy Regulations 2010.</p> <p>7.1.11 Statutory Benefits <del>A planning obligation is a legally binding agreement entered into between a local authority and a developer. Planning obligations</del> are a means by which <u>financial and non financial</u> contributions can be secured to enhance the quality of a development, provide <del>community benefits and</del> infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of <u>Statutory Benefits</u> <del>planning obligations</del> sought in connection with a <u>development</u> <del>planning permission</del> will be considered on a case by case basis. <u>Particularly the Councils will look to use Statutory Benefits to secure appropriate contributions from developers where existing</u> <del>Where</del> infrastructure provision is not available or is inadequate, <del>the Council will look to the developer to make an appropriate contribution.</del></p> <p>7.1.12 The tests set out in Circular 13/97 and the Community Infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek <u>Statutory Benefits</u> <del>planning obligation</del>. Supplementary Planning Guidance will be published to provide further advice on the matter.</p>	
13	NF23	Chapter 7 Managing growth and Development – Safe, healthy, Distinctive and vibrant communities, Policy PS4: ‘Sustainable Transport, Development and Accessibility’	Resolved – wording amended by NF23.

Horizon sought amendment of policy PS4 as follows:

**STRATEGIC POLICY PS4: SUSTAINABLE TRANSPORT,  
DEVELOPMENT AND ACCESSIBILITY**

Development will be located so as to minimise the need to travel.

The Councils will support transport improvements that maximize accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car. The Council will endeavour to improve accessibility and seek to change travel behaviour. This will be achieved by working with our partners to:

1. Maintain an appropriate public transport service, recognising alternative ways of maintaining travel opportunities;
2. Maintain and improve stations, infrastructure and services on the main Railway Lines including access to disabled people and other rail-related improvement;
3. Improve and enhance the public footpath and cycleway network to improve safety, accessibility (including disabled people) by these modes of travel;
4. Support schemes that will improve transport including park and ride/ share facilities for areas of employment and new development; and freight transfer facilities ~~and other rail-related improvements~~;
5. Allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes set out in policy TRA1.

The Councils will also require ~~key~~ appropriate transport infrastructure elements to be delivered as part of major infrastructure development

		<p>schemes <u>either in kind or through section 106 obligations and where such provision meets the tests established in regulation 122 of the Community infrastructure levy regulations 2010:</u></p> <p><del>Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS2 in addition to promoting an integrated transport system.</del></p>	
14	NF24, NF25 and NF134	<p>Chapter 7 Managing growth and Development – Safe, Healthy, Distinctive and Vibrant Communities, Policy TRA1: 'Transport Network Developments'</p> <p>Horizon sought amendment of policy TRA1 as follows:</p> <p>In respect of criterion 3 "Transport Assessment", include a reference to the use threshold table (table 12) to define large scale development.</p> <p>Horizon sought reinstatement of an amended criterion 4(iii) and retention of the "A5025 Improvement Areas" from the Proposals map as shown on Proposals Map 1 – Isle of Anglesey.</p>	<p>Agreed.</p> <p>Horizon has agreed not to pursue amendments to Policy TRA1 criterion 3</p> <p>The parties have agreed to delete reference to the Corporate Hub.</p> <p>It is agreed that a MAC will be proposed to insert the following as criterion 4(iii):</p> <p>"4.(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 development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project</p> <p>It is agreed that the proposals map will show the A5025 Improvement Areas.</p>
15	NF29	<p>Chapter 7 Managing growth and Development – Sustainable Living Policy, PCYFF1 DEVELOPMENT CRITERIA</p> <p>Despite some amendments to the wording of this policy (Focused Change Ref: NF 29), Horizon still considered that criterion 3 is more restrictive in</p>	<p>Agreed that this change would not be taken forward following the amendments made by NF29 as confirmed by the Councils in SOCG negotiations.</p>

terms of development siting than the Executive Summary (Settlement Hierarchy – para. 1.26 ff) and paragraph 6.22; for example, the former indicates a number of circumstances in which development in open countryside will be permitted. Horizon also still considers that there is the potential for confusion as Policy PS15 relates exclusively to housing whereas the wording of PCYFF1 implies that it relates to all forms of development. The drafting of criterion 4 is considered by Horizon to be inconsistent with the drafting of the other criteria.

It is still considered that references to criteria 9 and 10 requirements (as labelled in the Deposit Plan: Written Statement [2015]) are dealt with elsewhere in the Plan and could be deleted. It is still not clear how "acceptability" and "unacceptability" is to be assessed in the Plan.

Horizon suggested that Policy PCYFF1 be amended follows:

**POLICY PCYFF1: DEVELOPMENT CRITERIA**

A proposal should **demonstrate its compliance with:**

1. ~~must comply with~~ all relevant policies in the Plan;
2. ~~must comply with~~ national planning policy and guidance.

Proposals should:

3. *give priority to sites within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, unless a rural location is essential or there is a specific locational requirement, subject to detailed material planning considerations;*
4. *make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density);*
5. *provide appropriate amenity space to serve existing and future occupants;*
6. *have regard to the generation, treatment and disposal of waste;*
7. *Include, where applicable, provision for the appropriate management and eradication of invasive species;*

		<p><i>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:</i></p> <p><i>8. Prominent public views into, out of, or across any settlement or area of open countryside;</i></p> <p><i>9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure (in line with Policy TRA4);</i></p> <p><i>10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);</i></p> <p><i>11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;</i></p> <p><i>12. The quality of ground or surface water;</i></p> <p><i>13. The best and most versatile agricultural land”.</i></p> <p><del><i>14. Land allocated for other development/uses,”</i></del></p> <p>The Councils do not accept the amendments proposed is accepted other than for criterion 3 which is also further amended as follows:</p> <p>3. <u>give priority to sites</u> <del>will be approved</del> within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, <u>unless a rural location is essential or it involves an acceptable conversion scheme of a suitable scale and nature</u> or there is a specific locational _____ requirement, subject to detailed material planning considerations;</p>	
16	NF32	<p>Chapter 7 Managing Growth and Development – Sustainable Living Policy PCYFF4 "Carbon Management"</p> <p>Horizon sought additional clarity as to what was required to satisfy this policy.</p>	Horizon is not taking this point forward.

17	NF40	<p>Chapter 7 Managing growth and Development – Economy and Regeneration Policy PS8: ‘Nationally Significant Infrastructure Projects and Associated Development</p> <p>Horizon sought clarity that Policy PS8 does not apply to Wylfa. Focused Change Ref: NF40 clarifies that Policy PS8 does not apply to the Wylfa Newydd Project and resolves Horizon’s objection.</p>	Resolved – wording amended by NF40.
18	NF40 and NF42	<p>Chapter 7, 7.3 ECONOMY AND REGENERATION</p> <p>Policy Paragraphs 7.3.1-7.3.19</p> <p>Horizon considered that the chapter varied between being written for general application to "major infrastructure projects"; and being written specifically about the Wylfa Newydd Project. It was considered that this creates confusion as to the relevant policies for the Project and constrains the flexibility of the Plan to adapt to changes in the number and type of major infrastructure projects in the area.</p> <p>Horizon sought the following amendments:</p> <p>“7.3.1 Context</p> <ul style="list-style-type: none"> <li>• The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008)</li> <li>• A key aim of national policy is to improve the country’s energy security</li> <li>• National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects (NSIPs – as defined by the Planning Act 2008), including specifically for power generation.</li> <li>• A site adjacent to Wylfa has been selected by the UK Government as a potentially suitable site for construction of a new nuclear power station. Such a project would be an NSIP, as would be the separate National Grid proposal to provide transmission lines from the new nuclear station.</li> <li>• These NSIPs could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development</li> </ul>	<p>Resolved – the Parties have agreed to propose a change to amend the wording of the paragraphs (which already includes the changes made by the focused changes) as follows:</p> <p><b>7.3 ECONOMY AND REGENERATION</b></p> <p><b>NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</b></p> <p><b>7.3.1 Context</b></p> <ul style="list-style-type: none"> <li>• The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008)</li> <li>• A key aim of national policy is to improve the country’s energy security</li> <li>• National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects (NSIPs – as defined by the Planning Act 2008), including specifically for power generation.</li> <li>• A site adjacent to Wylfa has been selected by the UK Government as a potentially suitable site for construction of a new nuclear power station. Such a project would be an NSIP, as would be the separate National Grid proposal to provide transmission lines from the new nuclear station.</li> <li>• These NSIPs could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development</li> </ul>

#### Introduction

7.3.2 NSIPs are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works **as defined in the Planning Act 2008.**

7.3.3 The approval process for a development consent order (being the form of consent for NSIP) is set out in paragraphs 3.7 – 3.10. As noted in those paragraphs while the decision maker for development consent order is the relevant Secretary of State (following examination and recommendation by the Planning Inspectorate) local authorities or other statutory bodies (**such as the MMO**) are the decision maker for associated ~~or related development~~ not included within the main Development Consent Orders application, ~~and national policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a NSIP, these proposals in respect of the Wylfa Newydd Project (for example, Temporary Construction Workers Accommodation, logistic centres, and park and ride facilities) will be considered under Strategic Policies PS8 and Policy PS9, WNP1, WNP2, WNP3 and WNP4, as well as other relevant policies in the Plan. Associated development in relation to NSIPs other than the Wylfa Newydd Project or other major infrastructure projects to be determined by the Councils will be considered under Strategic Policy PS8.~~

7.3.4 The Planning Inspectorate will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria of national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6).The energy NPSs set out national policy against which proposals for major energy projects will be

#### Introduction

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(7.3.3 deleted)

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7.3.5 The Planning Inspectorate will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria on national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6). The energy NPSs set out national policy against which proposals for major energy projects will be assessed and examined by the Planning Inspectorate. In accordance with the National Policy Statements, the Planning Inspectorate may also consider other matters that are important and relevant to its decisions, including the existing land use development plan, ~~this Plan when it carries sufficient weight as a material planning~~



assessed and examined by the Planning Inspectorate. In accordance with the National Policy Statements, the Planning Inspectorate may also consider other matters that are important and relevant to its decisions, including **this Plan** as the existing land use development plan, ~~this Plan when it carries sufficient weight as a material planning consideration or the Plan is adopted~~, the Anglesey Energy Island Programme, ~~Destination Management Plans, Single Integrated Plan, New Nuclear Build Supplementary Planning Guidance and other relevant documents.~~ In terms of a Development Consent Order application, a local authority's role is set out in the Planning Act 2008; 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. **The Local Authority is also a statutory consultee where** ~~Similarly applications may be made to other statutory bodies. In Wales the local planning authorities are the determining authorities for any development associated with the Development Consent Order application, for example, construction workers accommodation, logistic centres, and park and ride facilities.~~

7.3.5 The scale and impact of NSIPs will be mitigated through an appropriate package of planning permission conditions, **section 106 agreements**, highway agreements and CIL receipts (if a CIL charging schedule is implemented). **This package will be negotiated as part of the planning process.**

7.3.6 In addition the Councils **will encourage developers to consider a community benefits proposal for host communities to recognise** ~~may require packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project.~~ **The Councils would like** to see any such fund will be used to off-set the burden on the locality, and ~~would identify~~ identifying potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.

7.3.7 **The Councils note such voluntary** ~~Community benefits may be sought~~ **could be provided** through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively

~~consideration or the Plan is adopted~~, the Anglesey Energy Island Programme, Destination Management Plans, Single Integrated Plan, New Nuclear Build Supplementary Planning Guidance and other relevant documents. In terms of a Development Consent Order application, a local authority's role is set out in the Planning Act 2008; 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 any development associated with the Development Consent Order application, for example, construction workers accommodation.

