

Wylfa Newydd Project

Planning Statement Framework

August 2016

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1 Purpose of the Planning Statement Framework

- 1.1 The Power Station is a Nationally Significant Infrastructure Project (NSIP). Its construction and operation must therefore be authorised by a Development Consent Order (DCO) granted by the Secretary of State under the Planning Act 2008.
- 1.2 Associated Development is currently expected to be consented under the Town and Country Planning Act 1990 (TCPA) but may form part of the DCO application, depending on the progress of the Wales Bill 2016. The relationship between the DCO and Associated Development applications is explained further in section 2 below.
- 1.3 The purpose of this Planning Statement Framework is to set out the planning policy requirements and objectives against which the Wylfa Newydd Project is proposed to be assessed. Once the relevant planning policy requirements and objectives have been agreed with the Isle of Anglesey County Council (IACC) and other stakeholders, Horizon will undertake a full assessment of the Project against those requirements and objectives.
- 1.4 The assessment will be set out in a planning statement which will form part of the DCO application, and in separate planning statements accompanying the applications for Associated Development. A planning statement identifies the context and need for a proposed development and assesses how the proposed development accords with relevant national, regional and local planning policy requirements and objectives.
- 1.5 The appendices to this Planning Statement Framework summarise the planning policy requirements and objectives which Horizon has identified are relevant to the assessment of the Project for particular topics. These topics are based on the topics used for the purposes of the environmental impact assessment (EIA) and are summarised in table 1.1 below.
- 1.6 This Planning Statement Framework should be read together with the Main Consultation Document, the Consultation Summary Report, the Preliminary Environmental Information Report (PEI) Report and the PEI Non-Technical Summary.
- 1.7 Horizon welcomes feedback and comments on the planning policy set out in this Planning Statement Framework which covers the topics set out in table 1.1 below.

Table 1.1 Summary of planning policy topics

Environmental Topic	Sub Topics assessed
Education, Jobs, Skills, Tourism and Community Benefits (Appendix 1)	<ul style="list-style-type: none"> • Education; • Jobs and skills (including displacement); • Supply chain and procurement; • Tourism; and • Community and legacy benefits.

Environmental Topic	Sub Topics assessed
Natural Environment (Appendix 2)	<ul style="list-style-type: none"> • Natural environment (focus on ecology); • Water environment; • Marine environment; and • Sites of Geological importance.
Built and Historic Environment (Appendix 3)	<ul style="list-style-type: none"> • Historic environment; and • Architecture and Design.
Accommodation (Appendix 4)	<ul style="list-style-type: none"> • Temporary construction worker accommodation; • Permanent worker accommodation; and • Impacts on Anglesey housing market and tourist accommodation.
Public Access, Recreation and Transport (Appendix 5)	<ul style="list-style-type: none"> • Public access and recreation; • Traffic and Transport; and • Cycling.
Landscape and Visual (Appendix 6)	<ul style="list-style-type: none"> • Landscape and visual impacts; and • Lighting.
Amenity (Appendix 7)	<ul style="list-style-type: none"> • Air quality; • Noise and vibration; and • Visual amenity.
Population, Communities and Local Services (Appendix 8)	<ul style="list-style-type: none"> • Welsh language and culture; • Health; • Utilities and local services (open space, recreational facilities, water, waste, electricity, retail, emergency services (police, ambulance and fire), health care services, education facilities, recreation and leisure (built) facilities; • Cumulative effects; • Social cohesion and lifestyle; and • Land use.
Sustainability, Climate Change and Flood Risk (Appendix 9)	<ul style="list-style-type: none"> • Climate change; • Sustainable development; • Flood risk; and • Coastal processes.
Waste and Materials Management (Appendix 10)	<ul style="list-style-type: none"> • Radioactive waste management and disposal; and • Conventional waste management and disposal.

2 Establishing the Planning Statement Framework

2.1 This section outlines the legislation that has informed the selection of relevant planning policy for the purposes of this Planning Statement Framework.

DCO application

2.2 The principal planning consent required to develop a NSIP is a DCO. The Planning Act 2008 sets out the requirements for the application for, and grant of, a DCO.

2.3 Section 104(2) of the Planning Act 2008 lists the matters the Secretary of State must have regard to in deciding an application for a DCO where a national policy statement (NPS) has effect. These matters are:

- any NPS which has effect in relation to the proposed development;
- the appropriate marine policy documents (if any) determined in accordance with section 59 of the Marine and Coastal Access Act 2009 (MCA Act);
- any local impact report submitted to the Secretary of State;
- any relevant matters prescribed in regulations; and
- any other matters which the Secretary of State thinks are both important and relevant to his or her decision.

2.4 The key matters for the purposes of this Planning Statement Framework are the NPSs, marine policy documents and other important and relevant matters. These are identified in the following paragraphs and then explained in further detail in section 3.

NPSs which have effect in relation to the proposed development

2.5 The NPSs applicable to the Project are:

- Overarching National Policy Statement for Energy (EN-1) dated July 2011 (NPS EN-1); and
- National Policy Statement for Nuclear Power Generation (EN-6) dated July 2011 (NPS EN-6).

2.6 Section 104(3) of the Planning Act 2008 requires the Secretary of State to decide the application in accordance with any relevant NPS, subject to a limited number of exceptions. The exceptions are:

- the Secretary of State is satisfied that deciding the application in accordance with any relevant NPS would lead to the UK being in breach of any of its international obligations;
- the Secretary of State is satisfied that deciding the application in accordance with any relevant NPS would lead to the Secretary of State being in breach of any duty imposed on the Secretary of State by or under any enactment;
- the Secretary of State is satisfied that deciding the application in accordance with any relevant NPS would be unlawful by virtue of any enactment;
- the Secretary of State is satisfied that the adverse impact of the proposed development would outweigh its benefits; and

- the Secretary of State is satisfied that any condition prescribed for deciding an application otherwise than in accordance with a NPS is met.

Appropriate marine policy documents

- 2.7 Part of the Power Station would be located in the marine environment. Section 59 of the MCA Act sets out the appropriate marine policy documents that a public authority must have regard to in taking a decision which relates to the exercise of any function capable of affecting the whole or any part of the UK marine area (including a decision on a DCO application). Appropriate marine policy documents are:
- to the extent the decision relates to a marine plan area, any marine plan which is in effect for that area (with certain exceptions relating to devolved marine planning regions); and
 - any Marine Policy Statement which is in effect (provided that, in Wales, it has been adopted by the Welsh ministers).
- 2.8 For the Project, the appropriate marine policy documents are the UK Marine Policy Statement 2011, which was jointly adopted by the Secretary of State, Scottish Ministers, Welsh Ministers and the Department of the Environment in Northern Ireland.
- 2.9 The Welsh Government is currently developing the Welsh National Marine Plan which, when adopted, will also be an appropriate marine policy document.

Other matters which the Secretary of State thinks are both important and relevant

- 2.10 NPS EN-1 makes clear that the decision maker may consider "Development Plan Documents" and other documents in the "Local Development Framework" as "important and relevant" matters. However, NPS EN-1 confirms that in the event of a conflict between these or any other documents and an NPS, the NPS prevails for the purposes of decision-making in relation to a DCO application.

Associated Development applications

- 2.11 In Wales, Associated Development cannot currently be consented under a DCO so must be consented under the TCPA. Local planning policies are the principal policies by reference to which TCPA applications are determined but national policies may also be relevant.
- 2.12 The Wales Bill 2016 contains amendments to the Planning Act 2008 which would enable development associated with an electricity Power Station with a capacity of more than 350MW to be consented under a DCO. Horizon may therefore have the ability to obtain consent for some of the Associated Development under the DCO.
- 2.13 To preserve the opportunity to bring Associated Development under the DCO, Horizon is consulting on the Associated Development in the same way as it is required to consult on the development of the Power Station under the Planning Act 2008. This approach to consultation is consistent with Horizon's commitments in the Statement of Community Consultation.

Marine Licences

- 2.14 The MCA Act prohibits a person from carrying on a "licensable marine activity" except in accordance with a Marine Licence. In England, a Marine Licence may be "deemed" under

a DCO but this is not the case in Wales, meaning that a separate Marine Licence is required for a Welsh NSIP involving licensable marine activities.

2.15 Licensable marine activities include:

- depositing any substance or object either in the sea or on or under the sea bed, from any vehicle, vessel, aircraft or marine structure, any container floating in the sea, or any structure on land constructed or adapted wholly or mainly for the purpose of depositing solids in the sea;
- constructing, altering or improving any works either in or over the sea, or on or under the sea bed to remove any substance or object from the sea bed, to carry out any form of dredging or to deposit or use any explosive substance;
- using a vehicle, vessel, aircraft, marine structure or floating container to remove any substance or object from the sea bed;
- carrying out any form of dredging; and
- depositing or using any explosive substance or article either in the sea or on or under the sea bed.

2.16 The Project will involve a number of licensable marine activities. To obtain the appropriate consent for these activities, it is anticipated that up to three Marine Licences will be required. One Marine Licence is expected to be required for the offshore components of the Power Station, including the Cooling Water intake and outfall and the Marine Off-loading Facility (MOLF). A further Marine Licence may be required for the disposal of sediment and rock from capital dredging associated with the offshore construction work although existing licensed sites or alternative uses may be available. Additional maintenance dredging and disposal may also require an additional Marine Licence.

2.17 The Marine Licence applications will be made to the Marine Licensing Team (MLT) at Natural Resources Wales (NRW). NRW is the appropriate licensing authority for the purposes of determining Marine Licence applications (following delegation of this power to it by the Welsh Ministers).

2.18 In determining an application for a Marine Licence, NRW must have regard to the following matters:

- the need to protect the environment;
- the need to protect human health;
- the need to prevent interference with legitimate uses of the sea; and
- such other matters as NRW thinks relevant.

2.19 NRW must also have regard to any representations which it receives from any person having an interest in the outcome of the application. Where the activities involve constructing, altering or improving any works, NRW must have regard to (among other things) the effects of any use intended to be made of these works when constructed, altered or improved.

Harbour Empowerment Order

2.20 In addition to the Marine Licences, Horizon may seek to obtain a Harbour Empowerment Order (HEO) to enable it to control security, access and navigation in the marine areas of the Wylfa Newydd Development Area. The power to grant a HEO currently lies with the

Marine Management Organisation (with day-to-day authority delegated to the Welsh Government). This power is proposed to be transferred to the Welsh Government under the Wales Bill 2016.

3 Planning Policy Overview

National Policy Statements

- 3.1 The Secretary of State must decide the DCO application in accordance with applicable NPSs (subject to limited exceptions). NPS EN-1 and NPS EN-6 therefore form the primary basis for decisions taken by the Secretary of State (on the Planning Inspectorate's recommendation) (hereafter referred to as the "decision maker") on DCO applications for nuclear power stations. They are also material considerations for the purposes of deciding the TCPA applications.
- 3.2 NPS EN-1 makes clear that the Government's key objectives in energy policy are to ensure energy security for the UK and to decarbonise energy capacity in order to meet the UK's 2050 climate change targets.
- 3.3 NPS EN-6 is the NPS for nuclear power generation and is one of a suite of technology-specific NPSs that sit under the umbrella of NPS EN-1. NPS EN-6 again stresses the urgency of bringing forward new nuclear power projects as part of the drive to decarbonise the UK's electricity supply and to increase energy security.
- 3.4 This section provides an overview of NPS EN-1 and NPS EN-6 and describes their relevance to the Project. Topic specific policy from the NPS is summarised in appendices 1 to 10.

Need for the Project

- 3.5 NPS EN-1 explicitly states the urgent need for new (and particularly low carbon) electricity NSIPs in the UK within the next 10-15 years, i.e. 2011 - 2025. It outlines the challenges facing the UK's energy security in light of the Government's carbon reduction objectives and notes that the UK not only needs a secure, diverse and reliable supply of electricity, but needs it in the context of reducing greenhouse gas emissions by at least 80% by 2050 (under the Climate Change Act 2008) (paras 3.3.14, 3.3.15). This means that much of the new electricity generating capacity in the UK must be low-carbon, and substantial investments will be required in new, low-carbon generating technologies.
- 3.6 NPS EN-1 states:
- In the UK, at least 22GW of existing electricity generating capacity needs to be replaced in the coming years, particularly by 2020 (about a quarter of UK's current electricity generating capacity of 85GW) (para 3.3.7).
 - The total electricity consumption of the UK could potentially double by 2050 as significant energy sectors switch from being powered by fossil fuels to using electricity. Depending on the choice of how electricity is supplied, the total electricity generation capacity may need to more than double to be robust in all weather conditions (para 3.3.14).
 - As per forecasts, the UK would need approximately 113GW of total electricity generation capacity by 2025, of which at least 59GW would have to be new build (para 3.3.22).
 - Of the 59GW of new build capacity, 18GW is expected to come from new non-renewable capacity (para 3.3.22).

- 3.7 Paragraph 3.1.3 therefore urges the decision maker to keep in mind that the need for all types of energy infrastructure has already been demonstrated by the UK Government. The principle of the need for the Power Station is therefore established and does not need to be debated in the consideration of the DCO application.
- 3.8 Given the level and urgency of need, paragraph 4.1.2 advises the decision maker to *'start with a presumption in favour of granting consent to applications for energy NSIPs'*.
- 3.9 Paragraph 3.2.3 sheds light on the weight to be attached to that 'need' and states that the need for such infrastructure will often be *'urgent'* and *'without significant amounts of new large scale energy infrastructure, the objectives of its energy and climate change policy cannot be fulfilled.'* NPS EN-1 therefore urges the decision maker to give substantial weight to considerations of need stating that *'the weight which is attributed to considerations of need in any given case should be proportionate to the extent of a project's actual contribution to satisfying the need for a particular type of infrastructure.'*
- 3.10 NPS EN-1 recognises that the failure to decarbonise and diversify the country's energy sources could result in the UK becoming locked into a system of high carbon generation, which would make it very difficult to meet its carbon reduction targets (para 3.3.16).
- 3.11 For the UK to meet its energy and climate change objectives, new nuclear power is considered as one of the three key elements of the Government's strategy for moving towards a decarbonised, diversified electricity sector by 2050 (paras 3.3.22, 3.5.2, 3.5.6).
- 3.12 NPS EN-1 states that the UK Government would like a significant proportion of the 18GW of the new non-renewable capacity needed by 2025 to be filled by low-carbon generation and believes that, in principle, new nuclear power should be free to contribute as much as possible towards meeting this identified need (paras 3.3.22, 3.5.2).
- 3.13 This need for new nuclear power and its potential role in the provision of reliable electricity as the UK transitions to a low carbon economy is reiterated by NPS EN-6 (para 1.1.1). Paragraph 2.2.1 reiterates the messages in NPS EN-1 and urges the decision maker to *'assess applications for new nuclear power stations on the basis that the need for such infrastructure has been demonstrated'*. Hence the need for the Wylfa Newydd Power Station is considered settled.
- 3.14 Paragraph 3.5.1 of NPS EN-1 describes nuclear power as a *'low carbon, proven technology, which is anticipated to play an increasingly important role as we move to diversify and decarbonise our sources of electricity'*. Paragraph 3.5.3 elaborates that new nuclear power stations will ensure a diverse mix of technology and fuel resources which will potentially reduce supply interruptions and sudden spikes in electricity prices *'that can arise when a single technology of fuel dominates the electricity generation.'* Furthermore, nuclear fuel fabrication is described as a stable and mature industry, with a key advantage of having separate supply chains from gas and coal (para 3.5.4).
- 3.15 Nuclear power is described as the *only non-renewable low carbon technology* that is currently proven and can be deployed on a large scale. Other advantages listed in NPS EN-1 are low generating costs and the ability to operate for longer periods without refuelling (paras 3.5.4, 3.5.7, 3.5.8).
- 3.16 NPS EN-1 concludes that as nuclear power stations have an estimated design lifetime of 60 years *'any new power stations operational by the end of 2025 will play a 'vitaly important role in the decarbonisation of the electricity system'* and therefore directly contribute towards the UK's 2050 targets and objectives (para 3.5.10).

- 3.17 The principle of the need for new nuclear power stations, and that this need is urgent, is therefore established in NPS EN-1 and NPS EN-6.

Suitability of Wylfa

- 3.18 Annex C of NPS EN-6 provides site assessments for each of the potentially suitable sites for new nuclear power stations, including the Wylfa NPS site. This includes analysis and conclusions drawn by the Government against the Strategic Siting Assessment (SSA) criteria and reflects advice received from specialists and the Nuclear Regulators, as well as key points made by the public on the site assessments. Paragraph 4.2.4 of NPS EN-6 states that the decision maker should have regard to the relevant site assessment in addition to the impacts and general siting considerations set out in Part 3 of NPS EN-6 and Part 5 of NPS EN-1. The sites identified in NPS EN-6 are sites which the UK Government has identified, based on the SSA, as potentially suitable for the deployment of a new nuclear power station.
- 3.19 For the Wylfa NPS Site, the site assessment outlined a number of areas which would require further consideration if a DCO application came forward. These included, among other things, effect on the Anglesey Area of Outstanding Natural Beauty and Heritage Coast and on Tre'r Gof Site of Special Scientific Interest (para C.9.117). More information on these areas is presented in chapters B8 and B12 of the PEI Report.
- 3.20 Overall, however, the Government concluded that none of these factors was sufficient to prevent the site from being considered potentially suitable (para C.9.118).

Need for alternatives

- 3.21 NPS EN-1 and NPS EN-6 do not contain a general policy requirement to consider alternatives, or the need to establish that the proposed development represents the best option (NPS EN-1, para 4.4.1). Nevertheless, there are a number of requirements to consider alternatives in specific circumstances, namely:
- Applicants must include in their Environmental Statement (ES), as a matter of fact, information about the main alternatives they have studied. This should include an indication of the main reasons for the applicant's choice, taking into account the environmental, social and economic effects and including, where relevant, technical and commercial feasibility.
 - In some circumstances there are specific legislative requirements, notably under the Habitats Directive, for the decision-maker to consider alternatives. These are required to be identified in the ES by the applicant.
 - In some circumstances, the relevant energy NPSs may impose a policy requirement to consider alternatives.
- 3.22 Where there is a policy or legal requirement to consider alternatives, the applicant should describe the alternatives considered in compliance with the above requirements. However, the decision-maker should be guided by the principles stated in paragraph 4.4.3 of NPS EN-1 when deciding what weight should be given to the alternatives. These include the principle that *'the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner'* (para 4.4.3).
- 3.23 It should be noted that the SSA process (explained in Annex II of the NPS EN-6), which identifies potentially suitable sites for the deployment of new nuclear power stations before

2025 clarifies that there are no alternatives to the eight sites identified in the process, and they should not be regarded as alternatives to one another.

Assessment principles

- 3.24 Paragraph 4.1.3 of NPS EN-1 explains that when considering any proposed NSIP, the decision maker should take into account its potential adverse impacts, including long term and cumulative adverse impacts, as well as measures to avoid, reduce or compensate these, and its potential benefits, including the contribution of a project to meeting the need for energy infrastructure, job creation and any other long term or wider benefits.
- 3.25 Paragraph 4.1.4 of NPS EN-1 provides additional policy on decision making and states that the decision maker should take into account “*environmental, social and economic benefits and adverse impacts, at national, regional and local levels*”. NPS EN-6 states that when considering an application for a new nuclear power station that is capable of deployment by a date significantly earlier than the end of 2025, the decision maker should give ‘*substantial weight*’ to the benefits (including the benefit of displacing carbon dioxide emissions) that would result from a DCO application for a new nuclear power station (para 2.2.4).
- 3.26 NPS EN-1 sets out a number of policies in relation to the content and form of the ES and the methods of conducting EIA and Habitats Regulations Assessment (sections 4.2, 4.3).
- 3.27 Section 5 of NPS EN-1 sets out ‘generic impacts’ relevant to all energy NSIPs. This is followed by detailed guidance on a topic by topic basis to guide the applicants as well as the decision maker in their detailed approach to NSIPs, informing their design, assessment and mitigation. More detail on these topic-specific policies is covered in the topic specific appendices 1 to 10.

Nuclear impacts and flags for local consideration

- 3.28 In addition to the generic impacts set out in NPS EN-1, EN-6 sets out a list of “Nuclear Impacts” that are considered particularly relevant to the development of new nuclear Power Stations (para 3.4.3). This is followed by detailed guidance on these topics informing their design, assessment and mitigation (paras 3.6-3.12). These “Nuclear Impacts” are:
- flood risk;
 - water quality and resources;
 - coastal change;
 - biodiversity and geological conservation;
 - landscape and visual impacts;
 - socio-economic; and
 - human health and well-being.
- 3.29 NPS EN-6 also identifies a series of “Flags for Local Consideration” to be considered by the decision maker that comprise issues that were identified through the SSA, but were considered more appropriately explored at the project level (para 3.5.2) and provides detailed policy in relation to these (section 3.13-3.16). These are:
- proximity to civil aircraft movements;
 - access to transmission networks;

- impact on significant infrastructure and resources; and
- size of site to accommodate construction and decommissioning.

3.30 In addition, NPS EN-6 states that there are other Flags for Local Consideration which will be considered at the time of the DCO application by the Office for Nuclear Regulation (ONR) which include matters such as demographics, seismic risk and meteorological conditions.

Matters not relevant to determination of NSIP

3.31 NPS EN-1 and NPS EN-6 are also helpful in identifying those matters that are not relevant to the determination of an NSIP, principally because they have already been considered by the Government or because they are subject to control through other regimes. Matters identified as not relevant for the decision makers include:

- The need for an NSIP including a new nuclear power station (NPS EN-1, para 3.1.3).
- The availability of alternatives to the proposed development either in terms of alternative technologies or alternative sites (NPS EN-1 para 4.4.1 and NPS EN-6 paras 2.4.3 and 2.5.4).
- The effects of any necessary grid connection, which can be promoted and assessed separately (NPS EN-1 para 4.9.2).
- Matters covered by other regulatory regimes including pollution control (NPS EN-1 para 4.10.3).
- Safety, security considerations and emergency planning which are subject to other regimes (NPS EN-1 para 4.11.3).
- Health issues (NPS EN-1 para 4.13.5): Although health issues are not strictly required to be taken into account by the decision-makers, Horizon is undertaking a Health Impact Assessment (HIA) to assess the potential health effects associated with the Project. For more information on HIA and the progress of the assessment to date, please refer to the HIA Interim Report which also forms part of this Stage Two pre-application consultation.
- Radioactive Waste Management: NPS EN-6 clarifies that the UK has robust legislative and regulatory system in place for the management (including interim storage, disposal and transport) of all forms of radioactive waste produced by new nuclear power stations. The decision maker is expected to act on the basis that the relevant licensing and permitting regimes will be properly applied and enforced (paras 2.11.2, 2.11.4, 2.11.6). However, as a nuclear waste producer, it is Horizon's responsibility to implement appropriate waste management operations on its site. Horizon has taken an integrated approach to waste and materials management and is developing a suite of waste management documents covering wastes and materials that would arise during the construction, operation and decommissioning of the Project. For radioactive wastes, Horizon is developing a Radioactive Waste and Spent Fuel Management Strategy, which will ensure that all radioactive waste and spent fuel would be handled and treated in compliance with law and that appropriate systems and procedures are in place to manage the waste. For more information, please refer to PEI Report chapter B14 on Radioactive Waste Management.

Relevance of Welsh national and local planning policy

- 3.32 While NPS EN-1 and NPS EN-6 together form the primary basis for deciding DCO applications for nuclear NSIPs, paragraph 4.1.5 of NPS EN-1 confirms that other matters which the decision maker may consider both “important and relevant” to its decision making include Development Plan Documents or other documents in the Local Development Framework. However, the same paragraph explains that in the event of a conflict between these or any other documents and an NPS, the NPS prevails for the purposes of decision making given the national significance of the infrastructure.
- 3.33 Under section 104(2) of the Planning Act 2008, the decision-maker is also required to have regard to a Local Impact Report (LIR) produced by the relevant local authorities, which is defined as a “*report in writing giving details of the likely impacts of the proposed development on the authority’s area (or any part of that area)*”. Local authorities can determine the content of their own LIRs and this may include reference to Development Plan Documents, which can be helpful in identifying relevant issues to consider in determining the balance between impacts and benefits.
- 3.34 NPS EN-1 states that the energy NPSs have taken account of relevant Planning Policy Statements (PPSs) and Technical Advice Notes (TANs) where appropriate. As such, these policies are of limited relevance where they pre-date the NPSs. Newer Welsh national policies will be more relevant but still not determinative in decision-making and NPS EN-1 and EN-6 will always take precedence over them.
- 3.35 Taking account of the above, it can be concluded that although not determinative, Welsh national and local planning policy will have a role to play in informing the decision-making on the DCO application.
- 3.36 The following sections set out the national and local policy which Horizon will consider in assessing the Project.

Welsh national planning policy

- 3.37 For development in Wales, the principal strategic policy documents are Planning Policy Wales (2016), TANs and the Wales Spatial Plan (2010). Together these comprise the national planning policy framework informing the preparation of local development plans.

Planning Policy Wales (Edition 8, January 2016)

- 3.38 Planning Policy Wales (Edition 8, January 2016) (PPW) sets out the land use planning policies of the Welsh Government, forming a strategic framework to guide development.
- 3.39 Section 4.4 in Chapter 4 ‘*Planning for Sustainability*’ outlines specific objectives for the planning system, which reflect the Welsh Government’s view for sustainable development across Wales. Although there are no specific policies related to nuclear power generation or the Project, paragraph 4.4.3 sets out some broad objectives that are relevant to the Project, namely:
- respect and encourage diversity in the local economy; promote quality, lasting, and flexible employment opportunities;
 - promote resource-efficient and climate change resilient settlement patterns; minimise land-take and maximise the use of previously developed land;

- tackle the causes of climate change by moving towards a low carbon economy; facilitating development that reduces greenhouse gas emissions;
- encourage sustainable communities by ensuring provision of sufficient and good quality housing and infrastructure;
- protect and improve the environment, quality of life and local ecosystems;
- ensure developments do not produce irreversible harmful effects on the natural environment and support measures that allow the natural heritage to adapt to the effects of climate change;
- conserve and enhance biodiversity, habitats and landscapes;
- conserve the historic environment and cultural heritage;
- reduce waste and all forms of pollution and promote good environmental management;
- maximise the use and re-use of renewable resources and materials and use locally produced sustainable materials where possible;
- facilitate an integrated transport system. Improve transport facilities, safety, amenity and overall accessibility to employment, shopping, education, health, leisure and community facilities; maximising opportunities for community development and social welfare;
- locate developments to minimise the demand for travel, especially by private car; and
- protect and improve people's health and well-being.

3.40 Paragraph 12.8.6 of PPW outlines the Welsh Government's aim to secure an appropriate mix of energy provision for Wales that maximises benefits to the *'economy and communities, whilst minimising potential environmental and social impacts.'* This paragraph reiterates the Welsh Government's aim *'to secure the strongest economic development policies to underpin growth and prosperity in Wales recognising the importance of clean energy and the efficient use of natural resources, both as an economic driver and a commitment to sustainable development.'* It should be noted that for the purposes of planning policy, paragraph 12.8.7 of PPW defines 'low carbon energy' as the term used to cover technologies that are energy efficient, but does not cover nuclear power.

3.41 PPW has a range of policies and guidance on topics including good design, climate change mitigation and conservation of the natural and built environment amongst others. More detail on these specific policies is covered in the topic-specific appendices.

Technical Advice Notes

3.42 PPW is supplemented by 22 topic-based TANs, which prescribe the Government's policies on various planning issues. The principles and objectives of TANs align with the overarching national guidance for the specific topic. The TANs that are most relevant to the Project are listed below. More detail about each of these TANs is presented under the topic-specific appendices. The relevant TANs are:

- TAN 5: Nature, Conservation and Planning, 2009;
- TAN 6: Planning for Sustainable Rural Communities, 2010;
- TAN 11: Noise, 1997;
- TAN 12: Design, 2016;

- TAN 13: Tourism, 1997;
- TAN 14: Coastal Planning, 1998;
- TAN 15: Development and Flood Risk, 2004;
- TAN 16: Sport, Recreation and Open Space, 2009;
- TAN 18: Transport, 2007;
- TAN 20: Planning and the Welsh Language, 2013;
- TAN 21: Waste, 2014; and
- TAN 23: Economic Development, 2014.

Wales Spatial Plan (adopted 2004) (update 2008)

- 3.43 The Wales Spatial Plan – People, Places, Futures (WSP) provides policy direction for development plans and sets out the cross-cutting national spatial priorities within six identified sub-regions within Wales. The Wylfa NPS Site falls within the North West Wales-Eryi a Môn sub-region.
- 3.44 The vision for North West Wales is “*a high quality natural and physical environment supporting a cultural and knowledge based economy that will enable the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language*” (page 67).
- 3.45 Economic challenges facing North West Wales are recognised, particularly economic restructuring and the decline of traditional industries along with high rates of out migration. Specific reference is made to the loss of employment in the nuclear industry at Wylfa and Trawsfynydd and the impact this has on the North West Wales economy (para 17.1). Priorities for developing North West Wales in the NWSP (para 17.5) are:
- planned spatial development including a strong Menai area, Llandudno hub and secondary hubs in the north and south of the region;
 - broadening the region’s economic base;
 - developing an outward looking knowledge based economy, focussing on bio sciences, environmental services, renewable energy, nuclear decommissioning technologies;
 - maximising the opportunities for Holyhead as a major international gateway; and
 - capitalising on the region’s outstanding environment, including its coast, historic heritage and strong cultural identity.
- 3.46 The WSP also recognises that jobs could be created by supporting the energy sector of the area (para 17.4). The WSP does not have a lot of topic-specific policies, but where relevant these are discussed in the topic-specific appendices.

Local planning policy and guidance

- 3.47 The subsequent sections provide a high level description of the relevant local planning policy documents which Horizon will consider, with the more specific policy requirements set out in greater detail in the topic-specific appendices 1 to 10.
- 3.48 It should be noted that the local planning policy and guidance documents are particularly relevant to the TCPA applications for the Associated Development, as they set the

framework within which the Associated Development proposals will be assessed for their suitability and acceptability.

Development Plan

- 3.49 The current Development Plan for the Isle of Anglesey currently comprises the Gwynedd Structure Plan 1993 (GSP) and Ynys Môn Local Plan 1996 (YMLP).
- 3.50 The Development Plan is the principal policy document for the consideration of Horizon's TCPA applications for Associated Development. It is also an important consideration for the IACC when preparing its LIR for the purpose of the DCO application.
- 3.51 The content and focus of the Development Plan have been summarised and presented below. Whilst neither the GSP nor the YMLP include specific policies relating to the Project, there are certain policies which remain relevant to various aspects of the Project and its potential effects. These policies are set out in the topic-specific appendices.

Gwynedd Structure Plan, 1993

- 3.52 The GSP provided strategic guidance for development on Anglesey from 1991 to 2006, and does not therefore consider new energy related development such as the Project. Policies are focused around other forms of power and electricity, although a presumption in favour of such proposals is stated, '*...provided that the impact up the locality is acceptable to the local planning authority.*' (Policy C7).

Ynys Môn Local Plan, 1996

- 3.53 The YMLP covered the period from 1991 to 2001 and set out policies to support the broader framework of the GSP.
- 3.54 The YMLP gave clear priority to economic development on Anglesey (para 2.5). There was also a clear priority for environmental improvements and infrastructure schemes which could potentially make the area more attractive for investment and job creation.
- 3.55 It contained a policy for renewable energy developments, but did not consider new nuclear power. However the YMLP recognised the Existing Power Station as an important employer and that consideration of decommissioning of the Existing Power Station, alternative employment schemes and the provision of new infrastructure to support economic development would be required (page 6). Furthermore, paragraph 3.13 explained that with the approaching decommissioning, any significant changes to the workforce could have a major impact on the local economy.

Stopped Unitary Development Plan, 2005

- 3.56 The IACC starting preparing a Unitary Development Plan (UDP) to replace the existing Development Plan. The deposit version of the UDP was subject to public inquiry in 2003, and the Inspector's recommendations were presented in a report published in August 2004. On 1 December 2005, however, the IACC voted to stop work on the UDP in order to move to the then new Local Development Plan system.
- 3.57 The UDP does not therefore form part of the Development Plan but due to its advanced stage of preparation and more recent origin than the GSP and YMLP, it will nevertheless be a material consideration in the determination of the TCPA applications for the Associated Developments.
- 3.58 The UDP recognises the need to respond to the changes of energy generation, stating "*There is a need to plan appropriately for energy generation in the light of issues around*

new power stations; the closure process that will eventually affect Wylfa nuclear power station and the emergence of new wave energy and renewable technologies” (page 9).

- 3.59 Policy PO8b (Energy Developments) of the UDP clarifies that applications for the development of renewable and non-renewable energy resources would be permitted if there are no unacceptable adverse impacts on the environment.

Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026), Draft Deposit Plan (Composite Version 2016)

- 3.60 Gwynedd Council and the IACC are currently producing a Joint Local Development Plan (JLDP). The JLDP will, upon adoption, replace the current Development Plan and UDP and form the basis for decisions on land use planning in Anglesey and Gwynedd.
- 3.61 The deposit version of the JLDP was published for consultation between February and March, 2015 (Deposit Plan) and the plan was submitted to Welsh Government for independent examination including a number of focused and minor changes in March 2016. Examination of the JLDP will take place from September 2016 and the Inspector’s report is expected in March 2017. The JLDP is currently scheduled for adoption in spring 2017.
- 3.62 The JLDP’s vision expects the Plan area to adapt and respond to the challenges of climate change, boast an appropriately skilled workforce and with good economic opportunities for its residents, businesses and young people, while supporting the Welsh language. It recognises Anglesey as a leading location for a variety of renewable and low carbon energy sectors and knowledge based industries, which will contribute to transforming the local economy including hosting a *“new generation nuclear power station, generating low carbon energy and catalysing regeneration in the Plan area”* (para 5.6).
- 3.63 Paragraph 6.11 recognises that the magnitude of investment in the Project has the potential to benefit areas beyond the Plan area. Paragraph 6.28 goes on to state that the delivery of the Project will require significant private sector investment especially in infrastructure, bringing major economic, social and environmental opportunities as well as challenges. The Plan therefore has an important role in facilitating the sustainable development of such projects whilst protecting the area’s unique culture, heritage and natural environment.
- 3.64 The JLDP refers to the designation of Anglesey as an Enterprise Zone aimed at promoting and supporting sustainable economic development on the island. It is stated that the assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island Programme (EIP); a collaborative approach to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in energy research and low carbon energy generation (para 6.28). This is supported by Theme 3 of the JLDP which supports growth and regeneration of the local economy under the *‘umbrella of Anglesey EIP’* (and other strategies and plans); therefore attracting investment, increasing the number of indigenous jobs and securing opportunities to improve the workforce’s skills and education (pages 44-45).
- 3.65 Paragraph 6.26 acknowledges the fact that the anticipated economic change arising from major infrastructure projects on the island along with the Island’s Enterprise Zone status will be the *‘biggest driver of spatial and social change over the Plan period’*. It is underlined that the JLDP will *“facilitate the timely development of the Project in accordance with the National Policy Statements”*.

- 3.66 Strategic Policy PS1 of the emerging JLDP promotes and supports the use of the Welsh language. This will be achieved by requiring a Welsh Language Statement and a Welsh Language Impact Assessment (where required), refusing proposals that could potentially cause significant harm to the character and language balance of the community, using appropriate mitigation, promoting bilingual signage and encouraging the use of Welsh place names for new developments.
- 3.67 Strategic Policy PS5 of the emerging JLDP requires all proposals to demonstrate compliance with the principles of sustainable development. These revolve around adapting to climate change, greater use of previously developed land, promoting the Welsh language, protecting the natural, built and historic environment, promoting a varied local economy, reducing the need to travel and encouraging good design.
- 3.68 Strategic Policy PS9 is specific to the Project and Associated Development. It explains the factors the IACC will consider in detail when considering various components of the Project. These factors are listed below.
- planning compliance;
 - minimising impact and maximising re-use of existing facilities and materials;
 - highway and transport proposals as part of the Integrated Traffic and Transport Strategy;
 - accommodation requirements of construction workers;
 - siting and design of associated development and legacy uses;
 - scheme layout, design and scale of green infrastructure;
 - screening results in accordance with the Conservation of Habitats and Species Regulations 2010 and Appropriate Assessment (where required);
 - procurement, employment, education, training and recruitment strategies;
 - community infrastructure and benefits including legacy;
 - promotion of social cohesion and community safety;
 - voluntary community benefits; and
 - treatment, storage or disposal of radioactive waste outside of the DCO.
- 3.69 Policy TAI3 is specific to accommodation for temporary construction workers. It states that such proposals will be permitted provided they form part of the overall solution to providing temporary construction worker accommodation and satisfy the JLDP's criteria for location, scale, legacy use and creation of mixed, inclusive and sustainable communities.

