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			reason Horizon is not proposing specific exclusion to its associated development from these policies.	
25.	Chapter 7 Managing growth and Development – Economy and regeneration	7.3.1-7.3.17	<p>Horizon considers that the clarity of these paragraphs could be improved, particularly what is meant by the distinction between "major infrastructure projects" and nationally significant infrastructure projects as defined by the Planning Act 2008.</p> <p>The chapter varies between being written for general application to "major infrastructure projects"; and being written specifically about the Wylfa Newydd Project. This:</p> <ul style="list-style-type: none"> • 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>Finally Horizon notes there are inconsistencies in the drafting of this chapter compared with other chapters; some Explanatory text and policy includes clauses drafted exclusively for pre-adoption (i.e. deposit) version of the Plan (and which will therefore</p>	<p>Amend paragraphs to read:</p> <p>7.3.1 Context</p> <ul style="list-style-type: none"> • 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) • A key aim of national policy is to improve the country's energy security • National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects <u>(NSIP), including specifically for power generation</u> • A site adjacent to Wylfa has been selected by the UK Government <u>as a potentially suitable site</u> for construction of a new nuclear power station. <u>This forms an NSIP, as does the separate national grid NSIP to provide transmission lines from the new nuclear power station.</u> • These known nationally significant infrastructure projects could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development <p>Introduction</p> <p>7.3.2 Major Infrastructure Projects <u>NSIPs</u> 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.</p> <p>7.3.3 For the purpose of the Plan, Major Infrastructure Projects include those <u>as defined as Nationally Significant Infrastructure Projects in the</u></p>

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			<p>expire on adoption) and others include clauses for pre-adoption, application and post-construction. This needs to be reviewed and standardised to avoid confusion in interpretation.</p> <p>Additionally:</p> <ul style="list-style-type: none"> ▪ General: minor errors in the description of the NSIP regime in these paragraphs should also be corrected. ▪ General: As noted in representations above, these paragraphs too must accurately refer "associated development" rather than the number of other terms used (i.e. "ancillary development", "related development", "induced development"). 	<p>Planning Act 2008.</p> <p><u>7.3.4 The approval process for a development consent order (being the form of consent for an NSIP) is set out in paragraphs 3.7 – 3.10. As noted in those paragraphs while the decision maker for a development consent order is the relevant Applications for Development Consent Orders for Nationally Significant Infrastructure Projects are examined by the Planning Inspectorate with the final decision to grant or refuse permission being made by Secretary of State (following examination and recommendation by the Planning Inspectorate) for Energy and Climate Change, Local authorities or other statutory bodies (such as the MMO) would remain 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 a Associated or ancillary development is related to the construction or operation of a Nationally Significant Infrastructure Project, these proposals in respect of the Wylfa Newydd Project (for example, offsite construction workers accommodation, logistic centres, and park and ride facilities) will be considered under Strategic Policyies PS8 and PS9 and 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.</u></p>
2919-1142 - 7.3.5				<p>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). In accordance with the National Policy Statements, the Planning Inspectorate may also consider other matters that are important and relevant to its decisions, including <u>this Plan as the existing land use development plan, this Plan when it carries</u></p>

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				<p>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 largely discretionary under the <u>Planning Act 2008</u>; however 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. <u>The Local Authority is also a statutory consultee where</u> Similarly applications may be made to other organisations, <u>statutory bodies</u> such as for a jetty the Marine Management Organisation, where the Local Authority is also a statutory consultee. 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.</p>
2919-1143		7.3.6		<p>7.3.6 Through the Anglesey Energy Island Programme, the Councils' Strategic/ Corporate Plans and the Anglesey and Gwynedd Single Integrated Plan, the Councils and their partners acknowledge the likely significant economic opportunities deriving from the Wylfa Newydd Project. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's vision in relation to this Project. This section of the Plan deals with <u>associated developments to the Wylfa Newydd Project (PS9) and associated development for other NSIPS and other</u> that are associated with Major Projects (PS8) where either the Isle of Anglesey County Council or Gwynedd Council or <u>another statutory bodies</u> is the determining planning authority <u>on planning for the associated development</u> applications. It is also applicable to Nationally Significant Infrastructure Projects (such as the proposed Wylfa Newydd), where the Secretary of State makes the decision as well as other applications to other agencies</p>