**7.3.6** The scale and impact of NSIPs **and associated development** will be mitigated through an appropriate package of planning permission conditions, planning or highway agreements and CIL receipts (if a CIL charging schedule is implemented).

**7.3.7** 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 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.

**7.3.8** Community benefits may be sought through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.

**7.3.9** **Voluntary** community benefits contributions are monetary payments **or other provisions** from a developer for the benefit of communities hosting a development **which are not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in**

through voluntary agreement with the project provider, or in accordance with an industry protocol.

**7.3.8 The Councils recognise that** ~~Community benefits contributions are monetary payments from a developer for the benefit of communities hosting a development. Community benefits contributions~~ are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms.

**7.3.9** There are currently two proposed NSIPs at the pre-application stage which are located within the Plan area:

- i. A new nuclear power station near to Wylfa, Wylfa Newydd, proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6);
- ii. Improvements/ new National Grid Transmission Lines connecting the proposed Wylfa Newydd with Pentir and beyond proposed by National Grid.

**7.3.10** ~~7.3.9~~ It is important that the Plan sets out a policy framework to assist the Councils to assess and respond to NSIPs proposals coming forward, including for example:

- i. providing advice to inform project promoters during the development of their
- ii. responding to formal consultations during project development and on applications to other determining bodies **such as the Planning Inspectorate and the Marine Management Organisation (MMO)**;
- iii. suggesting appropriate requirements for inclusion in the Development Consent Order and obligations (such as Section 106 and Community Infrastructure Levy – if adopted);
- iv. determining applications for associated, ancillary or related development outside the Development Consent Order;
- ~~v. commenting on the adequacy of consultation,~~

**planning terms. Voluntary** community benefits contributions are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms

**7.3.10** There are currently two proposed NSIP at the preapplication stage which are located within the Plan area:

- (i) A new nuclear power station near to Wylfa, Wylfa Newydd, proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6);
- (ii) Improvements/ new National Grid Transmission Lines connecting the proposed Wylfa Newydd with Pentir and beyond proposed by National Grid.

**7.3.11** It is important that the Plan sets out a policy framework to assist the Councils to assess and respond to NSIPs proposals coming forward, including for example:

- (i) providing advice to inform project promoters during the development of their proposals for consultation and project development;
- (ii) responding to formal consultations during project development and on applications to other determining bodies
- (iii) suggesting appropriate requirements for inclusion in the Development Consent Order and obligations (such as Section 106 and Community Infrastructure Levy – if adopted);
- (iv) determining applications for associated, ancillary or related

<p>v. assessing the impacts of the project both positive and negative in the Local Impact Report that Planning Inspectorate will invite the Council(s) to submit after the application for any Development Consent Order is submitted,</p> <p>vi. making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate</p> <p>vii. in determining any approvals subsequent to consent (including planning permission 'conditions'), and in discharging functions as the enforcing authority.</p> <p><del>7.3.11 7.3.10 Strategic Policy PS8 is an overarching policy relating to any associated development in relation to NSIPs other than the Wylfa Newydd Project or other major infrastructure projects to be determined by the Councils. applications for a NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such an NSIP application whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. Strategic Policy PS8 does not relate to any NSIP application for development at Wylfa Newydd, or development proposals associated with or ancillary to that application. <b>Strategic Policy PS9 applies to the proposed Wylfa Newydd Project including development associated with it.</b></del></p> <p><del>7.3.12 7.3.11 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 <b>associated</b> the proposed Wylfa Newydd Project including developments to the Wylfa Newydd Project (PS9) and associated development for other NSIPs and other Major Projects (PS8) that are associated with it where either the Isle of</del></p>	<p>development outside the Development Consent Order;</p> <p>(v) commenting on the adequacy of consultation,</p> <p>(vi) assessing the impacts of the project both positive and negative in the Local Impact Report that Planning Inspectorate will invite the Council(s) to submit after the application for any Development Consent Order is submitted,</p> <p>(vii) making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate,</p> <p>(viii) in determining any approvals subsequent to consent (including planning permission 'conditions'), and in discharging functions as the enforcing authority.</p> <p><del>7.3.12 Strategic Policy PS8 is an overarching policy relating to any application for a NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such an NSIP application whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. Strategic Policy PS8 does not relate to any NSIP application for development at Wylfa Newydd, or development proposals associated with or ancillary to that application.</del></p> <p><b>WYLFA NEWYDD AND ASSOCIATED DEVELOPMENT</b></p> <p><b>INTRODUCTION</b></p> <p><del>7.3.13 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</del></p>
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Anglesey County Council or Gwynedd Council is the determining planning authority on planning for the associated development applications. **Currently it is the Planning Act 2008 regime in Wales requires that “associated development” be determined under the Town and Country Planning Act 1990 by the local planning authority However the Wales Bill is anticipated to allow “associated development” to be included in DCO applications and therefore be consented by the Secretary of State, along with the relevant NSIP”.**

~~7.3.12~~ **7.3.13** Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order Major Infrastructure Projects NSIPs, 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 associated development **not included in a DCO application** conforms with the relevant policies and strategies included in this Plan. **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.**

~~7.3.13~~ 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.~~

7.3.14 The 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 this Project and its response to national and local policy and strategies in the context

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 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.

**7.3.14** 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 associated development conforms with the relevant policies and strategies included in this Plan. 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.

**7.3.15** The 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 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 linked to the Project for associated development proposed in connection with the Wylfa Newydd project.

The New Nuclear Build at Wylfa SPG document will help the County Council to:

- make robust decisions on all enabling works and associated

	<p>of the Project and is an important material consideration in assessing planning applications <b>for associated development proposed in connection with the Wylfa Newydd Project, to be determined by the Councils.</b> <del>linked to the Project.</del></p> <p>7.3.15 The New Nuclear Build at Wylfa SPG document will help the County Council to:</p> <ul style="list-style-type: none"> <li>• make robust decisions on all enabling works and associated development planning applications, <b>under the Town and Country Planning Act 1990</b></li> <li>• ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible</li> <li>• ensure that the socio-economic benefits linked with the construction and operation of the power station are <b>maximised</b> <del>fully realised.</del></li> </ul> <p>7.3.16 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 and others potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around 12 years, with around 8,500 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 1,000. The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An influx of workers is expected during the construction period. It is considered important that <b>the Plan anticipates and provides an appropriate policy framework within which to provide</b> this 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 accommodation provided by Horizon or through a third party. Further information regarding this is given in <a href="http://www.anglesey.gov.uk/business/energyisland/energy-island-news/wylfanuclear-new-build-constructionworkers-">http://www.anglesey.gov.uk/business/energyisland/energy-island-news/wylfanuclear-new-build-constructionworkers-</a></p>	<p>development planning applications</p> <ul style="list-style-type: none"> <li>• ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible</li> <li>• ensure that the socio-economic benefits linked with the construction and operation of the power station are <b>fully realised maximised.</b></li> </ul> <p>7.3.16 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 and others potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around <del>12</del> <b>10</b> years, with around <del>around 8,500</del> <b>8,000 to 10,000</b> 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 <del>4,000</del> <b>850</b>. The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An 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 accommodation provided by Horizon or through a third party. Further information regarding this is given in <a href="http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclearnew-build-construction-workers-accomodation-positionstatement/114494.article?redirect=false">http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclearnew-build-construction-workers-accomodation-positionstatement/114494.article?redirect=false</a> and in the New Nuclear Build at Wylfa Supplementary Planning Guidance <a href="http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf">http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf</a></p>
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[accomodationpositionstatement/114494.article?redirect=false](http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNBSPG-Adopted-July-2014.pdf) and in the New Nuclear Build at Wylfa Supplementary Planning Guidance <http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNBSPG-Adopted-July-2014.pdf>

7.3.17 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 Pproject, 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 were located in accordance with the Plan's Spatial Strategy as set out in Chapter 6 and other relevant policies included in the Plan, depending on the type of use, in order to be consistent with the principle of sustainable development.~~ **Locating this development will be done in accordance with policies WNP1, WNP2, and WNP3.**

7.3.18 The Councils' position is that Temporary Construction Workers Accommodation (TCPA) should as far as possible be provided within or adjacent to the development boundaries of the Centres identified in the Plan's Settlement Hierarchy, or 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. Project promoters should consider re-using existing buildings where feasible. 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 will be assessed for their compliance with relevant policies in the** ~~comply with the relevant policies within this Plan.~~ Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, or buildings that can be refurbished for

7.3.17 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 offsite fabrication. Mitigation of the impacts of the project would be optimised if such development were located in accordance with the Plan's Spatial Strategy as set out in Chapter 6 and other relevant policies included in the Plan, depending on the type of use, in order to be consistent with the principle of sustainable development.

7.3.18 The Councils' position is that accommodation for the transient temporary construction workers should as far as possible be provided within or adjacent to the development boundaries of the Centres identified in the Plan's Settlement Hierarchy, or 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. Project promoters should consider re-using existing buildings where feasible. 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 All proposed legacy uses must comply with the relevant policies this Plan.** Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, or buildings that can be refurbished for similar uses. If the project promoter and the Council agree that an after use is not 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 TAI3 sets out the policy context for temporary workers

		<p>similar uses. If the project promoter and the Council agree that an after use is not 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 will be controlled by planning condition.”</p> <p>The Councils do not accept that the Plan causes confusion or lacks flexibility because these known developments have been included in the wider policy area but agreed to some wording changes both in the interests of clarity and to update the information contained in the paragraphs.</p>	<p>accommodation and Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation.</p> <p>7.3.19 Strategic Policy PS9 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 7.3</p>
19	NF45	<p>Chapter 7 Managing growth and Development – Economy and Regeneration Policy PS9: Wylfa Newydd Project Associate Development</p> <p>Horizon noted that the final sentence of the policy appeared to have a typographical error or omitted words.</p> <p>The Councils proposed the inclusion of the following to the introductory paragraph in the English version to align with the Welsh:</p> <p>“Environmental constraints in these centres requires the Plan to allocate a site at Y Ffor,”</p>	Agreed.
20	NF63	<p>Chapter 7.4</p> <p>Horizon consider that the only element of Chapter 7.4 which should apply to the Wylfa Newydd worker accommodation strategy and, more specifically, aspects of the worker accommodation is Policy TAI3. Horizon proposed the insertion of new paragraph 7.4.11 to address this.</p>	<p>Resolved.</p> <p>Horizon is not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>
21	NF91	<p>Chapter 7 Managing growth and Development – Natural and Built Environment Policy GWA3: Low and Very Low Level Radioactive Waste Treatment and Storage</p>	<p>Partly agreed – the Councils and Horizon agree that the definition should accord with the current UK strategy for the management of LLW and VLLW. However, Horizon continue to seek use of their proposed</p>

Horizon requested a new definition of low level waste and very low level waste be inserted as follows: definition.

“Low Level Waste (LLW) (including Very Low Level Waste (VLLW)) has a radioactive content not exceeding 4 GBq (Giga Becquerels) per tonne of alpha, or 12 GBq per tonne of beta / gamma activity. VLLW is a sub-category of LLW; VLLW which is defined as waste with maximum concentrations of 4 MBq (Mega Becquerels) per tonne of total activity. For waste containing tritium, the concentration limit for tritium is 40 MBq/te.”

Replacing the previous definition:

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. 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.

The Councils agree that the definition is amended to accord with the current UK strategy for the management of low and very low radioactive waste but do not accept Horizon’s proposed wording. The Councils’ proposed amended definition reads:

“Low Level Waste (LLW)

Includes metals, soil, building rubble and organic materials, which arise principally as lightly contaminated miscellaneous waste. Metals are mostly in the form of redundant equipment. Organic materials are mainly in the form of paper towels, clothing and laboratory equipment that have been used in areas where radioactive materials are used — such as hospitals, research establishments and industry. LLW contains radioactive materials other than those acceptable for disposal with



municipal and general commercial or industrial waste. It is defined as: "radioactive waste having a radioactive content not exceeding four gigabecquerels per tonne (GBq/te) of alpha or 12 GBq/te of beta/gamma radioactivity".