Weight to be given to the extant Development Plan and the emerging planning documents

- 3.70 It should be noted that as the periods covered by the extant Development Plan have expired, policies contained within these documents may be generally considered out of date, although some of the strategic principles are still relevant.
- 3.71 PPW advises that if there is no adopted development plan there is a presumption in favour of proposals in accordance with the key principles and policy objectives of sustainable development in the planning system. Where relevant development plan policies are considered outdated or superseded, local planning authorities should give them decreasing

weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. This will ensure that decisions are based on policies that have been written with the objective of contributing to the achievement of sustainable development (paras 2.7.1, 4.2.4).

- 3.72 It should be noted that PPW, paragraph 2.6.2, contains some useful advice about the weight to be attached to an emerging draft plan in development management decisions. This will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. Thus in considering *'what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances.'*
- 3.73 Should the expected programme for adoption of the JLDP be realised, then it is expected that the applications for the majority of Associated Development will be submitted to the IACC in advance of its adoption. For these applications the JLDP will be a material consideration in decision making.
- 3.74 If the JLDP is adopted before the DCO application is submitted then it will be relevant to the DCO as a "relevant and important" matter to be taken into account in decision-making (NPS EN-1 para 4.5.1). Even if it is not adopted when the DCO application is submitted, there is arguably scope for material weight to be given to it, given its currency and the large amount of work that has gone into preparing it.
- 3.75 A more thorough analysis of the extant Development Plan and the emerging planning documents will be contained in the individual planning statements which will be prepared and submitted with each TCPA application for the Associated Development.

New Nuclear Build at Wylfa: Supplementary Planning Guidance, 2014

- 3.76 A number of Supplementary Planning Guidance documents (SPG) have been published by the IACC to further inform development plan policies, the most relevant of which for the Project is the New Nuclear Build at Wylfa SPG published in 2014 (Wylfa SPG). The Wylfa SPG sets out the IACC's vision and objectives for the new nuclear development at Wylfa and is the most up to date guidance available for the Project. It is understood that the IACC is currently going through a process of reviewing this guidance document but at the time of writing, a revised version was not publicly available.
- 3.77 The overarching purpose of the Wylfa SPG is to provide supplementary guidance on important local, direct and indirect matters. Although the SPG is not supplemental to the JLDP, it does seek to be consistent with the direction of travel set out in the emerging JLDP. The Wylfa SPG also aspires to:
- inform the IACC's position in the LIR and subsequently the Statement of Common Ground (documents to be submitted to the decision maker as part of DCO application);
 - provide a planning framework to guide applicants and influence the Project's design and development to ensure sustainable outcomes with a focus on associated development;
 - inform pre-application discussions for the Power Station Site and associated developments;

- offer supplementary local level guidance consistent with the NPSs; and
 - form a material consideration in the assessment of the Project elements that are subject to TCPA applications (para 1.2.2).
- 3.78 The Wylfa SPG recognises the important contribution new nuclear power can make to the UK's energy mix and security of supply and supports the principle of development of a new nuclear power station. The IACC's vision for the Project is clear and aligns with its wider socio-economic and legacy aspiration. The vision (para 3.1) states:
- 'the New Nuclear build at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for existing and future generations and enhancing local identity and distinctiveness.'*
- 3.79 The transformative potential of the Project is recognised, calling it an '*unprecedented opportunity*' to transform the economies of Anglesey and wider north Wales. It would maximise opportunities for employment and upskilling of people, whilst delivering investment in services and infrastructure. The Project can also be a catalyst for cultural and behavioural change ensuring sustainable economic development, community cohesion, strengthening the identity of the island and its communities and leading to a better quality of life (para 4.1.1).
- 3.80 The Wylfa SPG notes that the key strategic importance of the Project is fully recognised in the IACC's Anglesey EIP and the Welsh Government's Anglesey Enterprise Zone, which seek to place Anglesey at the forefront of energy research and development. Together they *"aim to create a geographical hub of excellence for the development, implementation and servicing of low carbon energy initiatives* (para 1.1.4).
- 3.81 The IACC is committed to ensuring that the potential adverse impacts of the Project are identified and wherever possible mitigated. The Project is also expected to provide significant and enduring infrastructure benefits to communities, provide sustainable modes of transport, enhance connectivity, conserve and enhance the island's distinctive environment whilst taking climate change into account. It should contribute positively to the biodiversity and provide compensation for impacts that cannot be mitigated (para 3.1.4).
- 3.82 The Wylfa SPG also highlights where there is the potential for cross-boundary impacts to arise to inform partnership working between the IACC, Horizon and any other stakeholders across North Wales (para 1.2.6).
- 3.83 The Wylfa SPG also contains project-wide guidance on a number of topics relevant to the Project. These are presented in appendices 1 to 10.
- 3.84 The Wylfa SPG also contains guidance about cumulative socio-economic and environment impacts of the Project (including in-combination effects of the construction and operation of the Power Station Site and the Associated Developments. This is presented in greater detail in Appendix 1 (Education, jobs, skills and community benefits) and Appendix 8 (Population, communities and local services).
- 3.85 Compliance of the Project with the Wylfa SPG is considered in this consultation in the Siting Reports for Associated Development and Off-site Power Station Facilities, which are submitted with this Stage Two pre-application consultation. Full details will be provided within the planning statements submitted with the TCPA applications for Associated Development and the DCO application.

Interim planning policy

3.86 Two interim planning policy documents have been prepared by the IACC as a response to the requirement within paragraph 5.1 of TAN 1: Joint Housing Land Availability Studies (June 2006) for local planning authorities to take steps to increase the supply of housing land when the land supply falls below five years. These policies also allow the IACC to ensure there is sufficient housing land available to take advantage of any significant employment opportunities that may arise prior to the adoption of the JLDP. The two interim planning policy documents are:

- **Interim Planning Policy (Large Sites), 2011** – This interim policy is used, in conjunction with relevant policies in the Development Plan and the UDP, to deal with major housing applications of 50 or more units or a site area of 1.5 hectares or more within or adjoining Holyhead, Llangefni or Amlwch; and
- **Interim Planning Policy (Housing in Rural Clusters), 2011** – This interim policy is used, in conjunction with relevant policies in the Development Plan and the UDP, to deal with affordable housing applications for single dwellings in identified rural clusters named in this policy.

Material considerations for Associated Development

3.87 The following documents are considered to be relevant material considerations when assessing the Associated Development applications for the Project.

- NPS EN-1 and NPS EN-6;
- PPW and relevant TANs;
- the UDP;
- the JLDP;
- IACC Interim Planning Policy;
- the Wylfa SPG; and
- other relevant SPG.

3.88 Topic-specific policies are discussed in detail in appendices 1 to 10.

Other supplementary planning guidance

3.89 Other SPGs produced by the IACC which are relevant to the Project are listed below. More discussion on these SPGs, as they are relevant to the Project, is presented in the topic-specific appendices 1 to 10. The SPGs are:

- Design in the Urban and Rural Built Environment, 2008;
- Parking Standards, 2008;
- Planning and the Welsh Language, 2007; and
- Planning Obligations (Section 106 Agreements), 2008.

Marine policy and legislation

3.90 The marine elements of the Project will be consented through the DCO and up to three separate Marine Licences. As noted above, in deciding a DCO application, the decision maker must have regard to, among other matters, the appropriate marine policy documents

which, for the Project, are the UK Marine Policy Statement 2011 (MPS) and, once adopted, the Welsh National Marine Plan. NPS EN-1 makes clear that in the event of a conflict between any of these marine planning documents and an NPS, the NPS prevails for purposes of decision making.

- 3.91 In determining an application for a Marine Licence, the MCA Act requires NRW to have regard to the matters identified in paragraph 2.18 above, including the need to protect the environment and human health and the need to prevent interference with legitimate uses of the sea.

UK Marine Policy Statement 2011

- 3.92 The MPS is the framework for preparing marine plans and taking decisions affecting the marine environment. The MPS aims to facilitate and support the formulation of marine plans, ensuring that marine resources are used in a sustainable way in line with a number of high level marine objectives with the view to:

- promoting sustainable economic development;
- enabling the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change and ocean acidification and adapt to their effects;
- ensuring a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and
- contributing to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues.

- 3.93 The MPS outlines the vision for the UK marine area, the high-level approach to marine planning and general principles for decision making that will contribute to achieving this vision. It also sets out the framework for economic, social and environmental considerations that need to be taken into account in marine planning; sets out the policy objectives for the key activities that take place in the marine environment; and provides guidance on the pressures and impacts associated with these activities, which decision makers will need to consider when planning for and permitting development in the UK marine area.

Welsh National Marine Plan

- 3.94 The Welsh Government is currently developing the first Welsh National Marine Plan (Plan) using the framework and high level objectives for marine planning outlined in the MPS.
- 3.95 The purpose of the Plan is to manage marine activities in a sustainable way, taking into account economic, social and environmental priorities. The initial draft of the Plan (published in November 2015) outlines a vision for the Welsh inshore and offshore marine area and sets out a number of objectives within the themes of: achieving a sustainable marine economy; ensuring a strong, healthy and just society; living within environmental limits; promoting good governance; and using sound science responsibly.
- 3.96 Development of the Plan began in 2014 and is currently ongoing. The initial draft of the Plan was open for informal consultation and comments until the end of January 2016. The Welsh Government has outlined its intention to consult formally on a draft Plan later this year with the aim of having a final Plan in place by the end of 2016 or the beginning of 2017.

Shoreline Management Plan

- 3.97 Developed in partnership by local authorities, regulators and other stakeholders, a Shoreline Management Plan (SMP) is a high level non-statutory policy document designed to assist coastal flood and erosion risk management planning. It provides a large-scale assessment of the risks (to people, property, the natural and historic environment) associated with coastal erosion and flooding at the coast. It proposes policies to help manage these risks sustainably over the short (0-20 years), medium (20-50 years) and long term (50-100 years).

Other relevant acts, policies, plans, programmes and strategies

- 3.98 In addition to the UK, Welsh and local planning policy documents outlined above, other plans, programmes and strategies are considered relevant for demonstrating the overall need and acceptability of the Project. These are described below.

Climate Change Act 2008

- 3.99 The Climate Change Act 2008 establishes a long term framework to tackle climate change in the UK. It aims to encourage the transition to a low carbon economy in the UK through legally binding emission reduction targets.
- 3.100 This means a reduction of at least 34% in greenhouse gas (GHG) emissions by 2020 and at least 80% by 2050. The first three carbon budgets covering 2008-12, 2013-17 and 2018-22 required GHG emissions to be reduced by at least 34% below the 1990 baseline by 2020. The fourth carbon budget for 2023-2027 requires a 50% reduction in emissions on 1990 levels for each year over the budget period.

UK Low Carbon Transition Plan, 2009

- 3.101 The UK Low Carbon Transition Plan sets out how the UK will meet the target of cutting emissions by 34% from 1990 levels (or an 18% cut on 2008 levels) by 2020. Part of the Plan for delivery by 2020 is for 40% of electricity to be from low carbon sources, including renewables, nuclear and clean coal. The Plan also makes reference to the Government policies and initiatives to facilitate the building of new nuclear power stations.

National Infrastructure Plans

- 3.102 The National Infrastructure Plan 2013 confirms the Government's commitment to large scale investment in gas and low carbon generation technologies, and recognises that such projects are essential to meeting the UK's legally binding emissions reduction target. New nuclear power is recognised as replacement generation for legacy coal, gas and nuclear power stations as those come off-line. The National Infrastructure Plan 2013 states '*Nuclear is vital for our energy security now and the Government wants it to be part of the energy mix in the future alongside renewables and clean coal and gas*'.
- 3.103 The National Infrastructure Plan 2014 reinforces the Government's commitment to investing in infrastructure and improving its quality and performance, while putting in place a policy framework to give investors the confidence to commit to long-term projects, and ensuring the supply chain has the certainty and tools it needs to deliver effectively. The document includes a direct commitment to supporting the development of Wylfa Newydd Power Station by stating '*The government....has also signed a cooperation guarantee by*

the end of 2016 to support the financing of a new nuclear power plant at Wylfa, subject to final due diligence and ministerial approval.'

Planning (Wales) Act 2015

- 3.104 The Planning (Wales) Act 2015 strengthens the plan-led approach to planning and makes provision for a national land use and infrastructure plan, to be known as the National Development Framework for Wales. It includes the production of Strategic Development Plans, to tackle large scale cross-boundary issues, such as housing supply and areas for economic growth and regeneration. The Planning (Wales) Act 2015 makes provision for planning applications for nationally-significant projects to be made to the Welsh Ministers, including applications for planning permission, where a local planning authority is deemed to be poorly performing.
- 3.105 The Planning (Wales) Act 2015 contains provisions relating to the consideration of the Welsh language in the sustainability appraisal for all development plans and states that the potential impact on the use of Welsh language can be a material consideration when determining a planning application. It also includes reforms to procedures for pre-application consultation, development management, enforcement and appeals.

Environment Strategy for Wales, 2006

- 3.106 The Environment Strategy for Wales has five environmental themes: addressing climate change; sustainable resource use; distinctive biodiversity landscapes and seascapes; local environment; and environmental hazards. For each theme, the Strategy sets out the outcomes the Government wishes to achieve along with associated indicators and timelines. This Strategy is currently being revised to reflect the relevant commitments in the Natural Resource Management Programme.

Climate Change Strategy for Wales, 2010

- 3.107 The Climate Change Strategy for Wales (CCSW) sets out how Wales will act to reduce GHG emissions and prepare for the impacts of climate change by cutting GHG emissions by 3% annually. Specific targets for the transport, residential, business, agriculture and land use, public, and waste sectors are provided.
- 3.108 The CCSW seeks to maximise the opportunities to cut emissions, adapt to climate change, promote sustainable development and enable the move towards a low carbon economy (page 27). It clarifies that the response to climate change is not optional but in doing so there are opportunities, which include creating jobs and economic benefit, from low carbon technology (page 19).

Energy Wales: A Low Carbon Transition, 2012 and Delivery Plan, 2014

- 3.109 Energy Wales: A Low Carbon Transition, published in March 2012, sets out the Welsh Government's drive towards the transition to a low carbon economy and to create a stable environment for business and industry to prosper and secure long term capital investments. The Welsh Government supports the development of a new nuclear power station on Anglesey in principle. The development of Project is considered a vital component of not just the Anglesey EIP but of the wider energy future in providing a constant energy source to complement the intermittency of renewable sources. This development could also potentially offer significant long term economic benefits to Anglesey and North Wales in

general with the potential to contribute £2.34 billion to the economy over the period to 2025 (page 12).

- 3.110 The Low Carbon Transition Delivery Plan 2014 also mentions the proposals at Wylfa and reiterates the significant on-going support from the Welsh Government for the Project.
- 3.111 Both documents mention the Anglesey EIP. The Delivery Plan realises that there are massive opportunities (for the nuclear power sector) at Wylfa Newydd which could lead to wider opportunities in the UK and global markets. Wales is noted to already have a 'key nuclear workforce' and these opportunities would enable skills to be retained in Wales.

One Wales: One Planet, the Sustainable Development Scheme of the Welsh Assembly Government, 2009

- 3.112 "One Wales: One Planet", the Sustainable Development Scheme of the Welsh Assembly Government (SDS) presents sustainable development as the overarching strategic aim of all policies of the Welsh Government. It defines sustainable development as '*enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own and future generation*' (page 8).
- 3.113 The SDS seeks to radically reduce Wales' carbon footprint based energy consumption by 80-90%, resulting in a similar reduction in its GHG emissions. This would support the overarching commitment to reduce GHG emissions by 3% annually. The document supports the use of renewable energy and development of a low carbon economy, but does not specifically mention low carbon energy generation, nuclear power or the Project.

Well-being of Future Generations (Wales) Act 2015

- 3.114 The Well-being of Future Generations (Wales) Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales.
- 3.115 The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies including the Welsh Government to carry out sustainable development and adhere to seven well-being goals, which are expected to form a key part in the assessment of the Project. These objectives are:
- a prosperous Wales;
 - a resilient Wales;
 - a healthier Wales;
 - a more equal Wales;
 - a Wales of cohesive communities;
 - a Wales of vibrant culture and thriving Welsh language; and
 - a globally responsible Wales.

A Living Language: a language for living: Welsh Language Strategy 2012-2017, 2012

- 3.116 The Welsh Language Strategy presents the Welsh Government's vision to see the Welsh language thriving in Wales. To achieve this, the Welsh Language Strategy aims to increase the number of people who both speak and use the language. The six aims of the Welsh Language Strategy are:

- encouraging the use of the Welsh language within families;
- increasing the provision of activities for children and young people through the medium of Welsh;
- strengthening the position of the Welsh language in the community;
- increasing opportunities to use Welsh at work;
- improving the Welsh language service to citizens; and
- strengthening the infrastructure for the Welsh language.

3.117 The Welsh Language Strategy also emphasises the importance of Welsh-medium education as an essential component in producing Welsh speakers of the future.

Anglesey Economic Regeneration Strategy 2005-2015, 2004

3.118 The Anglesey Economic Regeneration Strategy (AERS) outlines measures to overcome a number of long-term economic challenges facing the island such as high levels of economic inactivity, unemployment, lower GDP, deprivation and high out-migration of young people.

3.119 The AERS supports sustainable economic regeneration, by developing suitable industries and sectors to maintain and enhance the 'Island's human and natural resources' (pages 11 and 30). As part of its objectives, the AERS seeks to provide high quality infrastructure, support business growth, fully develop its employment land and spatially target economic regeneration across the island. The AERS also seeks to 'exploit sectors' which offer the greatest employment and growth potential. It promotes the creation of a better match between skills availability and needs of business and encourages young people to stay or return to work in Anglesey (pages 13, 15, and 17). It also hopes to improve the profile of the Welsh language (Annex A).

3.120 The closure of the existing Magnox power station at Wylfa is listed as a '*massive challenge for the Island*' but AERS recognises it as an opportunity to redirect the highly skilled workforce to other areas of the economy. It seeks to prepare appropriate re-training packages for employees with high skills in the engineering sector (pages 19 and 36).

Welsh Government Enterprise Zone - Anglesey

3.121 Enterprise Zones are areas designated by the Welsh Government that would support new and expanding businesses by '*providing first class business infrastructure, comprehensive support and compelling incentives*'. The island of Anglesey has been designated as an Enterprise Zone.

3.122 The Welsh Government emphasises Anglesey's established reputation for low carbon energy generation including nuclear, wind and biomass energy. Given its natural resources, skilled workforce (especially nuclear related skills), supply chain and research and development capability, the island already attracts major interest from the low carbon energy sector. The assignment of Enterprise Zone status to the island of Anglesey complements the existing EIP (see below), set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation.

3.123 The development of the Project is described as a major strategic investment project presenting exciting supply chain opportunities for local companies.

IACC's Energy Island Programme, launched June 2010

- 3.124 The Anglesey EIP is a collective effort between the Welsh Government and businesses, *'working in partnership to put Anglesey at the forefront of energy research and development,'* bringing with it potentially huge growth, development opportunities as well as economic rewards. This includes maximising the benefit of energy development projects including the Project.
- 3.125 The EIP is described by the Welsh Government as a *'key driver for delivering exciting opportunities for Wales'* renewable energy sector and as a vehicle for both employment growth and development opportunities. It could contribute nearly £12 billion to the Anglesey and North Wales economy over the next 15 years. It would harness a rich mix of energy streams (including nuclear, wind, tidal, biomass and solar), together with associated servicing projects, providing major potential to achieve economic, social and environmental gains for Anglesey and the wider North Wales region.
- 3.126 The energy developments in the Anglesey EIP have demonstrated how major projects can be coordinated and act as a catalyst for wider energy development. The EIP could potentially affect all aspects of life for Anglesey and North Wales communities, for example transport links and housing and tourism and leisure facilities to serve local people and visitors.
- 3.127 It is estimated by the EIP that the Project will offer significant education, skills and employment opportunities for Anglesey. Further opportunities exist in decommissioning nuclear sites, supporting infrastructure improvements, supply chain opportunities and a wide array of economic, environmental and social community benefits.

Isle of Anglesey Single Integrated Plan 2013-2025 (2012)

- 3.128 The Welsh Government placed a requirement upon every Local Service Board to produce a Single Integrated Plan (SIP) by April 2013. The Local Service Board in Anglesey consists of the police, health, voluntary sector, fire and rescue service, further and higher education sectors and local town and community councils. In Anglesey, the following four plans were merged and superseded by the SIP: Health, Social Care and Well-being Strategy; Community Strategy; Children and Young People's Plan; and Community Safety Plan.
- 3.129 The purpose of the SIP is to improve the quality of life of local people and communities by enhancing Anglesey's economic, social and environmental well-being over the next 12 years. The SIP identifies three key themes; people, place and jobs. It also includes provisions to tackle the complex and long term big issues in Anglesey including improving its economic performance, enabling communities to maintain and develop their independence, ensuring adequate opportunities for young people, reducing poverty and promoting the island's rich environment and culture.

4 Topic-Specific Planning Policy Assessment

- 4.1 This chapter, along with topic-specific appendices 1 to 10, present the principal planning policies in relation to each EIA topic area across the NPSs, MPS (and associated guidance documents), the Welsh planning policy context, and the extant and emerging local planning policy and guidance documents.
- 4.2 Environmental topics from the ES have been grouped into the topic-specific appendices summarised in Table 4.1 below and planning policy relevant to each of those topics is set out in the relevant appendix.
- 4.3 These topics have been grouped together to avoid repetition.

Table 4.1 Grouping of environmental topics

Environmental Topic	Sub Topics assessed
Education, Jobs, Skills, Tourism and Community Benefits (Appendix 1)	<ul style="list-style-type: none"> • Education; • Jobs and skills (including displacement); • Supply chain and procurement; • Tourism; and • Community and legacy benefits.
Natural Environment (Appendix 2)	<ul style="list-style-type: none"> • Natural environment (focus on ecology); • Water environment; • Marine environment; and • Sites of Geological importance.
Built and Historic Environment (Appendix 3)	<ul style="list-style-type: none"> • Historic environment; and • Architecture and Design.
Accommodation (Appendix 4)	<ul style="list-style-type: none"> • Temporary construction worker accommodation; • Permanent worker accommodation; and • Impacts on Anglesey housing market and tourist accommodation.
Public Access, Recreation and Transport (Appendix 5)	<ul style="list-style-type: none"> • Public access and recreation; • Traffic and Transport; and • Cycling.
Landscape and Visual (Appendix 6)	<ul style="list-style-type: none"> • Landscape and visual impacts; and • Lighting.
Amenity (Appendix 7)	<ul style="list-style-type: none"> • Air quality; • Noise and vibration; and • Visual amenity.

Environmental Topic	Sub Topics assessed
Population, Communities and Local Services (Appendix 8)	<ul style="list-style-type: none"> • Welsh language and culture; • Health; • Utilities and local services (open space, recreational facilities, water, waste, electricity, retail, emergency services (police, ambulance and fire), health care services, education facilities, recreation and leisure (built) facilities; • Cumulative effects; • Social cohesion and lifestyle; and • Land use.
Sustainability, Climate Change and Flood Risk (Appendix 9)	<ul style="list-style-type: none"> • Climate change; • Sustainable development; • Flood risk; and • Coastal processes.
Waste and Materials Management (Appendix 10)	<ul style="list-style-type: none"> • Radioactive waste management and disposal; and • Conventional waste management and disposal.

1 Appendix 1 – Education, jobs, skills, tourism and community benefits

Introduction

1.1 This appendix covers the following topics:

- education;
- jobs and skills;
- supply chain and procurement;
- tourism; and
- community and legacy benefits.

1.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6 .
Welsh Planning Policy Context	<ul style="list-style-type: none"> • Planning Policy Wales; • TANs; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; and • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	<ul style="list-style-type: none"> • Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 1.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Policy Themes/Expectations
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
4.1.3	<p>In considering any proposed development, and in particular when weighing its adverse impacts against its benefits, the decision makers should take into account:</p> <ul style="list-style-type: none"> • its potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long-term or wider benefits; and • its potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts.
4.2.2	<p>To consider the potential effects, including benefits, of a proposal for a project, the decision makers will find it helpful if the applicant sets out information on the likely significant social and economic effects of the development, and shows how any likely significant negative effects would be avoided or mitigated. This information could include matters such as employment, equality, community cohesion and well-being.</p>
4.2.6	<p>The decision makers should consider how the accumulation of, and interrelationship between, effects might affect the environment, economy or community as a whole, even though they may be acceptable when considered on an individual basis with mitigation measures in place.</p>
5.12.2	<p>Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES.</p>
5.12.3	<p>This assessment should consider all relevant socio-economic impacts, which may include:</p> <ul style="list-style-type: none"> • the creation of jobs and training opportunities; • the provision of additional local services and improvements to local infrastructure, including the provision of educational and visitor facilities; • effects on tourism; • the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development; and • cumulative effects – if development consent were to be granted to for a number of projects within a region and these were developed in a similar timeframe, there could be some short-term negative effects, for example a

Doc and Para Ref	Key Policy Themes/Expectations
	potential shortage of construction workers to meet the needs of other industries and major projects within the region.
5.12.4	Applicants should describe the existing socio-economic conditions in the areas surrounding the proposed development and should also refer to how the development's socio-economic impacts correlate with local planning policies.
5.12.5	Socio-economic impacts may be linked to other impacts, for example the visual impact of a development is considered but may also have an impact on tourism and local businesses.
5.12.7	The decision makers may conclude that limited weight is to be given to assertions of socio-economic impacts that are not supported by evidence (particularly in view of the need for energy infrastructure as set out in this NPS).
5.12.8	The decision makers should consider any relevant positive provisions the developer has made or is proposing to make to mitigate impacts (for example through planning obligations) and any legacy benefits that may arise as well as any options for phasing development in relation to the socio-economic impacts.
5.12.9	The decision makers should consider whether mitigation measures are necessary to mitigate any adverse socio-economic impacts of the development. For example, high quality design can improve the visual and environmental experience for visitors and the local community alike.
National Policy Statement for Nuclear Power Generation (NPS EN-6), 2011	
3.11.1 3.11.2	Generic socio-economic impacts of energy NSIPs are covered in NPS EN-1. EN-1 sets out that the construction, operation and decommissioning of energy infrastructure may have socio-economic impacts. It is noted that nuclear power stations involve large scale construction projects at the beginning of their life. The Nuclear AoS identified that there are likely to be positive effects of local economic significance, although these are less significant at the regional scale except where there are clusters of potentially suitable sites for new nuclear power stations, particularly in the south-west and north-west of England. There may also be negative effects.
3.11.3 3.11.4	Through the EIA, and in accordance with NPS EN-1, the applicant should identify at local and regional levels any socio-economic impacts associated with the construction, operation and decommissioning of the proposed new nuclear power station. This assessment should demonstrate that the applicant has taken account of, amongst other things, potential pressures on local and regional resources, demographic change and economic benefits.
Annex C C.9.103	It is possible that the presence of a nuclear power station may lead to increased stress levels in certain individuals. Overall, the Appraisal of Sustainability finds that likely enhancement in employment, community wealth, housing stock and other associated neighbourhood infrastructure should improve community well-being and health generally.

Welsh planning policy context

- 1.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Policy Themes/Expectations
Planning Policy Wales (PPW) (Edition 8) January 2016	
4.4.3	Proposals should promote access to employment, education and other community development and social welfare facilities. Quality, lasting, flexible and environmentally sound employment opportunities are encouraged.
7.1.3-7.1.4	The planning system should support economic and employment growth along with social and environmental considerations, within the context of sustainable development. Local authorities are encouraged to steer economic development to the most appropriate locations, rather than preventing or discouraging it. Physical regeneration and employment opportunities for disadvantaged communities is encouraged.
7.2.2	Economic benefits associated with a proposed development should be understood and given equal consideration along with social and environmental issues; but on occasions economic benefits might outweigh them.
7.6.1	When determining applications, key considerations will include the number and types of jobs created and how far the development will redress the economic disadvantages by enhancing employment opportunities.
12.10	For applications of low carbon energy development, wider environmental, social and economic benefits are key considerations.
11.1.1-11.1.2	Tourism is recognised as being vital to economic prosperity and job creation in Wales and is a significant and increasing source of employment and investment. It is also categorised as a catalyst for environmental protection, regeneration and improvement in both rural and urban areas.
11.1.4	The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. Existing tourist areas should continue to be supported.

Doc and Para Ref	Key Policy Themes/Expectations
The Wales Spatial Plan (WSP), 2008	
<p>Building sustainable communities and promoting a sustainable economy are two of the five key themes for the WSP. The WSP encourages economic development (80% working age population in employment) and improving skill levels in the workforce. It's clarified that Wales needs an innovative, high value-added economy which utilises and develops the skills and knowledge of its people.</p> <p>The Vision for north west Wales is a '<i>high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language</i>'</p> <p>The priorities for developing north west Wales are:</p> <ul style="list-style-type: none"> • planned spatial development including a strong Menai area, Llandudno hub and secondary hubs in the north and south of the region; • broadening the region's economic base; • developing an outward looking knowledge based economy, focussing on bio sciences, environmental services, renewable energy, nuclear decommissioning technologies; • maximising the opportunities for Holyhead as a major international gateway and • capitalising on the region's outstanding environment, including its coast, historic heritage and strong cultural identity. <p>Economic challenges facing north west Wales are recognised, particularly economic restructuring and the decline of traditional industries along with high rates of out migration. Specific reference is made to the loss of employment in the nuclear industry at Wylfa and Trawsfynydd and the impact this has on the North West Wales economy. WSP also seeks to capitalise on and protect the region's outstanding environment and cultural identity to build high value tourism, which can bring key employment benefits (page 69, 17.31)</p>	
11.5	For Wales as a whole, provision of appropriate skills involving schools, colleges and universities working in a more collaborative manner and understanding the long-term economic trend is encouraged. A strong and co-ordinated network of education and skills to match geographical and sectoral needs is encouraged.
17.16	The rural parts of north west Wales have a key role to play and require appropriate access to education, skills and training to enable participation in labour market and continued professional development of existing workforce.
17.28	The legacy of economic change and social deprivation means that north west Wales will face a big challenge to equip its people with the skills they need to be part of a successful economy. Economic inactivity rates remain high in pockets, especially in the more remote communities. This is where the greatest potential for improved social and economic circumstances lies.
17.29	A key priority for north west Wales is to ensure provision of a strong and innovative network of vocational skills, with the capacity to respond to demand from employers. WSP expects collaborative working between employers and social orcommunity enterprises to raise the skills of their employees.
17.30	The further development of the skills base of the region, by private and public employers and trade unions, will require a focus on future skills needs of the region in relation to key economic sectors with potential for growth.

Doc and Para Ref	Key Policy Themes/Expectations
Technical Advice Note 6 (TAN6): Planning for Sustainable Rural Communities, 2010	
Diversification of the rural economy is promoted along with provision of homes and employment for local people and maintaining rural services. Strong rural economies are identified as essential to support sustainable, vibrant rural communities, promote social inclusion, provide financial resources for local services and maintain attractive and diverse natural environments.	
Technical Advice Note 13 (TAN13): Tourism, 1997	
Tourism is identified as a major contributor to the Welsh economy, in both rural and urban areas. As tourism involves a range of different but interdependent activities it cannot be regarded as a single or distinct category of land use; but the issues it raises may be important in development control decisions.	
Technical Advice Note 23 (TAN23): Economic Development, 2014	
1.2.1	It is clarified that the economic benefits of a development may be geographically spread out far beyond the area where the development is located, and should, therefore, be given appropriate weight.
2.1.5-2.1.14	Where an application could potentially cause harm to the environment or social cohesion, three things should be considered to balance the economic, social and environmental issues; availability of alternative sites, the number of jobs created and any special merits of the development. However, TAN23 urges the use of these criteria comparatively; the additional benefits of development at the subject site should be measured against those of meeting demand in locations where the development would cause no harm.
2.1.10	It is acknowledged that less preferable locations may be appropriate for development where the resulting economic benefits outweigh any adverse impacts.
2.1.13	Planning system is urged to support the low-carbon economy, innovative business/technology clusters and businesses that are particularly important in providing opportunities for social groups disadvantaged in the labour market.

Local planning policy context

- 1.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Policy Themes/Expectations
Gwynedd Structure Plan (GSP), 1993	
Strategic Policy 3	There is a need to facilitate employment opportunities of a suitable scale at suitable locations. Particular note should be taken of economic opportunities from the A55 improvements and regeneration of towns and other communities.
Policy B1	Employment generating developments which do not create unacceptable changes to the environment are encouraged.