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				<p>(such as to the Marine Management Organisation for a wharf), where the Council is a statutory consultee.</p> <p>7.3.7 Although the Councils are not the consenting authorities for 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 <u>related associated</u> development conforms with the relevant policies and strategies included in this Plan, when it is adopted. 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.</p> <p>7.3.8 There are currently two proposed Nationally Significant Infrastructure Projects at the pre-application stage which are located within the Plan area:</p> <ul style="list-style-type: none"> 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. <p>7.3.9 On the basis of the information currently available it is clear that these Projects will be significant developments with numerous significant impacts, some positive whilst others could be negative. It is <u>currently</u> anticipated that the Wylfa Newydd construction period will be <u>around 12</u> years, with around</p>
	2919-1144			
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				<p>8,500 construction workers during the peak construction periods (<u>although it is recognised that the Project is still undergoing detailed design</u>). 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 <u>sudden</u> influx of workers is expected during the construction period. It is considered important that <u>the Plan anticipated and provides and appropriate policy framework within which to provide this accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy</u>. It is anticipated that the workforce will be accommodated via various means, private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by Horizon or through a third party. Further information regarding this viewpoint is given in http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false and in the New Nuclear Build at Wylfa Supplementary Planning Guidance http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf</p>
	2919-1146			<p>7.3.10 It is important that the emerging Plan sets out a policy framework to assist the Councils to assess and respond to NSIP Major Infrastructure Projects proposals coming forward, including for example:</p>
				<p>i. providing advice to inform project promoters during the development of their proposals for consultation and project development;</p> <p>ii. responding to formal consultations during project development and on applications to other determining bodies such as Planning Inspectorate and the Marine Management Organisation (MMO);</p>

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				<p>iii. suggesting appropriate requirements for inclusion in the Development Consent Order, and <u>section 106 obligations and CIL receipts</u> (such as Section 106 and Community Infrastructure Levy — if adopted);</p> <p>iv. determining applications for associated, ancillary or related development outside the Development Consent Order;</p> <p>v. assessing 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 <u>permission 'conditions'</u>), and in discharging functions as the enforcing authority.</p>
2919-1147				<p>7.3.11 It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd 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.</p>
2919-1148				<p>7.3.12 The Councils' position is that accommodation for the transient</p>

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				<p><u>temporary</u> 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, 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. <u>All Appropriate proposed legacy uses must will be assessed for their compliance with relevant policies in the comply with this Plan.</u> 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.</p>
2919-1149				<p>7.3.13 The scale and impact of Major Infrastructure Projects NSIPs will be <u>mitigated through</u> may require an appropriate and comprehensive package of planning permission conditions, section 106 agreements and CIL receipts (if a CIL charging schedule is implemented) <u>developer contributions to mitigate and compensate for any new and increased levels of impact and harm. This package</u> These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy if this is implemented.</p>
2919-1150				<p>7.3.14 In addition the Councils <u>will encourage developers to consider a</u></p>

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				<p>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 aAny such fund will be used to offset the burden on the locality, and would identifying potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.</p>
	2919-1151			<p>7.3.15 The Councils note such voluntary cCommunity benefits may be sought could be provided 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.</p>
	2919-1152			<p>7.3.16 The Councils recognise that cCommunity 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</p>
	2919-1153			<p>7.3.17 Strategic Policy PS8 is an overarching policy relating to all associated development in relation to NSIPs other than the <u>Wylfa Newydd Project</u> or other major infrastructure projects to be determined by the <u>Councils</u>. Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. Strategic Policy PS9 applies to the proposed <u>Wylfa Newydd Project</u> new nuclear power station including development associated with it. The project level HRA should be informed by the findings and conclusions</p>