Very low level waste (VLLW)

Covers waste with very low concentrations of radioactivity. It arises from a variety of sources, including hospitals and the wider non-nuclear industry. Because VLLW contains little total radioactivity, it has been safely treated by various means, such as disposal with municipal and general commercial and industrial waste directly at landfill sites or indirectly after incineration. Its formal definition is:

(a) in the case of low volumes ('dustbin loads') of VLLW "Radioactive waste which can be safely disposed of to an unspecified destination with municipal, commercial or industrial waste ("dustbin" disposal), each 0.1m<sup>3</sup> of waste containing less than 400 kilobecquerels (kBq) of total activity or single items containing less than 40 kBq of total activity.

For wastes containing carbon-14 or hydrogen-3 (tritium):

(i) in each 0.1m<sup>3</sup>, the activity limit is 4,000 kBq for carbon- 14 and hydrogen-3 (tritium) taken together

(ii) for any single item, the activity limit is 400 kBq for carbon-14 and hydrogen-3 (tritium) taken together Controls on disposal of this material, after removal from the premises where the wastes arose, are not necessary.

(b) in the case of high volumes of VLLW "Radioactive waste with maximum concentrations of four megabecquerels per tonne (MBq/te) of total activity which can be disposed of to specified landfill sites. For waste containing hydrogen-3 (tritium), the concentration limit for tritium is 40MBq/te. Controls on disposal of this material, after removal from the premises where the wastes arose, will be necessary in a manner specified

		by the environmental regulators".	
22	NF97	<p>Chapter 7 Managing Growth and Development – Natural and Built Environment Policy MWYN9: ‘Borrow Pits’</p> <p>Horizon sought for deletion of the following text from supporting text 7.5.81</p> <p><del>"There needs to be clear environmental benefits for the use of a borrow pit as opposed to supply from secondary or recycled aggregates, or from established mineral working sites identified in the development plan."</del></p>	Horizon is not taking this point forward.
23	NF134	<p>Proposals Map</p> <p>Horizon considered that that the “A5025 Improvement Areas” should continue to be shown on the Proposals Map</p>	Agreed – consequential to the change set out at line 14 of this table the parties have agreed to reinsert the A5025 in the proposals map.
24	NF-	<p>Policy ISA2 Community Facilities</p> <p>Horizon requested the addition of the following to the end of Policy ISA2:</p> <p><b><i>“For the avoidance of doubt, the above policy does not relate to community facilities coming forward as an integrated part of large scale Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project. New community facilities on large scale Temporary Construction Worker Accommodation sites, where the Councils are the decision makers, will be granted where they are required to address an identified impact or additional demand for community facilities, including retail outlets and healthcare provision. The loss of such facilities and whether they are surplus to requirements will then be taken into account as part of the consideration of appropriate legacy uses.”</i></b></p>	<p>Resolved.</p> <p>Horizon is not taking this point forward as the parties have agreed an amendment to Policy TA13 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>

25	NF-	<p>Policy ISA3 Further and Higher Education Development and Private Sector Training Facilities</p> <p>Horizon raised a concern that the policy as drafted would not allow the provision of bespoke training and education facilities for the Wylfa project to be provided on-site or in the vicinity of the Wylfa Project. The parties agree that there is need for education and training facilities to be able to be provided outwith higher education establishments, particularly where businesses require bespoke training facilities. An amendment to the policy to allow such facilities has been agreed.</p> <p><b>POLICY ISA3: FURTHER AND HIGHER EDUCATION DEVELOPMENT AND PRIVATE SECTOR TRAINING FACILITIES</b></p> <p>Proposals for new facilities or extensions to existing buildings for academic and support purposes or for ancillary social, cultural or leisure activities at a further or higher education site will be granted subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings.</p> <p>The sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:</p> <ol style="list-style-type: none"> <li>1. Firstly, on existing further or higher education sites; or</li> <li>2. Secondly, on sites which have a close association with an existing campus.</li> </ol> <p><b><u>Education and training facilities or similar establishments which improve the training and skill base and encourage knowledge based businesses or specialist businesses which are not connected with an existing higher education establishment will be located:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. within or adjoining development boundaries, or</u></b></li> </ol>	<p>The parties agree that a MAC will be proposed inserting the further wording into policy ISA3.</p> <p>The parties further agree that the Wylfa Newydd project site is a business site for the purposes of this policy.</p>
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26	NF-	<p>Policy ISA5 Provision Of Open Spaces In New Housing Developments</p> <p>Horizon requested the addition of the following to the end of Policy ISA5:</p> <p><b>“For the avoidance of doubt, the above policy does not relate to Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project. Applications for Temporary Construction Worker Accommodation, where the Council are the decision makers, will take into consideration the extent to which they deliver sufficient communal leisure and recreational facilities, including open space, to meet the needs of the proposed occupants.”</b></p>	<p>Resolved.</p> <p>Horizon are not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>
27	NF-	<p>Chapter 7 Managing Growth and Development – Sustainable Living</p> <p>Policy PS5 "sustainable development"</p> <p>Horizon sought for a reduction in cross referencing to other policies to reduce the risk of circularity, repetition and inconsistency in the application of this policy.</p>	<p>Horizon is not taking this point forward.</p>
28	NF-	<p>Policy PS9 Wylfa Newydd Project Associated Development</p> <p>Horizon proposed new Wylfa specific policy WNP4 – Early works</p> <p>The parties have agreed that should a suite of Wylfa specific policies not be included the principles of WNP4 are not fully addressed in the current policy and an addition to Policy PS9 would be of benefit.</p>	<p>The parties agree that a MAC will be proposed inserting the further wording into policy PS9.</p>

#### STRATEGIC POLICY PS9: WYLFA NEWYDD 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 nuclear related development and any associated development or infrastructure; and

2. In order to minimise impact and maximize 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; and

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 PS4 and any relevant detailed Policies in the Plan and minimizes adverse transport impacts to an acceptable level, including those arising during the construction and, operation and decommissioning and 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; and

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 reinstated or remediated to an acceptable standard should the Project not be consented or constructed and how the costs of undertaking such reinstatement or remediation will be secured, including through bonding.

5. The accommodation requirements of construction workers should be met in a way that minimizes 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; and

6. 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 brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the preapplication process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and

7. The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise 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; and

8. 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

9. The provision of promoter's procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with by the Council 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; and

10. Where community infrastructure is 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; and

11. Proposals should include appropriate measures for promoting social cohesion and community safety; and

12. 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; and

13. Any proposal (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:

		<p>i. Be strongly justified;</p> <p>ii. Demonstrate that the planning impacts are acceptable; and</p> <p>iii. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.</p> <p>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 to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.</p>	
29	NF-	<p>Proposed new Wylfa Specific Policy – WNP4</p> <p>Horizon proposed a new Wylfa specific policy on early works as part of the suite of Wylfa specific policies.</p> <p>New Policy WNP4 to read:</p> <p>The urgent national need set out in national policy for new nuclear generation is recognised and site preparation works and offsite early works to enable the provision of the Wylfa Newydd Project as soon as possible will be supported in principle. Any such proposals will need to demonstrate:</p> <ul style="list-style-type: none"> <li>• they are either necessary to enable the timely delivery, of the Wylfa Newydd Project or are measures to provide mitigation to potentially adverse effects; and</li> <li>• if the Wylfa Newydd Project does not come forward, the sites can be restored or reinstated or will provide a beneficial legacy It is considered that any explanatory text relating to proposed Policy WNP4 should acknowledge</li> </ul>	Horizon is not taking this point forward as this proposed policy has been superseded by the change made to Policy PS9 at line 28 of this table.



		the potential impact of the Wales Bill and the likely effect this will have on the Planning Act 2008 regime, potentially allowing “associated development” for large electricity generation NSIPs in Wales to be consented through DCOs.	
30	NF-	<p>Policy PS12: Town Centre And Retail Developments</p> <p>Horizon requested the addition of the following to the end of Policy PS12:</p> <p><b>“For the avoidance of doubt, the above policy does not relate to retail and leisure facilities coming forward as part of large scale Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project. New retail and leisure facilities on large scale Temporary Construction Worker Accommodation sites, where the Council are the decision makers, will be granted where they are required to address an identified impact or additional demand for such facilities.”</b></p>	<p>Resolved.</p> <p>Horizon are not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>
31	NF-	<p>Policy PS14: Affordable Housing</p> <p>Horizon requested the addition of the following wording at the end of the Policy PS14:</p> <p><b>“For the avoidance of doubt, this policy does not apply to Temporary Construction Worker Accommodation provided in connection with the Wylfa Newydd Project, but it will be a consideration in any future planning applications for appropriate legacy uses for such sites.”</b></p>	<p>Resolved.</p> <p>Horizon is not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>
32	NF-	<p>Policy PS16: Conserving And Enhancing The Natural Environment</p> <p>Horizon considered that Policies PS16 and AMG1-5 required to be reworded to provide greater flexibility so that proposals predicted to have an adverse effect would be permissible subject to the identification and implementation of sufficient mitigation measures, supported by an</p>	<p>Resolved.</p> <p>The parties agree that an amendment will be proposed amending Policy PS16 as follows:</p> <p><b>STRATEGIC POLICY PS16: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT</b></p>

appropriate implementation plan

The Councils will manage development so as to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have an **significant** adverse effect on them will be refused **unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protections for that site or area.** When considering permitting an application the Planning Authorities will ensure that they are:

1. Safeguarding the Plan area's habitats and species, geology, history and landscapes;
2. Protecting and enhancing sites of international, national, regional and local importance and, their settings in line with National Policy;
3. Having regard to the relative significance of the designations in considering the weight to be attached to acknowledged interests in line with National Policy;
4. Protecting and enhancing biodiversity within the Plan area and enhancing and/or restoring networks of natural habitats in accordance with the Local Biodiversity Action Plan and Policy AMG4;
5. Protecting and enhancing biodiversity through networks of green/ blue infrastructure;
6. Safeguarding internationally, nationally and locally protected species;
7. Protecting, retaining or enhancing the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG2) and Seascape Character Areas (in line with Policy AMG3);
8. Protecting, retaining or enhancing trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.