Doc and Para Ref	Key Policy Themes/Expectations
Policy B2	Employment provision will be encouraged at suitable locations in Aberconwy, Afron, Dwyfor, Meirionnydd, and Anglesey.
Policy B9	There will be presumption in favour of proposals which expand the number and range of employment opportunities within the rural economy, subject to protection of the environment and local community.
Policy D15	Schemes for development of visitor and educational facilities would be encouraged.
Ynys Môn Local Plan (YMLP), 1996	
Safeguarding and strengthening communities by improving the local economy is encouraged. It is noted that Anglesey economic performance is below average; with high levels of unemployment, low wages and a dependency on unskilled work. The existing Wylfa Nuclear Power station is listed as an important employer and its decommissioning a key issue; along with alternative employment schemes and provision of new infrastructure to support economic development.	
2.15 3.4-3.8	<p>The YMLP outlines a strategy for job creation by:</p> <ol style="list-style-type: none"> 1. proposing strategic employment sites at Holyhead and Mona; 2. encouraging investment and expansion of Holyhead's port facilities; 3. allocating land for expansion of strategic sites at Llangefni and Gaerwen; 4. developing smaller sites at Valley and Gwalchmai; 5. encouraging a range of employment sites at Mawr Farm; 6. encouraging tourism; and 7. encouraging access improvements to and from key employment sites from the new A5/A55.
Policy 36	Development in undeveloped areas on the coast would need to demonstrate the need for such a location and potential effects on tourism.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
It is noted that the local economy remains weak with high levels of unemployment. One of the aims is to encourage economic opportunities which will help provide satisfying, secure and remunerative jobs, and thus reduce out-migration.	
Employment Policy EP1	189.06ha of land is identified as offering employment opportunities categorised into prestige sites, employment growth centres (Llangefni/Gaerwen and Holyhead), Amlwch, and other allocations.
Employment Policy EP3	A Local Action Area for Holyhead would encourage new development, redevelopment, rehabilitation and improvements in the town and port.
Employment Policy EP4	Proposals which increase or diversify the range of employment opportunities, including rural diversification would be encouraged.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
The vision of the emerging JLDP is of Anglesey boasting of a varied, well connected, sustainable and broad economic base. It seeks an appropriately skilled workforce, that is able	

Doc and Para Ref	Key Policy Themes/Expectations
	<p>to grasp new transformational economic opportunities and encourages economic activity amongst young people. Anglesey is identified as a leading location for a variety of renewable and low carbon energy sectors, including a new generation nuclear power station, generating low carbon energy and catalysing regeneration in the Plan area. Other components of this vision are:</p> <ul style="list-style-type: none"> • development of A487/A5025 to support economic opportunities; • re-energisation of Holyhead, taking advantage of the port, railway link, coastal location and comparative proximity to Wylfa; • strengthening the role of Llangefni, providing homes, jobs and community facilities to its own population and wider rural population; and • improving the role of Amlwch as a key centre in the North for housing, commerce and employment opportunities to support the power station at Wylfa.
6.28/6.29	<p>Delivery of Wylfa Newydd Power Station and other major strategic projects will require significant private sector investment including that in infrastructure, bringing major economic, social and environmental opportunities. The assignment of the Enterprise Zone status to Anglesey complements the existing Anglesey Energy Island Programme, set up to bring high skilled jobs to the area from major energy investments and establishing the island as a world renowned centre of excellence in low carbon energy generation.</p>
7.3.20	<p>If developed, significant employment opportunities will be created during the construction of the Project.</p> <p>The Isle of Anglesey County Council launched the Energy Island Programme, which is a collaborative project between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing and which will be a means of influencing national significant infrastructure projects due to be located within the Plan area or on its periphery. This includes developing local residents' skills so that they can take advantage of the jobs available as a result of these NSIPs, which in turn is likely to be attractive to new businesses to locate in the area, offering high quality jobs. It aims to particularly capitalise on the £8billion investment in a new nuclear facility at Wylfa, providing a focus for both public and private sector partners' investment plans, while transforming and diversifying the area's economy.</p>
Theme 3/ SO8a/	<p>Theme 3 supports growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme. It also seeks to <i>'support and capitalise on the development of the Wylfa Newydd Project and Associated Development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating 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.'</i></p>

Doc and Para Ref	Key Policy Themes/Expectations
Strategic Policy PS5	All proposals should be consistent with sustainable development principles, and support the local economy by providing opportunities for lifelong learning and skills development.
Policy ISA1	Where proposals generate a need for new infrastructure, and this is not provided by a service or infrastructure company, then this must be funded by the proposal. Where appropriate, financial contributions may be sought for a range of purposes, including: <ol style="list-style-type: none"> 1. education facilities; 2. employment and training facilities; 3. cultural and community facilities; and 4. services and utilities infrastructure .
Strategic Policy PS9	For Wylfa Newydd Project and Associated Development, the procurement, employment, education, training and recruitment strategies and delivery plans should be prepared and agreed with the IACC with an objective to maximise employment, business and training opportunities for the local communities, both in the short and longer term.
Strategic Policy PS10	Economic growth will be facilitated by safeguarding 638.7ha of land for employment and business purposes and supporting growth of existing businesses and diversification.
Policy CYF7	The Holyhead Regeneration Area proposals would encourage Holyhead to become a more attractive location to live, work, visit and enjoy. Proposals to improve its connectivity, port facilities and physical environment would be encouraged.
Strategic Policy PS11	The built, natural and historic environment of the area will be protected to support the development of a sustainable local tourism industry. Any unacceptable adverse impact on tourist facilities, including accommodation and areas of visitor interest (and their setting) would be prevented.
Isle of Anglesey Single Integrated Plan (IASIP) (2013-2025), 2013	
IASIP focusses on improving the quality of life of local communities through improved economic performance and skills to create and sustain jobs focussing on lifelong learning opportunities, thus enabling communities to develop their independence and ensuring work opportunities for young people to remain on the island. The importance of the Enterprise Zone and opportunities in the low carbon energy sector are seen as being vital to improving economic performance and skills levels in Anglesey.	
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
The New Nuclear Build at Wylfa is considered to be <i>'a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for existing and future generations and enhancing local identity and distinctiveness'</i> . The project is expected to significantly support long-term sustainable economic growth and prosperity through the provision of quality employment, training and workforce development opportunities.	
Objective1	Ensuring the project contributes to the delivery of Anglesey Energy Island Programme (EIP) and Anglesey Enterprise Zone (AEZ), placing the island

Doc and Para Ref	Key Policy Themes/Expectations
	<p>at the forefront of energy research and development. This will be achieved by stimulating investment within the energy sector, promoting low carbon energy projects, developing skills (required to support the Wylfa Project) and sustaining these skills once the project is delivered.</p>
Objective 2	<p>The project is expected to drive the transformation of Anglesey and north Wales economies and maximise opportunities for employment and up-skilling of local people. This will be achieved by:</p> <ul style="list-style-type: none"> • upskilling the local workforce and ensuring new employment opportunities benefit existing or returning residents, particularly young people; • reducing poverty and economic inactivity by helping residents back into work; • maximising benefits of development for businesses; • directly supporting the growth of supply chain businesses and related uses; • ensuring that Associated Development sites are suitably located (for effective access) and provide a positive employment legacy use; • protecting the tourism economy; and • managing the impact of the Wylfa Newydd Project on education provision.
Policy GP1	<p>The applicant is expected to support the delivery of EIP and AEZ; maximising the island's economic opportunities. This could be achieved by providing:</p> <ul style="list-style-type: none"> • investment in research and development with focus on low carbon technologies; • support for education and training in low carbon technology; • ensuring that employment, supply chain and procurement opportunities are advertised and accessible locally; and • contributions to support training and up-skilling in low carbon technologies. <p>The DCO and TCPA applications should be accompanied by a socio-economic assessment which would cover the potential impacts during construction and operation, along with any cumulative impacts. If significant adverse impacts are found, suitable mitigation and compensation measures are expected.</p>
Policy GP2	<p>The developer should prepare and implement an Employment and Skills Strategy which would:</p> <ul style="list-style-type: none"> • support existing educational institutions with an emphasis on studying Science, Technology, Engineering and Mathematics (STEM) subjects; • support the development of EIP vocational academy and market apprenticeship opportunities; • make best use of a visitor centre for educational purposes; • facilitate and support the re-training of existing staff at Wylfa;

Doc and Para Ref	Key Policy Themes/Expectations
	<ul style="list-style-type: none"> • support the island's disadvantaged communities and young people through training initiatives and outreach programmes; • ensure that the local construction workforce and other skilled workers have access to job opportunities during construction and alternative employment post construction; • maximise local labour provision through contracts, labour agreements and employment initiatives; and • support local businesses where staff are lost to the Project. <p>All applications for relevant Associated Development should demonstrate how the aims of the Employment and Skills Strategy will be delivered. The job opportunities at the Power Station and Associated Development sites should be easily accessible, particularly to the island's most deprived and hard to reach communities.</p>
Policy GP3	The provision of employment and logistics uses in support of the Wylfa Newydd Project would be encouraged.
Policy GP4	The development of new or expansion of existing local supply chain and service businesses, not directly connected with the Wylfa Project but which may gain from related activities during its construction and operation, are encouraged.
Policy GP5	The applicant should ensure that the construction and operation of the Wylfa Project and any Associated Developments do not adversely affect the value and importance of tourism to the island. A detailed assessment of potential impacts should be undertaken and suitable mitigation and compensation measures provided. IACC aspires for the visitor centre at Wylfa to be a key tourist attraction, easily accessible, and of exemplar design to reflect the low carbon concept which underpins the Energy Island Programme.

Other acts, policies, projects, plans, programmes and strategies

1.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5 Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
National Infrastructure Plan, 2014	The National Infrastructure Plan (NIP) 2011 set out a new approach to meeting the infrastructure needs of the UK economy. In the NIP 2014, new nuclear energy and plans to develop a new facility at Wylfa are highlighted as a priority project.
Welsh Government Sectors Delivery Plan (SDP)	The SDP identifies areas where the Welsh Government can directly intervene and contribute to growth in the energy sector. These areas are procurement and supply chains, innovation and R&D. The new nuclear power station is expected to offer direct opportunities for the energy sector as well as a wider 'springboard'. SDP supports the Wylfa Newydd Project and seeks to maximise all opportunities arising from the wider nuclear sector in Wales. It seeks to provide support for businesses, formulate a marketing plan for the sector and develop a cross-sector 'south east energy hub' to ensure that opportunities for Wales arising from UK nuclear developments are fully exploited. It also seeks to develop the supply chain opportunities from the project.
One Wales: One Planet, a new sustainable development scheme for Wales, (SDS), 2009	Four key outcomes in the SDS include <ul style="list-style-type: none"> • a sustainable Welsh economy which is resilient to changes in global economy; • transitioning to a low carbon and low waste economy; • making Wales the best place for business to locate, start up, grow and prosper; and • regeneration through engagement with local communities and sustainability principles
Coastal Tourism Strategy, 2008	The strategy seeks an integrated year round coastal tourism industry, based on an outstanding natural environment whilst bringing economic, social, cultural and environmental benefits to coastal communities. Some key outcomes include: <ul style="list-style-type: none"> • safeguarding and protecting the environment and cultural heritage; • maintaining key coastal wildlife habitats and species; • maximising economic benefits of all Wales Coastal Paths by linking the path to local attractions and local communities; • improving the overall interpretation of coastal heritage.
Economic Renewal: a New Direction, 2010	This strategy sets out the vision for economic renewal in Wales, based upon the strengths and skills of its people and natural environment. It is underpinned by priorities such as investing in high quality and sustainable infrastructure, making Wales more attractive for business, broadening and deepening the skills base and encouraging innovation.

Doc and Para Ref	Key Themes/Expectations from applicants
Vibrant and viable Places: New Generation Framework (NGF), 2013	<p>The NGF's vision is for everybody in Wales to live in a well-connected, vibrant, viable and sustainable community with a strong economy and high quality of life. This is underpinned by support for:</p> <ul style="list-style-type: none"> • improved levels of economic activity and more jobs; • strong and diverse local economy; • a thriving private sector; • a skilled and confident existing and future workforce; • engagement with schools and learning opportunities; • clear opportunities for development of social and cultural capital; and • healthy and cohesive communities, able to grow and work together.
Nuclear Supply Chain Action Plan, 2012	<p>This action plan presents the government's vision of a UK nuclear industry becoming a global leader in the sector, supported by a large and diverse supply chain across manufacturing, professional services, construction, skills, training and educational services. Its key objectives revolve around:</p> <ul style="list-style-type: none"> • maximising economic activity and growth; • boosting job creation and minimising skills shortage; • developing a vibrant supply chain; • raising awareness across the supply chain to identify barriers; and • ensuring the supply chain is able to compete fairly for contracts. <p>The major planned investments in the new nuclear industry are mentioned, including Wylfa. The document identifies key issues for supply chain opportunities (covering market access, capability, and skills) as well as actions to address each issue. Developers are encouraged to form links between UK based businesses and pre-existing supply chains, often located outside the UK. Operators of nuclear facilities are urged to clearly set out the procurement processes, timings and contracts to enable firms to effectively bid for work. There is a lot of impetus for businesses to improve their competitiveness, productivity and performance through better use of the knowledge, technology and skills that are available within the UK knowledge base. Addressing key skills shortages through targeted interventions that could attract new people to the sector, redeployment of existing skills and drawing in skills from related industries is encouraged.</p>
North Wales Tourism Strategy (Summary) 2010-2015, 2010	<p>It establishes a unified tourism strategy for the six local authorities of North Wales. It states that tourism can be a catalyst for wider economic and local regeneration. Its aim is to develop a successful and sustainable tourism industry in North Wales which generates wealth while drawing on its special environment and culture. Its strategic objectives include projecting North Wales' distinctive strengths and providing an outstanding experience.</p>
North Wales Economic Ambition (NWEA), 2012	<p>The NWEA acknowledges that the Wylfa Newydd Project is a major investment opportunity for whole of North Wales, also seen as a strategic priority to enable economic rebalancing in the region. It seeks</p>

Doc and Para Ref	Key Themes/Expectations from applicants
	to address some of the economic issues associated with Anglesey by providing significant employment opportunities to local people. The mismatch between skills supply and demand in North Wales, particularly related to the new power station, is identified as an area to be addressed.
Anglesey Economic Regeneration Strategy (2004-2015) (AERS)	This strategy provides a framework to encourage economic growth over a 10 year period. It seeks a thriving economy with quality work opportunities created by innovative employers with effective support services and a skilled and flexible workforce. It encourages sustainable communities and urges them to take advantage of the proximity to the University of Wales.
Anglesey Enterprise Zone (AEZ)	Given its natural resources, skilled workforce (especially nuclear related skills), supply chain and research and development capability, Anglesey already attracts major interest from the low carbon energy sector. The assignment of Enterprise Zone status to the island sets a framework to capitalise on its planned investment and growth potential. It complements the existing Energy Island Programme (see below), set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation. The AEZ is expected to create and support an additional 1,300 jobs and increase gross value added (GVA) by between 10-13% by 2025.
The Anglesey Energy Island Programme (EIP)	The EIP is expected to bring with it potentially huge growth, development opportunities as well as economic rewards. This includes maximising the benefit of energy development projects including the new nuclear power station at Wylfa Newydd. The EIP could contribute nearly £12 billion to the Anglesey and North Wales economies over the next 15 years – almost 50% of this is accounted for the Wylfa Newydd Project. Both AEZ and EIP designations will further support the realisation of wider economic benefit to the region. The project is expected to employ up to 6,000 people during construction and up to 1,000 people during operation; including indirect jobs providing services, outage maintenance etc. Skills training for the resident workforce to access new employment is a critical goal. Welsh and local government have been working together with the private sector to develop business and skills programmes and ensure that local business and communities maximise the benefits of investment.
Future Skills for the Nuclear Industry in north Wales, A report by Cogent, Sector Skills Council Ltd. for the Energy Island Programme (2012)	The Isle of Anglesey is an important region for skills in the nuclear sector. Given the timescale of construction, the supply of skills for the long-term demand will come from young people (14-21 year olds) in education and/or training today. Working with employers, skills bodies and training providers, there is a need to promote engagement in Apprenticeships, Higher Level Apprenticeships and workplace Foundation Degrees. The Welsh Government should ensure that awareness of employment opportunities is high amongst teachers, career advisors, parents and young people.
Energy Island and Enterprise Zone, Reassessment of	It states that the new build at Wylfa (along with other Energy Island Developments) would greatly enhance employment opportunities on the island. It also highlights issues such as youth unemployment, and a

Doc and Para Ref	Key Themes/Expectations from applicants
Legacy targets, benefits and outcomes, 2012	mismatch of skills demanded by the EIP and the skills available; which points to a subsequent requirement for investment in skills and workforce training to maximise benefits locally.
Isle of Anglesey County Council's (IACC) Corporate Plan, 2013 -17, 2013	It recognises the impact that the new nuclear power station at Wylfa and the wider low carbon energy sector can have on local businesses and the economy. The plan identifies the need to ensure that local people are able to gain the skills they are likely to need during the lifetime of the power station to gain employment with the Project.
Destination Management Plan 2012-2016, 2012	<p>The DMP seeks to develop a sustainable tourism industry which generates wealth for the island, sustains its special environment and culture and contributes to residents' quality of life. The DMP seeks to:</p> <ul style="list-style-type: none"> • benefit the wider economy through strengthening the image of Anglesey and developing linkages with other sectors; • sustain Anglesey's special natural assets and culture; • support the upgrading, extension and development of the accommodation stock; • enhance access to the coast; • protect the coastal and rural environment; and • enhance walking and cycling networks.

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2 Appendix 2 – Natural environment

Introduction

2.1 This appendix covers the following topics:

- natural environment (including terrestrial ecology, habitats, biodiversity, sites of geological importance but excluding landscape and coastal processes);
- water environment (including water resources and water quality but excluding flood risk); and
- marine environment.

2.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • PPW; • TANS; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; • IACC SPG; and • Key projects, plans and programmes.
Other relevant acts, policies, projects, plans, programmes and strategies	<ul style="list-style-type: none"> • Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

2.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
4.10.4	Applicants should consult the Marine Management Organisation (MMO) ¹ on nationally significant projects which would affect, or would be likely to affect, any relevant marine areas as defined in the Planning Act 2008 (as amended by s.23 of the Marine and Coastal Access Act 2009). The DCO consent may include a deemed marine licence and the MMO will advise on what conditions should apply to the deemed marine licence.
4.13.3	The direct impacts on health may include increased traffic, air or water pollution, dust, odour, hazardous waste and substances, noise, exposure to radiation, and increases in pests.
5.2.3	A particular effect of air emissions from some energy infrastructure may be eutrophication, which is the excessive enrichment of nutrients in the environment. Eutrophication from air pollution results mainly from emissions of NOx and ammonia. The main emissions from energy infrastructure are from Power Stations. Eutrophication can affect plant growth and functioning, altering the competitive balance of species and thereby damaging biodiversity. In aquatic ecosystems it can cause changes to algal composition and lead to algal blooms, which remove oxygen from the water, adversely affecting plants and fish. The effects on ecosystems can be short-term or irreversible, and can have a large impact on ecosystem services such as pollination, aesthetic services and water supply.
5.3.3	Where the development is subject to EIA the applicant should ensure that the ES clearly sets out any effects on internationally, nationally and locally designated sites of ecological or geological conservation importance, on protected species and on habitats and other species identified as being of principal importance for the conservation of biodiversity. The applicant should provide environmental information proportionate to the infrastructure where EIA is not required to help the decision makers consider thoroughly the potential effects of a proposed project.
5.3.4	The applicant should show how the project has taken advantage of opportunities to conserve and enhance biodiversity and geological conservation interests.
5.3.6	In having regard to the aim of the Government's biodiversity strategy ² the decision maker should take account of the context of the challenge of climate change: failure to address this challenge will result in significant adverse impacts to biodiversity. The benefits of nationally significant low carbon energy infrastructure development may include benefits for biodiversity and geological conservation interests and these benefits may outweigh harm to these interests.

¹ MMO's functions have been transferred to Natural Resources Wales (NRW) in Wales.

² 'Working with the grain of nature – a biodiversity strategy for England'. It is only applicable in England.

Doc and Para Ref	Key Themes/Expectations
	The decision maker may take account of any such net benefit in cases where it can be demonstrated.
5.3.7	As a general principle, and subject to the specific policies below, development should aim to avoid significant harm to biodiversity and geological conservation interests, including through mitigation and consideration of reasonable alternatives; where significant harm cannot be avoided, then appropriate compensation measures should be sought.
5.3.8	In taking decisions, the decision maker should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; habitats and other species of principal importance for the conservation of biodiversity; and to biodiversity and geological interests within the wider environment.
5.3.9	The most important sites for biodiversity are those identified through international conventions and European Directives. The Habitats Regulations provide statutory protection for these sites but do not provide statutory protection for potential Special Protection Areas (pSPAs) before they have been classified as a Special Protection Area. For the purposes of considering development proposals affecting them, as a matter of policy the Government wishes pSPAs to be considered in the same way as if they had already been classified.
5.3.10	The most important sites for biodiversity are those identified through international conventions and European Directives. The Habitats Regulations provide statutory protection for these sites but do not provide statutory protection for potential Special Protection Areas (pSPAs) before they have been classified as a Special Protection Area. For the purposes of considering development proposals affecting them, as a matter of policy the Government wishes pSPAs to be considered in the same way as if they had already been classified.
5.3.11	Where a proposed development on land within or outside an SSSI is likely to have an adverse effect on an SSSI (either individually or in combination with other developments), development consent should not normally be granted. Where an adverse effect, after mitigation, on the site's notified special interest features is likely, an exception should only be made where the benefits (including need) of the development at this site ¹⁰¹ , clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.
5.3.12	Marine Conservation Zones (MCZs) (Marine Protected Areas in Scotland), introduced under the Marine and Coastal Access Act 2009, are areas that have been designated for the purpose of conserving marine flora or fauna, marine habitats or types of marine habitat or features of geological or geomorphological interest. The protected feature or features and the conservation objectives for the MCZ are stated in the designation order for the MCZ, which provides statutory protection for these areas implemented by the MMO (see paragraph 1.2.2). As a public authority, the decision maker is bound by the duties in relation to MCZs imposed by sections 125 and 126 of the Marine and Coastal Access Act 2009.

Doc and Para Ref	Key Themes/Expectations
5.3.13	<p>Sites of regional and local biodiversity and geological interest, which include Regionally Important Geological Sites, Local Nature Reserves and Local Sites, have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. The decision maker should give due consideration to such regional or local designations. However, given the need for new infrastructure, these designations should not be used in themselves to refuse development consent.</p>
5.3.14	<p>Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. The decision maker should not grant development consent for any development that would result in its loss or deterioration unless the benefits (including need) of the development, in that location¹⁰³ outweigh the loss of the woodland habitat. Aged or 'veteran' trees found outside ancient woodland are also particularly valuable for biodiversity and their loss should be avoided¹⁰⁴. Where such trees would be affected by development proposals the applicant should set out proposals for their conservation or, where their loss is unavoidable, the reasons why.</p>
5.3.15	<p>Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, the decision maker should maximise such opportunities in and around developments, using requirements or planning obligations where appropriate.</p>
5.3.17	<p>Many individual wildlife species receive statutory protection under a range of legislative provisions. Other species and habitats have been identified as being of principal importance for the conservation of biodiversity in England and Wales and thereby requiring conservation action¹⁰⁶. The decision maker should ensure that these species and habitats are protected from the adverse effects of development by using requirements or planning obligations. The decision maker should refuse consent where harm to the habitats or species and their habitats would result, unless the benefits (including need) of the development outweigh that harm. In this context the decision maker should give substantial weight to any such harm to the detriment of biodiversity features of national or regional importance which it considers may result from a proposed development.</p>
5.3.18	<p>The applicant should include appropriate mitigation measures as an integral part of the proposed development. In particular, the applicant should demonstrate that:</p> <ul style="list-style-type: none"> • during construction, they will seek to ensure that activities will be confined to the minimum areas required for the works; • during construction and operation best practice will be followed to ensure that risk of disturbance or damage to species or habitats is minimised, including as a consequence of transport access arrangements; • habitats will, where practicable, be restored after construction works have finished; and

Doc and Para Ref	Key Themes/Expectations
	<ul style="list-style-type: none"> opportunities will be taken to enhance existing habitats and, where practicable, to create new habitats of value within the site landscaping proposals.
5.4.16	<p>There are statutory requirements concerning lighting to tall structures¹¹⁰. Where lighting is requested on structures that goes beyond statutory requirements by any of the relevant aviation and defence consultees, the decision maker should satisfy itself of the necessity of such lighting taking into account the case put forward by the consultees. The effect of such lighting on the landscape and ecology may be a relevant consideration.</p>
5.5.3	<p>The construction of an onshore energy project on the coast may involve, for example, dredging, dredge spoil deposition, cooling water, culvert construction, marine landing facility construction and flood and coastal protection measures which could result in direct effects on the coastline, seabed and marine ecology and biodiversity.</p>
5.5.4	<p>Additionally, indirect changes to the coastline and seabed might arise as a result of a hydrodynamic response to some of these direct changes. This could lead to localised or more widespread coastal erosion or accretion and changes to offshore features such as submerged banks and ridges and marine biodiversity.</p>
5.5.6	<p>Where relevant, applicants should undertake coastal geomorphological and sediment transfer modelling to predict and understand impacts and help identify relevant mitigating or compensatory measures.</p>
5.5.7	<p>The ES should include an assessment of the effects on the coast. In particular, applicants should assess the effects of the proposed project on marine ecology, biodiversity and protected sites. More details about this policy is listed in Appendix 9 – Sustainability, Flood Risk and Climate Change.</p>
5.5.8	<p>For any projects involving dredging or disposal into the sea, the applicant should consult the MMO at an early stage. Where the project has the potential to have a major impact in this respect, this is covered in the technology-specific NPSs. For example, EN-4 looks further at the environmental impacts of dredging in connection with Liquefied Natural Gas (LNG) tanker deliveries to LNG import facilities.</p>
5.5.9	<p>The applicant should be particularly careful to identify any effects of physical changes on the integrity and special features of Marine Conservation Zones, candidate marine Special Areas of Conservation (SACs), coastal SACs and candidate coastal SACs, coastal Special Protection Areas (SPAs) and potential coastal SPAs, Ramsar sites, Sites of Community Importance (SCIs) and potential SCIs and Sites of Special Scientific Interest.</p>
5.7.23	<p>Applicants should seek opportunities to use open space for multiple purposes such as amenity, wildlife habitat and flood storage uses.</p>
5.10.23	<p>Where a project has a sterilising effect on land use (for example in some cases under transmission lines) there may be scope for this to be mitigated through, for example, using or incorporating the land for nature conservation or wildlife corridors or for parking and storage in employment areas.</p>

Doc and Para Ref	Key Themes/Expectations
5.11.2 5.11.13	Noise resulting from a proposed development can also have adverse impacts on wildlife and biodiversity. Noise effects of the proposed development on ecological receptors should be assessed by the decision maker in accordance with the Biodiversity and Geological Conservation section of this NPS. One factor that will determine the likely noise impact includes the proximity of the proposed development to designated sites where noise may have an adverse impact on protected species or other wildlife.
5.11.7	The applicant should consult EA and Natural England (NE), or the Countryside Council for Wales (CCW) ³ , as necessary and in particular with regard to assessment of noise on protected species or other wildlife. The results of any noise surveys and predictions may inform the ecological assessment. The seasonality of potentially affected species in nearby sites may also need to be taken into account.
5.15.1	Infrastructure development can have adverse effects on the water environment, including groundwater, inland surface water, transitional waters and coastal waters. During the construction, operation and decommissioning phases, it can lead to increased demand for water, involve discharges to water and cause adverse ecological effects resulting from physical modifications to the water environment. There may also be an increased risk of spills and leaks of pollutants to the water environment. These effects could lead to adverse impacts on health or on protected species and habitats and could, in particular, result in surface waters, groundwaters or protected areas failing to meet environmental objectives established under the Water Framework Directive.
5.15.2	Where the project is likely to have effects on the water environment, the applicant should undertake an assessment of the existing status of, and impacts of the proposed project on, water quality, water resources and physical characteristics of the water environment as part of the ES or equivalent.
5.15.3	<p>The ES should in particular describe:</p> <ul style="list-style-type: none"> • the existing quality of waters affected by the proposed project and the impacts of the proposed project on water quality, noting any relevant existing discharges, proposed new discharges and proposed changes to discharges; • existing water resources affected by the proposed project and the impacts of the proposed project on water resources, noting any relevant existing abstraction rates, proposed new abstraction rates and proposed changes to abstraction rates (including any impact on or use of mains supplies and reference to Catchment Abstraction Management Strategies); • existing physical characteristics of the water environment (including quantity and dynamics of flow) affected by the proposed project and any impact of physical modifications to these characteristics; and • any impacts of the proposed project on water bodies or protected areas under the Water Framework Directive and source protection zones (SPZs) around potable groundwater abstractions.
4.10.1 4.10.3	Issues relating to discharges or emissions from a proposed project which affect air quality, water quality, land quality and the marine environment, or which include noise and vibration may be subject to separate regulation under the

³ CCW along with Environment Agency (Wales) and Forestry Commission (Wales) are now NRW.

Doc and Para Ref	Key Themes/Expectations
	pollution control framework or other consenting and licensing regimes. In considering an application for development consent, the decision maker should focus on whether the development itself is an acceptable use of the land, and on the impacts of that use, rather than the control of processes, emissions or discharges themselves. The decision maker should work on the assumption that the relevant pollution control regime and other environmental regulatory regimes, including those on land drainage, water abstraction and biodiversity, will be properly applied and enforced by the relevant regulator. It should act to complement but not seek to duplicate them.
5.15.5	The decision maker will generally need to give impacts on the water environment more weight where a project would have an adverse effect on the achievement of the environmental objectives established under the Water Framework Directive.
5.15.6	The decision maker should satisfy itself that a proposal has regard to the River Basin Management Plans and meets the requirements of the Water Framework Directive (including Article 4.7) and specific directives, including those on priority substances and groundwater. The specific objectives for particular river basins are set out in River Basin Management Plans. The decision maker should also consider the interactions of the proposed project with other plans such as Water Resources Management Plans and Shoreline/Estuary Management Plans.
5.15.8 5.15.9 5.15.10	The decision maker should consider whether mitigation measures are needed over and above any which may form part of the project application. (See sections 4.2 and 5.1.) A construction management plan may help codify mitigation at that stage. The risk of impacts on the water environment can be reduced through careful design to facilitate adherence to good pollution control practice. For example, designated areas for storage and unloading, with appropriate drainage facilities, should be clearly marked. The impact on local water resources can be minimised through planning and design for the efficient use of water, including water recycling.
The National Policy Statement for Nuclear Power Generation, 2011 (NPS EN-6)	
3.9.6	For biodiversity and geological conservation, the Nuclear AoS and HRA have identified possible mitigation options. These include variations to building layout to avoid ecologically sensitive areas and on-site measures to protect habitats and species and to avoid or minimise pollution and the disturbance of wildlife.
3.9.2/ Annex C	<p>The Nuclear AoS has identified potential cumulative ecological effects at sites in the east, south west and north west of England. It also identified some common implications for biodiversity resulting from:</p> <ul style="list-style-type: none"> • water discharge, abstraction and quality issues; • habitat and species loss and fragmentation/coastal squeeze; • disturbance events (noise, light and visual); and • air quality.
C.9.49	The Appraisal of Sustainability (for NPS 6) site report has identified that the potential for adverse effects on sites and species considered to be of European nature conservation importance means that significant strategic effects on biodiversity cannot be ruled out at this stage of the appraisal.

Doc and Para Ref	Key Themes/Expectations
C.9.50	The key findings of the Habitats Regulations Assessment are limited by the strategic nature of the assessment process and the information available, which does not generally allow for a definitive prediction of effects on the European Sites considered. However, a precautionary approach suggests that at this strategic level the assessment cannot rule out the potential for adverse effects on site integrity at six European Sites (Cemlyn Bay Special Area of Conservation) SAC, Ynys Feurig, Cemlyn Bay and The Skerries SPA, Menai Strait and Conwy Bay SAC, Liverpool Bay Special Area of Protection (SPA), Lavan Sands SPA and Puffin Island SPA) through potential impacts on water resources and quality, habitat (and species) loss and fragmentation/ coastal squeeze, disturbance (noise, light and visual), and air quality.
3.4.1 3.4.2 3.4.3 3.4.4	Certain “Nuclear Impacts” are set out in this Part to provide policy that is additional to the generic impacts set out in EN-1 for when the decision maker is considering an application for a new nuclear power station. In certain cases, the text in this Part amends the application of policy in EN-1 for this NPS. In considering Nuclear Impacts the decision maker should also refer to the relevant site AoS and strategic HRA reports, the relevant site assessment set out in Annex C of this NPS, as well as the policy set out in EN-1 (in particular Parts 4 and 5). Impact on water quality and resources, biodiversity and geological conservation are flagged as ‘nuclear’ impacts. When considering the Nuclear Impacts the decision maker should liaise closely with the Nuclear Regulators in accordance with section 2.7 of this NPS.
3.7.2 3.7.3	The Nuclear AoS identified potential adverse effects on water resources including effects on coastal processes, hydrodynamics and sediment transport. Adverse effects on water resources could occur through increased demand, particularly during construction. The Nuclear AoS also identified indirect effects on nationally and internationally designated habitats, including from the thermal impact of cooling water discharges. This section should therefore be read in conjunction with the policy in respect of biodiversity and geological conservation. The significance of these effects depends on the location of the site, proximity to water bodies and the existing water surplus/deficit status within the region. In addition to fulfilling the requirements of section 5.15 of EN-1, the applicant’s assessment should also set out the characteristics of cooling water for new nuclear power stations and the specific implications of the proposal on marine and estuarine environments.
3.7.6	In the design of any direct cooling system the locations of the intake and outfall should be sited to avoid or minimise adverse impacts on legitimate commercial and recreational uses of the receiving waters, including their ecology. There should also be specific measures to minimise impact to fish and aquatic biota by entrainment or by excessive heat or biocidal chemicals from discharges to receiving waters.
3.7.7	Discharges into water sources will be controlled in accordance with permits issued by the EA. Applicants will be expected to demonstrate Best Available Techniques to minimise the impacts of cooling water discharges.
3.7.8	The contamination of soils and water resources can be mitigated through the EIA process and managed through the possible implementation of Environmental Management Plans.

Doc and Para Ref	Key Themes/Expectations
3.8.2 3.8.3	The Nuclear AoS identified that the construction of new coastal and fluvial defences and possible marine landing jetties/docks necessary to support the nuclear power station could affect coastal processes, hydrodynamics and sediment transport processes at coastal and estuarine sites. These impacts could lead to coastal erosion or accretion. There could also be changes to offshore features such as submerged banks and ridges and marine ecology. In light of the findings of the Nuclear AoS, applicants should assess the site's geology, soils and geomorphological processes in order to understand the ongoing natural ecological, coastal and geomorphic processes. This will include identifying impacts on coastal processes, intertidal deposition and soil development processes that maintain terrestrial/coastal and/or marine habitats.
3.9.3	In carrying out an assessment in accordance with section 5.3 of EN-1, applicants should also consider the effects of the construction of a new nuclear power station on the groundwater regime and its effects on terrestrial/coastal habitats.
3.9.4	At the project level, baseline studies on nationally and internationally important habitats and species that may be affected as a result of the development should be undertaken by the applicant to inform the assessment of the cumulative ecological effects.
3.9.6	As well as the options for mitigation set out in EN-1, the Nuclear AoS and HRA have identified possible mitigation options. These include variations to building layout to avoid ecologically sensitive areas and on-site measures to protect habitats and species and to avoid or minimise pollution and the disturbance of wildlife.
3.15.1 3.15.2	Applications should demonstrate that the proposed development would not have an unacceptable adverse impact on significant infrastructure. The decision maker should take into account any local authority impact report, advice from the relevant Nuclear Regulators and relevant policy in NPSs in assessing impacts on significant infrastructure and resources. Significant infrastructure and resources includes: Groundwater Source Protection Zones and Drinking Water Protected Areas.

Welsh planning policy context

2.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
Page 60	The Welsh Government expects all new development to align with objectives of Future Generations (Wales) Act 2015 and contribute to a more resilient Wales, by protecting its natural environment including its local and global ecosystems. The conservation of statutorily designated areas, biodiversity and habitats is promoted.
5.1.2	Conservation of biodiversity including statutorily designated sites and protected species (including the native wildlife) is promoted.
5.1.3	It is recognised that conservation and development can be integrated with careful planning and design. Potential conflicts can be minimised and new opportunities for sustainable development created.
5.1.4	Biodiversity and landscape considerations should be taken into account from an early stage. The consequences of climate change on natural heritage and measures to conserve biodiversity should be a central part of this.
5.2.4	The UK Biodiversity Action Plan's objectives are reiterated to conserve and where possible enhance: <ul style="list-style-type: none"> • the quality and range of wildlife ranges, habitats, ecosystems; • overall populations and natural ranges of native species; • internationally important and threatened species, habitats and ecosystems; • species, habitats and natural and managed local ecosystems; and • biodiversity of natural and semi-natural habitats.
5.2.8	The planning system should promote biodiversity objectives by welcoming approaches which enhance biodiversity, prevent biodiversity losses and compensate for losses where damage is unavoidable. Minimising/reversing the fragmentation of habitats and improving habitat connectivity is encouraged.
5.2.9 5.5.15	Ancient/semi-natural woodlands are irreplaceable habitats of high biodiversity value which should be prevented from significant damage.
5.3.9	International responsibilities and obligations for conservation must be met. Statutorily designated sites should be protected from damage and deterioration, with their important features conserved by appropriate management.
5.3.10	Potential/candidate SPAs and SACs should be treated as their classified counterparts.
5.5.1	The effect of a development on wildlife can be a material consideration. However, it is important to balance conservation objectives with the wider

Doc and Para Ref	Key Themes/Expectations from applicants
	economic needs. Pre-application discussions between key stakeholders is recommended.
5.5.5	Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effects on those natural heritage interests which the designation intends to protect.
5.5.8	SSSIs are of national importance; features which led to its designation should be conserved/enhanced. SSSIs can be damaged by developments within/adjacent to their boundaries, and even by development some distance away. There is a presumption against development likely to damage a SSSI.
5.5.11	The presence of a species protected under European or UK legislation is a material consideration when considering a proposal. Applicants are urged to conform with any statutory species protection provisions affecting the site, as well as engage with Natural Resources Wales (NRW). An ecological survey and an assessment of likely impacts is necessary.
5.5.12	Developments are always subject to the legislation covering European protected species regardless of whether or not they are within a designated site. New developments for which development works would contravene the protection afforded to European protected species require derogations from the provisions of the Habitats Directive.
5.8.1	Designated marine/coastal areas should be protected.
13.10.3 13.10.5 13.12.1	Pollution considerations, including pollution of water resources, is a material planning consideration. The objectives of the Water Framework Directive should be adhered to. The risk and impact of potential pollution from the development, (particularly if the development would impact on a SAC) should be understood.
12.3.1	Design approaches/techniques that minimise adverse impacts on water resources, surface water quality, the ecology of rivers and groundwater should be encouraged.
The Wales Spatial Plan (WSP), 2008	
12.2 Page 29	Climate change consequences are imminent for water resources, biodiversity and wildlife; and adaptation issues need to be discussed by all communities. The quality and quantity of nature conservation sites (including wildlife and biodiversity) should be enhanced for people's enjoyment.
Page 67	It is recognised that north west Wales has a high-quality natural and physical environment supporting a cultural and knowledge-based economy.
17.5	For north west Wales - priorities for natural environment include capitalising on the region's outstanding environment, including the coast and ecological heritage, to build healthier communities and high value sustainable tourism.
17.43 17.44	The presence of protected landscapes, coastline, habitats and species requires careful consideration of the location and nature of development. The overall aim is to protect the natural and built environment, and to realise the environmental opportunities that these assets provide. This will help reconnect communities with the environment, attract visitors, and promote on-going economic and social

Doc and Para Ref	Key Themes/Expectations from applicants
	investment and development through a high quality natural and built environment.
17.46	For north west Wales, increased housing and industry may put a strain on the environment, particularly in relation to water resources and water quality. The impact on local biodiversity is still unclear. However, by supporting ecological connectivity through a network of green highways linking green spaces and waterways, biodiversity resilience can be enhanced.
Technical Advice Note 5 (TAN5), Nature Conservation and Planning, 2009	
1.5.1 1.5.2 1.6.1	Biodiversity conservation is an integral part of planning for sustainable development, adding to the quality of life and local distinctiveness whilst providing opportunities for lifelong learning, recreation and tourism.
1.6.1	Planning can potentially prevent the loss of integrity of habitat networks through land-take, fragmentation, severance, disturbance, hydrological changes and other adverse impacts. Development can present opportunities to enhance wildlife habitats. However, cumulative effects on the natural environment is an issue of concern. It is recognised that small scale opportunities for habitat creation/ enhancement can be significant and build into major contributions over time.
2.1	Nature conservation should be integrated into all planning decisions to deliver social, economic and environmental objectives. Development should provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species; locally or nationally. Additionally, the effects of climate change should be reduced by encouraging development that will reduce emissions/energy consumption and help habitats/species to respond to climate change.
2.3 4.1.1	Opportunities for the incorporation of wildlife and geological features within the design of new development and green infrastructure are promoted.
2.4	When considering planning applications key things to note are the principles of sustainable development, protection of local and global ecosystems, avoiding irreversible damage, protection of statutorily designated sites/habitats/species/natural features, lack of viable alternative sites, minimising harm through mitigation measures and offsetting residual harm through compensation.
4.2.1 Table 4.1	Pre-app discussions and consultations at the earliest possible stage are encouraged, covering all potentially important nature conservation issues. A clear audit trail is needed for any decisions which might impact on species and habitats on the NERC Act section 42 list.
4.3.2	Proposals should include measures to enhance nature conservation interests where possible.
4.5.2	All potentially significant nature conservation interests (and effects on them) should be considered at the outset, particularly at the scoping stage. The ES should identify opportunities for the enhancement of these assets, for example, through the design, location, scale or management of measures mitigating other environmental effects such as noise attenuation bunds, screen planting or provision of buffer zones.

Doc and Para Ref	Key Themes/Expectations from applicants
5.1.6 5.4.2 5.4.13	The conservation and enhancement of SSSIs and their special features is very important. It is recognised that SSSIs can be seriously damaged or even destroyed by development outside their boundaries.
5.2.2 5.2.3	Sites under consideration for classification should be treated as if they are European sites for the purposes of land use planning.
5.3.2	The integrity of any European site or European offshore marine site should be protected. If adverse effects are predicted, an assessment of alternatives should be carried out.
5.5.1 5.5.2 5.5.3 5.5.4	Local sites also have an important role to play in meeting biodiversity targets and therefore, the characteristics for which they have been designated are a material consideration in planning decisions. Developers should identify how these sites contribute to wider ecological networks and assess potential effects on them. Harm to such sites should be minimised, and if unavoidable, mitigated/compensated appropriately. Local statutory bodies should be consulted about potential effects, mitigation and compensation. Where development proposals may affect national or local BAP habitats or species the same principles apply.
6.2.1	The presence of a protected species is a material consideration when assessing a proposal which is likely to result in disturbance/harm to the species or its habitat.
6.5.1	The potential effects of a development on habitats/species listed as priorities in the UK Biodiversity Action Plan (BAP) and habitats/species listed by the Assembly Government and Local Biodiversity Partnerships are capable of being a material consideration in making planning decisions.

Local planning policy context

- 2.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Policy D5	Development along the coastline that would conflict with its nature conservation value is discouraged.
Policy D10/11	Development that would harm sites of nature conservation value, rivers and estuaries is discouraged.
Policy D14	Broad leaved woodland should be protected and expanded where possible.
Ynys Môn Local Plan (YMLP), 1996	
General Policy 1	Planning applications should consider the effect on - any site or area of ecological interest, wildlife species of significance, pollution, and the quality of the water environment.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy 33	Development unacceptably affecting (directly or indirectly) any notified or proposed SSSI, Local Nature Reserve or Marine Nature Reserve is discouraged.
Policy 34	Non-statutory sites known to be important for nature conservation (including sites of geological importance and fisheries) should be protected.
Policy 35	Development will be permitted away from sites recognised as being important for nature conservation, provided there are no adverse impacts on wildlife species with statutory protection.
Policy 36	Development in undeveloped coastal areas harming the character of the coast will be not be permitted. Proposals will be considered in terms of need for the location, potential effects (on nature conservation, landscape, historic assets, tourism, marine environment) and risks such as flooding, erosion and instability.
Policy 37	Proposals encouraging pedestrian access to the coast and countryside will be permitted if they are not damaging to nature conservation.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Part One Policy 8	Development causing significant harm to natural environment including Special Protection Areas, SSSI and National Nature Reserves would be prevented.
Part One Policy 8a	Development in undeveloped coastal areas harming the character of the coast will be not be permitted. Proposals will be considered in terms of need for the location, lack of suitable alternatives, potential effects (on tourism, recreation, amenity, coastal erosion, marine environment) and prospective risk of marine inundation. Proposals are expected to enhance coastal and marine environments wherever possible.
Policy EN4	Development should not cause unacceptable harm to the biodiversity of Anglesey. It must be designed to maintain and enhance the biodiversity of the natural environment including key species.
Policy EN5	Development should not adversely affect (directly or indirectly) the integrity of a site or proposed sites of European importance for nature conservation including SPAs, SACs and candidate sites. Planning conditions/obligations may be used to ensure protection and enhancement of a site's nature conservation interests.
Policy EN6	Development likely to damage/have a detrimental impact on SSSI will be subject to special scrutiny and not permitted unless reasons for development outweigh the value of the site. Planning conditions/obligations may be used to ensure protection and enhancement of a site's nature conservation interests.
Policy EN7	Development should not cause unacceptable harm to a Local Nature Reserve, Ancient Woodland and Regionally Important Geological/Geomorphologic Site unless the reasons for the proposal clearly outweigh the need to safeguard the site. Where proven environmental, economic or social need necessitates the loss/damage of all or part of a site, a suitable replacement habitat would be expected and along with a management plan.
Policy EN9	Proposals in the vicinity of wetlands, watercourses or shoreline will only be permitted if the proposed use is satisfactory in terms of water conservation, water quality and nature conservation.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy EN16	Development that would adversely affect the integrity of landscape features which are of importance to wild flora and fauna would be discouraged, unless the need for the development can be demonstrated. Mitigation measures reinstating the integrity or continuity of the features are encouraged.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Strategic Policy PS5	All proposals should be consistent with sustainable development principles; protecting and improving the quality of the natural environment, its landscapes and biodiversity.
Strategic Policy PS9	The scheme, layout, design and proposed green infrastructure of the Wylfa Newydd Project Associated Development should avoid, minimise, mitigate or compensate for potentially adverse ecological impacts in the local and wider area, both in the short and longer term. Any proposal for development, including all Associated Development, must be screened in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) and where required be accompanied by an appropriate assessment.
Strategic Policy PS16	<p>Development should conserve and enhance the area's natural environment, countryside and coastline; avoiding adverse impacts on them. Proposals should:</p> <ul style="list-style-type: none"> • safeguard the area's habitats, species, geology, history and landscapes; • protect sites of international, national, regional and local importance; • have regard to their relative significance; • protect and enhance biodiversity and/or restore networks of natural habitats in accordance with the Local Biodiversity Action Plan; • protect and enhance biodiversity through green/blue infrastructure; • safeguard internationally, nationally and locally protected species; • protect, retain or enhance the local character and distinctiveness; and • protect, retain or enhance landscape features of ecological value.
Policy AMG2	Proposals should not have a significant adverse impact on features unique to the local landscape in terms of ecological aspects.
Policy AMG3	Proposals on the coast should demonstrate the need for such a location, a lack of alternatives and its economic and social benefits. They should demonstrate no unacceptable harm on water quality or the area's biodiversity interests.
Policy AMG4	<p>Proposals should protect and where appropriate enhance local biodiversity. They should:</p> <ul style="list-style-type: none"> • avoid significant harmful impacts through the sensitive location of development; and • consider opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses. <p>Proposals affecting sites of local biodiversity importance will be refused unless they can conform with all of the following criteria:</p>

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> that there are no other satisfactory alternative sites available for the Development; the need for the development outweighs the importance of the site for nature conservation; and appropriate mitigation or compensation measures are included as part of the proposal. <p>Where necessary, an Ecological Assessment which highlights the relevant biodiversity issues should be included with the planning application.</p>
Policy AMG5	Proposals causing significant harm to Local Nature Reserves (LNR), wildlife sites, or Regionally Important Geological/Geomorphologic Sites (RIGS) will be refused unless an overriding social, environmental and/or economic need is demonstrated along with a lack of suitable alternatives.
Isle of Anglesey Single Integrated Plan (IASIP) (2013-2025), 2013	
The IASIP recognises the need to maintain a balance between developing the economy and protecting the environment. The Local Service Board is committed to making a difference in several areas, including taking care of the island's natural environment and using resources sustainably.	
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 7	The Wylfa Newydd Project should conserve and enhance the island's distinctive environment (including coastal environment) by conserving the integrity of European, nationally or locally designated sites, minimising the loss of wildlife habitats, seeking permanent biodiversity enhancement measures.
Policy GP20	<p>The applicant should conserve and enhance the island's unique and distinctive natural environment. Significant adverse impacts should be avoided on European, nationally and locally designated sites, SSSIs, key habitats in the Anglesey Local Biodiversity Action Plan (LBAP), RIGS as well as the ecological functionality of nature conservation sites and their wider connectivity. If adverse impacts cannot be avoided suitable mitigation/compensation is expected. Possible mitigation could include:</p> <ul style="list-style-type: none"> minimising disturbance during construction/operation; minimising area requirements for construction; maximising the use of previously developed land; restoration of habitats; on/off site habitat creation and enhancement to compensate for temporary or residual effects; and suitable landscaping and provision of green space. <p>The applicant should explore opportunities to enhance the island's environment and ecosystem services through the provision of green and blue networks or infrastructure.</p>
GP 21	The Wylfa Newydd Power Station and its Associated Developments, through construction and operation, should not have an adverse impact on water quality, riparian habitats and aquatic species. Suitable mitigation measures should be provided if adverse impacts are identified, including:

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • adoption of Best Available Techniques to address impacts associated with cooling waters; • implementation of Environmental Management Plans; • surface water run off control and water efficiency measures; and • provision of appropriate water supply infrastructure. <p>Relevant River Basin/Shoreline Management Plans should be consulted. Effective engagement with NRW, Welsh Water and coastal communities is encouraged.</p>

Other acts, policies, projects, plans, programmes and strategies

- 2.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5 Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
Water Framework Directive (WfD), 2000	<p>The aim of the WFD is for all inland and coastal waters (out to 1nm) in the EU to be in 'good' condition. This is achieved in part by creating a system of management plans, called River Basin Management Plans (RBMPs). Wylfa Newydd is within the Western Wales River Basin Management Plan. The purpose of this management plan is to protect and improve the water environment for the wider benefits to people and wildlife. In order to achieve this, the plan includes information on the classification of water bodies within the catchment and a summary of the Programme of Measures needed to achieve the objectives of the WFD together with the predicted environmental outcomes over the next six years. The Project will be assessed against the Water Framework Directive. If it is demonstrated that the activity will not affect status at the water body level, or where a potential effect on status can be successfully mitigated, the activity is WFD compliant and the licensing or consenting process can continue. As part of this process the Project will be assessed to see whether any measures can be put in place to help ensure achievement of the Western Wales RBMP objectives and therefore, compliance with the Directive.</p>
The Marine and Coastal Access Act, 2009	<p>The Marine and Coastal Access Act, 2009 provides the legal mechanism to help ensure clean, healthy, safe, productive and biologically diverse oceans and seas by putting in place a system for improved management and protection of the marine and coastal environment. It established a strategic Marine Planning System which includes production of a Marine Policy Statement and streamlines the marine licensing system. It allows for the designation of Marine Conservation Zones (MCZ) to steer sea users and decision-makers towards more efficient, sustainable use and protection of marine resources and provide the legal mechanism to deliver UK's European and international marine conservation commitments. It encourages the creation of a continuous and well-managed coastal route around the entirety of the English and Welsh coastline and promotes sustainable coastal and estuarine development through a system of</p>

Doc and Para Ref	Key Themes/Expectations from applicants
	<p>Integrated Coastal Zone Management. The Marine Licences for the Wylfa Newydd Project will be determined by Natural Resources Wales in accordance with requirements of the Marine and Coastal Access Act, considering the various elements of this Act including Marine Planning and Marine Nature Conservation.</p>
<p>Marine Works (Environmental Impact Assessment) (Amendment) Regulations 2015</p>	<p>Council Directive 2011/92/EC on the assessment of the effects of certain public and private projects on the environment (as amended), also known as the Environmental Impact Assessment (EIA) Directive, requires the likely significant effects of projects on the environment to be determined before development consent for the project is given. The EIA Directive and process considers not just potential impacts to the natural environment, but impacts to a range of 'environmental receptors', including human beings, soil, water, air, climate, material assets and cultural heritage, landscape and the interactions between any of the receptors. In the UK, the requirements of the EIA Directive have been transposed by a number of pieces of secondary legislation and the relevant legislation depends on the consenting process being followed. The relevant Regulations for Marine Licence applications are the Marine Works (Environmental Impact Assessment) Regulations 2007 (SI 2007/1518), as amended.</p>
<p>UK Marine Policy Statement (MPS), 2011</p>	<p>The UK Marine Policy Statement was adopted in 2011 for the purpose of section 44 of the Marine and Coastal Access Act 2009. The Statement facilitates the formulation of Marine Plans and taking effective decisions affecting the marine environment thereby:</p> <ul style="list-style-type: none"> • promoting sustainable economic development; • enabling the shift to low carbon economy; • mitigating the causes of climate change and ocean acidification; • ensuring a sustainable marine environment which promotes healthy ecosystems, protects marine habitats/species and heritage assets; and • contributing to sustainable use of marine resources.
<p>UK Marine Strategy</p>	<p>The European Marine Strategy Framework Directive (MSFD) (2008/56/EC) became part of UK legislation on 15 July 2010 through the Marine Strategy Regulations 2010. The Directive requires Member States to prepare national strategies to manage their seas to achieve Good Environmental Status (GES) by 2020. The MSFD outlines a transparent, legislative framework for an ecosystem-based approach to the management of human activities which supports the sustainable use of marine goods and services. GES is described by 11 high-level Descriptors (see below) which set out what Member States must achieve in their marine waters. Many of these descriptors are of relevance to the Wylfa Newydd Project and will be assessed as part of the Project Environmental Impact Assessment. The MSFD Descriptors for GES are:</p> <ul style="list-style-type: none"> • Biological diversity. • Non-indigenous species. • Commercially exploited fish and shellfish. • Marine food webs. • Eutrophication.

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • Sea floor integrity. • Hydrographical conditions. • Concentration of contaminants. • Contaminants in seafood. • Marine litter. • Introduction fo energy including undewater noise. <p>Achieving GES involves protecting the marine environment, preventing its deterioration and restoring it where practical, whilst at the same time providing for sustainable use of marine resources In Wales this is implemented through the Marine and Coastal Access 2009 with Marine Licensing decisions being made in accordance with the Marine Strategy Regulations.</p>
<p>UK Biodiversity Action Plan (BAP), 1994, 2001</p>	<p>The UK BAP sets out three types of action plans with targeted actions:</p> <ul style="list-style-type: none"> • Species Action Plans; • Habitat Action Plans; and • Local Biodiversity Action Plans <p>A review in 2007 provided details for the conservation of biological resources, including the most threatened species and habitats. The delivery of the UK BAP in Wales is led by the Wales Biodiversity Partnership based on the Wales Biodiversity Framework, 2010.</p>
<p>Environment Strategy for Wales, 2006</p>	<p>The Environment Strategy has five environmental themes: addressing climate change, sustainable resource use, distinctive biodiversity landscapes and seascapes, local environment and environmental hazards. For each theme, the Strategy sets out the outcomes the government wishes to achieve along with associated indicators and timelines. This strategy is currently being revised.</p>
<p>Water for People and the Environment, Water Resources Strategy for England and Wales, 2009</p>	<p>This strategy sets out how water resources should be managed throughout England and Wales to 2050 and beyond, to ensure that there will be enough water for people and the environment.</p>
<p>Water Strategy for Wales, 2015</p>	<p>This strategy sets out the strategic direction for water policy over the next 20 years and beyond. It highlights the Welsh Government's vision to ensure that Wales continues to have a thriving water environment which is sustainably managed to support healthy communities, flourishing businesses and the environment.</p>
<p>Strategic Policy Position Paper on Water, 2011</p>	<p>This position paper updates the original published in 2009, reflecting key developments and highlighting the future priority areas for water management. It clarifies that managing water effectively, in the light of climate change, will become a challenge. It underlines the importance of adopting an ecosystem services approach and encourages an integrated, whole catchment approach to water management. The apparent abundance of water in Wales is questioned and a long term shift towards recognising the value of the water available is encouraged.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
The Nature Recovery Plan for Wales (NRP), 2015	<p>The NRP aims to reverse the decline in biodiversity and supports its recovery to ensure lasting benefits for society. Its objectives revolve around:</p> <ul style="list-style-type: none"> • embedding biodiversity throughout decision making at all levels; • safeguarding species and habitats of principal importance; • increasing the resilience of the natural environment by restoring degraded habitats and habitat creation; • tackling key pressures on species and habitats; and • putting in place a framework of governance.
Working for the wealth of Wildlife: Anglesey's Local Biodiversity Action Plan (LBAP)	<p>Local delivery of the Wales Biodiversity Framework is through the Anglesey Local Biodiversity Action Plan (LBAP), which seeks to conserve and enhance biodiversity of particular importance. The LBAP sets out habitats and species that are considered to require action within Anglesey to maintain and enhance their status (population size, distribution etc.) either locally or nationally. The LBAP also identifies threats, targets and actions which could be relevant to impact assessment and mitigation. The underlying principles revolve around biodiversity becoming an integral part of government policy and involving people and communities.</p>
Environment (Wales) Act, 2016	<p>The Environment Act introduces a new approach to sustainable management of natural resources at a national and local level. It introduces a new, enhanced Biodiversity and Resilience of Ecosystem Duty on public bodies to ensure that biodiversity is an integral part of decision making. Public authorities will be required to report on the actions they are taking to improve biodiversity and promote ecosystem resilience.</p>
Emerging Welsh National Marine Plan (WMP)	<p>The Marine and Coastal Access Act established Welsh Ministers as the Marine Planning Authority for Wales. Welsh Government are currently developing the first Welsh National Marine Plan utilising the framework and high level objectives for Marine Planning outlined in the Marine Policy Statement. The purpose of the Plan is to manage marine activities in a sustainable way, taking into account; economic, social and environmental priorities. The goals and principles of the Well-being of Future Generations (Wales) Act 2015 are a key focus in developing the Plan. These include the duty to use resources efficiently and proportionately, to maintain and enhance a biodiverse natural environment, to maximise the well-being of communities and encourage full participation in society. Development of the Plan began in 2014 and is currently ongoing. The Marine Planning System will support and inform marine licensing; directing decision makers and users towards consistent, evidence based conclusions.</p>

3 Appendix 3 – Built and historic environment

Introduction

1.1 This appendix covers the following topics:

- built environment (including design, sustainability principles, efficient use of energy and resources); and
- historic environment (including archaeology and cultural heritage).

1.2 The appendix is structured in the following way:

Table 1: Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • PPW; • TANS; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; and • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 1.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
4.5.1	The visual appearance of a building is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object — be it a building or other type of infrastructure — including fitness for purpose and sustainability, is equally important. Applying “good design” to energy projects should produce sustainable infrastructure sensitive to place, efficient in the use of natural resources and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however, that the nature of much energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.
4.5.2	Good design is also a means by which many policy objectives in the NPS can be met, for example the impact sections show how good design, in terms of siting and use of appropriate technologies can help mitigate adverse impacts such as noise.
4.5.3	Given the importance which the Planning Act 2008 places on good design and sustainability, the IPC needs to be satisfied that energy infrastructure developments are sustainable and, having regard to regulatory and other constraints, are as attractive, durable and adaptable (including taking account of natural hazards such as flooding) as they can be. In so doing, the IPC should satisfy itself that the applicant has taken into account both functionality (including fitness for purpose and sustainability) and aesthetics (including its contribution to the quality of the area in which it would be located) as far as possible. Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, landform and vegetation. Furthermore, the design and sensitive use of materials in any Associated Development such as electricity substations will assist in ensuring that such development contributes to the quality of the area.
4.5.4	For the IPC to consider the proposal for a project, applicants should be able to demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Where a number of different designs were considered, applicants should set out the reasons why the favoured choice has been selected. In considering applications the IPC should take into account the ultimate purpose of the infrastructure and bear in mind the operational, safety and security requirements which the design has to satisfy.

Doc and Para Ref	Key Themes/Expectations
4.5.5	Applicants and the IPC should consider taking independent professional advice on the design aspects of a proposal. In particular, Design Council CABE ¹ can be asked to provide design review for nationally significant infrastructure projects and applicants are encouraged to use this service.
4.8.5 4.8.8	New energy infrastructure will typically be a long-term investment and will need to remain operational over many decades, in the face of a changing climate. Consequently, applicants must consider the impacts of climate change when planning the location, design, build, operation and, where appropriate, decommissioning of new energy infrastructure. The ES should set out how the proposal will take account of the projected impacts of climate change. While not required by the EIA Directive, this information will be needed by the IPC.
4.8.8	The IPC should be satisfied that there are not features of the design of new energy infrastructure critical to its operation which may be seriously affected by more radical changes to the climate beyond that projected in the latest set of UK climate projections, taking account of the latest credible scientific evidence on, for example, sea level rise (for example by referring to additional maximum credible scenarios – i.e. from the Intergovernmental Panel on Climate Change or EA) and that necessary action can be taken to ensure the operation of the infrastructure over its estimated lifetime.
4.11.4	Applicants seeking to develop infrastructure subject to the COMAH regulations should make early contact with the Competent Authority. If a safety report is required it is important to discuss with the Competent Authority the type of information that should be provided at the design and development stage, and what form this should take. This will enable the Competent Authority to review as much information as possible before construction begins, in order to assess whether the inherent features of the design are sufficient to prevent, control and mitigate major accidents. The IPC should be satisfied that an assessment has been done where required and that the Competent Authority has assessed that it meets the safety objectives described above.
4.15.2 4.15.3	Government policy is to ensure that, where possible, proportionate protective security measures are designed into new infrastructure projects at an early stage in the project development. Where applications for development consent for infrastructure covered by this NPS relate to potentially 'critical' infrastructure, there may be national security considerations. DECC will be notified at pre-application stage about every likely future application for energy NSIPs, so that any national security implications can be identified. Where national security implications have been identified, the applicant should consult with relevant security experts from CPNI, OCNS and DECC to ensure that physical, procedural and personnel security measures have been adequately considered in the design process and that adequate consideration has been given to the management of security risks. If CPNI, OCNS and/or DECC are satisfied that security issues have been adequately addressed in the project when the application is submitted to the IPC, it will provide confirmation of this to the IPC. The IPC should not need to give any further consideration to the details of the security measures in its examination.

¹ Chartered Association of Building Engineers.

Doc and Para Ref	Key Themes/Expectations
5.2.4	Design of exhaust stacks, particularly height, is the primary driver for the delivery of optimal dispersion of emissions and is often determined by statutory requirements. The EA will require the exhaust stack height of a thermal combustion generating plant, including fossil fuel Power Stations and waste or biomass plant, to be optimised in relation to impact on air quality. The IPC need not, therefore, be concerned with the exhaust stack height optimisation process in relation to air emissions, though the impact of stack heights on landscape and visual amenity will be a consideration
5.7.20	Site layout and surface water drainage systems should cope with events that exceed the design capacity of the system.
5.7.23	The sequential approach should be applied to the layout and design of the project. More vulnerable uses should be located on parts of the site at lower probability and residual risk of flooding.
5.7.24	Essential energy infrastructure which has to be located in flood risk areas should be designed to remain operational when floods occur.
5.8.1	The construction, operation and decommissioning of energy infrastructure has the potential to result in adverse impacts on the historic environment.
5.8.4-5.8.5	There are heritage assets with archaeological interest that are not currently designated as scheduled monuments, but which are demonstrably of equivalent significance. The absence of designation for such heritage assets does not indicate lower significance. If the evidence before the IPC indicates to it that a non-designated heritage asset of the type described in 5.8.4 may be affected by the proposed development then the heritage asset should be considered subject to the same policy considerations as those that apply to designated heritage assets.
5.8.6	The IPC should also consider the impacts on other non-designated heritage assets, as identified either through the development plan making process (local listing) or through the IPCs decision making process on the basis of clear evidence that the assets have a heritage significance that merits consideration in its decisions, even though those assets are of lesser value than designated heritage assets.
5.8.8	As part of the ES the applicant should provide a description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage assets and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the applicant should have consulted the relevant Historic Environment Record (or, where the development is in English or Welsh waters, English Heritage or CADW) and assessed the heritage assets themselves using expertise where necessary according to the proposed development's impact.

Doc and Para Ref	Key Themes/Expectations
5.8.9	Where a development site includes, or the available evidence suggests it has the potential to include, heritage assets with an archaeological interest, the applicant should carry out appropriate desk-based assessment and, where such desk-based research is insufficient to properly assess the interest, a field evaluation. Where proposed development will affect the setting of a heritage asset, representative visualisations may be necessary to explain the impact.
5.8.11	In considering applications, the IPC should seek to identify and assess the particular significance of any heritage asset that may be affected by the proposed development, including by development affecting the setting of a heritage asset, taking account of: <ul style="list-style-type: none"> • evidence provided with the application; • any designation records; • the Historic Environment Record, and similar sources of information¹²¹; • the heritage assets themselves; • the outcome of consultations with interested parties; and • where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice.
5.8.12	In considering the impact of a proposed development on any heritage assets, the IPC should take into account the particular nature of the significance of the heritage assets and the value that they hold for this and future generations. This understanding should be used to avoid or minimise conflict between conservation of that significance and proposals for development.
5.8.13	The IPC should take into account the desirability of sustaining and, where appropriate, enhancing the significance of heritage assets, the contribution of their settings and the positive contribution they can make to sustainable communities and economic vitality. The IPC should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use. The IPC should have regard to any relevant local authority development plans or local impact report on the proposed development.
5.8.14	There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building park or garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, including Scheduled Monuments; registered battlefields; Grade I and II* listed buildings; Grade I and II* registered parks and gardens; and World Heritage Sites, should be wholly exceptional.
5.8.15	Any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss. Where the application will lead to substantial harm to or

Doc and Para Ref	Key Themes/Expectations
	total loss of significance of a designated heritage asset the IPC should refuse consent unless it can be demonstrated that the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that loss or harm.
5.8.16	Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The policies set out in paragraphs 5.8.11 to 5.8.15 above apply to those elements that do contribute to the significance. When considering proposals the IPC should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site or Conservation Area as a whole.
5.8.17	Where loss of significance of any heritage asset is justified on the merits of the new development, the IPC should consider imposing a condition on the consent or requiring the applicant to enter into an obligation that will prevent the loss occurring until it is reasonably certain that the relevant part of the development is to proceed.
5.8.18	When considering applications for development affecting the setting of a designated heritage asset, the IPC should treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset. When considering applications that do not do this, the IPC should weigh any negative effects against the wider benefits of the application. The greater the negative impact on the significance of the designated heritage asset, the greater the benefits that will be needed to justify approval.
5.8.20	Where the loss of the whole or a material part of a heritage asset's significance is justified, the IPC should require the developer to record and advance understanding of the significance of the heritage asset before it is lost. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should be required to publish this evidence and deposit copies of the reports with the relevant Historic Environment Record. They should also be required to deposit the archive generated in a local museum or other public depository willing to receive it.
5.8.21	Where appropriate, the IPC should impose requirements on a consent that such work is carried out in a timely manner in accordance with a written scheme of investigation that meets the requirements of this section and has been agreed in writing with the relevant Local Authority (where the development is in English waters, the Marine Management Organisation and English Heritage, or where it is in Welsh waters, the MMO ² and CADW) and that the completion of the exercise is properly secured.
5.9.8	Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate. More landscape specific policies are presented in appendix 6 – Landscape and Visual

² MMOs functions have been transferred to Natural Resources Wales (NRW) in Wales.

Doc and Para Ref	Key Themes/Expectations
5.9.20	The IPC should ensure applicants have taken into account the landscape and visual impacts of visible plumes from chimney stacks and/or the cooling assembly. It may need to attach requirements to the consent requiring the incorporation of particular design details that are in keeping with the statutory and technical requirements.
5.9.22	Within a defined site, adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within that site, design including colours and materials, and landscaping schemes, depending on the size and type of the proposed project. Materials and designs of buildings should always be given careful consideration.
5.10.19	Although in the case of much energy infrastructure there may be little that can be done to mitigate the direct effects of an energy project on the existing use of the proposed site (assuming that some at least of that use can still be retained post project construction) applicants should nevertheless seek to minimise these effects and the effects on existing or planned uses near the site by the application of good design principles, including the layout of the project.
5.11.8	The project should demonstrate good design through selection of the quietest cost-effective plant available; containment of noise within buildings wherever possible; optimisation of plant layout to minimise noise emissions; and, where possible, the use of landscaping, bunds or noise barriers to reduce noise transmission.
5.11.8 5.11.12	Mitigation measures may include one or more of the following: <ul style="list-style-type: none"> • engineering: reduction of noise at point of generation and containment of noise generated; • lay-out: adequate distance between source and noise-sensitive receptors; incorporating good design to minimise noise transmission through screening by natural barriers, or other buildings; and • administrative: restricting activities allowed on the site; specifying acceptable noise limits; and taking into account seasonality of wildlife in nearby designated sites.
5.12.9	The IPC should consider whether mitigation measures are necessary to mitigate any adverse socio-economic impacts of the development. For example, high quality design can improve the visual and environmental experience for visitors and the local community alike.
5.3.15	Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, the IPC should maximise such opportunities in and around developments, using requirements or planning obligations where appropriate.
5.15.9	The risk of impacts on the water environment can be reduced through careful design to facilitate adherence to good pollution control practice. For example, designated areas for storage and unloading, with appropriate drainage facilities, should be clearly marked.
5.15.10	The impact on local water resources can be minimised through planning and design for the efficient use of water, including water recycling.

Doc and Para Ref	Key Themes/Expectations
National Policy Statement for Nuclear Power Generation (EN-6), 2011 (NPS EN-6)	
2.8.1	Section 4.5 of EN-1 sets out the principles of good design that should be applied to all energy NSIPs. In applying these principles to applications for the development of nuclear power stations, the need to ensure the safety and security of the power station, and the need to control the impacts of its operations, must be given substantial weight given the importance of these factors to the operation of a nuclear power station.
2.8.2	For some structures where the functional requirements may change over the lifetime of the structure, such as sea defences, they should be capable of being adapted if the need were to arise in future without major re-design or significant physical disruption.
2.8.3	The IPC should consider how good design can act to mitigate the impacts of new nuclear power stations, such as landscape and visual impacts.
2.8.4	The GDA, site licensing and environmental permitting processes will consider certain aspects of design, which the IPC should not replicate.
3.7.6	The IPC should not expect the visual impacts associated with a new nuclear power station to be eliminated with mitigation. Indeed, the scope for visual mitigation will be quite limited. Mitigation should, however, be designed to reduce the visual intrusion of the project as far as reasonably practicable.
Annex C C.9.66 (iv)	The Appraisal of Sustainability has also identified potential adverse effects on landscape. These include lasting adverse indirect landscape and visual impacts on the surrounding area, including on parts of Anglesey AONB (small parts of which are within the site boundary) and north Anglesey Heritage Coast. The nominator envisages that mitigation measures may include: arranging the layout of the site to minimise loss of visual amenity from sensitive viewpoints as far as practical; the use of colour schemes which blend the structures with the background; the use of on-site and if necessary, off-site landscaping and planting to help screen the site especially from the more sensitive viewpoints; and designing any indirect cooling system which requires cooling towers to give acceptable visual impacts.
C.9.68	The Appraisal of Sustainability identified potential adverse effects on Scheduled Monuments, a registered garden and listed buildings, which may be of regional or national heritage significance.
C.9.69	The Appraisal of Sustainability identifies the cultural and historic features in the area including the registered Cestyll Garden, which lies immediately to the west of the site boundary, the Bronze Age standing stones Scheduled Monument 1km to the south, three Grade II listed buildings in Cafnan to the west of the site, and listed buildings around Cemaes The Appraisal of Sustainability finds that it should be possible to mitigate against the potential adverse effects on scheduled monuments although further detailed assessment at project level will be required.
C.9.72	The Appraisal of Sustainability identified potential adverse effects on Scheduled Monuments, a registered garden and listed buildings, which may be of regional or national heritage significance.

Welsh planning policy context

- 1.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
3.4.1 3.4.3 3.4.5	All new buildings should be designed to be more accessible to their users, with development conforming with the provisions of the Equality Act 2010. Appropriate design and layout, including parking provision and movement routes, are important in ensuring good accessibility. The installation of suitable access in a building with special historic/architectural interest should not affect its special character.
4.11.1	Design is defined as the relationship between all elements of the natural and built environment. For sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation, management and relationship with its surroundings.
4.11.2	Good design can protect and enhance the environment, prepare for impacts of climate change, help attract business/investment, promote social inclusion and improve quality of life. The objectives of good design are promoted, listed as: 1. <i>access</i> - ensuring ease of access for all; 2. <i>movement</i> - promoting sustainable means of travel; 3. <i>environmental sustainability</i> - efficient use of resources, enhancing biodiversity and designing for change; 4. <i>community safety</i> – ensuring attractive and safe public spaces and promoting security through natural surveillance; and 5. <i>character</i> – sustaining/enhancing local character, promoting legible development, successful relationship between public and private space, promoting quality, choice, variety and innovative design.
4.11.3	The design principles and concepts should be reflected in the content of a design and access statements as these are material considerations.
4.11.4	Inclusive design is encouraged, placing people at the core of the design process, acknowledging diversity, offering choices and flexibility and providing buildings and environments that are convenient and enjoyable for all.
4.11.5	Efficient use of land, energy and resources is promoted along with the use of non-renewable energy, minimisation of waste and pollution.
4.11.6 4.12.2 4.12.3	Good design should mitigate the causes of climate change and include effective adaptation. The emission of carbon and other greenhouse gas emissions associated with the design, construction, use and eventual demolition should be minimised. Adaptive measures such as green space and sustainable drainage systems are encouraged. An integrated and flexible approach to design, with respect to location, density, layout and built form, is encouraged as an appropriate way of contributing to climate responsive development.