33	NF-	<p>Policy MAN6: Retailing in the Countryside</p> <p>Horizon requested the addition of the following new criterion to Policy MAN6:</p> <p><b>7. “The facility is provided to meet a local need generated by Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project.”</b></p>	<p>Resolved.</p> <p>Horizon are not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>
34	NF-	<p>Policy TWR1: Visitor Attractions And Facilities</p> <p>Horizon requested an addition to policy TWR1 to provide that it did not apply to Wylfa Newydd associated development, in particular the visitor centre. The Councils’ accept that such visitor centres must, by their nature be sited near to the facility to which they relate however they consider that this applies more widely than just to the Wylfa Newydd associated development. The parties have accordingly agreed an amendment on the principle of allowing facilities to be located near to the attraction to which they relate.</p> <p><b>POLICY TWR1: VISITOR ATTRACTIONS AND FACILITIES</b></p> <p>Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.</p> <p>Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:</p> <ol style="list-style-type: none"> <li>1. The re-use of an existing building(s) or a suitable previously used site; or</li> <li>2. The re-use of an existing building(s) or a site closely related to</li> </ol>	<p>Resolved.</p> <p>The parties agree that an amendment will be proposed inserting the further wording into policy TWR1.</p>

		<p>other existing buildings that form part of an existing tourist facility, or</p> <p>3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource <b><u>or its proximity to the attraction to which it relates.</u></b></p> <p>All proposals will be required to comply with all the following criteria:</p> <ol style="list-style-type: none"> <li>1. Where it is reasonably practical it can be accessed by various modes of transport, especially sustainable modes of transport such as walking, cycling and public transport;</li> <li>2. The scale, type and character of the proposed development is appropriate for its urban/rural setting;</li> <li>3. The proposed development is of high quality in terms of design, layout and appearance;</li> <li>4. The proposed development will support and extend the range of facilities within the Plan area;</li> <li>5. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.</li> </ol>	
35	NF -	<p>Policy TWR2: Holiday Accommodation</p> <p>Chapter 7, paragraph 7.3.55 -7.3.80</p> <p>Horizon requested the addition of the following to the end of paragraph 7.3.55 which explains that policy TWR2 is not relevant to proposals to establish new static holiday and touring caravans, holiday chalets or alternative luxury camping sites:</p> <p><b>“Or Temporary Construction Worker Accommodation coming forward as part of the Wylfa Newydd Project.”</b></p>	<p>Resolved.</p> <p>Horizon is not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>

36	NF-	<p>Policy ARNA1: COASTAL CHANGE MANAGEMENT AREA (CChMA)</p> <p>Horizon suggested that Policy ARNA1 is amended to add essential infrastructure associated with the Wylfa Newydd Project to the list of development that will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment. The Councils consider that Marine facilities being located on the coast would by necessity would form a natural exception to this and that as essential infrastructure is an item in its own right, it is not necessary to list every possible example.</p>	<p>The Councils have confirmed that this policy seeks to protect land based development from impacts of coastal change and therefore it will not apply to the marine elements of Wylfa Newydd. Horizon has agreed that given this confirmation they will not pursue the change to the policy wording.</p>
37	NF-	<p>Policy TAI2: Subdivision Of Existing Properties To Self-Contained Flats &amp; Houses In Multiple Occupation (HMOs)</p> <p>Horizon requested that this policy be amended to make it clear that it would not apply to Temporary Construction Worker Accommodation</p>	<p>Resolved.</p> <p>Horizon is not taking this point forward as the parties have agreed an amendment to Policy TAI3 which clarifies the policies which will apply to temporary construction worker accommodation and will supersede this point.</p>
38	NF-	<p>Policy TAI3 Accommodation For Temporary Construction Workers</p> <p>Horizon considered that the provision of Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project would be more appropriately dealt with as part of a suite of policies setting out the way in which associated development will be considered by the Local Planning Authority, either where they are the determining authority, or where they are consultees for development being brought forward through a DCO. In lieu of that policy however they proposed amended wording for Policy TAI3 as follows:</p> <p><b>“POLICY TAI3: ACCOMMODATION FOR TEMPORARY CONSTRUCTION WORKERS</b> In their role as determining authorities for associated development, or as consultees for the DCO application, Pproposals for <b>large scale accommodation for temporary construction workers</b> <del>Temporary Construction Workers Accommodation</del> will be <del>permitted</del> <b>supported</b>, provided that it forms part of the overall solution to providing temporary construction worker accommodation <del>and the following</del></p>	<p>The parties have agreed that an amendment will be proposed to amend the wording of TAI3 so that it reads as follows (which already includes the changes made by the focused changes):</p> <p><b>POLICY TAI3: CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</b></p> <p>Proposals for campus style temporary accommodation 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> <ol style="list-style-type: none"> <li>1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan’s Settlement Hierarchy, and</li> <li>2. It is proportionate in scale to the Centre or Service Village; and</li> </ol>

	<p><del>criteria are satisfied</del> <b>is located in one of the following locations:</b></p> <p>1. <del>The site is located w</del>Within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, and</p> <p>2. It is proportionate in scale to the Centre or Service Village; and</p> <p>3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent; or</p> <p><b>4. Allocated employment sites in the Plan (Policy CYF1), where the use does not prejudice the long term ability of the site to meet employment requirements.</b></p> <p><del>In exceptional circumstances, the s</del>Sites is located elsewhere in Anglesey in other locations <b>will be supported</b>, provided <b>that the proposals are supported by an assessment of options that robustly demonstrates suitability of the proposed site, covering:</b></p> <p><b>i. The appropriate level of flood risk assessment;</b></p> <p><b>ii. Details of how the site integrates with the transport strategy for the Wylfa Newydd Project, promoting sustainable travel options as appropriate;</b></p> <p><b>iii. An overview of the environmental considerations relating to the site options that have been considered, with the aim of illustrating how adverse environmental effects have sought to be avoided;</b></p> <p><b>iv. Degree of integration with the closest communities, taking account of the potential for benefits from long-term legacy uses.</b></p> <p><b>In responding to proposals for new large-scale Temporary Construction Worker Accommodation for the Wylfa Newydd Project, the degree to which the planning application achieves the outcomes</b></p>	<p>3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent homes; or</p> <p>4. In exceptional circumstances, the site is located elsewhere in Anglesey provided:</p> <ul style="list-style-type: none"> <li>i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing Building;</li> <li>ii. the accommodation is provided to meet the temporary accommodation needs of workers;</li> <li>iii. the site is accessible to public transport routes, workplaces, and key social infrastructure;</li> <li>iv. the site integrates with the transport strategy for the Project, promoting sustainable travel options as appropriate;</li> <li>v. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;</li> </ul> <p>5. The proposal should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;</p> <p>6. The proposal will be assessed in accordance with this policy and with Policy PCYFF 1 and Policy ISA1, but will not be required to comply with policies relating to the development of permanent accommodation and retailing in the countryside;</p>
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<p><b>set out at a) to k) below will be taken into consideration:</b></p> <p><del>i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building;</del></p> <p><del>ii. the accommodation is provided to meet the temporary accommodation needs of workers;</del></p> <p>a. the <b>site's</b> accessibility to public transport routes, workplaces, and key social infrastructure;</p> <p>b. <b>provision</b> of a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;</p> <p>c. <b>provision of necessary improvements to the transport network to mitigate against any adverse impacts on the community and visitors related to congestion, air quality and road safety;</b></p> <p>d. <b>The avoidance, minimisation and, if appropriate, mitigation of adverse impact on the natural and historic environment assets, including sites of international, national, regional and local importance and their setting in line with national policy;</b></p> <p>e. <b>High quality design that demonstrably seeks to minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through networks of green/blue infrastructure;</b></p> <p>f. <b>The avoidance, minimisation, and if appropriate, mitigation of any</b></p>	<p>7. Where the proposal would result in impacts or additional demands on existing community facilities (including healthcare facilities), in accordance with Policy ISA1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary ancillary facilities should be provided on site;</p> <p>8. That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;</p> <p>9. The proposal contributes to creating a mixed, inclusive and sustainable community, and does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</p> <p>10. If future or legacy use is not feasible the Council shall require that temporary buildings are removed and</p> <ul style="list-style-type: none"> <li>i. the serviced land is left in a neat and tidy condition following the removal of the structures, or</li> <li>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 to the satisfaction of the Local Planning Authority.</li> </ul> <p>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.</p> <p>Explanation:</p> <p>7.4.23 This Policy applies to temporary accommodation provided for construction workers required in connection with large scale construction projects, e.g. Wylfa Newydd or any other work that requires a large</p>
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	<p><b>adverse impact on local community cohesion, health and Welsh language and culture;</b></p> <p><b>g. The buildings and facilities can be adapted for future legacy use or, where not feasible or appropriate, the buildings and facilities will be removed either leaving the land serviced and in a neat and tidy condition or returned to its original state as agreed with the Council;</b></p> <p><del>5. The accommodations is designed for permanent legacy use, unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;</del></p> <p>h. That it accords with Policy PCYFF1 and policies relating to the alternative future use, <b>where such a use forms part of the application being considered by the Council;</b></p> <p>i. If provision of permanent self-contained homes is the intended legacy use of the accommodation, <b>and the legacy use forms part of the application being considered by the Council</b>, the proposal should <del>make a positive contribution to address</del> the long term affordable housing objectives of the Council in accordance with <b>to</b> the requirements of Policy TAI9 and Policy TAI10;</p> <p>j. Where the proposal would result in impacts or additional demands on existing community facilities, in accordance with Policy ISA1, either additional facilities or appropriate contributions for the development or improvement of existing facilities within Centres or Service Villages will be provided, unless it can be demonstrated that temporary facilities should be provided elsewhere;</p> <p>k. The accommodation, and the <del>agreed</del> legacy use, <b>if this forms part of the application being considered</b>, contribute to creating a mixed, inclusive and sustainable community, and does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</p>	<p>number of temporary/ transient resident workforce. The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.</p> <p>7.4.23A These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.</p> <p>7.4.23B The Council favours sites located within or adjacent to the identified Centres or Services in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could involve investment to upgrade facilities in the nearest settlements. Alternatively, these sites could be more self- contained, providing on site welfare, sports, leisure and recreation facilities as well as bus pick up and drop off points for the occupiers. Other services, e.g. canteen, administrative services, would also form part of the development covered by this Policy.</p> <p>7.4.23C While Policy TAI 3 (and PCYFF 1 and Policy ISA1) would be the relevant policies for this style of temporary accommodation provided for construction workers, this Policy would not apply to a proposal for permanent housing, for example houses that would initially be sub-divided to allow use by construction workers, then adapted to become homes for families or other members of local communities. Policies TAI 14 to TAI 17 would apply to this type of provision, depending on the site's location, as well as other relevant Policies, e.g. Policy TAI 9 –</p>
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	<p>If an alternative <b>legacy</b> use is not feasible, <b>or is not proposed as part of the application being considered by the Council</b>, the Council shall require that temporary buildings are removed and</p> <p>i. the serviced land is left in a neat and tidy condition following the removal of the structures, or</p> <p>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 to the satisfaction of the Local Planning Authority.</p> <p>Planning permission will <del>always only</del> be granted <del>subject to</del> for a time limited period <b>consistent with the construction methodology and phasing and Construction Worker Accommodation Strategy for the Wylfa Newydd Project in order to enable the Council to review the overall trend the construction project's associated accommodation needs</b>. Appropriate planning mechanisms will be applied to secure the agreed legacy use, <b>if proposed as part of the application being considered by the Council</b>.</p> <p>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.”</p>	<p>Affordable housing threshold and distribution (for use following use by construction workers); Policy ISA 5 – Provision of open spaces in new housing development; Policy ISA 1 – Infrastructure provision. Policy TAI 3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI 6 provides part of the framework to deal with proposals for new purpose build student accommodation.</p> <p>7.4.24 This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing, and tourist accommodation, in communities.</p> <p>7.4.25 The aim of this Policy is to contribute to achieving the appropriate balance of solutions to address the need to accommodate a large number of construction workers, thus protecting the supply of housing suitable for local communities during the Plan period.</p> <p>7.4.26 The creation of mixed, sustainable and inclusive communities can be adversely affected where a large scale temporary construction workers accommodation is proposed. This scale 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 accommodation for construction workers shall be accompanied by an assessment for the proposal, including:</p> <p>i. A detailed assessment of compliance with any relevant supplementary planning guidance;</p> <p>ii. a detailed explanation of the need for the facility;</p> <p>iii. how it accords with the project promoter’s published strategy to</p>
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accommodate its construction workers;

- 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; and
- 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.

7.4.27 Where proposals for temporary accommodation for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA1. In cases where the solution to addressing the requirements of the occupiers involve providing on site facilities, Policies that address the relevant land use would apply (e.g. Policy MAN 6 retailing in the countryside; Policy ISA 2 Community facilities), unless the ancillary facilities are temporary buildings designed at the outset to be removed from the site.

7.4.28 Where mitigation cannot be secured, the Councils will refuse proposals that would disrupt the balance of the community or prevent the local community's requirements from being met.