Doc and Para Ref	Key Themes/Expectations from applicants
4.11.9	The visual appearance of proposed development, its scale and its relationship with its surroundings and context are material planning considerations. Poor building and contextual designs are discouraged and innovative design encouraged.
4.11.10	In areas recognised for their landscape, townscape or historic value and more widely in areas that have an established and distinctive design character, traditional and local distinctiveness should be promoted. In such areas impact of the development on existing character, the scale and siting of development and use of appropriate materials (sustainably produced and sourced) will be important. The impact on listed buildings will be given particular consideration.
4.11.11	Accessibility for everyone (including people with disabilities, the elderly and people with young children) should be a key consideration from an early stage in the design process.
4.11.12	Developments should be able to produce safe environments through good design.
4.11.13	Design is an inclusive process and should reinforce a sense of place to help secure continued public acceptance of new development. Local authorities are encouraged to engage early with developers on design matters.
4.11.4	Design and access statements are considered key in communicating how the objectives of good design have been considered from the outset of the design process. In preparing them, applicants should take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of proposal. They should cover all relevant aspects of the project's lifespan, outline the design principles used and include illustrative material as necessary.
5.8.2	Major development in coastal locations should justify the choice of site and be designed to be resilient to the effects of climate change over its lifetime.
6.1.1	The historic environment including listed buildings, archaeological remains, ancient monuments, World Heritage Sites and historic parks, gardens and landscapes are protected and should be enhanced where possible.
6.5.1	Preservation of an ancient monument and its setting is a material consideration in determining planning applications, whether that monument is scheduled or unscheduled. If nationally important archaeological remains exist, scheduled or not, they should be preserved. If there are lesser archaeological remains, their importance would be weighed against the need for development.
6.5.2	Applicants should discuss their proposals with local planning authorities from an early stage. Archaeological assessments (and field evaluations) may be requested to provide information on the archaeological sensitivity of a site.
6.5.3 6.5.4	If physical preservation of archaeological remains is not justified, the development must demonstrate appropriate investigation and recording of the remains, which can be secured through a planning condition.
6.5.5	Applicants are urged to carry out archaeological investigations before development commences, working to a brief prepared by the planning authority. If the archaeological remains become apparent after development

Doc and Para Ref	Key Themes/Expectations from applicants
	has commenced, and they are of national importance, developers would need to seek a separate Scheduled Monument Consent before continuing work.
6.5.6	The Welsh Government must be consulted on proposals likely to affect the site of a scheduled ancient monument. Scheduled monument consent must be sought for any proposed works to a scheduled ancient monument.
6.5.9	There is a general presumption in favour of preservation of listed buildings. If a development affects a listed building and/or its setting, the primary material consideration would be the desirability of preserving the building, its setting, or any features of special architectural or historic interest.
6.5.17	If any proposed development is in conflict with the objectives of preserving a conservation area, or its setting, there will be a strong presumption against it, which may only be overridden in exceptional cases.
6.5.24 6.5.25	The impact of development proposals on World Heritage Sites, Registered Landscapes, Parks, Gardens (along with their settings) is a material consideration and should be carefully considered.
9.1.2	Sustainable residential environments are encouraged and large housing areas of monotonous character discouraged. Greater emphasis is placed on quality, good design and places that are safe and attractive.
9.3.4	Proposals for new housing, should not damage an area's character and amenity by using high quality design and landscaping standards, especially when fitting into existing residential areas.
12.3.1	Design approaches and techniques improving water efficiency and minimising impacts on water resources, surface water quality, river ecology and groundwater are encouraged.
12.7.3	Adequate facilities for the collection, composting and recycling of waste should be incorporated into the design of any development. Waste prevention efforts at the design, construction and demolition stages are encouraged. Opportunities to incorporate re-used or recyclable materials should be explored.
12.10.1 12.10.3	For low carbon energy development, applicants should seek to minimise adverse impacts through careful consideration of location, scale and design. The impact of climate change on the location, design, build and operation of the facility are key considerations. The potential of additional impacts created by climate change mitigation measures should also be assessed.
13.3.2	Built development in areas of unobstructed flood plain should be designed to remain operational even at times of flooding and should not increase flood risk elsewhere.
The Wales Spatial Plan (WSP), 2008	
14.5	The WSP seeks to develop and promote distinct identities for key settlements and landscapes by encouraging sustainable design initiatives that respond to existing and anticipated climate change impact, reflect local distinctiveness, and protect the historic environment.

Doc and Para Ref	Key Themes/Expectations from applicants
17.5, 17.47, 17.52	Working with Design Commission for Wales and CADW is encouraged for best practice in creating distinctive, clean, safe and sustainable development through the design process, including the use of sustainably sourced materials. WSP also seeks to capitalise on the region's outstanding environment, including the historical heritage and cultural identity to develop healthier communities. Key actions include working with stakeholders to enhance and promote north west Wales' castles, prehistoric archaeology monuments and the industrial heritage. Reducing the ecological footprint of north west Wales is important through minimising travel, creating energy-efficient buildings and landscape management.
Technical Advice Note 12 (TAN12): Design, 2016	
TAN12 is strongly committed to achieving the delivery of good design in the built and natural environment which delivers environmental sustainability. It reiterates the principles of the PPW; especially related to the need and definition of design and its key principles of access, character, community safety, environmental sustainability and movement.	
2.5 3.5	Design considerations should be considered from inception and detailed design, to construction, occupation, management and operation. Good design requires a collaborative, creative and inclusive process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape, and infrastructure.
3.2 3.3 3.4 3.5	Early consideration is essential to achieving good design along with consideration of the context, development of a vision and design objectives. A design and access statement is a valuable tool in such considerations. A multi-disciplined collaborative approach and the evolution of design should be evident at each stage of the design process.
3.7	Engagement with Design Commission for Wales (DCFW) and CADW is encouraged.
4.3 4.7	Understanding the site and its immediate/wider context is the basis for a sustainable design response along with an appraisal of the area's natural resources. New development should harness the 'natural capital' of the site for sustainable solutions and consider climate change mitigation and adaptation measures in the design.
4.8	New development should appraise the 'character' of the surrounding area particularly topography, historic character, waterways, skylines, architecture, building materials and locally distinctive features.
4.9	A contextual approach should not necessarily prohibit contemporary design.
4.11	An appraisal of the surrounding 'landscape' should include geology, geomorphology, vegetation and habitats, visual and sensory quality and historic and cultural quality. Use of LANDMAP is encouraged. Similar assessments for assessing 'seascape' is encouraged.
4.13 5.9.4	Movement and ease of access to and from development should be appraised at both the strategic and local level, supporting a shift from car use to walking, cycling and public transport and recognising the overall need for better connectivity.

Doc and Para Ref	Key Themes/Expectations from applicants
TAN12 provides design pointers for each of the design principles of PPW:	
Page 18	Design pointers for Access <ul style="list-style-type: none"> • design for people with mobility/sensory impairments and learning difficulties; • layout should consider access for emergency vehicles; and • clear connections for all, particularly pedestrians and cyclists.
Page 19	Design pointers for Character <ul style="list-style-type: none"> • sustain or enhance local character; • promote legible development; • promote a successful relationship between public and private space; • promote quality, choice, variety and innovative design; • promote good landscape design; and • be mindful of its scale, mass, height, appearance and layout – whilst integrating with its surroundings and character.
Page 20	Design pointers for Community safety <ul style="list-style-type: none"> • ensure attractive, safe public spaces; • encourage security through natural surveillance; and • promote a sense of ownership and responsibility.
Page 21	Design pointers for Environmental sustainability <ul style="list-style-type: none"> • reduce environmental impacts of buildings; • enhance biodiversity where possible. maintain/enhance opportunities for local environment including management and aftercare; • integrate with landscape/townscape setting; • reduce energy demand, promote energy efficiency and carbon reduction; • use of sustainable materials; • sustainable approach to water supply; • sustainable approach to waste management; during and post construction; • integrate climate resilience in the design; and • use of sustainable building standards.
Page 24	Design pointers for 'Movement' <ul style="list-style-type: none"> • ensure safe and clear connections; • encourage cycling, walking and use of public transport; • actively work towards reducing reliance on cars; • integrate development with existing footpaths, cycle ways and Public Rights of Way (PROW); • minimise the adverse effects on the PROW network; • provide on-site facilities for sustainable forms of transport; • sustainable solutions for transport freight; and • appropriate and sustainable management of parking requirements.

Doc and Para Ref	Key Themes/Expectations from applicants
5.4.1 5.4.3 5.4.4 5.4.5 5.4.10	<p>Climate responsive developments are strongly encouraged, delivered via a range of environmentally sustainable design solutions. They must be considered at the earliest opportunity in the design process.</p> <ul style="list-style-type: none"> • a clear approach to carbon reduction and application of energy hierarchy is encouraged, along with consideration of opportunities to move towards a zero carbon development; • an awareness of the effects of climate change is necessary; • an awareness of other benefits of adaptation measures is necessary and how it supports other objectives of good design i.e. green roofs for biodiversity; • choice of materials is an important consideration; • the design of a development should not constrain current and future opportunities to adapt or a development's vulnerability to climate change; and • the relationship to more strategic responses to climate change such as flood risk and drainage should also be explored in design options.
5.4.11	<p>Some specific design pointers for climate resilient development include - avoiding poor microclimate, minimising heat loss/solar gain, using natural shade, using landforms and buildings to provide shelter, using sustainable drainage measures and enhancing habitat connectivity.</p>
5.5.2	<p>Proposals to amend or create new landscape should not be considered an afterthought, and the long-term impact of development on the landscape should be fully understood.</p>
5.5.4	<p>Design solutions should demonstrate how the strategic landscape assessment has informed the detailed design of development and planting proposals, including any role it may have in facilitating adaptation to climate change.</p>
5.6.2	<p>In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, the objective of sustaining character is particularly important. Key issues to consider would be settings and view of key buildings/landscape, architectural quality and distinctive building elements.</p>
5.7.2	<p>New development should strengthen or complement existing urban qualities such as topography, river frontages etc. This can be useful to other benefits i.e. enhancing local distinctiveness, creating green corridors and areas for both nature conservation and leisure use and reducing car dependency.</p>
5.7.3	<p>Good design and construction techniques are essential to address issues of noise abatement and privacy, whilst offering opportunities for visual interest and originality.</p>
5.9.1	<p>The siting, layout and detailed design of development will be critically important to the success of efforts to provide genuine alternatives to car travel.</p>
5.9.3 5.9.5	<p>In large developments, strategic opportunities such as the potential for public transport interchanges (as well as more local traffic management measures) should be considered and designed to reinforce local identity. Early stakeholder involvement in transport and movement issues should be sought.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
5.11.2 5.11.3	New developments for housing should be distinctive yet respect local character. Sustainable travel and vehicle movement are encouraged with energy efficiency.
5.13.3	Creating space for biodiversity in new developments can enhance their ability to adapt to climate change. Approaches that can be adopted include conservation/enhancement of an existing feature, creating a new feature and protecting/encouraging species and habitats.
5.14.4 5.14.6	When designing for the public realm, pointers such as biodiversity enhancement, pollution abatement, noise reduction and appropriate planting to mitigate dust and noise effects (whilst providing shade and screening) should be considered. The use of Sustainable Drainage Systems (SuDs) is encouraged to reduce the localised impact of flooding.
5.14.5	Development should provide adequate public lighting, whilst minimising unnecessary light pollution. Reducing carbons emission is encouraged.
5.17.2 5.17.3 5.17.7	Major developments should take the opportunity to design out crime. Design pointers such as clear layout and orientation to allow natural surveillance, defining public and private space and appropriate planting and lighting are encouraged.

Local planning policy context

- 1.5 The local planning context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Policy B1	Employment generating development should be acceptable in terms of location, siting, scale, design, access and landscaping.
Policy C8	The proposal should make a positive contribution to energy conservation by the nature of the development itself, its location, design elements and the choice of materials used.
Policy D4	Careful location, siting and design will be the material considerations for determining applications.
Policy CH10	Development of visitor attractions which are compatible with the culture, history and natural environment of Gwynedd are encouraged
Policy D15	Scheduled ancient monuments and their settings will be preserved. Areas of archaeological importance and unscheduled archaeological remains (presently known and currently undiscovered) and their settings will be preserved. For archaeological sites not meriting preservation, planning permission may be withheld until provision has been made by applicant for an appropriate archaeological response before and during development.

Doc and Para Ref	Key Themes/Expectations from applicants
	<p>For archaeological sites of unknown importance and areas of high archaeological potential, investigation should be completed before and during development.</p> <p>Development of visitor and education facilities at and management of appropriate archaeological sites is encouraged.</p>
Policy D22/ D26	All development in close proximity of a listed building or a conservation area affecting its character and setting will be carefully controlled.
Policy D24	Development demolishing or adversely affecting building(s) important to the character of a conservation area will be discouraged.
Policy D28	In part of the county where natural welsh mineral slate is the traditional roofing material, the roofing of new buildings should be in this material or an equivalent material with appropriate colour, texture, and weathering character.
Policy D29	New developments should exhibit a high standard of design and be suitably sited in the townscape and landscape.
Ynys Môn Local Plan (YMLP), 1996	
General Policy 1	<p>In considering planning applications, the council will take into account</p> <ul style="list-style-type: none"> • any effect on any site/area of archaeological or architectural interest; • the extent to which siting, scale, density, layout and appearance, including external materials, fit in with the character of the area; and • energy conservation.
2.8	Energy conservation in building design is considered a sustainable development objective.
5.Design	The Council requires employment proposals to provide high standards of infrastructure, layout, design and landscaping.
42. Design	<p>Development should promote a high quality of design. In considering proposals, the Council will take into account:</p> <ul style="list-style-type: none"> • how the development fits in with its surroundings; • quality of its layout, design and external finishes; • provisions made for landscaping and for protection of existing planting; • provision made for pedestrian access and circulation; • extent to which the proposal's siting and design promotes energy conservation and reduces the opportunity for crime; and • extent to which proposals minimise artificial light pollution.
48. Housing Development Criteria	<p>Planning permission for new houses should take into account:</p> <ul style="list-style-type: none"> • the needs and interests of the Welsh language; • size, character and landscape setting; • design and layout of existing development; • access, traffic and parking considerations; • protection of nature conservation, landscape, archaeological, scientific or architectural importance;

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • availability and adequacy of existing services; • social and community facilities; • best and most versatile agricultural land; and • protection of mineral resources.
39	<p>Scheduled ancient monuments and their settings will be protected along with unscheduled archaeological sites (and their settings). Where proposals affect other unscheduled archaeological remains which do not merit preservation, provision will be made for an appropriate archaeological response. Schemes for the development of visitor and educational facilities on suitable sites will be permitted provided that the archaeological site is not put at risk.</p>
40	<p>The character and appearance of all designated conservation areas will be protected from unsympathetic development.</p>
41	<p>Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development.</p>
<p>Stopped draft Anglesey Unitary Development Plan (UDP), 2005</p>	
General Policy GP1	<p>Development will be permitted if it safeguards and enhances the integrity and/or continuity of the environment including archaeological sites.</p>
General Policy GP2	<p>New development should promote a high quality of design and consider:</p> <ul style="list-style-type: none"> • respecting the site/setting; • integrating with the character of its surroundings; • the quality of layout, design, use of local distinctive materials or materials of equivalent characteristics; • the form, proportion, density and scale of development being harmonious with the surroundings; • providing for boundary details, landscaping and protecting existing planting; • integrating highway and traffic safety considerations; • incorporating energy and water saving measures in design; • designing to reduce crime; • minimising light pollution; • linking public and private spaces around the development; and • using bilingual signage. <p>The application of sustainable principles in design including use of resources, minimisation of waste and energy management is encouraged.</p>
Policy EN10 14.33	<p>There is a presumption in the favour of protection, conservation and restoration of parks and gardens of special historic interest and their settings. The two historic landscapes on Anglesey included in the second part of <i>CADW/ICOMOS Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales</i> will be protected. The register is an established material consideration in the planning process.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
Policy EN11	Development should protect or enhance the appearance of World heritage sites and their settings.
EN12 14.41	Scheduled Ancient Monuments and their settings will be preserved along with unscheduled archaeological sites and broader historic landscapes. Opportunities to record, investigate, manage, understand and enhance the historic environment will be permitted. If proposals affect other unscheduled archaeological remains, provision will be made to provide further opportunities to record, investigate or enhance the historic environment. Schemes for the development of visitor and educational facilities on suitable sites are encouraged. If disturbance by development is unavoidable, then the applicant will be required to undertake an appropriate archaeological response i.e. an agreed programme of mitigation measures to ensure the archaeological features are adequately recorded in advance of development.
EN13	The character, appearance and setting of all designated conservation areas/building of special architectural and historic interest will be protected from unsympathetic development. Appropriate uses which help to preserve their character and fabric will be permitted.
Emerging Joint Local Development Plan Anglesey and Gwynedd (JLDP), Schedule of Focussed Changes, February 2016, Addendum to the JLDP Deposit Plan, 2015 (2011-2026)	
Policy ISA1	Proposals will only be granted where adequate infrastructure capacity exists or where it is delivered in a timely manner. Where proposals generate a directly related need for new or improved infrastructure and this is not provided by a service or infrastructure company, then this must be funded by the proposal. Where appropriate, contributions may be sought for a range of purposes, including related to Archaeological and historic assets.
Strategic Policy PS5	All proposals should be consistent with sustainable development principles, including preserving and enhancing the quality of the built and historic environment (including their setting). Proposals should incorporate sustainable building principles to contribute to energy conservation and efficiency, use renewable energy where possible, reduce/recycle and use sustainably sourced materials. Proposals should also promote high standards of design that make a positive contribution to the local area and work towards reducing crime.
Strategic Policy PS6	Developments should be capable of alleviating the effects of climate change by demonstrating that they have taken account of - energy hierarchy, energy efficiency, using low and zero carbon technologies, reducing greenhouse gas emissions, reducing waste and discouraging car travel. Proposals should be capable of adapting to climate change by demonstrating the use of: <ul style="list-style-type: none"> • sustainable water management measures; • high standards of design, location, layout and building methods; and • carbon management measures such as green infrastructure and trees.
Strategic Policy PS9	The scheme, layout, design and proposed green infrastructure of the Wylfa Newydd Project Associated Development should avoid, minimise, mitigate or compensate for potentially adverse impacts on the cultural and historic aspects of the landscape, both in the short and longer term.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy PCYFF2	<p>All proposals should demonstrate high quality design, take into account the natural, historic and built environmental context and contribute to the creation of attractive, sustainable places. Innovative and energy efficient design will be encouraged. Proposals should:</p> <ul style="list-style-type: none"> • complement and enhance the character of the site/building in terms of siting, appearance, scale, height, massing and elevation; • respect the context, landscape, impacts on principal gateways, townscapes, local historic and cultural heritage, topography, prominent skylines and ridges; • utilise materials appropriate to the surroundings and incorporate hard and soft landscaping/screening; • ensure local features (buildings, amenity areas, green spaces, green infrastructure, biodiversity and ecological connectivity) are retained/enhanced; • create safe, attractive places; • achieve and enhance an integrated transport network promoting pedestrians, cyclists and public transport users whilst ensuring linkages with the surrounding community; • use land and resources efficiently; • design good drainage systems to limit run-off and flood risk; • encourage inclusive design/barrier-free environments for disabled people; • be legible and provide a sense of place; and • encourage active frontages, create healthy and active environments.
Policy PCYFF3	<p>All proposals (by virtue of their nature, scale, location) should integrate with their surroundings, demonstrating how landscaping has been considered as part of the design from the outset.</p>
Policy PCYFF4	<p>Developers should consider the most appropriate carbon management measure for their proposals. This may be a combination of energy efficiency and renewable energy measures. For new built construction, energy efficiency of building fabric and passive design is encouraged. Renewable energy options such as biomass, heat pumps and photovoltaics should be considered provided they are sympathetic to the surrounding landscape/historic environment and don't adversely impact residential amenity. An energy assessment can help identify the most suitable carbon management options for a development and should be undertaken prior to deciding upon the most suitable course of action to take</p>
Policy PS17	<p>Proposals should preserve and enhance heritage assets such as Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, World Heritage Sites, candidate World Heritage Sites, Registered Historic Landscapes, Parks and Gardens and buildings of architectural, historic and cultural merit.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
Policy AT1	<p>Proposals within/affecting the setting and/or significant views into and out of conservation areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens must have regard to:</p> <ul style="list-style-type: none"> • Conservation Area Character Appraisals and Delivery Strategies; • World Heritage Site Management Plans; • The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales; and • other detailed assessments. <p>Proposals should include a Heritage Impact Assessment where appropriate.</p>
Policy AT3	<p>Proposals seeking to conserve/enhance buildings, structures, areas of locally or regionally significant non-designated assets would be encouraged. All development should be sympathetic to the historic environment. Appropriate siting, massing, form, height, scale, detail and local materials should be used.</p>
Policy AT4	<p>When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors</p> <ul style="list-style-type: none"> • significance of the remains; • reasons for locating the development in this location; • practicality of incorporating mitigation measures to minimise the development's impact; and • safeguard the site's archaeological value. <p>Where the remains are not considered to be of national importance and their protection ('preservation in situ') is not considered appropriate (by the LPA and their archaeological advisors) then alternative mitigation ('preservation by record') will be the appropriate course of action in accordance with Circular 60/96.</p>
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 5	<p>The Project should recognise and strengthen the unique identity of the island and its communities. This will be achieved by protecting its cultural heritage assets, historic character and sustaining local distinctiveness. Sensitive Associated Development (for construction workers) by nature of its site location, scale, design and management is encouraged. High quality design and enhancement of public realm is promoted.</p>
Objective 7	<p>The sustainable use and management of water, raw materials and waste throughout the lifetime of the Project is encouraged. Mitigating and ensuring resilience to impacts of climate change is encouraged. The important linkages to the historic environment on the island should be enhanced.</p>
Policy GP9	<p>The Project and the Associated Development should incorporate high standards of design which reduce crime.</p>
Policy GP10	<p>High quality sustainable design which minimises and adapts to effects of climate change is promoted. New build accommodation should be well designed (in terms of design, layout, scale, massing and energy performance).</p>

Doc and Para Ref	Key Themes/Expectations from applicants
Policy GP12	Where new accommodation is provided, this should be well designed and located. Key things to consider will be appearance and quality of materials and integration with the landscape/townscape character.
Policy GP14/ Policy GP18/	<p>The applicant should seek to minimise the Project's contribution to climate change and incorporate measures to enhance sustainable design and construction. Some pointers include:</p> <ul style="list-style-type: none"> • re-use of buildings/materials; • use of sustainably sourced construction materials; • energy efficiency measures in layout and design; • retrofitting existing buildings where possible; • re-use/recycling of waste; and • use of water efficient products and design. <p>On-site renewable energy provision and green/sustainable travel are also encouraged.</p>
Policy GP19/ GP 21	The impacts of climate change on the Project (and its Associated Developments) should be minimised through appropriate design, layout and building methods. SuDs should be incorporated in the design to manage surface water and reduce flood risk, especially from construction sites. Implementing water efficiency measures to reduce demand is encouraged. More details on climate change mitigation is contained in appendix 9 10.
Policy GP22	Anglesey's designated cultural heritage assets and their settings (including important views to and from the site/features) will be protected. These assets include scheduled monuments, other nationally significant archaeological remains, listed buildings, registered historic registered parks and gardens, conservation areas and candidate registered battlefields. A Historic Environment strategy should be prepared to assess the archaeological potential of the areas affected by the proposals. The DCO application (and any Associated Development application) should be accompanied by an assessment of historic environment impacts (including cumulative effects). A staged programme of archaeological work should be implemented to ensure all archaeological remains impacted will be subject to an appropriate level of investigation and recording. Opportunities to enhance the island's cultural heritage assets should be explored along with opportunities for interpretation, presentation, outreach and education.
Policy GP26	The Project as a whole should promote sustainable resource use through managing waste sustainably, promoting resource/energy efficiency in design and layouts, using locally sourced sustainable construction material, and provide on-site renewable energy infrastructure. The applicant should work with Magnox to utilise any opportunities of re-using waste and materials generated by decommissioning of their plant.
Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment (Design SPG), 2008	
The SPG promotes five main principles of sustainable design - environment, local character, robust structures, sustainable energy use and sustainable use of materials and resources. It encourages good design, suitable siting and layout and use of local materials.	

Doc and Para Ref	Key Themes/Expectations from applicants
	It also states that the main factors that should be taken into account when considering the potential impacts on development in an AONB are views, landscape, habitats, history and culture. The impacts of light pollution are mentioned including glare, light trespass, scenic intrusion and sky glow especially for developments within or near AONBs.

Other acts, policies, projects, plans, programmes and strategies

- 1.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5: Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
One Wales One Planet, 2009	The focus of One Wales: One Planet – the Sustainable Development Scheme of the Welsh Government is the vision of a sustainable Wales, to be achieved through high level sustainable development actions and reducing the ecological footprint of Wales. These actions include conserving a range of iconic Welsh cultural heritage sites, promoting sustainable techniques and traditional skills, as well as achieving improved physical and intellectual access for the public.
Historic Environment Strategy for Wales, 2013	The Historic Environment Strategy sets out the role of the historic environment is delivering tangible social, economic and environmental benefits for Welsh communities. It identifies a range of actions under the following themes: <ul style="list-style-type: none"> • Heritage protection and sustainable development; • Skills and opportunities; • Public participation, understanding and enjoyment; • Economy; • Partnership and delivery; and • CADW.

4 Appendix 4 – Accommodation

Introduction

- 4.1 This appendix covers the following topics:
- Temporary Workers' Accommodation;
 - permanent workers' accommodation; and
 - effects on Anglesey housing market and tourist accommodation.
- 4.2 The DCO application would include the on-site Temporary Workers' Accommodation campus. Other Temporary Workers' Accommodation would be consented as Associated Development through TCPA applications and would be assessed in detail in the respective planning statements. However, more strategic issues such as effects on the housing market and tourism accommodation would be covered in the DCO application documentation.
- 4.3 This appendix also introduces the policy context for broader issues such as the siting of Temporary Workers' Accommodation and its design and sustainability requirements. However, these policy requirements are only covered at a high level and would be discussed in greater detail in the relevant planning statements.
- 4.4 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
Planning Policy (UK)	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6;
National Policy (Wales)	<ul style="list-style-type: none"> • PPW; • TANs; and • Wales Spatial Plan.
Local Policy	<ul style="list-style-type: none"> • IACC planning policy; and • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 4.5 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (EN-1), 2011	
5.12.2	Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES.
5.12.3	<p>This assessment should consider all relevant socio-economic impacts, which may include</p> <ul style="list-style-type: none"> • effects on tourism; • the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development.
National Policy Statement for Nuclear Power Generation (EN-6), 2011 (NPS EN-6)	
3.11.3-3.11.4	Through the EIA, and in accordance with section 5.12 of EN-1, the applicant should identify at local and regional levels any socio-economic impacts associated with the construction, operation and decommissioning of the proposed new nuclear power station. This assessment should demonstrate that the applicant has taken account of, amongst other things, potential pressures on local and regional resources, demographic change and economic benefits.
Annex C C.9.103	It is possible that the presence of a nuclear power station may lead to increased stress levels in certain individuals. Overall, the Appraisal of Sustainability finds that likely enhancement in employment, community wealth, housing stock and other associated neighbourhood infrastructure should improve community well-being and health generally.

Welsh planning policy context

- 4.6 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
7.1.3 9.1.1	The Government seeks to align jobs and services with housing, wherever possible, to reduce the need for travel, especially by car. New housing developments are encouraged to use previously developed land, be well designed and make a significant contribution to promoting community regeneration and improving quality of life.
9.1.2	Sustainable housing developments which avoid a monotonous character and are easily accessible by public transport, cycling and walking are encouraged. Emphasis is placed on good design and low environmental impact. More design policies are contained in appendix 3 Built and Historic Environment.
9.3.1 9.3.4	New housing developments should be well integrated with and connected to the existing pattern of settlements. It should not damage an area's character and amenity. High quality design and landscaping standards are vital.
The Wales Spatial Plan (WSP), 2008	
17.31	WSP encourages north west Wales to create sustainable places with vibrant bilingual communities, both for the current workforce and to attract young skilled people back to north west Wales. It underlines the need for adequate, quality housing within both urban and rural areas. It also seeks to build high value tourism in the area and improve the existing accommodation stock). It has no specific policies on housing for construction workers and potential impacts on tourism.

Local planning policy context

- 4.7 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Policy A2	Housing land should be located within or adjacent to existing settlements at an appropriate scale.
Policy A3	New housing development should take into account - landscape and environment considerations, interests of the Welsh language, protection of mineral resources, protection of sites of archaeological, scientific or nature conservation importance, adequacy of community facilities, traffic and accessibility.
Policy A6	New dwellings in open countryside are discouraged.
Ynys Môn Local Plan (YMLP), 1996	
Para 2.10	The YMPL promotes Holyhead, Llangefni and Amlwch as main centres for jobs and encourages housing projects in these areas.
Policy 48	New housing will be permitted if proposals take into account - the needs of the Welsh language, character and landscape setting, design and layout, traffic and transport, protection of nature conservation areas, protection of areas of archaeological/scientific significance, adequacy of infrastructure services and availability of community facilities.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Policy HP3	The UDP promotes Holyhead, Llangefni and Amlwch as Main Centres for new housing projects.
Policy HP5	Developments in villages (such as Rhosgoch) will be permitted provided the additional dwellings do not exceed the housing requirements of the community. This level of requirement will take into account the supply of dwellings with a valid planning permission, number and type of vacant dwellings and the number and type of dwellings built in the village in the past ten years.
Emerging Joint Local Development Plan Anglesey and Gwynedd (JLDP), Schedule of Focussed Changes, February 2016, Addendum to the JLDP Deposit Plan, 2015 (2011-2026)	
Strategic Policy PS5	Proposals should adhere to sustainable development principles, including high standards of design.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy PCYFF2	All proposals will be expected to demonstrate a high quality of design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be encouraged. New buildings should - complement/enhance the character of the site, respect the local context and landscape, use appropriate materials, retain/enhance local features, create attractive/safe spaces, use land efficiently, use appropriate densities, use previously developed land if possible, provide a sense of place and give sufficient weight to integrated transport.
Policy PCYFF4	Developers should carefully consider the most appropriate carbon management measure. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. An energy assessment can help identify the most suitable carbon management options for a development and should be undertaken prior to deciding upon the most suitable course of action to take.
Strategic Policy PS9	The Wylfa Newydd Project Associated Development should consider the accommodation needs of construction workers in a way that minimises impact on the local housing market, including the ability of those with low incomes to access the private rented sector, affordable housing and other housing services. It should not result in unacceptable adverse economic, social, linguistic and other environmental impacts. Accommodation proposals should be part of a robust construction workers accommodation strategy that has regard to JLDPs spatial strategy and any other relevant policies in the plan.
Strategic Policy PS11	A year-round tourism economy is promoted. Any unacceptable adverse impacts on tourist facilities, including accommodation, should be minimised.
Policy TAI1	All new residential development should address identified imbalances in local housing market, propose efficient densities and ensure high standards of design and ultimately create inclusive communities.
Policy TAI3	<p>Accommodation for temporary construction workers will be permitted if the site:</p> <ul style="list-style-type: none"> • adheres to the JLDPs settlement hierarchy; • is proportionate in scale to the centre or service village; • will not prejudice the IACCs ability to sustain a 5 year land supply; • In exceptional circumstances, the site is located elsewhere in Anglesey in other locations provided: <ul style="list-style-type: none"> ○ 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; ○ the accommodation is provided to meet the temporary accommodation needs of workers; • is designed for permanent legacy use unless this is not feasible or appropriate;

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • If provision of permanent homes is the intended legacy use of the accommodation, the proposal should make a positive contribution to the long term affordable housing objectives of the Council; • 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; • contributes towards creating a mixed, inclusive and sustainable community; • does not cause an over-concentration of such a use in the local area or cause harm to the residential amenity or the surrounding area • is accessible to public transport routes, workplaces and key social infrastructure; • provides a sufficient standard of accommodation as well as communal leisure/recreational facilities; and • its buildings can be adapted for alternative uses or removed if an alternative use is not possible. <p>If removal of buildings is necessary the serviced land should be left in a tidy condition. All waste disposal, roads, parking and drainage facilities should be permanently removed and land reverted to its original state. Planning permission will always be granted subject to a time-limited period to enable review of the overall trends in the project's accommodation needs. Operators will be required to keep a register of all workers living in the permanent and temporary accommodations associated with the Project.</p>
<p>Policy TAI14/ Strategic Policy PS15/ appendix 4</p>	<p>As per the settlement hierarchy Amlwch, Holyhead and Llangefni are Urban Service Centres; identified as having a sub-county role in terms of providing a wide range of housing, services and facilities. These areas (along with the sub regional centre of Bangor) are expected to shoulder 55% of the Plan Area's growth.</p>
<p>IACC Interim Planning Policy – Large Sites, 2011</p>	
<p>It is recognised that if significant employment opportunities become available prior to the adoption of the JLDP, there needs to be a strategy in place to provide sufficient housing units to facilitate such developments. This policy is applicable to sites within and immediately adjacent to the development boundaries of Holyhead, Llangefni and Amlwch; identified as main centres in the stopped UDP. In these areas, housing development of 50 or more units, over an area greater than 1.5ha will be permitted if they:</p> <ul style="list-style-type: none"> • demonstrate a lack of other feasible sites; • provide the appropriate mix of affordable houses; • are in line with the employment opportunities in the area; • protect the natural environment; • promote sustainable development and address climate change; 	

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • protect the interests of the Welsh language and cultural cohesion of the community; and • offer a mix and type of housing which reflects the needs of the community. (Box 2.1)
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 4	A comprehensive package of high quality facilities that meets the needs of construction workers and provides legacy use opportunities should be provided. Existing visitor attractions should be protected and sufficient tourist accommodation maintained.
Policy GP3	When the nature of the use and location of the proposed site is such that legacy use is not appropriate, the site will require appropriate restoration.
Policy GP9	The Construction Workers' Accommodation (CWA) should be integrated with existing communities (in line with the IACCs spatial strategy) avoiding large concentrations, and taking the interests of Welsh language and culture into account. It should be well designed and accessible.
Objective 3/ Policy GP10	<p>CWA should be delivered without adversely affecting the local housing market or the island's tourist accommodation and ensuring a lasting legacy benefit. CWA should be located in line with the settlement hierarchy and spatial strategy seeking to focus new development in Holyhead, Llangefni and Amlwch, with smaller scale growth in local service centres and service villages. Use of brownfield sites is preferred. Essential on-site accommodation on the Power Station Site should be limited and supported by robust justification of need. A Construction Worker Strategy should be developed which promotes the following approach – of all construction workers needing accommodation - one third will be housed in purpose built accommodation, one third in private rented accommodation and one third in tourist accommodation.</p> <p>New build accommodation should be well designed (in terms of design, layout, scale, massing and energy performance) and accessible by sustainable modes of transport. Moreover:</p> <ul style="list-style-type: none"> • measures to identify adverse impacts on the local housing market should be assessed; • Cumulative effects should be considered; • wherever possible, a legacy use promoting permanent new accommodation that addresses local needs should be delivered; • temporary construction workers' accommodation should provide a legacy benefit for future residential development; • redundant buildings should be identified for potential conversion into construction workers' accommodation; • vibrant rural communities and a high quality sustainable design are encouraged; • the workers' accommodation should be sited to minimise need to travel; • the potential adverse impacts on amenity should be minimised; • construction workers in any location should be balanced with the profile of the existing communities; and

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • CWA should conserve the island’s built and natural environment, minimise impacts on local communities, promote social cohesion and support the Welsh language. <p>Provision of a housing legacy which could involve the retention of accommodation, post construction for occupation by operational workers or the local community, is encouraged. The creation of a housing hub is encouraged to address issues of potential displacement and coordinate the best use of private rented sector accommodation. The creation of a housing/accommodation fund is encouraged to facilitate improvements to the private rented sector, facilitate a reduction in empty homes and enable provision of affordable housing solutions.</p>
Policy GP 11	<p>The applicant should develop a Community Support Strategy along with providing suitable training/advice to existing and prospective landlords wishing to provide worker accommodation. Establishment of a Housing Advice Service as a first point of contact for construction workers and landlords is promoted. This will help collate a register of available accommodation and monitor the distribution of workers across Anglesey.</p>
Objective 5/ Objective 6/ Policy GP5/ Policy GP 12	<p>When accommodating one third of the construction workforce within the tourist accommodation sector, the applicant should ensure no significant adverse effects upon that sector. This can be achieved through:</p> <ul style="list-style-type: none"> • an assessment of the impacts arising from the accommodation needs of the construction workforce on the tourism sector, including tourism accommodation; and • if significant adverse effects are identified, mitigation measures should be set out in a Tourism Accommodation Strategy, which could include the provision of additional accommodation, the seasonal rather than year-round use of tourism accommodation and the appropriate distribution of construction workers within the tourism accommodation sector so as to prevent over concentration. <p>New accommodation should be well designed and sustainably located. Key things to consider would be:</p> <ul style="list-style-type: none"> • appearance and quality of materials; • the landscape and townscape character of the site and its environs; • impacts on the built and nature al environment; • provision of appropriate services and facilities; • potential to re-use redundant buildings; and • impacts on amenity, social cohesion and Welsh language/culture. <p>Accommodation should be located to ensure ease of access by sustainable means of travel to relevant tourism, community facilities and the main Power Station Site.</p>

Other acts, policies, projects, plans, programmes and strategies

4.8 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are summarised in the table below.

Table 5 Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
Improving Lives and Communities – Homes in Wales: The National Housing Strategy, 2010	The strategy sets out the challenges facing the housing sector in Wales. It underlines the need to provide more housing of the right type, provide more choice and to improve existing homes and services.
Anglesey Single Integrated Plan (2013-2025), 2012	The Single Integrated Plan brings together the arrangements for health, social care, community, children and safety for 2013-2025. It identifies housing provision and affordability as a key challenge for Anglesey.
Anglesey Local Housing Strategy, 2007	The strategy sets out six priorities for the IACC which include increasing the quality of housing across all tenures, achieving sustainable housing options, increasing energy efficiency and promoting community sustainability and social inclusion.
Anglesey Local Housing Market Assessment, 2013	This assessment models the requirement of future housing in Anglesey. It concludes that there is a requirement for a 30% increase in existing levels of affordable housing with an 865% increase in existing levels of intermediate (mixed tenure) housing and 6% increase in market housing.
Wylfa Nuclear New Build: Construction Workers Accommodation Position Statement, 2011	The statement reiterates the preferred option for accommodating the construction workers associated with the Wylfa Newydd Project; one third in purpose built accommodation, one third in private rented accommodation and one third within tourist accommodation. This approach provides a range of choices for workers, provides opportunities to enhance local housing stock, supports the local tourism and provides a suitable legacy for Anglesey. It is noted that the balance between temporary and permanent accommodation will ultimately be determined by individual requirements of the workers and the operational needs of Horizon and its construction partners.

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5 Appendix 5 – Public access, recreation and transport

Introduction

5.1 This appendix covers the following topics:

- public access and recreation;
- traffic and transport;
- cycling.

5.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • Planning Policy Wales; • TANs; • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 5.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2: UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
4.13.3	The direct impacts on health may include increased traffic, air or water pollution, dust, odour, hazardous waste and substances, noise, exposure to radiation, and increases in pests.
4.13.4	New energy infrastructure may also affect the composition, size and proximity of the local population, and in doing so have indirect health impacts, for example if it in some way affects access to key public services, transport or the use of open space for recreation and physical activity.
5.2.7	The ES should describe any significant air emissions, their mitigation and any residual effects distinguishing between the project stages and taking account of any significant emissions from any road traffic generated by the project.
5.2.13	The mitigations identified in section 5.13 (of NPS EN-1) on traffic and transport impacts will help mitigate the effects of air emissions from transport.
5.3.18	The applicant should include appropriate mitigation measures as an integral part of the proposed development. In particular, the applicant should demonstrate that during construction and operation best practice will be followed to ensure that risk of disturbance or damage to species or habitats is minimised, including as a consequence of transport access arrangements.
5.5.7	The ES should include an assessment of the effects on the coast. In particular, applicants should assess the effects of the proposed project on maintaining coastal recreation sites and features.
5.6.11	Mitigation measures (for odour, dust, steam, smoke and artificial light) may include one or more of the following lay-out: adequate distance between source and sensitive receptors; reduced transport or handling of material.
5.10.1	Given the likely locations of energy infrastructure projects there may be particular effects on open space including green infrastructure.
5.10.6	Applicants will need to consult the local community on their proposals to build on open space, sports or recreational buildings and land. Taking account of the consultations, applicants should consider providing new or additional open space including green infrastructure, sport or recreation facilities, to substitute for any losses as a result of their proposal. Applicants should use any up-to-date local authority assessment or, if there is none, provide an independent assessment to show whether the existing open space, sports and recreational buildings and land is surplus to requirements.
5.10.8	Applicants should seek to minimise impacts on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) and preferably use land in areas of poorer quality (grades 3b, 4 and 5) except where this would be inconsistent with other sustainability considerations. Applicants should also identify any effects and seek to

Doc and Para Ref	Key Themes/Expectations from applicants
	minimise impacts on soil quality taking into account any mitigation measures proposed. For developments on previously developed land, applicants should ensure that they have considered the risk posed by land contamination.
5.10.14	The decision maker should not grant consent for development on existing open space, sports and recreational buildings and land unless an assessment has been undertaken either by the local authority or independently, which has shown the open space or the buildings and land to be surplus to requirements or the decision maker determines that the benefits of the project (including need), outweigh the potential loss of such facilities, taking into account any positive proposals made by the applicant to provide new, improved or compensatory land or facilities. The loss of playing fields should only be allowed where applicants can demonstrate that they will be replaced with facilities of equivalent or better quantity or quality in a suitable location.
5.10.16	In considering the impact on maintaining coastal recreation sites and features, the decision maker should expect applicants to have taken advantage of opportunities to maintain and enhance access to the coast. In doing so the decision maker should consider the implications for development of the creation of a continuous signed and managed route around the coast, as provided for in the Marine and Coastal Access Act 2009.
5.10.18	In Wales, 'green wedges' may be designated locally. These enjoy the same protection as Green Belt in Wales and the decision maker should adopt a similar approach. Green wedges give the same protection as Green Belt in Wales. Green wedges do not convey the same level of permanence of a Green Belt and should be reviewed by the local authority as part of the development plan review process. As with Green Belt, there is a presumption against inappropriate development and the decision maker should assess whether there are very special circumstances to justify any proposed inappropriate development.
5.10.20	Where green infrastructure is affected, the decision maker should consider imposing requirements to ensure the connectivity of the green infrastructure network is maintained in the vicinity of the development and that any necessary works are undertaken, where possible, to mitigate any adverse impact and, where appropriate, to improve that network and other areas of open space including appropriate access to new coastal access routes.
5.10.21	The decision maker should also consider whether mitigation of any adverse effects on green infrastructure and other forms of open space is adequately provided for by means of any planning obligations, for example exchange land and provide for appropriate management and maintenance agreements. Any exchange land should be at least as good in terms of size, usefulness, attractiveness and quality and, where possible, at least as accessible. Alternatively, where sections 131 and 132 of the Planning Act 2008 apply, replacement land provided under those sections will need to conform to the requirements of those sections.
5.10.24	Rights of way, National Trails and other rights of access to land are important recreational facilities for example for walkers, cyclists and horse riders. The decision maker should expect applicants to take appropriate mitigation measures to address adverse effects on coastal access, National Trails and

Doc and Para Ref	Key Themes/Expectations from applicants
	other rights of way. Where this is not the case the decision maker should consider what appropriate mitigation requirements might be attached to any grant of development consent.
5.11.5	The noise impact of ancillary activities associated with the development, such as increased road and rail traffic movements, or other forms of transportation, should also be considered.
5.13.1	The transport of materials, goods and personnel to and from a development during all project phases can have a variety of impacts on the surrounding transport infrastructure and potentially on connecting transport networks, for example through increased congestion. Impacts may include economic, social and environmental effects. Environmental impacts may result particularly from increases in noise and emissions from road transport. Disturbance caused by traffic and abnormal loads generated during the construction phase will depend on the scale and type of the proposal.
5.13.2	The consideration and mitigation of transport impacts is an essential part of Government's wider policy objectives for sustainable development as set out in section 2.2 of this NPS.
5.13.3	If a project is likely to have significant transport implications, the applicant's ES should include a transport assessment, using the NATA/WebTAG methodology stipulated in Department for Transport guidance, or any successor to such methodology. Applicants should consult the Highways Agency and Highways Authorities as appropriate on the assessment and mitigation.
5.13.4	Where appropriate, the applicant should prepare a travel plan including demand management measures to mitigate transport impacts. The applicant should also provide details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts.
5.13.5	If additional transport infrastructure is proposed, applicants should discuss with network providers the possibility of co-funding by Government for any third-party benefits. Guidance has been issued in England which explains the circumstances where this may be possible, although the Government cannot guarantee in advance that funding will be available for any given uncommitted scheme at any specified time.
5.13.6	A new energy NSIP may give rise to substantial impacts on the surrounding transport infrastructure and the decision maker should therefore ensure that the applicant has sought to mitigate these impacts, including during the construction phase of the development. Where the proposed mitigation measures are insufficient to reduce the impact on the transport infrastructure to acceptable levels, the decision maker should consider requirements to mitigate adverse impacts on transport networks arising from the development, as set out below. Applicants may also be willing to enter into planning obligations for funding infrastructure and otherwise mitigating adverse impacts.
5.13.7	Provided that the applicant is willing to enter into planning obligations or requirements can be imposed to mitigate transport impacts identified in the NATA/WebTAG transport assessment, with attribution of costs calculated in

Doc and Para Ref	Key Themes/Expectations from applicants
	accordance with the Department for Transport's guidance, then development consent should not be withheld, and appropriately limited weight should be applied to residual effects on the surrounding transport infrastructure.
5.13.8	Where mitigation is needed, possible demand management measures must be considered and if feasible and operationally reasonable, required, before considering requirements for the provision of new inland transport infrastructure to deal with remaining transport impacts.
5.13.9	The decision maker should have regard to the cost-effectiveness of demand management measures compared to new transport infrastructure, as well as the aim to secure more sustainable patterns of transport development when considering mitigation measures.
5.13.10	Water-borne or rail transport is preferred over road transport at all stages of the project, where cost-effective.
5.13.11	<p>The decision maker may attach requirements to a consent where there is likely to be substantial HGV traffic that:</p> <ul style="list-style-type: none"> • control numbers of HGV movements to and from the site in a specified period during its construction and possibly on the routing of such movements; • make sufficient provision for HGV parking, either on the site or at dedicated facilities elsewhere, to avoid 'overspill' parking on public roads, prolonged queuing on approach roads and uncontrolled on-street HGV parking in normal operating conditions; and • ensure satisfactory arrangements for reasonably foreseeable abnormal disruption, in consultation with network providers and the responsible police force.
5.13.12	If an applicant suggests that the costs of meeting any obligations or requirements would make the proposal economically unviable this should not in itself justify the relaxation by the decision maker of any obligations or requirements needed to secure the mitigation.
The National Policy Statement for Nuclear Power Generation, 2011 (NPS EN-6)	
3.15.1 3.15.2	Motorways, major highways and strategic rail network are considered to be significant infrastructure. Applications should demonstrate that the proposed development would not have an unacceptable adverse impact on significant infrastructure. The decision maker should take into account any local authority impact report, advice from the relevant Nuclear Regulators and relevant policy in NPSs in assessing impacts on significant infrastructure and resources.
3.15.3	In particular, the Nuclear AoS identified that there may be adverse effects during the construction and decommissioning phases on regional transport networks that may already be under stress, particularly where there are clusters of potentially suitable sites for new nuclear power stations.
3.12.2	The Nuclear AoS noted that the sites listed in the NPS are on coastal or estuarine locations in rural areas and that there is therefore the potential for impact on land that has recreational and amenity value. As a result, this section should also be read in conjunction with section 5.10 of EN-1 (Land Use including Open Space, Green Infrastructure and Green Belt

Doc and Para Ref	Key Themes/Expectations from applicants
3.12.3	The operation of a new nuclear power station is unlikely to be associated with significant noise, vibration or air quality impacts (although there may be local impacts from transport and associated activities during construction).

Welsh planning policy context

5.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Planning Policy Wales (PPW) (Edition 8), January 2016	
8.1	The Welsh Government promotes a more sustainable and efficient transport system that minimises the overall need to travel. This will be achieved primarily through integration between different modes of transport, integration between transport measures and land use planning, policies to protect and improve the environment, and policies for education and health.
8.1.3	The Welsh Government's transport hierarchy for new development states that they should be accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.
8.1.4	Land use planning can help to achieve these objectives through: <ul style="list-style-type: none"> • reducing the need to travel, especially by private car, by locating development where there is good access by public transport, walking and cycling; • locating development near other related uses to encourage multi-purpose trips and reduce the length of journeys; • improving accessibility by walking, cycling and public transport; • ensuring that transport is accessible to all, taking into account the needs of disabled and other less mobile people; • promoting walking and cycling; • supporting the provision of high quality public transport; • supporting traffic management measures; • promoting sustainable transport options for freight and commerce; • supporting sustainable travel options in rural areas; • supporting necessary infrastructure improvements; and • ensuring that, as far as possible, transport infrastructure does not contribute to land take, urban sprawl or neighbourhood severance.
8.2	Walking and cycling for shorter journeys is promoted, with cycling encouraged as part of a longer journey principally made by public transport.
8.3 8.5	Use of public transport is promoted to achieve environmental objectives, relieve congestion and encourage social inclusion. Public transport measures should include improved facilities for passengers, interchange facilities (such as park and rides) and traffic management measures. The use of Park and Ride facilities should be considered as one element of a comprehensive transport

Planning Policy Wales (PPW) (Edition 8), January 2016	
	strategy. Wherever possible, the transport of freight by rail, water and pipeline is encouraged.
8.4	An integrated approach to traffic management is promoted and new developments should provide lower levels of parking than previously achieved.
8.5.3	LPAs should consider which routes are most suitable for use by road freight and encourage the location or relocation of distribution and operating centres to sites which have good access to these routes.
8.5.4	The use of railways for additional passenger and freight traffic is encouraged. Provision of new infrastructure, multi-modal transfer facilities and use of major employment sites with access to railways is encouraged. The increased use of ports, waterways and, where appropriate, air transport should also be considered.
8.6	The impacts of development on travel demand, public transport provision, transport infrastructure, traffic management measures, climate change, safety and user convenience should be considered.
8.7	When determining applications, key factors to note should be: <ul style="list-style-type: none"> • the impacts on travel demand; • the level and nature of public transport provision; • accessibility by a range of different transport modes; • the willingness of an applicant to promote travel by public transport, walking or cycling, or to provide infrastructure or measures to manage traffic; • the environmental impact of both transport infrastructure and the traffic generated (with a particular emphasis on minimising the causes of climate change associated with transport); and; • the effects on the safety and convenience of other users of the transport network.
11.1.11	Formal and informal open green spaces, including parks with significant recreational or amenity value, should be protected from development.
11.1.13	The rights of way network should be protected and enhanced as a recreational and environmental resource. The use of the national cycle network, long distance footpaths, bridleways, canals, the inland waters and disused railways as greenways for sustainable recreation is encouraged.
The Wales Spatial Plan (WSP), 2008	
12.4	WSP promotes a healthy and enjoyable environment in which to live and work by encouraging more walking and cycling as part of people's daily lives.
13.3	For mitigating the effects of climate change, the need to travel should be reduced by co-locating jobs, housing and services and changing behaviour in favour of 'greener' modes of travel, such as car sharing, public transport, walking and cycling.
17.36 17.37	The primary corridor for external connectivity into and out of the region is based along the north Wales coast and through the heart of Anglesey [A55 North Wales Expressway]. The internal connectivity across its dispersed settlements

Planning Policy Wales (PPW) (Edition 8), January 2016	
	is more complex but crucial for distribution of growth and access to services and leisure.
17.8	The strategy for north-west Wales recognises the importance of the cluster of larger towns located either side of the Menai Straits. Continuing to develop the Menai Hub as a strong focal point for economic activity in the region is a priority.
17.38	Capacity issues on the Britannia Bridge and the A487 around Caernarfon need to be addressed to help improve this link along with enhancement of the road network within the region, especially the main north-south and east-west corridors.
17.38	The needs of freight transport and the potential to improve rail services on the north Wales main rail line should be considered alongside opportunities to further develop feeder railways, such as the Conwy Valley line, for passengers and freight.
17.40	The role of the 'Smarter Choices' behavioural change programme is underlined which includes the development, promotion and use of walking and cycling networks, to help promote change and better quality of life.
Technical Advice Note 18 (TAN18) – Planning Policy Wales: Transport, 2007	
TAN18 sets out how the Welsh Government aims to integrate land use and transport planning to provide an efficient and sustainable transport system to facilitate ongoing economic development.	
Section 6	Walking and cycling should be promoted especially for shorter journeys through - adoption of promotional measures, the reallocation of road space for more sustainable modes, encouraging the use of Public Rights of Way (PRoWs) for sustainable travel and identifying and protecting existing and proposed recreational and commuter routes. The design of new developments should encourage walking and cycling, with appropriate cycle storage/parking provided.
Section 7	Public transport should be promoted as an alternative to car travel. It should be supported by financial contributions where not commercially viable.
Paragraph 7.4	More sustainable travel is promoted as part of a combined journey and TAN18 clarifies that ' <i>the development of safe and efficient public transport facilities where different modes of transport intersect, including cycling, is essential for the integration of transport provision</i> '. The use of Park and Ride facilities is promoted to reduce the number of longer commuting journeys in a single occupancy vehicle.
Section 8	Movement of freight by rail or water rather is encouraged. The use of disused railways for walking/cycling is also promoted.
Section 9	This section sets out the requirements to assess the potential impact of development on the surrounding area and road network. It outlines the importance of transport assessments accompanying planning applications likely to generate significant trips. A Transport Implementation Strategy (TIS) should be included which sets objectives and targets for managing travel demands of the project and sets out the infrastructure, demand management measures and financial contributions necessary to achieve them. An EIA should be undertaken where significant environment impacts are predicted. Travel Plans are promoted to support sustainable development.

Planning Policy Wales (PPW) (Edition 8), January 2016

Technical Advice Note 16 (TAN16) – Planning Policy Wales: Sport, Recreation and Open Space (2009)

The TAN aims to further integrate the links between health and well-being, sport and recreational activity and sustainable development in Wales through the development of land use planning guidance in accordance with policies set out in PPW.

3.41 4.10	TAN16 requires public rights of ways to be protected, and considered adequately when assessing applications for planning permission. LPAs are encouraged to ensure that the impact of increased access on existing features and uses is fully considered, particularly in and around areas of ecological and environmental value.
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3.42	Planning applications should promote better facilities for walkers, cyclists and horse-riders, which are accessible to all.
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Wales Transport Strategy (WTS), 2010 (WTS)

The WTS outlines how the transport policy approach is more responsive in its delivery of the Government’s wider policy agenda and attempts to be flexible in reflecting different regional circumstances. The four main regions in Wales were represented by a regional transport consortium, created through partnerships between neighbouring local authorities. Taith was the regional transport partnership that represented the six local authorities in north Wales. This partnership has now ceased operations.

WTS promotes sustainable transport networks that safeguard the environment while strengthening economic and social life. Key identified priorities include:

- reducing greenhouse gas emissions and other impacts;
- integrating local transport;
- improving access between key settlements and sites;
- enhancing international connectivity; and
- increasing safety and security.

Emerging National Transport Plan (NTP), 2015 (consultation document, 2014)

The National Transport Plan will help deliver the Welsh Government’s objectives for transport, as set out in the WTS. It reflects the Government’s ongoing programme of investment in transport improvements. It also sets out how future schemes will be identified and developed. The emerging NTP identifies national and regional transport improvements to be taken forward, whilst LPAs are expected to identify priorities at the local level within the Local Transport Plans (which is still currently under development for north Wales). The Welsh Government is expected to engage with LPAs throughout this planning process to ensure an integrated approach between national, regional and local priorities. Five key priorities are set:

- support economic growth and safeguard jobs with a particular focus on the City Regions, Enterprise Zones and local growth zones;
- reduce economic inactivity by delivering safe and affordable access to employment;
- maximise the contribution that effective transport services can make to tackling poverty and target investment to support accessibility improvements for the most disadvantaged;
- encourage safer, healthier, safer and sustainable travel; and
- connect communities and enable access to key services.

Planning Policy Wales (PPW) (Edition 8), January 2016

Some of the proposed interventions will be national whilst others will be targeting specific areas.

Emerging North Wales Joint Local Transport Plan (LTP) (consultation document, 2015)

The draft Local Transport Plan (LTP) has been jointly produced by the six north Wales local authorities of Conwy, Denbighshire, Flintshire, Gwynedd (partially), Isle of Anglesey and Wrexham. It is a statutory document for transport in the region, addressing key issues namely:

- the ability of the strategic road/rail corridors to provide good connectivity for people and freight within north Wales and the rest of UK to support the economy and tourism;
- lack of resilience of transport networks in the face of unplanned events/extreme weather;
- need for good access to and between the Enterprise Zones in north Wales;
- the lack of viable and affordable alternatives to car travel to access key employment sites and services; and
- the need for good road links to/from the trunk road into rural areas for supporting local businesses and the Welsh language/culture.

The LTP aims to improve connections to key destinations and markets, enhance access to employment and services, increase levels of walking and cycling, improve safety and security and at the same time bring benefits and minimise impacts on the environment. It sets out a range of interventions for all modes of travel, some applying across all authorities and some locally.

Local planning policy context

5.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Gwynedd Structure Plan (GSP), 1993	
Policy FF2	The balance between facilitating the movement of traffic and the need to conserve the environment of the County, particularly recognising the importance of Ynys Môn Area of Outstanding Natural Beauty (AONB), should be achieved through the careful alignment, landscaping and design of improvements to County roads.
Policy FF5	Priority for improvements on key County roads are given to schemes which improve road safety, road conditions, poor alignments, inadequate overtaking opportunities, or remove conflict within settlements through providing a by-pass.
Policy FF11	Developments which give rise to a significant increase in traffic will be permitted only where existing highways are adequate to cater for the increased use, unless developers are willing to pay for necessary road works.
Policy FF12	Current parking standards will be related to the type and density of the proposed development, its location and the ability of the surrounding highway network to cater for increased traffic flows.
Policy FF13	Additional or extended car parks proposed in rural areas will be permitted only where the capacity of the access roads is adequate for the expected increase in traffic flows.

Gwynedd Structure Plan (GSP), 1993	
Policy FF14	Car parks proposed in the countryside will be encouraged to provide facilities for visitors in the area and minimise impact on surrounding countryside.
Policy FF15	Convenient and safe access for pedestrians, the disabled, the elderly, pram or wheelchair users, will be assessed as part of new developments.
Policy FF16	The operational needs of public transport operators and users will be provided for in the design and construction of new, improved or other major developments that will generate custom for public transport.
Policy FF19	Industrial developments will be encouraged to use the railways to carry freight where this is practical and economic.
Policy FF20	The development of additional transport facilities at the ports and harbours of the County will be encouraged.
Policy CH12	Waymarked and signed public footpaths, bridleways and cycleways are encouraged which include short and medium distance walks related to car parks, recreational sites and picnic areas; medium and long distance walking, cycling and riding routes; and opportunities for access by special needs groups.
Policy CH19	The provision of rest areas, picnic areas, toilets and information facilities along the strategic highway network and principal business and recreational destinations is encouraged.
Policy D31	There is a presumption against development on open spaces.
Ynys Môn Local Plan (YMLP), 1996	
2.1	One of the key planning issues in the YMLP relates to travel patterns and states that land use planning has a role in reducing the need to travel and encouraging the use of other transport modes.
Policy 1	Planning applications should be determined taking into account a series of factors including the potential effects on - pedestrian and vehicular traffic patterns, public transport, public rights of way, cycling, safety and accessibility of vehicular access and parking provision.
Policy 14	The development of recreational and leisure facilities is encouraged. Schemes which increase the quality and range of facilities for local residents and visitors and increase public access to open areas of recreational value is encouraged.
Policy 16	Loss of public or private open space is discouraged where it has significant recreational, amenity and wildlife value.
Policy 26	Development should incorporate adequate and appropriate amounts of on-site parking and consider the adopted Parking Standards SPG as the basis.
Policy 37	Proposals encouraging pedestrian access to the coast and countryside will be permitted provided it can be demonstrated that they are not damaging to nature conservation. The Council will give priority to the development of a Coastal Footpath Network and links from this to leisure facilities and population centres inland.

Gwynedd Structure Plan (GSP), 1993	
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Policy P04	Development should be located to encourage access by foot, cycle, bus, train, sea and air to reduce the dependence on private cars and reduce journey lengths. Proposals for integrated transport developments will be permitted.
Chapter 12	The overall strategic objective is to reduce the reliance on car journeys by promoting alternative and more sustainable modes.
Policy TR2	Improvements to the highway network are supported especially where there is a need to - contribute to the local economy, improve road safety, promote accessibility, enable integration of transport and land use, protect and enhance the environment and reduce maintenance liability/revenue expenditure.
Policy TR3	Factors required to be considered in undertaking highway improvements, include landscape, townscape, the surrounding locality, highway boundary features (walls and hedgerows); conservation areas, listed buildings (and their settings); features of the natural, historic and water environments; making provision for other road users (pedestrians, cyclists, horse riders and public transport users); and the requirements of local businesses.
Policy TR4	Proposals which maintain and enhance public transport facilities are encouraged, particularly those which facilitate interchange at strategic locations on the transportation network and promote better links between interchanges by walking and cycling.
Policy TR5	The use of rail travel is promoted and proposals which encourage the movement of goods and passengers by rail rather than by road are encouraged.
Policy TR9	Promotes walking, cycling and horse riding across the Island. Proposals which encourage the use, enjoyment and development of the Island's designated cycle routes, designated walking routes and public rights of way network will be permitted where they can be sympathetically accommodated in the natural and built environment, and where required, are well served by public transport and adequate car parking facilities. New development which would adversely affect components of the network will be required to make adequate provision for rerouting, replacement or creation of new routes. Major developments should include provision for secure parking, storage and, where appropriate, changing facilities for cyclists.
Policy TO10	Proposals which extend and enhance the range of recreational routes for walkers, cyclists and horses are encouraged.
Policy TO11	Proposals for sports and leisure facilities encouraged. The improvement and redevelopment of existing leisure centres and sports facilities is encouraged in order to meet the leisure needs of residents and visitors provided the proposal does not cause significant harm to residential and visual amenity.
Policy TO12	The loss of private and public sports facilities is discouraged unless there is an under-used excess supply or provision is made for an equal or better alternative site.
Policy TO14	Areas of amenity space which contribute to the community in terms of recreational or visual amenity, will be protected from development.

Gwynedd Structure Plan (GSP), 1993	
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Strategic Policy PS2/ Policy ISA1	New developments should 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. Planning obligations, conditions or developer contributions could potentially be sought for these. Contributions may be sought for sports and leisure facilities, recreation and open space and transport infrastructure including public transport.
Policy ISA4	Proposals that will lead to the loss of existing open space including any associated facilities which have significant recreational, amenity or wildlife value will be refused unless - there is a surplus in the community, a long term requirement for the facility has ceased, a suitable alternative can be provided and the redevelopment of a small part of the site would allow the retention and enhancement of the facility as a recreational resource.
Policy ISA5	New housing developments in areas where existing open space cannot meet the needs for the proposed housing development are expected to provide suitable open spaces. In exceptional circumstances where on-site provision is not possible, suitable off-site facilities or financial contributions may be sought towards new facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces
Strategic Policy PS4	<p>Development should be located to minimise the need to travel. Transport improvements that maximise accessibility for all modes of transport, particularly by foot, cycle and public transport will be supported. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport, thereby encouraging these modes for local journeys and reducing the need for car travel. Improving accessibility and changing travel behaviour is encouraged by:</p> <ul style="list-style-type: none"> • safeguarding, improving, enhancing and promoting public right of way and cycle networks to improve safety, accessibility and to increase health and leisure benefits; • promoting accessibility for all; • supporting park and ride, and ride/share schemes for employment areas and new development; and • supporting freight transfer facilities and other rail related improvements. <p>The Councils will also require appropriate transport infrastructure elements to be delivered as part of major infrastructure development schemes either in kind or through section 106 obligations.</p>
Policy TRA1	<p>Improvements to the existing transport network will be granted provided they conform to a number of criteria. These include minimising the impact on the built and natural environment, minimising permanent land take, good high quality design, improvement in road safety and improvement in terms of overall accessibility.</p> <p>A number of proposals will be granted to facilitate the transfer between transport modes, help to minimise travel demand and reduce car dependency. These include improvements to existing rail and bus interchanges; strategically located park and ride facilities supported by bus services; high quality driver and passenger facilities; strategically located facilities for overnight lorry parking and</p>

Gwynedd Structure Plan (GSP), 1993	
	<p>freight transfer; facilities for park and share in appropriate locations; facilities for coach parking, taxis and passenger drop off; and facilities for interchange with water-based transport.</p> <p>Proposals for large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicles will be refused unless they include measures as part of a Transport Assessment and/or a Travel Plan. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.</p>
7.1.42	<p>The four main locations on the route between Valley and the Power Station Site that the JLDP states will require significant improvements include:</p> <ul style="list-style-type: none"> • A5/A5205 (Valley); • A5025 (Llanfachraeth); • A5025 (Llanfaethlu); and • A5025 (Cefn Coch)'.
Policy TRA2	<p>The parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. In exceptional circumstances, proposals may be granted if it can be demonstrated that the parking requirement can be satisfactorily met off-site, either by direct provision or through payment of commuted sums. The provision of appropriate coach parking facilities to promote bus and coach visitation is encouraged.</p>
Policy TRA4	<p>Safe and convenient provision will be sought in conjunction with proposals for: pedestrians (including people with young children); disabled people; cyclists; powered two-wheelers; public transport; vehicular access and traffic management within the site and its vicinity; car and coach parking; and horse-riders. Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, are discouraged. The degree of unacceptable harm will be determined by the local authority on a case by case basis.</p>
Strategic Policy PS5	<p>All proposals should be consistent with the sustainable development principles. Proposals should reduce the need to travel and encourage opportunities for all users to use alternative modes such as using walking, cycling and public transport.</p>
Policy PCYFF1	<p>Planning permission will be refused where the development would have an unacceptable adverse impact on - vehicular access, public transport, cycling, pedestrian infrastructure and the highway network (as a result of the volume and type of traffic generated from a proposal).</p>
Strategic Policy PS9	<p>For the Wylfa Newydd Project Associated Developments, IACC will seek to ensure compliance with the following criteria:</p> <ul style="list-style-type: none"> • highways and transport proposals should form part of an integrated traffic and transport strategy that has regard to Strategic Policy PS4 and other relevant policies; • adverse transport impacts should be minimised to an acceptable level, including those arising during the construction, operation, decommissioning and restoration stages;

Gwynedd Structure Plan (GSP), 1993	
	<ul style="list-style-type: none"> proposals should, where feasible, make a positive contribution to transportation policy objectives in the locality, and include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; if community infrastructure is provided for construction workers, (for example park and ride facilities, shops, healthcare and sports and leisure facilities), this should be sited and designed to make it available for community use during the construction phase and ultimately, where appropriate, serve a legacy use; and If additional impacts or demands on existing facilities are predicted, appropriate contributions for off-site facilities will be sought.
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 6	The Wylfa Newydd Project should promote the ' <i>sustainable movement of people and materials</i> ' and provide ' <i>resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities</i> '.
Para 4.6.6	Primary roads likely to be used to access the Power Station Site are the A5, A55 and A5025. Congestion is noted at the two bridges that provide a route over the Menai Strait. Both bridges are single carriageway and operate close to existing capacity during peak hours and experience the highest traffic volumes during the summer holiday season.
Para.6.7	Some key junctions and sections of carriageway that may need improving to cope with peak traffic flows, are sections of the A5025, Junction 3 (A55/A5 junction) and Junction 1 (A55 at Holyhead).
Para 4.6.8	The use of transport modes other than road would be preferred on national, regional and local policy grounds.
Para 4.6.9	The proposed construction of a MOLF to serve the development is supported.
Policy GP 5	The maintenance and enhancement of access to the coast allied with improvements to the Wales Coast Path, including the rights of way network, cycle routes and walking trail networks, is supported.
Policy GP8	<p>The applicant should undertake a comprehensive assessment of the potential impacts of the Project on open space, recreation and leisure provision. The needs of the construction workforce should be met and there should be no adverse impacts on existing provision. Where further investment in open space, recreation and leisure facilities is needed, opportunities should be sought to maximise benefits for local communities. The assessment should:</p> <ul style="list-style-type: none"> gain an understanding of potential impacts on existing provision; identify opportunities for investment in existing facilities; integrate proposals with existing or emerging open space, leisure and recreation strategies; and ensure any new provision is accessible, viable and used by the community .
Policy GP 14	Proposals should maximise the use of rail and sea, align with existing transport strategy and make use of existing infrastructure provision. Any new major transport works associated with development should be assessed using NATA/WeITAG methodology. Long distance travel to the Power Station Site should be reduced through the provision of Park and Ride, Park and Share, freight consolidation and a corporate hub. A Traffic Management Plan should be provided to assess any adverse impacts on key parts of the highway network and

Gwynedd Structure Plan (GSP), 1993	
	<p>how they can be mitigated. The percentage of journeys made by more sustainable means should also be maximised through:</p> <ul style="list-style-type: none"> • the strategic location of worker accommodation to minimise worker travel by car; • encouraging walking/cycling; • enhancing pedestrian paths; • improving public transport; • a restriction on car parking numbers at the Power Station Site; and • improvements to public transport services (particularly bus/rail). <p>The Wylfa SPG also notes that Anglesey Airport could provide an appropriate long distance travel option for a limited number of specialist workers.</p>
Various sections	<p>Further transport related comments indicate that:</p> <ul style="list-style-type: none"> • improvements to existing transport infrastructure should be considered including Holyhead Port, North Wales Coast main line and strategic highways; • existing rail facilities should be used for the movement of construction materials and workers. The potential use of existing railhead at Anglesey Aluminium site should be assessed. Wider transport proposals including the Holyhead Port A55 New Access Link should be taken in to account;
Parking Standards SPG (2008)	
Para 6.0	Maximum car parking standards for general industrial development (Use Class B2), is based on 1 parking space per 50m ² of gross floor space (gfa).
Para 6.0	Maximum car parking standards for the proposed construction worker accommodation could fall within 'sui-generis', with the ratio determined on an individual basis. As a guide, the standard for residential institutions (Use Class C2) is 1 parking space per 3 bedrooms and 1 parking space for each staff member.
Para 7.11	A contribution of 5% of all spaces for employment uses shall be provided to 'mobility standard' (minimum width 3.6 metres).
Para 8.0	Minimum cycle parking standards for industrial uses is based on 1 parking space/350m ² gfa for administration offices and 1 space/r500m ² gfa for general industrial use.
Para 8.0	Minimum cycle parking standards for residential uses (such as residential colleges or training centres, as a guide standard for the proposed construction worker accommodation), is based on 1 parking space/10 staff and 1 space/5 inhabitants.
9.0	Travel Plans are encouraged to reduce reliance on cars, integrate non-car uses (walking, cycling and public transport) and manage the volume of car parking.
Para 12.0	The layout and design of proposed car parks should respect the character and distinctiveness of Anglesey's AONB, with consideration given to appropriate surfacing materials. Consideration should be given to the Council's AONB Management Strategy when submitting proposals for car parks in the AONB.