7.4.29 The Councils will expect that the developer will ensure that the accommodation and any facilities associated with the accommodation (e.g. recreational facilities) are developed on a sustainable basis, and that consideration is given at the outset identify the legacy opportunities / proposed after use. Where an alternative policy compliant legacy use is not feasible, but the proposal is otherwise acceptable, the planning permission for the accommodation will be granted for a limited period and a mechanism, e.g. planning conditions or planning obligations/ Section 106 agreements, will ensure that all temporary buildings, works,

			uses of land or other development, are removed or discontinued and the land reinstated in accordance with a scheme previously approved, or serviced plots are retained and the land is landscaped in accordance with an approved landscaping scheme. The Council may require that a bond is provided to ensure that the landscaping is maintained.
39	NF-	<p>Glossary.</p> <p>Horizon sought to add the following definition into the Glossary of Terms, beneath the 'Technical Advice Notes' entry:</p> <p><b>“TERM: Temporary Construction Worker Accommodation ACRONYM (where appropriate): TCWA Description: “Temporary Construction Worker Accommodation (TCWA): This term describes the sites outside the Wylfa Newydd Development Area on which temporary construction workers required for the construction of the Wylfa Newydd Project will be accommodated. These will generally be, but not limited to, campus style developments comprised of modular single bedroom units and associated shared facilities such as catering, healthcare and laundry services.”</b></p>	<p>Resolved.</p> <p>Horizon is not taking this point forward as the parties have agreed an amendment to Policy TAI3 which will supersede this point.</p>

## **Appendix 1- Councils' Schedule of key points of disagreement.**

### **1 SOUNDNESS OF THE PLAN**

- 1.1 In response to Horizon's observations on the focused changes the Councils do not agree that the Deposit plan is unsound and requires to be substantively amended. The Councils do not agree that the non-inclusion of a suite of Wylfa Specific policies makes the plan unsound. The Councils submit that there is absolutely no requirement to individually address anticipated developments in the plan in the manner suggested by Horizon's observations on the focused changes in order to make the plan sound.

### **2 PRINCIPLE OF A SUITE OF WYLFA NEWYDD SPECIFIC POLICIES**

- 2.1 The Councils have developed their planning policies to reflect the importance of the Wylfa Newydd Project on local business, employment and people within the Plan area. The Plan includes an over-arching Vision and Objectives, within which the Councils' support for and their approach to the Project are set out. The Objectives are grouped together according to the challenges the Plan area faces – the five themes. The main body of the Deposit Plan then flows from the Vision and Objectives, setting out the Strategy and Policies for the future development of the Plan area to meet the Vision and Objectives. The Plan groups the Strategic and Detailed Policies according to the aforementioned themes. Therefore, the Strategic and Detailed Policies that would apply to development required to support the Wylfa Newydd Project are embedded in the relevant themed sections of the Plan, e.g. Section 7.3 Supply and Quality of Housing includes strategic and detailed policies that would apply to applications for development involving provision of temporary or permanent accommodation to be used by construction workers.
- 2.2 The Councils therefore consider that Plan includes a series of embedded Strategic and Detailed Policies that provide a robust framework to facilitate the development required to support Wylfa Newydd in a manner which achieves the Plan's Vision and Objectives. The Councils took a strategic decision to integrate the development associated with Wylfa Newydd into general policies rather than create standalone policies as this is considered to be the most effective approach. The issues for each type of development are generally only different in scale not principle. For example, temporary workers' accommodation will require to comply with policies on access, sustainability, community facilities and nature conservation in the same manner as any other accommodation proposals and justify departures where they may be sought in any particular case. Integration allows IACC to make decisions effectively in line with all of the applicable policy considerations.
- 2.3 The Councils did not include and therefore did not assess the impacts of a suite of Wylfa specific policies. If new policies were to be introduced at this stage the impact assessments would require to be re-run leading to an unnecessary delay in the process.
- 2.4 The Councils and Horizon have as part of the preparation of this statement agreed to propose a change to policy PS9 which addresses the substance of the proposed WNP4. The Councils understand that Horizon have elected not to pursue the inclusion of the proposed Wylfa Specific Policies WNP1, 2 and 3 in their hearing statements and the Council would not therefore propose to make any detailed submissions on the content of those policies.

### **3 HORIZON'S PROPOSED AMENDMENTS TO THE PLAN**

- 3.1 There is no need or requirement to specify in any policy that it may be departed from in any particular case where such a departure is justified by material considerations, this is a matter of law and does not need to be repeated in every policy. Horizon's requests to exempt any Wylfa-related development from various policies appears not to have taken full account of this. The Councils consider that it is more appropriate for a case to be made for a departure in individual applications than for whole policies to be disapplied in the plan for the benefit of one developer.

- 3.2 The proposed amendments attempt to create “flexibility” on use of allocated employment sites for non-employment uses and would result in the creation of presumption in favour of use of employment sites for temporary uses connected with Wylfa. There is no limit on the temporary uses allowed by this proposed change and they would result in inclusion of employment land in the list of sites where temporary workers’ accommodation will be supported. This would undermine one of the key allocations of the plan and is disproportionate as the changes would apply to all sites whereas Horizon are understood to have concerns on only one site.
- 3.3 Presumption of large campus style temporary workers’ accommodation as the main accommodation method and the creation of a presumption of support for such proposals does not comply with the objectives of the plan or the existing supplementary planning guidance.

#### **4 DILUTION OF POLICES AIMED AT PROTECTING THE WELSH LANGUAGE**

- 4.1 The protection and growth of the Welsh language is a strategic objective of the Councils as a whole and part of the overarching aims of the vision for the area. The promotion of Welsh Language is a golden thread running through all of the plans and policies promoted by the Councils and Horizon have failed to take proper account of the local importance of this in their observations and proposed amendments. The deletion in Horizon’s proposed amendments of criteria which provide for refusal of proposals which would cause harm to language balance of a community and the deletion of a positive obligation to promote Welsh demonstrate that they have not given this key objective enough weight and have not understood the importance to the host community of this element of the plan.

#### **5 LEGACY BENEFITS REQUIREMENTS**

- 5.1 The provision of legacy benefits wherever possible is a key aim of the Councils in deriving the best planning outcome for the host community. The scale and disruption of the level of development proposed is such that it requires to be balanced by the best long term planning outcomes achievable for each site. The long terms impact post temporary use is a relevant consideration and cannot be optional, the developer should have a clear legacy plan for each site or make a case by case justification why no appropriate legacy use is feasible. It is not acceptable to the Councils that post-development use of sites becomes a relevant consideration only where the developer proposes it and therefore expects it be counted in its favour but not in any other case.

## **Appendix 2– Horizon’s Schedule of key points of disagreement.**

This schedule sets out the remaining areas of disagreement between the Councils and Horizon based on the paperwork submitted to the Examination.

### **1 PURPOSE OF THIS APPENDIX**

- 1.1 This appendix was originally prepared as an issues tracker to assist the Parties in identifying the matters on which they do not agree and to allow discussion of those points with the intention of resolving any which can be agreed and narrowing the issues of difference between the Parties ahead of the hearings. A significant amount of progress has been made with the majority of the matters resolved as is set out in the statement of common ground. This appendix represents the remaining differences between the Parties.

### **2 PRINCIPAL POINTS OF DISAGREEMENT**

- 2.1 Horizon’s original representation on the Deposit Plan proposed the creation of a suite of Wylfa Specific policies underlying Policy PS9; WNP1: Siting For Associated Development, WNP2 - Large Scale Temporary Construction Worker Accommodation, WNP3 - Temporary Construction Worker Accommodation and WNP4 - Early Works. The Councils have rejected the insertion of the suite of policies suggested. The Councils, having considered the position continue to consider that there is no requirement to include the suggested policies which duplicate other provisions. There are Wylfa specific policies where required and there is no logic in trying to separate Wylfa related development from other development of the same type. It is also the Councils’ view that the proposed policies are too loosely worded to provide an adequate level of control over the associated development and the topic specific policies are preferable.
- 2.2 Horizon considers that the magnitude, duration and national context of the Wylfa Newydd Project justify the need for a clear suite of Wylfa Newydd specific policies enshrined in the Development Plan, rather than relying on Development Plan policies not specifically directed at development of the type being proposed by Horizon as Associated Development, and the Wylfa SPG.
- 2.3 Horizon is concerned that the emerging JLDP does not provide a sufficiently clear policy framework to support and provide the necessary control for significant elements of the Project. It is critical that there is a clear suite of policies against which the Councils can determine applications.
- 2.4 For the reasons set out in Horizon’s hearing statement 1, Horizon is electing not to actively further pursue the Wylfa Specific policies but instead is focussing on seeking necessary clarification to individual planning policies to enable exceptions to be made where necessary in respect of Horizon’s proposed Associated Development.

**Notes on table:**

Column 1: Numbering.

Column 2: Gives the Policy reference related to the outstanding point, and the references to the focussed change number (subject to column 3).

Column 3: Where marked "Yes" in this column that means that points raised by Horizon were responded to by the JPPU Focussed Changes.  
Where marked with a "No" that means the points raised by Horizon were **not** responded to by the JPPU Focussed Changes.

Column 4: Sets out the changes sought by Horizon as part of the SOCG discussions.

Column 5: Sets out the JPPUs responses as part of the SOCG discussions, with proposed wording shown in red.

Column 6: Sets out Horizon's response to the JPPU

Column 7: Sets out the final position between the parties following meetings and further discussions.

	Policy ref	Focussed change?	Changes sought by Horizon	Councils' response	Horizon Comments	Final Position
1	Policy: PS1 NF15 Horizon change no:13	Yes	<p>Whilst Policy PS1: 'Welsh Language and Culture' has been amended (Focused Change Ref: NF 15), Horizon still considers that in the absence of the SPG it is still unclear how this policy test will be applied. As amended, this Strategic Policy is still considered to pose a potential barrier to economic growth and other aspirations in the Plan. This is particularly the case for associated TCPA applications that may include residential proposals. It is proposed to delete criteria (c) – it is not clear who makes an assessment that any proposal(s) provides an “adequate range of sizes and types of housing units”. Part (b) continues to apply to any residential development that goes beyond what has been assessed as part of JLDP preparation.</p> <p>Horizon also considers that Part 2 of proposed Policy PS1 is not specific enough and suggest thresholds are introduced for windfall sites. It is also suggested that this requirements should relate to windfall sites within areas identified by the LPA as areas where the language is considered to be of particularly sensitivity or significance and where they relate to major development. It is considered that this paragraph must be amended in accordance with the previously proposed wording in order to build in further flexibility and meet the soundness test “will the plan deliver”, as the plan needs to be sufficiently flexible to be effective.</p>	<p><b>Accepted in part</b></p> <p>The protection and promotion of the Welsh language and culture is a key objective of the Plan. It is believed that the admission of the suggested changes would weaken the policy significantly, resulting in the reduced ability of the plan to address the key objective for the welfare of the language. Referring to sub-areas would reduce the eligibility of Policy spatially.</p> <p>Getting rid of criterion 4 would undermine the whole objective of the Policy. The suggested wording for criterion 5 would not reflect the Councils' policies. The addition is not required because the demand for mitigation measures would emerge on a case by case basis. It is not necessary for each policy in the Plan to state that mitigation measures might be necessary.</p>	<p><b>Agreed (in part)</b></p> <p>Parts 1(c) and 2 and a change to criterion 5 are agreed.</p> <p><b>Not agreed (in respect of)</b></p> <p>Not agreed in respect of part 4.</p> <p>None of Horizon's original comments have been incorporated and the Council's proposed changes relate to supporting text only and not planning policy.</p> <p>When determining the conformity of a proposed development with a Plan the correct focus is on the plan's detailed policies for the respective proposed development. The supporting text provides explanatory/ supporting text and/or a reasoned justification of the policies.</p>	<p><b>Not agreed (in respect of)</b></p> <p>Not agreed in respect of criteria 4 [and 5].</p>



		<p>Amend revised wording of Policy PS1 as follows:</p> <p><b>“STRATEGIC POLICY PS1: WELSH LANGUAGE AND CULTURE</b></p> <p>The Councils will promote and support the use of the Welsh Language in the Plan area. This will be achieved by:</p> <p>1. Requiring a Welsh Language Statement, which will set out how the proposed development will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:</p> <p>a) <b>Tourist</b>, industrial or commercial development employing more than 50 employees and/ or with an area of 1000 sq. m or more <b>on unallocated sites</b>; or</p> <p>b) Residential development which will individually or cumulatively provide more than the indicative housing target set out for the settlement in Policies TAI 14 – 18. or</p> <p><del>c) Residential development of 5 or more housing units on allocated or windfall sites that does not doesn't propose to provide an adequate range of sizes and types of housing units;</del></p> <p>2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the</p>	<p>It is agreed that the wording of criterion 1(c) is not detailed enough. To overcome this, it is believed to that the criterion and explanation to the policy should be amended with reference to SPG - Type and mix of housing. See the change below.</p> <p><b>STRATEGIC POLICY PS1: Welsh Language and Culture</b> The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <p>1. Requiring a Welsh Language Statement, which will protect, promote and enhance the welsh language, where the proposed development falls within one of the following categories:</p> <p>a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</p> <p>b. Residential development which will individually or cumulatively provide more than the indicative housing target set out for the settlement in</p>	<p>Supporting text is relevant to the interpretation of a policy but does not form part of planning policy.</p> <p>Horizon also notes that adopted TAN 20 makes clear at paragraph 4.1.2 that in determining individual planning applications where the needs and interests of the Welsh language may be a material consideration decisions must, as with all other planning applications, be based on planning grounds only and be reasonable.</p> <p>Paragraph 4.13.5 in PPW also confirms that, if required, language impact assessments may only be carried out in respect of major development not allocated in, or anticipated by, a development plan proposed in areas of particular sensitivity or importance for the language.</p> <p>It is noted that the new supporting text in paragraph 7.1.4 states that,</p>	
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		<p>Welsh Language, where the proposed development:</p> <p>a) involves a windfall site <b>in an area identified by the Local Planning Authority as an area where the Welsh language is considered to be of particular sensitivity or significance;</b> and</p> <p><del>b) will attract or accommodate significant numbers of people than originally anticipated in the Plan's policies and proposals;</del></p> <p><b>b) Residential development of 20 units or more on sites in sub regional centres or urban service centres and 10 units or more in local service centres, service villages, local/rural/coastal villages and clusters; or</b></p> <p><b>c) Tourist, commercial or industrial development with an area of 2000sqm or more.</b></p> <p>3. Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards mitigating those impacts;</p> <p><del>4. Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community</del></p> <p><del>5. Requiring Encouraging, where appropriate, all operational signage by public bodies and by commercial and business companies to be</del></p>	<p>Polies TAI 14 – 18; or</p> <p>c. Residential development of 5 or more housing units on allocated or windfall sites inside development boundaries that doesn't address evidence of need and demand for houses recorded in Housing Market Assessments and other relevant local sources of evidence propose to provide an adequate range of sizes and types of housing units;</p> <p>2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development involves a windfall site outside development boundaries for the development of large-scale housing development or developing employment on a large scale which would mean a significant flow of workforce; and. <b>Going to attract or accommodate many more people than originally envisaged in the policies and proposals of the Plan;</b></p> <p>3. Using appropriate</p>	<p><i>“the creating and Maintaining Distinctive and Sustainable Communities SPG will describe signs that are expected to be bilingual.”</i> It is suggested that the more flexible approach outline in the new supporting text should be reflected in Policy PS1.</p>	
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		<p>bilingual;</p> <p>6. Expect that Welsh names are used for new developments, house and street names.</p> <p><b>In appropriate circumstances, mitigation against any adverse effects will be secured through a planning condition and/or through requiring a financial contribution by a section 106 agreement”.</b></p>	<p>mechanisms to ensure that suitable measures that mitigate negative impacts are provided or contribution is made towards them</p> <p><b>mitigating those impacts;</b></p> <p>4. Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;</p> <p><b>5. Encouraging Requiring all operational</b> signage by public bodies and by commercial and business companies to be bilingual;</p> <p><del>6. Encouraging the use</del> <b>Expect that of</b> Welsh place names <b>are used</b> for new developments, house and street names.</p> <p><b>Explanation:</b></p> <p><b>7.1.4 It is intended that all of the measures outlined in the paragraphs that precede this Policy will support communities and the Welsh language. The key objectives of the Plan demonstrate a commitment to promote balanced, sustainable and</b></p>		
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				<p><b>distinctive communities. This means that the Plan includes policy tools to allow local communities to change and grow sustainably and to address the needs of all members of communities. There are a number of strategic and detailed policies that will give an explanation on how development proposals will be managed. On the whole the Sustainability Assessment (which was informed by the Language Impact Assessment) looks positively on policies and proposals of the plan on the grounds that development takes place at the appropriate scale and in the appropriate places, including measures to promote positive effects and mitigate adverse effects. 7.1.4A Nonetheless, As can be seen in criteria 1 and 2 in Policy PS1, in order to make an informed judgment at a planning application stage information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale</b></p>		
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				<p>different to that envisaged at the Plan preparation stage as set out in criteria 1 and 2. Policy PS1 reinforces other relevant policies in the Plan, which provide details on the assumptions made, e.g. the level of housing growth per settlement (TAI 14 - TAI 18); that housing development will provide an appropriate choice of market housing and affordable housing (TAI 1). Pre-application advice should be sought from the LPA as to whether a Statement or an Assessment should be provided. Having signs in Welsh and English, and Welsh place and property names are a clear indication of the character of the area, including its linguistic character. The Welsh language will be promoted through different policies within the Plan. The range of opportunities provided by the strategic and detailed policies, including a variety of different dwelling types, local employment growth and protecting and enhancing the cultural heritage will contribute towards improving the</p>		
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				<p><b>vitality of the welsh language. Maintaining and creating distinctive and sustainable communities</b></p> <p><b>Supplementary Planning Guidance (SPG) will be published and a Type And Mix Of Housing SPG to provide further guidance on the matter. They will explain the type and location of development that is likely to be acceptable in the Plan area, explaining the relevant planning considerations. The creating and Maintaining Distinctive and Sustainable Communities SPG will describe signs that are expected to be bilingual, e.g. public information signs, advertisements, display advertisements. The Statement or report on the Assessment allows the developer to explain his proposal in more detail and to consider the possible positive and negative effects on the community and its linguistic balance. The SPGs will look, for example, for evidence that the proposal has been discussed with Community, City and Town Councils and local</b></p>		
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				<p>community groups to obtain information and ask for their opinion, and that consideration has been given to surveys about the local housing market, and/ or the labour market . In addition, they will refer the applicant to such assistance as is available from the Office of Language Commissioner about designing bilingual signage and marketing material, the advice that is available to the private sector by the Welsh Government/Business Wales regarding bilingualism.</p> <p><b>Recommendation</b></p> <p>It is believed that the changes noted above to NF 15 and NF 16 are appropriate and if the Inspector agrees the changes can be treated as Matters Arising</p>		
2	<p>Policy paragraph 7.3.23</p> <p>NF 45</p> <p>Horizon</p>	No	<p>Focused Changes Ref: NF 45 amends paragraph 7.3.23 to read: "The Review [2011 Employment Land Review] establishes a hierarchy of existing and new employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be retained, as far as is possible, from redevelopment</p>	<p>[No focussed change response]</p>	<p>Maintain position as stated in column 4 (as its further representations).</p>	<p><b>Not agreed.</b></p> <p><b>Horizon maintain the need to amend Policy CYF1. See below.</b></p> <p>Amendments proposed in</p>

	change no: 30		<p>for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to Llangefni, Gaerwen and Y Ffor”.</p> <p>Firstly, there appears to be a typo, or some missing words in the final sentence.</p> <p>As detailed in its previous representations, Horizon has concerns regarding the lack of flexibility regarding sites listed within Policies PS10, CYF1 and CYF2 to be used for non-employment related development (B1, B2 and B8). This is of particular concern to Horizon in relation to a change of use for legacy (e.g. to tourism) as this would reduce the overall availability of B1, B2 and B8 sites and therefore run counter to the intention for these to be employment sites. Horizon suggests that the proposed Wylfa Newydd specific Policies WNP1, WNP2, WNP3 and WNP4 are incorporated into the Plan so that the associated development applications for the Wylfa Newydd Project can then be determined against these.</p> <p>If Wylfa Newydd specific policies are not to be incorporated into the Plan then Horizon considers it imperative that Policies PS10, CYF1 and CYF2 be reworded in order to specifically exclude Wylfa Newydd associated development from these policies.</p>			Horizon hearing statement 5
3	Policy – proposed new policy WNP1	No	Proposed Policy WNP1 has not been included in the Plan by the Schedule of Focused Changes (February 2016). Horizon still consider it imperative that other Wylfa Newydd Project specific policies be developed along with PS9 to shape the approach to	The principle of Wylfa Newydd specific policies has been rejected by the JPPU.  The JPPU consider that the	<b>Not agreed, but could be agreed with some suggested amendments as follows (Horizon amendments in green) in</b>	<b>Not agreed but will not be further pursued.</b>  Alternative amendments are being pursued by