Other acts, policies, projects, plans, programmes and strategies

5.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5: Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
The Wales Freight Strategy (WFS), 2008	<p>The strategy sets out high level aims and policies for freight transport. A high priority is placed on freight transport playing its part in sustainable development with an aim of reducing the overall environmental impact of freight transport (through modal shift or efficiency measures) and reducing greenhouse gas emissions associated with freight transport. WFS seeks to minimise the overall demand for freight transport movements. It encourages more sustainable forms of travel, promoting the switch from road to rail and sea and using the existing networks more efficiently.</p>
Walking and Cycling Action Plan for Wales 2009-13	<p>This action plan sets out the Government's aim to maximise the opportunities afforded by walking and cycling and reduce car usage especially for short journeys. It considers walking and cycling facilities an important element in creating equal opportunities. The core objectives revolve around:</p> <ul style="list-style-type: none"> • improving the health and well-being of the population through increased physical activity; • improving the environment for walkers and cyclists; • sustainable travel as a means to combat climate change; • increasing levels of walking and cycling through promotion of facilities; and • prioritising walking and cycling across policies, guidance and funding. <p>These objectives can be delivered by encouraging behavioural change, promoting sustainable travel, creating better infrastructure and regular evaluations.</p>
Well-being of Future Generations (Wales) Act 2015	<p>The Act places a duty on public bodies including the Welsh Government to carry out sustainable development and adhere to 7 well-being goals revolving around a globally responsible, prosperous, healthier, resilient, more equal Wales with cohesive communities and a thriving culture.</p>
Active Travel (Wales) Act 2013	<p>The Active Travel (Wales) Act makes it easier for people to walk and cycle in Wales. It places a requirement on LPAs to map and plan for suitable routes for active travel, and to build and improve their infrastructure for walking and cycling every year. It requires new road schemes to consider the needs of pedestrian and cyclists at design stage. It creates new duties for highways authorities to consider the needs of walkers and cyclists and make better provisions for them. It also requires both the Welsh Government and LPAs to promote walking and cycling as modes of transport. By connecting key sites such as workplaces, hospitals, schools and shopping areas with active travel routes, the Act will encourage people to rely less on their cars on short journeys.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
Active Travel Action Plan, Wales, 2016	<p>The Plan complements the Active Travel (Wales) Act 2013 and sets out the vision for active travel as well as wider aims. It describes Welsh Government's intention to:</p> <ul style="list-style-type: none"> • work with others to achieve the changes required; • embed active travel across different portfolios; and • monitor progress against these actions.
Climbing Higher: The Welsh Assembly Government Strategy for Sport and Recreation Activity (January 2005)	<p>The document sets out the long-term strategy for sport and physical activity over the next 20 years. The purpose of the strategy is to achieve an active, healthy and inclusive Wales, where sport, physical activity and recreation provide a common platform for participation, fun and achievement, binding communities together. Climbing Higher' has spatial land use planning implications at national and local levels. It includes targets, in particular that by 2025:</p> <ul style="list-style-type: none"> • the percentage of people in Wales using the Welsh natural environment for outdoor activities will increase from 36% to 60%; • 95% of people in Wales will have a footpath or cycle path within a 10 minute walk; • no-one should live more than a 6 minute walk (300 metres) from their nearest natural green space; and • all public sector employees and 75% of all other employees will have access to sport and physical activity facilities at, or within 10 minutes' walk of the workplace. <p>The targets will be achieved through a number of means, including:</p> <ul style="list-style-type: none"> • encouraging the integration of walking and cycling into everyday life, both as means of transport and as active recreation.
Walking and Cycling Strategy for Wales (December 2003)	<p>A number of action points are identified in the Strategy, which demonstrate the Welsh Government's commitment to walking and cycling, for instance:</p> <ul style="list-style-type: none"> • increase levels of walking and cycling both through promotion and provision of facilities; and • Make walking and cycling both safer and more pleasant for all age groups. <p>The Strategy emphasises that new developments can provide a major opportunity for developing walking and cycling facilities, including measures such as travel plans. It is emphasised that Wales has a unique rights of way network that allows access for the public into the countryside and has an important role to play in promoting walking and cycling. It states that rural rights of way, whether footpaths, bridleways or other routes (such as the National Cycle Network) are at the heart of opportunities for rural tourism and so are essential for the economy of rural Wales.</p>
IACC Cycling Strategy, 2014	<p>The IACC Cycling Strategy has been produced to coordinate the Council's approach to cycling, and to ensure that IACC is aware of and able to fulfil the requirements of the Active Travel (Wales) Act 2013 along with other legislation that has a bearing on cycling. Existing cycling provision has been</p>

Doc and Para Ref	Key Themes/Expectations from applicants
	<p>reviewed and potential future provision considered. This includes both on and off road routes as well as other related provision such as cycle parking. In terms of the Power Station, the strategy indicates that proposals would necessitate improvements to the A5025 corridor (in line with the Active Travel (Wales) Act 2013). In addition the proposals should ensure that walking and cycling are considered to help reduce single occupancy vehicle trips to and from the Power Station Site. The document also states that shared footway/cycleway paths should be provided with a minimum width of 2.5m where possible. This is in preference to the provision of segregated footway/cycleways.</p>
<p>IACC Rights of Way Improvement Plan 2008 – 2018</p>	<p>The Rights of Way Improvement Plan sets out a ten year strategy to improve existing and provide additional PRowS across Anglesey. The document promotes the use of, improvements to and the provision of new PRowS across Anglesey. In addition it:</p> <ul style="list-style-type: none"> • encourages maintenance to ensure that local people and visitors can easily navigate routes on Anglesey; • states that routes should take into account economic developments, health issues and education while enhancing a healthy environment; • encourages Coastal Path development to attain National Trail status; • states that a lack of adequate cycling/horse riding opportunities is to be addressed; and • views access provision as a tool for improving health of the population; and states that the existing access to the network should be given increasing priority thus encouraging new and existing users to benefit from improvements.
<p>Development and Public Rights of Way, IACC</p>	<p>The guide summarises the statutory provisions and best practice relating to PRow and offers guidance on how the adverse impacts of development on PRow can be avoided.</p>
<p>The Isle of Anglesey Single Integrated Plan 2013 – 2015</p>	<p>The aim of the Single Integrated Plan is to improve the quality of life of local people and communities on Anglesey by enhancing economic, social and environmental well-being. The Plan sets out the vision for the next 12 years as well as the priorities for action for the next four years. In terms of the Power Station, the most relevant element of the document is the requirement to promote 'active travel'. This is consistent with both specific local and overarching national policy.</p>
<p>The Isle of Anglesey Destination Management Plan 2012 – 2016 (Strategy and Delivery Plan)</p>	<p>The Destination Management Plan aims to align the differing requirements of tourism with other land uses on Anglesey to ensure that one element does not negatively impact on the other. Strategic Objective 3 aims to provide an outstanding experience for visitors to Anglesey, with actions that include:</p> <ul style="list-style-type: none"> • enhancing and managing Anglesey's coastal resource by - enhancing access to the coast/Coastal Path/coastal environment; and • enhancing access to the countryside by – developing the public transport walking and cycling trail/network.

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6 Appendix 6 – Landscape and visual Introduction

6.1 This appendix covers the following topics:

- landscape effects;
- visual effects and amenity; and
- artificial lighting.

6.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • Planning Policy Wales; • TANs; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning polic; and • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 6.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
4.5.3	The decision maker should satisfy itself that the applicant has taken into account both functionality (including fitness for purpose and sustainability) and aesthetics (including its contribution to the quality of the area in which it would be located) as far as possible. Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, landform and vegetation. Furthermore, the design and sensitive use of materials in any associated development such as electricity substations will assist in ensuring that such development contributes to the quality of the area.
5.9.1	The landscape and visual effects of energy projects will vary on a case by case basis according to the type of development, its location and the landscape setting of the proposed development. In this context, references to landscape should be taken as covering seascape and townscape where appropriate.
5.9.2	Among the features of energy infrastructure which are common to a number of different technologies, cooling towers and exhaust stacks and their plumes have the most obvious impact on landscape and visual amenity for thermal combustion power stations. Some natural draught cooling towers may be up to 200 metres, although this would be exceptional. Visual impacts may be not just the physical structures but also visible steam plumes from cooling towers.
5.9.3	Other types of cooling system, for example direct throughput where water is abstracted, used for cooling then returned to source, or air-cooled condensers, will have less visible impacts as the structures are considerably lower than natural draught cooling towers and exhibit no visible steam plumes. Further, modern hybrid cooling systems – for example mechanical draught – do not generally exhibit visible steam plumes except in exceptional adverse weather conditions. These systems are normally considered as the “Best Available Techniques” (BAT).
5.9.4	The decision maker should therefore expect the applicant to justify BAT for the use of a cooling system that involves visible steam plumes or has a high visible structure, such as a natural draught cooling tower. It should be satisfied that the application of modern hybrid cooling technology or other technologies is not reasonably practicable before giving consent to a development with natural draught cooling towers.
5.9.5	The applicant should carry out a landscape and visual assessment and report it in the ES. The landscape and visual assessment should include reference to any landscape character assessment and associated studies as a means of assessing landscape impacts relevant to the proposed project. The applicant’s assessment should also take account of any relevant policies based on these

Doc and Para Ref	Key Themes/Expectations from applicants
	assessments in local development documents in England and local development plans in Wales.
5.9.6	The applicant's assessment should include the effects during construction of the project and the effects of the completed development and its operation on landscape components and landscape character.
5.9.7	The assessment should include the visibility and conspicuousness of the project during construction and of the presence and operation of the project and potential impacts on views and visual amenity. This should include light pollution effects, including on local amenity, and nature conservation.
5.9.8	Landscape effects depend on the existing character of the local landscape, its current quality, how highly it is valued and its capacity to accommodate change. All of these factors need to be considered in judging the impact of a project on landscape. Virtually all nationally significant energy infrastructure projects will have effects on the landscape. Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate.
5.9.9	National Parks, the Broads and AONBs have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. Each of these designated areas has specific statutory purposes which help ensure their continued protection and which the decision maker should have regard to in its decisions. The conservation of the natural beauty of the landscape and countryside should be given substantial weight by the decision maker in deciding on applications for development consent in these areas.
5.9.10	<p>Nevertheless, the decision maker may grant development consent in these areas in exceptional circumstances. The development should be demonstrated to be in the public interest and consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> • the need for the development, including in terms of national considerations, and the impact of consenting or not consenting it upon the local economy; • the cost of, and scope for, developing elsewhere outside the designated area or meeting the need for it in some other way, taking account of the policy on alternatives; and • any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
5.9.11	The decision maker should ensure that any projects consented in these designated areas should be carried out to high environmental standards, including through the application of appropriate requirements where necessary.
5.9.12 5.9.13	The duty to have regard to the purposes of nationally designated areas also applies when considering applications for projects outside the boundaries of these areas which may have impacts within them. The aim should be to avoid compromising the purposes of designation and such projects should be designed sensitively given the various siting, operational, and other relevant constraints. The fact that a proposed project will be visible from within a designated area should not in itself be a reason for refusing consent.

Doc and Para Ref	Key Themes/Expectations from applicants
5.9.14	Outside nationally designated areas, there are local landscapes that may be highly valued locally and protected by local designation. Where a local development document in England or a local development plan in Wales has policies based on landscape character assessment, these should be paid particular attention. However, local landscape designations should not be used in themselves to refuse consent, as this may unduly restrict acceptable development.
5.9.15	The scale of such projects means that they will often be visible within many miles of the site of the proposed infrastructure. The decision maker should judge whether any adverse impact on the landscape would be so damaging that it is not offset by the benefits (including need) of the project.
5.9.16	In reaching a judgment, the decision maker should consider whether any adverse impact is temporary, such as during construction, and/or whether any adverse impact on the landscape will be capable of being reversed in a timescale that the decision maker considers reasonable.
5.9.17	The decision maker should consider whether the project has been designed carefully, taking account of environmental effects on the landscape and siting, operational and other relevant constraints, to minimise harm to the landscape, including by reasonable mitigation.
5.9.18	All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites. The decision maker will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project. Coastal areas are particularly vulnerable to visual intrusion because of the potential high visibility of development on the foreshore, on the skyline and affecting views along stretches of undeveloped coast.
5.9.19	It may be helpful for applicants to draw attention, in the supporting evidence to their applications, to any examples of existing permitted infrastructure they are aware of with a similar magnitude of impact on sensitive receptors. This may assist the decision maker in judging the weight it should give to the assessed visual impacts of the proposed development.
5.9.20	The decision maker should ensure applicants have taken into account the landscape and visual impacts of visible plumes from chimney stacks and/or the cooling assembly. It may need to attach requirements to the consent requiring the incorporation of particular design details that are in keeping with the statutory and technical requirements.
5.9.21	Reducing the scale of a project can help to mitigate the visual and landscape effects of a proposed project. However, reducing the scale or otherwise amending the design of a proposed energy infrastructure project may result in a significant operational constraint and reduction in function – for example, the electricity generation output. There may, however, be exceptional circumstances, where mitigation could have a very significant benefit and warrant a small reduction in function. In these circumstances, the decision maker may decide that the benefits of the mitigation to reduce the landscape and/or visual effects outweigh the marginal loss of function.

Doc and Para Ref	Key Themes/Expectations from applicants
5.9.22	Within a defined site, adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within that site, design including colours and materials, and landscaping schemes, depending on the size and type of the proposed project. Materials and designs of buildings should always be given careful consideration.
5.9.23	Depending on the topography of the surrounding terrain and areas of population it may be appropriate to undertake landscaping off site. For example, filling in gaps in existing tree and hedge lines would mitigate the impact when viewed from a more distant vista.
National Policy Statement for Nuclear Power Generation (NPS EN-6), 2011	
2.8.3	The decision maker should consider how good design can act to mitigate the impacts of new nuclear power stations, such as landscape and visual impacts.
3.10.8.	The decision maker should not expect the visual impacts associated with a new nuclear power station to be eliminated with mitigation. Indeed, the scope for visual mitigation will be quite limited. Mitigation should, however, be designed to reduce the visual intrusion of the project as far as reasonably practicable.
Annex II C.9.71	The Appraisal of Sustainability finds that there are likely to be some long lasting adverse direct and indirect effects on landscape character and visual impacts on the AONB. Whilst there is the potential for mitigation, it is possible that some impact may remain.
Annex II C.9.72	This could have an effect on the purpose of the designation. To further understand these effects and the effectiveness of the mitigating actions proposed by the nominator of the site, further detailed assessment at project level is required, possibly through the provision an integrated landscape, heritage and architectural plan.
Annex II C.9.66	The nominator notes that “pragmatically it would not be possible to completely avoid all visual impacts on the AONB (and the Heritage Coast) and it is possible that a sea wall may be required at Porth y Pistyl. However the intention would be to maintain some distance between the nuclear power plant facility and the perimeter of the nomination site near the designated coastline.” The nominator envisages that mitigation measures may include: arranging the layout of the site to minimise loss of visual amenity from sensitive viewpoints as far as practical; the use of colour schemes which blend the structures with the background; the use of on-site and if necessary off-site landscaping and planting to help screen the site especially from the more sensitive viewpoints; and designing any indirect cooling system which requires cooling towers to give acceptable visual impacts
Annex II C.9.73	The Government recognises that whilst there is some potential for partial minimisation and mitigation of the effects, there could be remaining effects on the AONB.
Annex II C.9.76	The Government also notes that there may be some visual impacts on the setting of other cultural heritage features in the area. Impact and mitigation measures will need to be considered by the decision maker.

Welsh planning policy context

- 6.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
5.5.1 5.1.2	The natural heritage and valued landscapes of Wales are not confined to statutorily designated sites but extend across all of Wales – urban areas, countryside and the coast. Conservation of landscapes is a key objective of the Government.
4.11.8 5.1.4	Landscape considerations are an integral part of the design process that should be taken into account at an early stage. They can make a positive contribution to overall environmental protection and improvement to biodiversity, climate change, air quality and protection of water resources.
5.2.9	Trees and woodlands are of great importance to wildlife habitats, landscape character and mitigating climate change, and should be protected.
5.3.1	Statutorily designated areas of landscape and nature conservation value (including all designated sites, SSSIs and wildlife sites) should be protected.
5.3.2	While the value of all landscapes is recognised, the relative significance of international, national and local designations should be considered in decision making, and unnecessary constraints on development avoided.
5.3.6 5.5.6	National Parks and AONBs are given the highest status of protection from inappropriate development. Proposals within such areas should demonstrate overriding public need, benefits to the local economy and no alternative locations.
4.11.10	Proposals located within such designated landscapes should promote and reinforce local distinctiveness. Scale, siting of development and use of appropriate building materials will be particularly important.
4.11.9 5.5.1	Landscape considerations and the visual appearance of proposed development, its scale and relationship to its surroundings are material planning considerations in determining individual applications. Innovative design is encouraged along with relevant pre-application discussions.
5.7.4	The character of the undeveloped coastline should be protected.
The Wales Spatial Plan (WSP), 2008	
WSP seeks to safeguard and enhance both the natural and built environment, including designated areas, landscapes, the coast and historic heritage. Local distinctiveness is promoted along with sustainable design initiatives that respond to climate change impacts.	
Technical Advice Note 12 (TAN12) Design, 2014	
The importance of appropriately appraising and understanding the local landscape context for delivering good design is emphasised. TAN12 provides design pointers for each of the design principles of PPW.	

Doc and Para Ref	Key Themes/Expectations from applicants
Page 19	<p>Design pointers for Character:</p> <ul style="list-style-type: none"> • Sustain or enhance the local character; • Promote good landscape design; and • Be mindful of its scale, mass, height, appearance and layout – whilst integrating proposals with its surroundings and character.
4.11	<p>An appraisal of the surrounding ‘landscape’ should also include geology, geomorphology, vegetation and habitats, visual and sensory quality and historic and cultural quality. Use of LANDMAP is encouraged. Similar assessments for assessing ‘seascape’ is encouraged.</p>
5.5.2	<p>Proposals to amend or create new landscape should not be considered an afterthought, and the long term impact of development on the landscape should be fully understood. The quality of implementation and its long term management (including planting schemes) are key to a scheme’s success.</p>
5.5.4	<p>For larger developments, a strategic landscape assessment carried out at the outset of the design process should define the capacity of the natural and historic environment to absorb development. It should also provide a broad context for decisions on the appropriate scale, form and layout and determine which landscape features need to be protected or enhanced. This should include the desire to provide for habitat connectivity as well as the intrinsic role of landscape in the sustainable management of resources such as water and soil. Design solutions should demonstrate clearly how the assessment, including any role it may have in facilitating adaptation to climate change, in combination with the site appraisal have informed the detailed design of development and planting proposals.</p>
5.6.2	<p>In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, the objective of sustaining character is particularly important. Key issues to consider would be settings and view of key buildings/landscape, architectural quality and distinctive building elements.</p>
5.8.1	<p>The special qualities of the rural landscape and coastline of Wales should be recognised and enhanced where possible.</p>
5.11.2 5.11.3	<p>New developments for housing should be distinctive yet respect local character. Sustainable travel and vehicle movement should be encouraged as well as energy efficiency.</p>
5.14.5	<p>Development should provide adequate public lighting, whilst minimising unnecessary light pollution.</p>

Local planning policy context

- 6.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Policy D1	The Llŷn and Ynys Môn AONBs and the Heritage Coast should be protected.
Policy D3	Development will be permitted if capable of integration into the landscape.
Policies D4, D29 and D32	New developments should demonstrate careful location and good design and be appropriately sited with suitable landscaping.
Policy D5	There is a presumption against sites developed along the coastline that could potentially conflict with the area's landscape character.
Policy D9	Development within environmentally sensitive areas is discouraged.
Policy D11	Linear landscape areas such as river valleys and estuaries should be protected.
Ynys Môn Local Plan (YMLP), 1996	
General Policy 1	Landscape impacts should be taken into account when determining applications.
Policy 30	Within an AONB, priority will be given to the protection of landscapes.
Policy 31	Special Landscape Areas and their character would be protected.
Policy 32	Trees, hedgerows, stone walls, and other traditional landscape features should be protected.
Para 42	Proposals that promote a high quality of design will be favoured. Proposals should demonstrate how well they fit with surroundings as well as the use of appropriate landscaping and measures to minimise artificial light pollution.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Policy GP1	Landscape features should be safeguarded and artificial light pollution minimised.
Policy GP2	New development should promote a high quality of design and take into account landscaping, protection of trees and potential light pollution.
Policy EN1	Development should fit into its surroundings without significant harm to the landscape character areas.
Policy EN2	For development within an AONB, priority will be given to conservation of the landscapes. Proposals will be evaluated in terms of their overall

Doc and Para Ref	Key Themes/Expectations from applicants
	intrusive impacts, mitigation measures, necessity, public interest, benefits to the local economy and availability of alternative locations.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Strategic Policy PS5	Proposals should protect and improve the landscape while promoting high standards of design and incorporating sustainable development and building principles.
Strategic Policy 6	Development will be permitted if developers have taken protection of landscape and visual amenity into account.
Strategic Policy PS16	The local character and distinctiveness of individual Landscape and Seascape Character Areas should be retained and enhanced.
Strategic Policy PS7	Low carbon developments are encouraged. If located within national landscape designations (or in close proximity to them) should not compromise their objectives with regard to landscape character, visual impacts and amenity.
Strategic Policy PS8	All large infrastructure projects should include a comprehensive assessment of impacts including impacts on landscape during all stages along with suitable mitigation measures.
Strategic Policy PS9	For the Wylfa Newydd Project Associated Development the scheme layout, design and scale of the green infrastructure should avoid, minimise, mitigate or compensate for landscape and visual impacts on the local and wider area in both the short and long term. Legacy uses should be considered in design.
Strategic Policy PS16	The area's landscapes should be conserved and enhanced and adverse impacts minimised.
Policy PCYFF2	High quality design and construction that takes into account the overall natural, built environment and landscape context is encouraged. Proposals should retain local features (if possible) and enhance biodiversity and ecological connectivity.
Policy PCYFF3	All proposals should integrate with their surroundings and consider landscaping from the outset as part of design proposals. Proposals should conform to landscape and seascape character area assessments (or other detailed assessment adopted by the Local Planning Authority), respect natural contours and strategic views, justify vegetation loss, protect natural features, provide details of planting (encouraging native species) and provide permeable hard surface landscaping.
Policy AMG1	The scale and nature of development within Special Landscape Areas will be carefully assessed. It should minimise significant adverse impacts and aim to add to the historic, visual, geographical, ecological and cultural features of the SLA. If development is necessary and could result in significant adverse impacts, appropriate mitigation and compensation measures should be provided.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy AMG2	<p>Proposals that could potentially have significant adverse impacts on landscape character should demonstrate (through a landscape assessment) how the landscape character has influenced the design, scale, nature and site selection for the development. Proposals should avoid adverse impacts on features and qualities unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure the development doesn't:</p> <ul style="list-style-type: none"> • cause significant adverse impact to the character of the built or natural landscape; • fail to harmonise with or enhance landform and landscape; or • lose or fail to incorporate traditional features, patterns, structures and layout of settlements and landscapes. <p>Particular emphasis will be given to landscapes identified as being of high and outstanding value. Additional consideration will also be given to developments which directly affect the landscape character and setting of the AONBs.</p>
Policy AMG3	Proposals should demonstrate that there is no unacceptable harm to the landscape and seascape character.
New Policy: Area of Outstanding Natural Beauty Management Plans	Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the Area of Outstanding Natural Beauty Management Plan.
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 7	The island's distinctive landscape and coastal environment should be enhanced.
Guiding Principle 20	The applicant should demonstrate that there are no significant impacts on important landscapes including the Anglesey AONB, Heritage Coast, Special Landscape Areas, Landscape Character Areas and Seascape Character Areas. Where adverse impacts are unavoidable, provision of appropriate mitigation measures such as minimising disturbance, minimising pollution, suitable landscaping, restoration of habitats, on/off-site habitat creation or enhancement and adopting high quality design principles are expected.
Guiding Principle 26	The applicant should identify landscape treatments, habitat creation and related improvements that integrate with the surrounding area. Suitable landscape and green infrastructure works should be identified to mitigate against the Project's impacts and provide enhancements.
Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment (Design SPG), 2008	
The SPG promotes five main principles of sustainable design - environment, local character, robust structures, sustainable energy use and sustainable use of materials and	

Doc and Para Ref	Key Themes/Expectations from applicants
	resources. It encourages good design, suitable siting and layout and the use of local materials. It also states that the main factors that should be taken into account when considering the potential impacts on development in an AONB are views, landscape, habitats, history and culture. It seeks to ensure that sustainable development principles form the basis for the planning, management and further development of the island's AONB. The impacts of light pollution are mentioned including glare, light trespass, scenic intrusion and sky glow especially for developments within or near AONBs.

Other acts, policies, projects, plans, programmes and strategies

- 6.6 Other documents that can be considered to provide guidance in relation to the topics covered in this appendix comprise the following:

Table 4 Projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
Draft Policy Statement for Protected Landscapes in Wales, 2013	It awards the highest possible protection against inappropriate development to all AONBs and National Parks, and underlines the presumption against major developments within them. It promotes an 'ecosystem approach' to landscape management, which regulates the environment and its health as a whole rather than individual components. Reiterating national policy it suggests a rigorous examination process for proposals within such designations; where they would have to demonstrate an overriding public need, benefits to the national/local economy and a lack of alternative locations.
Woodland Strategy for Wales, 2010	It sets out certain desired outcomes, which include increases in woodland cover in Wales, compensatory planting where development results in removal of woodland and better protection for existing individual trees, particularly veteran trees.
The Isle of Anglesey AONB Management Plan 2009 - 2014, 2010 (AONBMP)	It sets out the special qualities of the AONB to be conserved and determines what actions are required to preserve them. It seeks rigorous assessment of all proposals within the AONB to minimise inappropriate development. All new developments are expected to protect the landscape value and character of the AONB. They are also expected to adopt the highest standards of design, materials and landscaping, minimise all potential pollution and preserve the nightscape. The need to better understand the impacts on climate change is emphasised.
The Isle of Anglesey AONB Management Plan Review 2015 - 2019	It updates the 2009 Management Plan. An 'Ecosystem Approach' to better manage AONB is encouraged. The Anglesey Energy Island Programme (EIP) is mentioned as well as Horizon's plan to build a new nuclear plant. All proposed developments of the EIP are expected have regard to the designation in terms of the AONBs primary purpose of conserving and enhancing natural beauty.

Doc and Para Ref	Key Themes/Expectations from applicants
Anglesey Landscape Strategy, 2011 (ALS)	<p>It identifies areas that have high quality landscape value using the LANDMAP methodology.</p> <p>A small part of the Anglesey AONB lies within the site and the North Anglesey Heritage coast is in close proximity. The site is also located within LCA4: north west Coast and any development within it is expected to take into account the following cross-cutting issues:</p> <ul style="list-style-type: none"> • direct/indirect impacts upon the range of habitats; • people’s perceptions of the character and quality of the coast; • the AONB Management Plan; • maintaining high quality and distinct habitats; • enhancing the existing habitat link with local biodiversity action plan targets; • reflecting the character of the local settlement (within which it’s located); • being aware of the cumulative impacts upon the wider landscape; • integrating the development using land form and vegetation patterns; and • considering the Cemaes Bay Conservation Area.
Anglesey Seascape Character Assessment, 2013	<p>It identifies all the relevant Seascape Character Types (SCTs) and Seascape Character Areas (SCAs) along the coast of Anglesey and 12 nautical miles offshore. It also identifies seascape features such as lighthouses, harbours and defensive sites – all relevant baseline information.</p>
Gwynedd Landscape Guide, 2012	<p>It identifies the relevant LCAs within Anglesey and Gwynedd and develops appropriate design guidelines for development within them. It clarifies that Councils should encourage innovative design, but is keen to see key local qualities taken into account.</p>
Anglesey, Gwynedd and Snowdonia Park Authority Landscape Sensitivity and Capacity Assessment	<p>It provides additional advice on protecting the most sensitive and distinctive landscapes from inappropriate development. It encourages a positive approach to development in the right location and at an appropriate scale. It provides a strategic understanding of the landscapes in relation to sensitivity and capacity for renewable energy and transmission infrastructure.</p>

7 Appendix 7 – Amenity

Introduction

7.1 This appendix covers the following topics:

- air quality;
- noise and vibration; and
- residential amenity.

7.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • Planning Policy Wales; • TANs; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; and • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 7.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
5.2.1	<p>Infrastructure development can have adverse effects on air quality. The construction, operation and decommissioning phases can involve emissions to air which could lead to adverse impacts on health, on protected species and habitats, or on the wider countryside. Air emissions include particulate matter (for example dust) up to a diameter of ten microns (PM10) as well as gases such as sulphur dioxide, carbon monoxide and nitrogen oxides (NO_x).</p> <p>Levels for pollutants in ambient air are set out in the Air Quality Strategy which in turn embodies EU legal requirements. The Secretary of State for the Environment Food and Rural Affairs is required to make available up to date information on air quality to any relevant interested party.</p>
5.2.2	<p>CO₂ emissions are a significant adverse impact from some types of energy infrastructure which cannot be totally avoided (even with full deployment of CCS technology). However, given the characteristics of these and other technologies, Government has determined that CO₂ emissions are not reasons to prohibit the consenting of projects which use these technologies or to impose more restrictions on them in the planning policy framework than are set out in the energy NPSs. Any ES on air emissions will include an assessment of CO₂ emissions, but the policies set out in section 2, including the EU ETS, apply to these emissions. The decision maker does not, therefore, need to assess individual applications in terms of carbon emissions against carbon budgets and this section does not address CO₂ emissions or any Emissions Performance Standard that may apply to plant.</p>
5.2.3	<p>A particular effect of air emissions from some energy infrastructure may be eutrophication, which is the excessive enrichment of nutrients in the environment. Eutrophication from air pollution results mainly from emissions of NO_x and ammonia. The main emissions from energy infrastructure are from power stations. Eutrophication can affect plant growth and functioning, altering the competitive balance of species and thereby damaging biodiversity. In aquatic ecosystems it can cause changes to algal composition and lead to algal blooms, which remove oxygen from the water, adversely affecting plants and fish. The effects on ecosystems can be short term or irreversible, and can have a large impact on ecosystem services such as pollination, aesthetic services and water supply.</p>
5.2.4	<p>Emissions from combustion plants are generally released through exhaust stacks. Design of exhaust stacks, particularly height, is the primary driver for the delivery of optimal dispersion of emissions and is often determined by statutory requirements. The optimal stack height is dependent upon the local terrain and meteorological conditions, in combination with the emission characteristics of the plant. The EA will require the exhaust stack height of a thermal combustion generating plant, including fossil fuel power stations and waste or biomass plant, to be optimised in relation to impact on air quality. The decision maker need not,</p>

Doc and Para Ref	Key Themes/Expectations from applicants
	therefore, be concerned with the exhaust stack height optimisation process in relation to air emissions, though the impact of stack heights on landscape and visual amenity will be a consideration.
5.2.6	Where the project is likely to have adverse effects on air quality the applicant should undertake an assessment of the impacts of the proposed project as part of the Environmental Statement (ES).
5.2.7	<p>The ES should describe:</p> <ul style="list-style-type: none"> • any significant air emissions, their mitigation and any residual effects distinguishing between the project stages and taking account of any significant emissions from any road traffic generated by the project; • the predicted absolute emission levels of the proposed project, after mitigation methods have been applied; and • existing air quality levels and the relative change in air quality from existing levels; and any potential eutrophication impacts.
5.2.8	Many activities involving air emissions are subject to pollution control. The considerations set out in section 4.10 on the interface between planning and pollution control therefore apply.
5.2.9	<p>The decision maker should generally give air quality considerations substantial weight where a project would lead to a deterioration in air quality in an area, or leads to a new area where air quality breaches any national air quality limits.</p> <p>However, air quality considerations will also be important where substantial changes in air quality levels are expected, even if this does not lead to any breaches of national air quality limits.</p>
5.2.10	In all cases the decision maker must take account of any relevant statutory air quality limits. Where a project is likely to lead to a breach of such limits the developers should work with the relevant authorities to secure appropriate mitigation measures to allow the proposal to proceed. In the event that a project will lead to non-compliance with a statutory limit the decision maker should refuse consent.
5.2.11	The decision maker should consider whether mitigation measures are needed both for operational and construction emissions over and above any which may form part of the project application. A construction management plan may help codify mitigation at this stage.
5.2.12	In doing so the decision maker may refer to the conditions and advice in the Air Quality Strategy or any successor to it.
5.2.13	The mitigations identified in section 5.13 of NPS EN-1 on traffic and transport impacts (appendix 5) will help mitigate the effects of air emissions from transport.
5.6.4	The applicant should assess the potential for dust and artificial light to have a detrimental impact on amenity, as part of the ES.
5.6.5	<p>In particular, the assessment provided by the applicant should describe:</p> <ul style="list-style-type: none"> • the type, quantity and timing of emissions; • aspects of the development which may give rise to emissions;

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • premises or locations that may be affected by the emissions; • effects of the emission on identified premises or locations; and • measures to be employed in preventing or mitigating the emissions.
5.6.6	The applicant is advised to consult the relevant local planning authority and, where appropriate, the EA about the scope and methodology of the assessment.
5.6.7	<p>The decision maker should satisfy itself that:</p> <ul style="list-style-type: none"> • an assessment of the potential for artificial light, dust, odour, smoke, steam and insect infestation to have a detrimental impact on amenity has been carried out; and • that all reasonable steps have been taken, and will be taken, to minimise any such detrimental impacts.
5.6.8	If the decision maker does grant development consent for a project, it should consider whether there is a justification for all of the authorised project (including any associated development) being covered by a defence of statutory authority against nuisance claims. If it cannot conclude that this is justified, it should disapply in whole or in part the defence through a provision in the development consent order.
5.6.10	In particular, the decision maker should consider whether to require the applicant to abide by a scheme of management and mitigation concerning insect infestation and emissions of odour, dust, steam, smoke and artificial light from the development. The decision maker should consider the need for such a scheme to reduce any loss to amenity which might arise during the construction, operation and decommissioning of the development. A construction management plan may help codify mitigation at that stage.
5.6.11	<p>Mitigation measures may include one or more of the following:</p> <ul style="list-style-type: none"> • engineering: prevention of a specific emission at the point of generation; control, containment and abatement of emissions if generated; • lay-out: adequate distance between source and sensitive receptors; reduced transport or handling of material; and • administrative: limiting operating times; restricting activities allowed on the site; implementing management plans.
5.11.1	Excessive noise can have wide-ranging impacts on the quality of human life, health (for example owing to annoyance or sleep disturbance) and use and enjoyment of areas of value such as quiet places and areas with high landscape quality. Similar considerations apply to vibration, which can also cause damage to buildings. In this section, in line with current legislation, references to “noise” below apply equally to assessment of impacts of vibration.
5.11.2	Noise resulting from a proposed development can also have adverse impacts on wildlife and biodiversity. Noise effects of the proposed development on ecological receptors should be assessed by the decision maker in accordance with the Biodiversity and Geological Conservation section of this NPS.

Doc and Para Ref	Key Themes/Expectations from applicants
5.11.3	<p>Factors that will determine the likely noise impact include:</p> <ul style="list-style-type: none"> • the inherent operational noise from the proposed development, and its characteristics; • the proximity of the proposed development to noise sensitive premises (including residential properties, schools and hospitals) and noise sensitive areas (including certain parks and open spaces); • the proximity of the proposed development to quiet places and other areas that are particularly valued for their acoustic environment or landscape quality; and • the proximity of the proposed development to designated sites where noise may have an adverse impact on protected species or other wildlife.
5.11.4	<p>Where noise impacts are likely to arise from the proposed development, the applicant should include the following in the noise assessment:</p> <ul style="list-style-type: none"> • a description of the noise generating aspects of the development proposal leading to noise impacts, including the identification of any distinctive tonal, impulsive or low frequency characteristics of the noise; • identification of noise sensitive premises and noise sensitive areas that may be affected; • the characteristics of the existing noise environment; • a prediction of how the noise environment will change with the proposed development; • in the shorter term such as during the construction period; • in the longer term during the operating life of the infrastructure; • at particular times of the day, evening and night as appropriate; • an assessment of the effect of predicted changes in the noise environment on any noise sensitive premises and noise sensitive areas; and • measures to be employed in mitigating noise. <p>The nature and extent of the noise assessment should be proportionate to the likely noise impact.</p>
5.11.5	<p>The noise impact of ancillary activities associated with the development, such as increased road and rail traffic movements, or other forms of transportation, should also be considered.</p>
5.11.6	<p>Operational noise, with respect to human receptors, should be assessed using the principles of the relevant British Standards and other guidance. Further information on assessment of particular noise sources may be contained in the technology-specific NPSs. In particular, for renewables (EN-3) and electricity networks (EN-5) there is assessment guidance for specific features of those technologies. For the prediction, assessment and management of construction noise, reference should be made to any relevant British Standards¹³⁸ and other guidance which also give examples of mitigation strategies.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
5.11.7	The applicant should consult EA and Natural England (NE), or the Countryside Council for Wales (CCW), as necessary and in particular with regard to assessment of noise on protected species or other wildlife. The results of any noise surveys and predictions may inform the ecological assessment. The seasonality of potentially affected species in nearby sites may also need to be taken into account.
5.11.8	The project should demonstrate good design through selection of the quietest cost-effective plant available; containment of noise within buildings wherever possible; optimisation of plant layout to minimise noise emissions; and, where possible, the use of landscaping, bunds or noise barriers to reduce noise transmission.
5.11.9	<p>The decision maker should not grant development consent unless it is satisfied that the proposals will meet the following aims:</p> <ul style="list-style-type: none"> • avoid significant adverse impacts on health and quality of life from noise; • mitigate and minimise other adverse impacts on health and quality of life from noise; and • where possible, contribute to improvements to health and quality of life through the effective management and control of noise.
5.11.10	When preparing the development consent order, the decision maker should consider including measurable requirements or specifying the mitigation measures to be put in place to ensure that noise levels do not exceed any limits specified in the development consent.
The National Policy Statement for Nuclear Power Generation, 2011 (NPS EN-6)	
3.12.3	The operation of a new nuclear power station is unlikely to be associated with significant noise, vibration or air quality impacts (although there may be local impacts from transport and associated activities during construction; and if cooling towers are required, particularly forced draught towers, the potential noise impact may be greater). With appropriate mitigation, the subsequent effect of these potential impacts on human health is unlikely to be significant.
3.9.2/ Annex C	<p>The Nuclear AoS has identified potential cumulative ecological effects at sites in the east, south-west and north-west of England. It also identified some common implications for biodiversity resulting from:</p> <ul style="list-style-type: none"> • disturbance events (noise, light and visual); and • air quality.
Annex II C.9.50	The key findings of the Habitats Regulations Assessment are limited by the strategic nature of the assessment process and the information available, which does not generally allow for a definitive prediction of effects on the European Sites considered. However, a precautionary approach suggests that at this strategic level the assessment cannot rule out the potential for adverse effects on site integrity at six European Sites through potential impacts on water resources and quality, habitat (and species) loss and fragmentation, coastal squeeze, disturbance (noise, light and visual), and air quality.