<p>NF-  Horizon change no:31</p>		<p>the Wylfa Newydd Project and in particular the proposals for associated development. It is therefore strongly suggested that proposed Policy WNP1, be incorporated into the Plan.</p> <p><b>New Policy WNP1 to read:</b></p> <p><b>WNP1: Siting for Associated Development</b></p> <p>In general, non-residential associated development proposals (such as employment, logistics, transport, visitor facilities, education and training) relating to the Wylfa Newydd Project and its supply chain will be supported in principle where the comply with national and local policy on flood risk, employment, transport <b>and conversions to existing buildings, including site allocations within Policy CYF1</b>. Where development is proposed outside designated employment and transport sites, the proposals should be supported by an assessment of options that robustly demonstrates the suitability of the proposed site, covering:</p> <ul style="list-style-type: none"> <li>• The appropriate level of flood risk assessment</li> <li>• Details of how the site meets operational requirements and integrates with the transport strategy for the Wylfa Newydd Project, promoting sustainable travel options as appropriate</li> <li>• An overview of environmental considerations relating to the site options that have been considered, with the aim of illustrating how adverse environmental effects have sought to be avoided</li> </ul>	<p>criteria governing the various associated development are appropriately set out in the topic chapters and there is no need to duplicate this in a suite of Wylfa specific policies.</p> <p>The proposed policy as drafted is far too broad and does not retain a sufficient degree of control over development proposals. The policy as drafted would support any non-residential Wylfa Newydd related proposal on any allocated employment site regardless of any other factor. This does not align with the Council's strategy or objectives.</p> <p>How a proposal aligns with developers operational requirements is not matter for planning policy but for the operator.</p>	<p><b>response to limited comments provided by the JPPU:</b></p> <p><b><i>“New Policy WNP1 to read:</i></b></p> <p><b><i>WNP1: Siting for Associated Development</i></b></p> <p><i>In general, non-residential associated development proposals (such as employment, logistics, transport, visitor facilities, education and training) relating to the Wylfa Newydd Project and its supply chain will be supported in principle where the comply with national and local policy on flood risk, employment, transport <b>and conversions to existing buildings, including site allocations within Policy CYF1, where justified....”</b></i></p> <p>It is then proposed that Policies CYF 2 and 4 could also be amended to specifically refer to Wylfa setting out an appropriate exceptions test whilst also recognising that much</p>	<p><b>Horizon instead.</b></p> <p>See Horizon hearing statements (particularly statement 1)</p>
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		<ul style="list-style-type: none"> <li>• The degree of integration with the closest communities, taking account of the potential for beneficial long-term uses or, if temporary development is proposed, legacy uses In responding to proposals for the siting of non-residential development associated with, ancillary or related to the Wylfa Newydd Project, where the Councils are decision makers, the degree to which the planning application achieves the outcomes set out at (a) to (e) below will be taken into consideration:</li> </ul> <p>(a) Delivery of education, training and indirect employment opportunities related to the Project that are well connected to both the nuclear power station and the local community, offering access by public transport, walking and/or cycling, as appropriate</p> <p>(b) The avoidance, minimisation and, if appropriate, mitigation of adverse impacts on the transport network arising from the movement of people, goods and services, including multi-modal transport solutions and measures to encourage travel by public transport, walking and cycling. Highway safety for all users should be maintained and, where necessary, improved</p> <p>(c) The avoidance, minimisation and, if appropriate, mitigation of any adverse impact on the natural and historic environment assets including sites of international, national, regional and local importance and their setting in line with national policy</p> <p>(d) High quality design that demonstrably seeks to</p>		<p>associated development proposals are temporary in nature.</p>	
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			<p>minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through networks of green/blue infrastructure</p> <p>(e) The avoidance, minimisation, and if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture It is considered that any explanatory text relating to proposed Policy WNP1 should acknowledge the potential impact of the Wales Bill and the likely effect this will have on the Planning Act 2008 regime, potentially allowing “associated development” for large electricity generation NSIPs in Wales to be consented through DCOs. These changes are required in order to make the plan effective in terms of the tests of soundness in PPW.</p>			
4	<p>Policy – proposed new policy WNP2</p> <p>NF-</p> <p>Horizon change no:32</p>	No	<p>Proposed Policy WNP2 has not been included in the Plan by the Schedule of Focused Changes (February 2016). Horizon still consider it imperative that other Wylfa Newydd Project specific policies be developed along with PS9 to shape the approach to the Wylfa Newydd Project and in particular the proposals for associated development. It is therefore strongly suggested that proposed Policy WNP2, be incorporated into the Plan.</p> <p>New Policy WNP2 to read: WNP2: Large Scale Temporary Construction Worker Accommodation In general, proposals for new large-scale temporary construction worker accommodation for the Wylfa Newydd Project will be supported in principle as</p>	<p>The principle of Wylfa Newydd specific policies has been rejected by the JPPU. The JPPU consider that the criteria governing the various associated development are appropriately set out in the topic chapters and there is no need to duplicate this in a suite of Wylfa specific policies.</p> <p>The policy as drafted would support <u>any</u> large-scale temporary construction worker accommodation on <u>any</u></p>	<p><b>Not agreed, but could be agreed with some suggested amendments as follows (Horizon amendments in green) in response to limited comments provided by the JPPU:</b></p> <p><b><i>“New Policy WNP2 to read: WNP2:</i></b></p> <p><b><i>Large Scale Temporary Construction Worker</i></b></p>	<p><b>Not agreed but will not be further pursued.</b></p> <p><b>Alternative amendments are being pursued by Horizon instead.</b></p> <p>See Horizon hearing statements (particularly statement 1)</p>

		<p>one aspect of a comprehensive worker accommodation strategy. This type of accommodation should form only one part of the overall solution to meeting the requirements of the construction workforce. Development proposals of this scale will be considered acceptable in principle within the employment land allocations of the Plan (Policy CYF1).</p> <p>Where development is proposed outside designated employment sites, the proposals should be supported by an assessment of options that robustly demonstrates the suitability of the proposed site, covering:</p> <ul style="list-style-type: none"> <li>• The appropriate level of flood risk assessment</li> <li>• Details of how the site integrates with the transport strategy for the Wylfa Newydd Project, promoting sustainable travel options as appropriate</li> <li>• An overview of environmental considerations relating to the site options that have been considered, with the aim of illustrating how adverse environmental effects have sought to be avoided</li> <li>• Degree of integration with the closest communities, taking account of the potential for beneficial long-term legacy uses In responding to proposals for the siting of new large-scale temporary construction worker accommodation for the Wylfa Newydd Project, where the Councils are decision makers, the degree to which the planning application achieves the outcomes set out at</li> </ul>	<p>allocated employment site regardless of any other factor. This does not align with the Councils' strategy or objectives It is not clear the Horizon have assessed every allocated employment site and undertaken the evidence base work to underpin such a broad change. If this is designed to go to the proposals for Rhosgoch that should be specified over a change to the whole group of employment sites.</p> <p>Criteria (e), (g). Where any adverse impact is identified the presumption should always be that it will be avoided, minimised and if these are not entirely successful mitigated. Any non-provision of mitigation should be justified. The wording "if appropriate mitigation" could be read as introducing doubt that mitigation is required.</p>	<p><b>Accommodation</b></p> <p><i>In general, proposals for new large-scale temporary construction worker accommodation for the Wylfa Newydd Project will be supported in principle as one aspect of a comprehensive worker accommodation strategy. This type of accommodation should form only one part of the overall solution to meeting the requirements of the construction workforce. Development proposals of this scale will be considered acceptable in principle within the employment land allocations of the Plan (Policy CYF1), <b>where justified....</b>"</i></p> <p><i>Where development is proposed outside designated employment sites, the proposals should be supported by an assessment of options that robustly demonstrates the suitability of the proposed site, covering:</i></p>	
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		<p>(a) to (h) below will be taken into consideration:</p> <p>(a) The proposals include the delivery of sufficient communal leisure and recreational facilities to meet the needs of the proposed occupants</p> <p>(b) Where the proposal would result in impacts or additional demands on existing community facilities, including retail outlets and healthcare provision, either additional facilities or appropriate contributions for the development or improvement of off-site facilities, will be provided</p> <p>(c) Ensuring access to sustainable transport linkages between temporary construction worker accommodation locations and key destinations, including the Power Station Site, retail, leisure and healthcare facilities</p> <p>(d) Provision of necessary improvements to the transport network to mitigate against any adverse impacts on the community and visitors related to congestion, air quality and road safety</p> <p>(e) The avoidance, minimisation and, if appropriate, mitigation of adverse impact on the natural and historic environment assets, including sites of international, national, regional and local importance and their setting in line with national policy</p> <p>(f) High quality design that demonstrably seeks to minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where</p>		<ul style="list-style-type: none"> <li>• <i>The appropriate level of flood risk assessment</i></li> <li>• <i>Details of how the site integrates with the transport strategy for the Wylfa Newydd Project, promoting sustainable travel options as appropriate</i></li> <li>• <i>An overview of environmental considerations relating to the site options that have been considered, with the aim of illustrating how adverse environmental effects have sought to be avoided</i></li> <li>• <i>Degree of integration with the closest communities, taking account of the potential for beneficial long-term legacy uses.</i></li> </ul> <p><i>In responding to proposals for the siting of new large-scale temporary construction worker accommodation for the Wylfa Newydd Project, where the Councils are decision makers, the degree to which the</i></p>	
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		<p>practicable, enhancing biodiversity through networks of green/blue infrastructure</p> <p>(g) The avoidance, minimisation, and if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture</p> <p>(h) The buildings and facilities can be adapted for future legacy use or, where not feasible or appropriate, the buildings and facilities will be removed either leaving the land serviced and in a neat and tidy condition,</p> <p>It is considered that any explanatory text relating to proposed Policy WNP2 should acknowledge the potential impact of the Wales Bill and the likely effect this will have on the Planning Act 2008 regime, potentially allowing “associated development” for large electricity generation NSIPs in Wales to be consented through DCOs.</p> <p>These changes are required in order to make the Plan effective in terms of the tests of soundness in PPW.</p>		<p><i>planning application achieves the outcomes set out at (a) to (h) below will be taken into consideration:</i></p> <p><i>(a) The proposals include the delivery of sufficient communal leisure and recreational facilities to meet the needs of the proposed occupants</i></p> <p><i>(b) Where the proposal would result in impacts or additional demands on existing community facilities, including retail outlets and healthcare provision, either additional facilities or appropriate contributions for the development or improvement of off-site facilities, will be provided</i></p> <p><i>(c) Ensuring access to sustainable transport linkages between temporary construction worker accommodation locations and key destinations, including the Power Station Site, retail, leisure and healthcare facilities</i></p>	
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					<p>(d) Provision of necessary improvements to the transport network to mitigate against any adverse impacts on the community and visitors related to congestion, air quality and road safety</p> <p>(e) The avoidance, minimisation and, # <del>appropriate</del>, mitigation of adverse impact on the natural and historic environment assets, including sites of international, national, regional and local importance and their setting <i>where this is justified in line with national policy and appropriate assessments</i></p> <p>(f) High quality design that demonstrably seeks to minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through</p>	
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					<p><i>networks of green/blue infrastructure</i></p> <p><i>(g) The avoidance, minimisation, and if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture</i></p> <p><i>(h) The buildings and facilities can be adapted for future legacy use or, where not feasible or appropriate, the buildings and facilities will be removed either leaving the land serviced and in a neat and tidy condition,</i></p>	
5	<p>Policy – proposed new policy WNP3</p> <p>NF-</p> <p>Horizon change no:33</p>	No	<p>Proposed Policy WNP3 has not been included in the Plan by the Schedule of Focused Changes (February 2016). Horizon still consider it imperative that other Wylfa Newydd Project specific policies be developed along with PS9 to shape the approach to the Wylfa Newydd Project and in particular the proposals for associated development. It is therefore strongly suggested that proposed Policy WNP3, be incorporated into the Plan.</p> <p>New Policy WNP3 to read: WNP3: Temporary Construction Worker Accommodation In general, proposals for new build accommodation or converting existing vacant or under-used premises</p>	<p>The principle of Wylfa Newydd specific policies has been rejected by the JPPU.</p> <p>In general, the listed criteria represent a weakening of the policy position from that set out in the SPG for example:</p> <p>(e) SPG policy GP10 requires that measures to address adverse impact on the housing markets are identified. This is considerably stronger than (e)</p>	<p><b>Not agreed, but could be agreed with some suggested amendments as follows (Horizon amendments in green) in response to limited comments provided by the JPPU:</b></p> <p><b><i>“New Policy WNP3 to read: WNP3:</i></b></p> <p><b><i>Temporary Construction</i></b></p>	<p><b>Not agreed but will not be further pursued.</b></p> <p><b>Alternative amendments are being pursued by Horizon instead.</b></p> <p>See Horizon hearing statements (particularly statement 1)</p>



		<p>and buildings into accommodation suitable for the temporary construction workforce for the Wylfa Newydd Project will be supported in principle. This type of accommodation should form only one part of the overall solution to meeting the requirements of the transient element of the construction workforce. Development proposals of this type will be considered acceptable in principle in the settlement boundaries defined within the Plan, provided that the scale of development proposed takes account of the hierarchy of settlements within the Plan area.</p> <p>In responding to proposals for the provision of accommodation for the transient construction workforce associated with the Wylfa Newydd Project, where the Councils are decision makers, the degree to which the planning application achieves the outcomes set out at (a) to (k) below will be taken into consideration:</p> <p>(a) Enabling accommodation proposals in a range of locations, principally related to the Centres and Service Villages identified within the Plan's Settlement Hierarchy, where there is greater access to services and public transport and the greatest potential for integration as part of the Plan's Spatial Strategy</p> <p>(b) It is proportionate in scale to the Centres and Service Villages</p> <p>(c) Ensuring access to sustainable transport linkages between accommodation locations and the nuclear power station construction areas</p>	<p>which only requires the avoidance of significant adverse impacts. This therefore does not align with the SPG.</p> <p>Where any adverse impact is identified the presumption should always be that it will be avoided, minimised and if these are not entirely successful mitigated. Any non-provision of mitigation should be justified. The wording "if appropriate mitigation" could be read as introducing doubt that mitigation is required – it should be the default position that it will be required.</p>	<p><b>Worker Accommodation</b></p> <p><i>In general, proposals for new build accommodation or converting existing vacant or under-used premises and buildings into accommodation suitable for the temporary construction workforce for the Wylfa Newydd Project will be supported in principle. This type of accommodation should form only one part of the overall solution to meeting the requirements of the transient element of the construction workforce. Development proposals of this type will be considered acceptable in principle in the settlement boundaries defined within the Plan, provided that the scale of development proposed takes account of the hierarchy of settlements within the Plan area.</i></p> <p><i>In responding to proposals for the provision of accommodation for the transient construction workforce associated with the Wylfa Newydd Project, where the Councils are</i></p>	
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		<p>(d) Offering access by public transport, walking or cycling to sufficient community facilities, including retail outlets, healthcare, sports and leisure facilities. Where the proposal would result in impacts or additional demands on existing community facilities, either additional facilities or appropriate contributions for the development or improvement of off-site facilities will be provided</p> <p>(e) Avoiding a significant adverse effect on the housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services. Proposals to provide for temporary construction workforce accommodation should, wherever possible, make a positive contribution to the long term affordable housing objectives of the Councils</p> <p>(f) Avoiding an unreasonable adverse effect on the tourism market, including the ability of accommodation providers to meet peak tourist demand. Proposals to provide for construction workforce accommodation should, in appropriate locations supported by the tourism strategy for the Plan area, be designed to enable conversion to tourism accommodation once no longer required for the workforce</p> <p>(g) Accommodation should contribute to creating a mixed, inclusive and sustainable community and should not result in a disproportionate concentration of this type of use in the local area, or harm to the residential amenity of the surrounding area</p> <p>(h) The avoidance, minimisation and, if appropriate,</p>		<p><i>decision makers, the degree to which the planning application achieves the outcomes set out at (a) to (k) below will be taken into consideration:</i></p> <p><i>(a) Enabling accommodation proposals in a range of locations, principally related to the Centres and Service Villages identified within the Plan's Settlement Hierarchy, where there is greater access to services and public transport and the greatest potential for integration as part of the Plan's Spatial Strategy</i></p> <p><i>(b) It is proportionate in scale to the Centres and Service Villages</i></p> <p><i>(c) Ensuring access to sustainable transport linkages between accommodation locations and the nuclear power station construction areas</i></p> <p><i>(d) Offering access by public transport, walking or cycling to sufficient community facilities,</i></p>	
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		<p>mitigation of adverse impact on the natural and historic environment assets, including sites of international, national, regional and local importance and their setting in line with national policy</p> <p>(i) High quality design that demonstrably seeks to minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through networks of green/blue infrastructure</p> <p>(j) The avoidance, minimisation and, if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture</p> <p>(k) The buildings and facilities can be adapted for future legacy use or, where not feasible or appropriate, the buildings and facilities will be removed either leaving the land serviced and in a neat and tidy condition or returned to its original state as agreed with the Council</p> <p>It is considered that any explanatory text relating to proposed Policy WNP3 should acknowledge the potential impact of the Wales Bill and the likely effect this will have on the Planning Act 2008 regime, potentially allowing “associated development” for large electricity generation NSIPs in Wales to be consented through DCOs. These changes are required in order to make the Plan effective in terms of the tests of soundness in PPW.</p>		<p><i>including retail outlets, healthcare, sports and leisure facilities. Where the proposal would result in impacts or additional demands on existing community facilities, either additional facilities or appropriate contributions for the development or improvement of off-site facilities will be provided</i></p> <p><i>(e) Avoiding a significant adverse effect on the housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services. Proposals to provide for temporary construction workforce accommodation should, <del>wherever possible,</del> make a positive contribution to the long term affordable housing objectives of the Councils where this is justified by appropriate assessments</i></p> <p><i>(f) Avoiding an unreasonable adverse effect on the tourism market, including the ability</i></p>	
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					<p><i>of accommodation providers to meet peak tourist demand. Proposals to provide for construction workforce accommodation should, in appropriate locations supported by the tourism strategy for the Plan area, be designed to enable conversion to tourism accommodation once no longer required for the workforce</i></p> <p><i>(g) Accommodation should contribute to creating a mixed, inclusive and sustainable community and should not result in a disproportionate concentration of this type of use in the local area, or harm to the residential amenity of the surrounding area</i></p> <p><i>(h) The avoidance, minimisation and, <del>if appropriate,</del> mitigation of adverse impact on the natural and historic environment assets, including sites of international, national, regional and local importance and their</i></p>	
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					<p>setting where this is justified in line with national policy and appropriate assessments</p> <p>(i) High quality design that demonstrably seeks to minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through networks of green/blue infrastructure</p> <p>(j) The avoidance, minimisation and, if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture</p> <p>(k) The buildings and facilities can be adapted for future legacy use or, where not feasible or appropriate, the buildings and facilities will be removed either leaving the land serviced and in a neat and tidy</p>	
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					<i>condition or returned to its original state as agreed with the Council”</i>	
6	Policy PS10, CYF1, CYF2  NF-  Horizon change no:35	No	<p>Horizon is not maintaining its original objection with regard to flexibility for legacy uses, as it is considered that this is adequately covered by other policies in the Plan.</p> <p>It is however considered helpful to clarify that alternative uses may be possible for the reserve sites identified in CYF1, prior to them being required for employment purposes, to ensure that the Plan is effective and flexible in terms of the soundness tests in PPW.</p> <p>The following new text is therefore proposed at the end of Policy CYF1:</p> <p><b>“Temporary uses in connection with the Wylfa Newydd Project are considered to be acceptable uses on the employment sites identified above, provided that it can be demonstrated that they do not prejudice the ability for the sites to come forward for employment use in the long term.”</b></p>	<p>The policy as drafted would support any large-scale temporary construction worker accommodation on any allocated employment site regardless of any other factor. This does not align with the Councils’ strategy or objectives. It is not clear the Horizon have assessed every allocated employment site and undertaken the evidence base work to underpin such a broad change. If this is designed to go to the proposals for Rhosgoch that should be specified over a change to the whole group of employment sites.</p>	<p><b>Conditionally agreed - subject to the inclusion of an exclusions test.</b></p> <p>Horizon no longer wishes to maintain the proposed new text at the end of Policy CYF1:</p> <p><i>“Temporary uses in connection with the Wylfa Newydd Project are considered to be acceptable uses on the employment sites identified above, provided that it can be demonstrated that they do not prejudice the ability for the sites to come forward for employment use in the long term.”</i></p> <p>Horizon confirms that this amendment does specifically relate to the Rhosgoch site.</p>	<p><b>Not Agreed (in respect of)</b></p> <p><b>As no general exclusion test has been agreed Horizon considers that an amendment to these policies is required to enable reserved employment land to be used for other purposes in certain circumstances.</b></p> <p>See Horizon hearing statements (particularly statement 5)</p> <p>Horizon also consider that paragraph 7.3.25 should be amended to read as follows:</p> <p><u>“Reserve Sites</u></p> <p>Sites that have the potential to meet the demand <u>(including Temporary Worker (Modular Facilities)/transport</u></p>

						<i>infrastructure</i> ) resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme/ Enterprise Island.”
7	Policy CYF4 NF- Horizon change no:36	No	<p>Horizon still considers that it is not clear how the criteria of this policy would need to be met in order for land to be released and notes that it is not clear what evidence will be acceptable to the Councils in proving conformity to the policy.</p> <p>Horizon strongly urges the Councils to incorporate the Wylfa Newydd specific Policies WNP1, WNP2, WNP3 and WNP4 into the Plan so that the associated development applications for the Wylfa Newydd Project can then be determined against these, in order for the plan to be effective and appropriate and meet the soundness tests in PPW.</p> <p>If Wylfa Newydd specific policies are not to be incorporated into the Plan then Horizon considers it imperative that Policies CYF4 be reworded in order to specifically exclude Wylfa Newydd associated development from these policies. This is considered necessary in order to ensure that these policies are fit for purpose for determining applications for associated development coming forward as part of the Project and for providing consultation responses in relation to the DCO application.</p> <p>It is assumed that the criteria are mutually exclusive and it would be acceptable to release site provided that one of the criteria are met. Amend Policy CYF4</p>	[No focussed change response]	<b>Maintains position</b>  Horizon request clarify from the JPPU whether the policy is mutually exclusive. If this is confirmed, then provided the text is amended this is agreed.	<p><b>Not Agreed (in respect of)</b></p> <p><b>As there is no confirmation that the policy is mutually exclusive Horizon considers that an amendment to these policies is required to enable reserved employment land to be used for other purposes in certain circumstances.</b></p> <p>See Horizon hearing statements (particularly statement 5)</p>

		<p>as follows:</p> <p><b>“POLICY CYF4: ALTERNATIVE USES OF EMPLOYMENT SITES</b></p> <p>Proposals to release employment land on sites safeguarded or allocated for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to the following criteria:</p> <ol style="list-style-type: none"><li>1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site; <b>or</b></li><li>2. There is an over provision of employment sites within the vicinity; <b>or</b></li><li>3. The current employment use is having a detrimental effect on amenity and the environment; <b>or</b></li><li>4. The proposal would not have a detrimental effect on employment use at adjacent sites; <b>or</b></li><li>5. There is no other suitable alternative site for the proposed use; <b>or</b></li><li>6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.”</li></ol>			
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8	Wylfa head designations  NF-  Horizon change no:48	No	<p>The interactive version of the Deposit Plan, Anglesey and Gwynedd Constraint Map, accessible on Gwynedd Council's website, incorrectly identifies Wylfa Head as being subject to an existing Local Nature Reserve (LNR) designation.</p> <p>The interactive version of the Constraints Map for the Deposit Plan (2015) is accessible via the following link: <a href="http://gwynedd.opus3.co.uk/ldf/maps/Constraints">http://gwynedd.opus3.co.uk/ldf/maps/Constraints</a></p> <p>Wylfa Head is not subject to any existing designation as a LNR. This is consistent with 'Constraints Map 1 - Isle of Anglesey' which is appended to the Written Statement in the Deposit Plan (2015). Horizon therefore request that the interactive version of the Anglesey and Gwynedd Constraint Map be updated to remove the LNR designation currently shown at Wylfa Head, to ensure the Plan's accuracy.</p> <p>The interactive version of the Deposit Plan, Anglesey and Gwynedd Constraint Map also shows a "wildlife site – assessed" designation on the north-eastern boundary of the Wylfa Newydd site, adjacent to Cemlyn Bay.</p> <p>Horizon opposes the designation of this site as a wildlife site. While Horizon is committed to developing a Project which respects the island's ecology as far as practicable, and which will deliver significant community benefits in terms of open space and public facilities, it is not appropriate to designate part of the Wylfa Newydd Development</p> <p>Area – a site identified as potentially suitable for the</p>	The Council does not accept that Wylfa Head is not a LNR. The Council has previously sought and still awaits receipt of the information Horizon is relying on in coming to this judgement which Horizon has undertaken to provide.	<b>Not agreed</b>  Horizon considers that Wylfa Head is not a LNR and should not be designated as a wildlife site through the plan.	<b>Not agreed.</b>  See Horizon hearing statement 6.
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			deployment of nuclear power development in EN-6 – as a wildlife site. Horizon is committed to working with the Councils to achieve appropriate protection for this site as part of the post-construction work.			
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