Welsh planning policy context

- 7.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Planning Policy Wales (PPW) (Edition 8), January 2016	
8.1.8	Transport emissions are listed as a significant contributor to climate change and poor air quality. Decisions on planning applications should take into account statutory air quality objectives, results of air quality assessments and any Air Quality Management Plans and Area Action Plans.
13.12.1	It is clarified that material considerations in determining applications for potentially polluting development are likely to include - location (and its justification), impact on health and amenity, risk and impact on an Air Quality Management Area or a Special Area of Conservation.
3.13.1, 13.14.1	Noise can affect people's health and have a direct impact on wildlife and local amenity. Potentially noisy developments are encouraged to be located away from areas where noise is an important consideration.
13.15.1	Noise can be a material consideration if the project is likely to generate noise. A careful assessment of likely noise levels and relevant Noise Action Plans is considered necessary.
13.15.2	Special consideration is required when noise regenerating development is likely to affect protected species or is located in or near statutorily designated areas. Applicants are advised to take into account the effect of noise on the enjoyment of other areas of landscape, wildlife and historic value.
The Wales Spatial Plan (WSP), 2008	
There are no specific policies relating to air quality, noise and vibration impacts. However the WSP seeks to tackle climate change and promote a healthy environment by improving air quality, for example through an integrated approach to traffic management (para 12.4).	
Technical Advice Note 11 (TAN11): Noise, 1997	
TAN11 seeks to minimise the adverse impact of noise without placing unreasonable restrictions on development. It states that noise generating development should not cause an unacceptable degree of disturbance (para 8). It reiterates the mitigation measures outlined in NPS EN-1. TAN11 encourages early engagement with relevant authorities to discuss mitigation measures which can be incorporated into the design. It notes that background noise levels in some suburban and rural areas is very low, and the introduction of noise generating activities into such areas may be especially disruptive (para 14).	
Technical Advice Note 18 (TAN18): Transport, 2007	
There are no TANs for air quality specifically, but the assessment of road traffic effects has some relevance for this topic. TAN18's wider sustainability objectives include ensuring new development is located so as to minimise the need for travel (especially by car). It reiterates the fact that transport emissions contribute significantly to poor air quality. It requires local authorities to take into account statutory air quality objectives, results of air quality reviews and any air quality management area action plans when determining applications (para 2.3, 2.12)	

Local planning policy context

7.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Policy 20	There will be a presumption against development which increases air or odour pollution or introduces major noise or vibration nuisance.
Ynys Môn Local Plan (YMLP), 1996	
2.1 2.10 3.22	YMLP describes Anglesey's clean air as an asset and strives for the highest standards of air quality and pollution control. All proposals would be assessed for their ability to impact local amenity and cause pollution including noise, smell and dust.
General Policy 1	Planning applications would be assessed for a range of impacts including pollution, nuisance problems and residential amenity.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Policy GP1	Applications should minimise pollution and not cause significant harm to general amenity.
Policy SG7	Development will not be permitted within Noise Constraint Areas where the level of noise generated by the development does not satisfy the current standards or would be detrimental to the amenity of adjacent users.
17.26-17.27	The separation of potentially noisy and noise sensitive development is encouraged. If such uses cannot be separated, suitable mitigation measures and planning conditions and obligations should be used.
Policy SG8	Development which poses an unacceptable adverse impact on air quality will not be permitted as poor air quality can damage flora, fauna, buildings as well as have an adverse impact on soil, water and people.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Policy AMG3	All proposals should demonstrate that there would be no unacceptable harm to the area's biodiversity interests from their emissions (including emissions from increase in traffic). Proposals on the coast should demonstrate that there would be no unacceptable harm to the area's biodiversity interests from their noise emissions.
Policy PCYFF1	All proposals should comply with a range of development management criteria, including protecting the health and amenity of local residences with regard to air pollution, fumes, dust, noise and vibration.
Strategic Policy PS5	All proposals should be consistent with the sustainable development principles including protecting the quality of the natural environment and avoiding pollution.

Strategic Policy PS9	For the Wylfa Newydd Project Associated Developments, the applicant should seek to minimise all transport related adverse impacts during construction, operation and decommissioning.
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 4	The quality of life in Anglesey should be improved by ensuring appropriate mitigation measures are implemented to minimise air emissions, noise, vibration and amenity impacts from the construction and operation of the Project.
Objective 7	The release of potentially polluting substances to the air should be minimised.
Policy GP7	<p>The potential impacts of the Wylfa Newydd Project (and its Associated Developments) on health and amenity (individually and cumulatively with other projects) during construction and operation should be assessed. Air quality and noise impacts should be monitored with mitigation provided for affected receptors (including insulation to reduce noise impacts) or compensation where mitigation is not practicable. Suggested measures include restriction of construction working hours and traffic management.</p> <p>Associated Developments are discouraged in areas where construction or operational activities would give rise to unacceptable impacts on air quality and the amenity of existing residents, visitors and businesses. IACC would use planning conditions to address any potential adverse impacts on health from such Associated Developments including restrictions on construction vehicles and working hours, traffic management, dust and odour management, noise management, and monitoring of air quality.</p>
Policy GP14	The developer is advised to minimise environmental impacts related to air quality and noise from related transport proposals and highway infrastructure. Suitable improvements and mitigation should be provided as necessary.
Policy GP20	Sensitive ecological and nationally designated sites should be conserved by minimising the release of potentially polluting substances and using suitable Environmental Management Plans.
Policy GP26	The applicant and Magnox should work together and explore opportunities to mitigate cumulative adverse impacts and maximise benefits of decommissioning activities and construction of the new power station. These opportunities include (among others) measures to reduce emissions to the air from construction activity and minimising heavy goods vehicles movements.

Other acts, policies, projects, plans, programmes and strategies

7.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5 Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
Environment Act 1995 (EA)	The Act was enacted to protect the environment and guard against pollution to air, land or water. It requires local authorities to undertake Local Air Quality Management (LAQM) assessments against set standards and objectives. If these objectives are not being achieved, Air Quality Management Areas (AQMA) should be designated and remedial action plans prepared.
Environment Strategy for Wales (ESW), 2006	The main objectives of the ESW are to reduce air pollution and increase life expectancy. Specific measures for reducing transport emissions are included. The ESW includes an air quality policy developed by reviewing trends and projections, identifying challenges for PM10, PM2.5, NO and NP2 and identifying critical loads and exceedance for air pollution. The policy includes an action plan that sets out potential measures and levels to comply with by 2010, 2015 and 2020.
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (AQS), 2007	The AQS sets out a framework of standards and objectives for the critical air pollutants, with the aim of reducing the number and extent of episodes of air pollution. It sets out a way forward for - planning air quality issues, new air quality standards, a policy framework for tackling fine particles and new national policy measures which could move the UK closer towards meeting the AQSs objectives.
Air Quality Standards (Wales) Regulations 2010 (AQS)	The objectives of these regulations is to improve air quality by reducing the impact of air pollution on human health and ecosystems. These standards include target values for critical pollutants including carbon monoxide, lead, nitrogen dioxide, PM10, sulphur dioxide and PM25.
Air Quality Progress Report for Isle of Anglesey County Council (various, 2014 latest)	This progress report fulfils the requirement of the LAQM process. The decommissioning of the existing power station is mentioned as well as proposals for the new nuclear power station at Wylfa. It lists the preparatory work carried out by the IACC (various NO2 diffusion tube, dust deposition and more recently, PM10 monitoring) to establish existing air quality levels in the vicinity of the Project. The report examined the results from all monitoring locations and found the concentrations to be below the earmarked objectives.

8 Appendix 8 – Population, communities and local services

Introduction

8.1 This appendix covers the following topics:

- Welsh language and culture;
- health;
- utilities and local services (water, waste, electricity, retail, emergency services (police, ambulance and fire), health care services, education facilities);
- cumulative effects;
- social cohesion and lifestyle; and
- land use.

8.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
Planning Policy (UK)	Relevant policy from <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
National Policy (Wales)	<ul style="list-style-type: none"> • PPW; • TANs; and • Wales Spatial Plan.
Local Policy	<ul style="list-style-type: none"> • IACC planning policy; • IACC SPG.
Other acts, policies, projects, plans programmes and strategies	<ul style="list-style-type: none"> • Other acts, policies, projects, plans programmes and strategies relevant to the Project.

UK planning policy context

8.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
5.12.2	Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES.
5.12.3	<p>This assessment should consider all relevant socio-economic impacts, which may include:</p> <ul style="list-style-type: none"> • the creation of jobs and training opportunities; • the provision of additional local services and improvements to local infrastructure, including the provision of educational and visitor facilities; • effects on tourism; • the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development; and • cumulative effects – if development consent were to be granted to for a number of projects within a region and these were developed in a similar timeframe, there could be some short-term negative effects, for example a potential shortage of construction workers to meet the needs of other industries and major projects within the region.
4.13.2	As described in the relevant sections of this NPS and in the technology specific NPSs, where the proposed project has an effect on human beings, the ES should assess these effects for each element of the project, identifying any adverse health impacts, and identifying measures to avoid, reduce or compensate for these impacts as appropriate. The impacts of more than one development may affect people simultaneously, so the applicant and the decision maker should consider the cumulative impact on health.
4.13.3	The direct impacts on health may include increased traffic, air or water pollution, dust, odour, hazardous waste and substances, noise, exposure to radiation, and increases in pests.
4.13.4	New energy infrastructure may also affect the composition, size and proximity of the local population, and in doing so have indirect health impacts, for example if it in some way affects access to key public services, transport or the use of open space for recreation and physical activity.

Doc and Para Ref	Key Themes/Expectations from applicants
5.11.1	Excessive noise can have wide-ranging impacts on the quality of human life, health (for example owing to annoyance or sleep disturbance) and use and enjoyment of areas of value such as quiet places and areas with high landscape quality. More noise specific policies are presented in appendix 7 - Amenity.
5.11.9	<p>The decision maker should not grant development consent unless it is satisfied that the proposals will meet the following aims:</p> <ul style="list-style-type: none"> • avoid significant adverse impacts on health and quality of life from noise; • mitigate and minimise other adverse impacts on health and quality of life from noise; and • where possible, contribute to improvements to health and quality of life through the effective management and control of noise.
4.1.3	<p>In considering any proposed development, and in particular when weighing its adverse impacts against its benefits, the decision maker should take into account:</p> <ul style="list-style-type: none"> • its potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long-term or wider benefits; and • its potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts.
4.2.1	All proposals for projects that are subject to the European Environmental Impact Assessment Directive must be accompanied by an ES describing the aspects of the environment likely to be significantly affected by the project. The Directive specifically refers to effects on human beings, fauna and flora, soil, water, air, climate, the landscape, material assets and cultural heritage, and the interaction between them. The Directive requires an assessment of the likely significant effects of the proposed project on the environment, covering the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects at all stages of the project, and also of the measures envisaged for avoiding or mitigating significant adverse effects.
4.2.5	When considering cumulative effects, the ES should provide information on how the effects of the applicant's proposal would combine and interact with the effects of other development (including projects for which consent has been sought or granted, as well as those already in existence). The decision maker may also have other evidence before it, for example from appraisals of sustainability of relevant NPSs or development plans, on such effects and potential interactions. Any such information may assist the decision maker in reaching decisions on proposals and on mitigation measures that may be required.
4.2.6	The decision maker should consider how the accumulation of, and interrelationship between, effects might affect the environment, economy or community as a whole, even though they may be acceptable when considered on an individual basis with mitigation measures in place.

Doc and Para Ref	Key Themes/Expectations from applicants
5.10.1	An energy infrastructure project will have direct effects on the existing use of the proposed site and may have indirect effects on the use, or planned use, of land in the vicinity for other types of development. Given the likely locations of energy infrastructure projects there may be particular effects on open space including green infrastructure. More open space and recreation specific policies are presented in appendix 5 - Access and Transport.
5.10.5	The ES should identify existing and proposed land uses near the project, any effects of replacing an existing development or use of the site with the proposed project or preventing a development or use on a neighbouring site from continuing. Applicants should also assess any effects of precluding a new development or use proposed in the development plan.
5.10.7	During any pre-application discussions with the applicant the LPA should identify any concerns it has about the impacts of the application on land use, having regard to the development plan and relevant applications and including, where relevant, whether it agrees with any independent assessment that the land is surplus to requirements.
5.10.8	Applicants should seek to minimise impacts on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) and preferably use land in areas of poorer quality (grades 3b, 4 and 5) except where this would be inconsistent with other sustainability considerations. Applicants should also identify any effects and seek to minimise impacts on soil quality taking into account any mitigation measures proposed. For developments on previously developed land, applicants should ensure that they have considered the risk posed by land contamination.
5.10.13	Where the project conflicts with a proposal in a development plan, the decision maker should take account of the stage which the development plan document in England or local development plan in Wales has reached in deciding what weight to give to the plan for the purposes of determining the planning significance of what is replaced, prevented or precluded. The closer the development plan document in England or local development plan in Wales is to being adopted by the LPA, the greater weight which can be attached to it.
5.10.15	The decision maker should ensure that applicants do not site their scheme on the best and most versatile agricultural land without justification. It should give little weight to the loss of poorer quality agricultural land (in grades 3b, 4 and 5), except in areas (such as uplands) where particular agricultural practices may themselves contribute to the quality and character of the environment or the local economy.
5.10.19	Although in the case of much energy infrastructure there may be little that can be done to mitigate the direct effects of an energy project on the existing use of the proposed site (assuming that some at least of that use can still be retained post project construction) applicants should nevertheless seek to minimise these effects and the effects on existing or planned uses near the site by the application of good design principles, including the layout of the project.

Doc and Para Ref	Key Themes/Expectations from applicants
5.10.23	Where a project has a sterilising effect on land use (for example in some cases under transmission lines) there may be scope for this to be mitigated through, for example, using or incorporating the land for nature conservation or wildlife corridors or for parking and storage in employment areas.
National Policy Statement for Nuclear Power Generation (NPS EN-6), 2011	
1.7.4	The main findings of the Nuclear AoS states: There is the potential for interactions and cumulative adverse effects on wider biodiversity in relation to water quality and resources, habitat loss and “coastal squeeze” where there is more than one potentially suitable site for new nuclear power in the locality or as a result of other major development in the area. Such interactions and adverse effects are possible in European Sites in the Severn Estuary and River Wye and the Outer Thames Estuary where there are two potentially suitable nuclear sites. These issues will need to be considered in project level HRAs and EIAs.
3.4.3	Impact on health is classified as a nuclear impact.
3.7.4	The decision maker should consider the cumulative effects of a development consent application for the construction of a new nuclear power station at a specific site with other major infrastructure proposals in accordance with the requirements of EN-1.
3.9.2	<p>The Nuclear AoS has identified potential cumulative ecological effects at sites in the east, south west and north west of England⁵⁰. It also identified some common implications for biodiversity resulting from:</p> <ul style="list-style-type: none"> • water discharge, abstraction and quality issues; • habitat and species loss and fragmentation and coastal squeeze; • disturbance events (noise, light and visual); and • air quality.
3.12.3	The operation of a new nuclear power station is unlikely to be associated with significant noise, vibration or air quality impacts (although there may be local impacts from transport and associated activities during construction; and if cooling towers are required, particularly forced draught towers, the potential noise impact may be greater). With appropriate mitigation, the subsequent effect of these potential impacts on human health is unlikely to be significant.
3.12.4	Radiation from nuclear power stations requires careful management during and beyond the operational life of the power station. However, safety systems in place in the designs of new nuclear power stations and compliance with the UKs robust legislative and regulatory regime mean that the risk of radiological health detriment posed by nuclear power stations (both during normal operation and as a result of an unplanned release) is very small.
3.12.5	In common with other major industrial processes, the construction, operation and decommissioning of new nuclear power stations could affect health care provision. For example, the facility could increase demand on health monitoring services.

Doc and Para Ref	Key Themes/Expectations from applicants
3.12.6	The Nuclear AoS also identified that there could be positive effects for health and well-being resulting from the positive socio-economic benefits of new nuclear power stations.
Annex II C.9.103	With regard to Wylfa, It is possible that the presence of a nuclear power station may lead to increased stress levels in certain individuals. Overall, the Appraisal of Sustainability finds that likely enhancement in employment, community wealth, housing stock and other associated neighbourhood infrastructure should improve community well-being and health generally.
C9.110	Some responses expressed concerns that an influx of workers into the area could be damaging to its language, culture and welfare. However, some responses also argued that socio-economic considerations should be a factor in deciding whether a site was potentially suitable and said that Government had not given sufficient weight to this. It was stated that unemployment in Anglesey is high and that the benefits a new nuclear power station would bring should be a key factor in the decision whether to list the site on the Nuclear NPS.

Welsh planning policy context

- 8.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
4.4.3	<p>Proposals and decisions should:</p> <ul style="list-style-type: none"> • play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities (including water supplies, sewerage, water treatment facilities, and waste management facilities); • promote access to employment, shopping, education, health, community, leisure, sports facilities and green space, maximising opportunities for community development and social welfare; • foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone; • contribute to the protection, and where possible, the improvement of people's health and well-being as a core component of sustainable development and responding to climate change. Consideration of the possible impacts of developments – positive or negative – on people's health at an early stage will help to clarify the relevance of health and the extent to which it needs to be taken into account; and • contribute positively to the well-being of the Welsh language and ensure any negative impacts on the language are mitigated.
4.13.2 4.13.4	The Welsh language should be supported by the planning system. The broad distribution and phasing of housing should be planned taking into

Doc and Para Ref	Key Themes/Expectations from applicants
	account the ability of different areas and communities to accommodate the development without eroding the position of the Welsh language.
4.13.5	Considerations relating to the use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission. If required, language impact assessments may be carried out for major development. Planning decisions should not discriminate and should not be made on linguistic grounds.
11.1.3	The Welsh Government promotes social inclusion, improved health and well-being for all by ensuring everyone has easy access to the natural environment and to good quality, well designed facilities and open space.
12.1.1	Adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, electricity and gas (the utilities) and telecommunications is crucial for the economic, social and environmental sustainability of all parts of Wales.
12.1.6	The capacity of existing infrastructure, and the need for additional facilities, will be taken into account in the consideration of planning applications.
12.4.1 12.4.2 12.4.3	The adequacy of water supply and the sewage infrastructure are material in considering planning applications. New development should not adversely affect water supplies, water quality or sewerage systems. Development proposals in sewered areas must demonstrate an ability to connect to the main sewer. Non-mains sewage proposals, such as septic tanks and surface water drainage schemes, must be assessed for their potential impacts on the environment, amenity and public health.
12.18.14	It is recognised that when considering low carbon developments, whilst cumulative impact can be a material consideration, it must be balanced against the need to meet the Welsh Government's aspirations for energy in Wales.
The Wales Spatial Plan (WSP), 2008	
The key themes of the WSP revolve around building sustainable communities, promoting a sustainable economy, achieving sustainable accessibility and respecting distinctiveness. For north west Wales, a range of priorities are identified. An appropriate and planned spatial development of the area is encouraged including facilitating a strong Menai area, the network of linked settlements on both sides of the Menai Straits extending to Llangefni, the Llandudno hub and the developing identified secondary hubs in the north and south of the region. WSP also promotes appropriate mechanisms to spread benefit and facilitate indigenous growth in key rural communities and the wider rural area and responding to their development needs to create sustainable places for future generations.	
Technical Advice Note 6 (TAN6): Planning for Sustainable Rural Communities, 2010	
TAN6 highlights the key role the planning system has in establishing sustainable rural communities. It notes that many rural communities can accommodate development, particularly to meet local needs. In particular, LPAs should support development that would help achieve a better balance between housing and employment, encouraging people to live and work in the same locality. However, consideration must be given to the impact on proposed developments on the sustainability suitability of the community.	

Doc and Para Ref	Key Themes/Expectations from applicants
Technical Advice Note 20 (TAN20): Planning and the Welsh Language, 2013	
	TAN20 provides guidance on how the planning system considers the implications of the Welsh language when preparing local plans. Where the use of the Welsh language is a significant part of the social fabric of a community, the interest and needs of the Welsh language should be taken into account.

Local planning policy context

- 8.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Strategic Policy 1	Settlements will be developed at a rate consistent with the needs of their communities for housing, work, leisure and community services within a framework of policies which safeguard community life and conserve the environment.
Strategic Policy 5	The GSP seeks to safeguard and nurture the use of the Welsh language and it is a material consideration in assessing the implications of development in Gwynedd.
Policy A3	The scale and phasing of new housing should take the needs and interests of the Welsh language as well as the availability of services into account.
Policy D20	There will be a presumption against development which will overload the sewer network.
Ynys Môn Local Plan (YMLP), 1996	
General Policy 1	Planning applications should consider the effect on – the needs and interests of the Welsh language, pollution, amenity issues, adequacy of water resources and protection of the best and most versatile agricultural land.
Policy 48	New housing developments need to take the interests of the Welsh language into account, along with availability and adequacy of suitable services, social and community facilities and protection of the best and most versatile agricultural land.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Policy GP1	Development should not cause significant harm to people, general amenity, residential amenity or the environment whilst protecting the best and most versatile agricultural land.
Part One Policy 3	The Welsh language and culture will be protected by permitting development which helps strengthen those communities where Welsh is part of the social

Doc and Para Ref	Key Themes/Expectations from applicants
	fabric. Development that would have a significantly harmful effect on the use of the Welsh language in a community will not be permitted.
Policy SG4	Planning permission will only be granted where the development can be served by public foul sewerage system or satisfactory improvements can be provided.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Strategic Policy PS1	<p>The use of the Welsh language in the Plan area will be promoted. This will be achieved by:</p> <ul style="list-style-type: none"> • requiring a Welsh Language Statement to set out how the development will protect and promote the Welsh language. This will be needed for all developments employing more than 50 people or with an area of 1000sqm or more; • requiring a Welsh Language Impact Assessment showing how the proposed development will protect, promote and enhance the Welsh language. This will be needed where a proposed development involves a windfall site or will attract or accommodate significant numbers of people than originally anticipated in the JLDPs plans and proposals; • using appropriate mitigation measures where necessary; • refusing proposals that due to their size, scale and location could potentially cause significant harm to the character and language balance of the community; • encouraging all signage to be bilingual; and • encouraging the use of Welsh place names for new developments.
Strategic Policy PS2/ Policy ISA1	New developments should 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. Planning obligations, conditions or developer contributions could potentially be sought for these. Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements. If the effect of the development is cumulative, the financial contributions may be accumulated, within legislative constraints, to alleviate the cumulative effect. Contributions may be sought for health care, education, waste facilities, cultural and community facilities, Welsh language measures and utilities infrastructure.
Policy ISA2	Provision of new community facilities is encouraged and possible co-location with healthcare, schools, libraries and leisure facilities is promoted. The loss of existing community facilities will be resisted unless suitable alternatives are presented which are accessible, appropriate and financially viable.
Strategic Policy PS5	Proposals should be consistent with sustainable development principles - using land and infrastructure effectively, protecting and promoting the Welsh language, promoting greater self-containment of settlements by contributing to balanced communities, supported by sufficient services and physical infrastructure and protecting soil quality.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy PCYFF1	Proposed development should not have an unacceptable adverse impact on - health, safety or amenity of local residences we all as other land and property uses due to increased activity, disturbance, vibration, noise, dust, litter, drainage and pollution. Adverse impacts on the best and most versatile agricultural land and land safeguarded for other uses should also be avoided.
Policy PCYFF2	Proposals should demonstrate a high quality design which considers a reasonable use of other adjacent land using its layout and form. It should help create healthy and active environments and consider the well-being of future users.
Strategic Policy PS9	The Wylfa Newydd Project and Associated Developments should include appropriate measures for promoting social cohesion and community safety. Where community infrastructure is provided for construction workers, they should be sited and designed to be available for community use during construction and ultimately serve a legacy use. Where there would be additional impacts or demands on existing facilities appropriate contributions for off-site facilities will be sought. Voluntary contributions are encouraged to recognise the burden and disturbance borne by the community. More details on the developer contributions are covered in Appendix 1 - Education, jobs, skills, tourism and community benefits.
Strategic Policy PS10	Economic prosperity and sustainability of rural communities is supported by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification.
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Policy GP1	The DCO and TCPA applications must be accompanied by socio-economic assessments, which should include all potential cumulative effects.
Policy GP5	The applicant should include detailed assessment of the impact of proposals on the island's amenity, culture, identity and distinctiveness. Mitigation measures should be included where necessary.
Policy GP6	<p>The applicant should ensure that the community services and facilities including education, health care, leisure facilities and emergency services are in place to accommodate the construction and operation of the Project and its associated developments. New services and facilities provision should be sustainable, integrated and provide a lasting benefit to communities. The applicant is expected to:</p> <ul style="list-style-type: none"> • provide new, relocated or enhanced community facilities and services to meet the needs of the project, its workers and mitigate any adverse impacts on existing provision either alone or in combination with other proposals; • ensure new or relocated community facilities and services are available to the public and allow for a permanent legacy use; • deliver community facilities and services in acceptable locations; • ensure community facilities prioritise the use of previously developed land, incorporate high quality design and protect the built and natural environment; and

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> ensure that opportunities to complement existing initiatives on the island are realised.
Policy GP7	<p>The applicant should undertake a comprehensive assessment of health and amenity impact of the Project and its Associated Developments, including potential cumulative impacts. Working with Betsi Cadwaladr University Health Board is encouraged to identify potential adverse impacts and design mitigation measures. Mitigation measures are likely to relate to:</p> <ul style="list-style-type: none"> provision of information on health risks; physical design of new development (screening, layouts to minimise impacts on sensitive receptors); mitigation for affected receptors (insulation to reduce noise); restriction of construction working hours; and monitoring of potential impacts for air, noise and light pollution. <p>Associated Developments should not be located where construction and operation would give rise to unacceptable impacts on air quality, noise, light pollution and amenity. Construction workers' accommodation should be sited carefully to ensure health and amenity of workers are not adversely affected by current or proposed future adjacent land uses. Planning conditions may be imposed as appropriate. The applicant is expected to - prepare a Corporate Health Policy, implement a Code of Conduct for Construction Workers, disseminate useful health and safety information to workers and provide facilities and services to meet the specific needs of the workforce.</p>
Policy GP9	<p>The applicant should assess the potential impacts of the Project and its Associated Developments on community cohesion and social inequalities. The assessment should take into account the cultural diversity of the construction workforce in order to ensure effective cohesion and integration is achieved. The proposals should integrate construction workers' accommodation with community facilities and services within existing communities, in line with IACCs spatial strategy. They should also avoid large concentrations if possible, take full account of the potential impacts on Welsh language and culture, incorporate high standard of design, ensure maximum accessibility, be supported by a construction worker Code of Conduct and Community Safety Management Plans and mitigate any adverse impacts on emergency services provision. Opportunities to enhance social cohesion and tackle social inequalities should be identified. The applicant is encouraged to work alongside relevant organisations to demonstrate how the Project can facilitate regeneration in the Island's most deprived communities.</p>
Policy GP13	<p>The Project should maintain and where possible strengthen the Welsh language and culture as part of the island's social fabric and community identity. A Welsh Language Statement and a Welsh Language Impact Assessment (including cumulative impacts) should be completed and the linkages between the Welsh language, communities, economic development and service provision realised. Pro-active measures agreed between the applicant and IACC should be implemented and set out in a Welsh language Strategy. The measures should revolve around;</p> <ul style="list-style-type: none"> establishing a labour market for Welsh speakers;

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • marketing to attract Welsh speaking former residents back to Anglesey; • establishing language centres; • supporting the provision of school places in Welsh medium schools; • cultural and language initiatives to encourage the use of the language; • language and cultural awareness initiatives; • provision of bilingual signs; • provision of community services and facilities in the medium of Welsh; and • development of Welsh learning actions for non-Welsh speaking members of the workforce. <p>All planning applications for Associated Development will be expected to demonstrate how a Welsh language strategy will be delivered by the proposed development.</p>
Policy GP15	<p>The applicant should demonstrate that utilities infrastructure (water supply, waste water treatment, electricity, gas, and telecommunications) would not be adversely affected by the NSIP or its Associated Developments. If upgrades are necessary, this should be agreed with the service provider, delivered timely and without any immediate adverse impacts on exiting provision. Opportunities for coordinated investment in utilities provision with other strategic investment on the island are encouraged. Potential impacts on water and waste water treatment should be carefully assessed. Proposals should aim to enhance the utilities provision of the island for the benefit of its communities.</p>
<p>Planning and the Welsh Language: Supplementary Planning Guidance, 2007</p>	
<p>It provides guidance on how IACC will take into account the well-being of the Welsh language in the development process and the supporting information that may be required to allow an adequate assessment of individual planning applications.</p>	

Other acts, policies, projects, plans programmes and strategies

8.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5 Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
Well-being of Future Generations (Wales) Act 2015	The Act includes the aim of achieving “a Wales of vibrant culture and thriving Welsh language”. The future well-being of the language across the whole of Wales will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities.
Planning (Wales) Act 2015	Contains provisions relating to the consideration of the Welsh language in the appraisal of development plans and in dealing with applications for planning permission.
Rural Development Plan for Wales 2007-2013, 2008	The Rural Development Plan sets a strategy for the development of rural areas in Wales and includes an analysis of the current situation. The Plan talks about critical issues such as low employment and production levels, young adult emigration and the vitality of communities. Its objectives are to promote information, target land use in a sustainable way, use forest land in a sustainable way, improve the quality of life in rural areas and seek opportunities to diversity the rural economy.
Getting on Together: a Community Cohesion Strategy for Wales, 2009	The overarching aim of the strategy is to shape and support local efforts to improve community cohesion across Wales. It identifies three social cohesion issues particularly relevant to Wales including higher prevalence of economic and social deprivation, community cohesion issues in rural areas and the sustainability of Welsh speaking communities. The strategy sets out a series of actions under – housing, leaning, communication, promoting equality and social inclusion and preventing violence.
A living language: a language for living – Welsh Language Strategy 2012-2017, 2012	<p>It's the Welsh Government's vision to see the Welsh language thriving in Wales. To achieve that the strategy aims to increase the number of people who both speak and use the language. The six aims of the strategy revolve around:</p> <ul style="list-style-type: none"> • encouraging the use of Welsh within families; • increasing the provision of Welsh medium activities for children and young people; • strengthening the language's position in the community; • increasing opportunities to use Welsh at work; • improving the Welsh language service to citizens; and • strengthening the infrastructure for the language. <p>The strategy also emphasises the importance of Welsh-medium education as an essential component in producing Welsh speakers of the future.</p>

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9 Appendix 9 – Sustainability, climate change and flood risk

Introduction

9.1 This appendix covers the following topics:

- climate change;
- sustainable development;
- coastal processes; and
- flood risk.

9.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • PPW; • TANS; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; and • IACC SPG.
Other relevant acts, policies, projects, plans, programmes and strategies	<ul style="list-style-type: none"> • Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

- 9.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
2.2.4	Not all aspects of Government energy and climate change policy will be relevant to decision maker decisions or planning decisions by local authorities, and the planning system is only one of a number of vehicles that helps to deliver Government energy and climate change policy. The role of the planning system is to provide a framework which permits the construction of whatever Government – and players in the market responding to rules, incentives or signals from Government – have identified as the types of infrastructure we need in the places where it is acceptable in planning terms. It is important that, in doing this, the planning system ensures that development consent decisions take account of the views of affected communities and respect the principles of sustainable development.
4.5.3	The decision maker needs to be satisfied that energy infrastructure developments are sustainable and, having regard to regulatory and other constraints, are as attractive, durable and adaptable (including taking account of natural hazards such as flooding) as they can be.
4.8.1	While climate change mitigation is essential to minimise the most dangerous impacts of climate change, previous global greenhouse gas emissions have already committed us to some degree of continued climate change for at least the next 30 years. If new energy infrastructure is not sufficiently resilient against the possible impacts of climate change, it will not be able to satisfy the energy needs.
4.8.2	Climate change is likely to mean that the UK will experience hotter, drier summers and warmer, wetter winters. There is a likelihood of increased flooding, drought, heatwaves and intense rainfall events, as well as rising sea levels. Adaptation is therefore necessary to deal with the potential impacts of these changes that are already happening.
4.8.4	In certain circumstances, measures implemented to ensure a scheme can adapt to climate change may give rise to additional impacts, for example as a result of protecting against flood risk, there may be consequential impacts on coastal change
4.8.5	New energy infrastructure will typically be a long-term investment and will need to remain operational over many decades, in the face of a changing climate. Consequently, applicants must consider the impacts of climate change when planning the location, design, build, operation and, where appropriate, decommissioning of new energy infrastructure. The ES should set out how the proposal will take account of the projected impacts of climate change. While not required by the EIA Directive, this information will be needed by the decision maker.

Doc and Para Ref	Key Themes/Expectations from applicants
4.8.6	The decision maker should be satisfied that applicants for new energy infrastructure have taken into account the potential impacts of climate change using the latest UK Climate Projections available at the time the ES was prepared to ensure they have identified appropriate mitigation or adaptation measures. This should cover the estimated lifetime of the new infrastructure. Should a new set of UK Climate Projections become available after the preparation of the ES, the decision maker should consider whether they need to request further information from the applicant.
4.8.7	Applicants should apply as a minimum, the emissions scenario that the Independent Committee on Climate Change suggests the world is currently most closely following – and the 10%, 50% and 90% estimate ranges. These results should be considered alongside relevant research which is based on the climate change projections.
4.8.8	The decision maker should be satisfied that there are not features of the design of new energy infrastructure critical to its operation which may be seriously affected by more radical changes to the climate beyond that projected in the latest set of UK climate projections, taking account of the latest credible scientific evidence on, for example, sea level rise (for example by referring to additional maximum credible scenarios – i.e. from the Intergovernmental Panel on Climate Change or EA) and that necessary action can be taken to ensure the operation of the infrastructure over its estimated lifetime.
4.8.9	Where energy infrastructure has safety critical elements (for example parts of new fossil fuel power stations or some electricity sub-stations), the applicant should apply the high emissions scenario (high impact, low likelihood) to those elements. Although the likelihood of this scenario is thought to be low, it is appropriate to take a more risk-averse approach with elements of infrastructure which are critical to the safety of its operation.
4.8.10	If any adaptation measures give rise to consequential impacts (for example on flooding, water resources or coastal change) the decision maker should consider the impact of the latter in relation to the application as a whole and the impacts guidance set out in Part 5 of this NPS.
4.8.11	Any adaptation measures should be based on the latest set of UK Climate Projections, the Government's latest UK Climate Change Risk Assessment, when available and in consultation with the EA.
4.8.12	Adaptation measures can be required to be implemented at the time of construction where necessary and appropriate to do so. However, where they are necessary to deal with the impact of climate change, and that measure would have an adverse effect on other aspects of the project and/or surrounding environment (for example coastal processes), the decision maker may consider requiring the applicant to ensure that the adaptation measure could be implemented should the need arise, rather than at the outset of the development (for example increasing height of existing, or requiring new, sea walls).

Doc and Para Ref	Key Themes/Expectations from applicants
4.8.13	The generic impacts advice in this NPS and the technology specific advice on impacts in the other NPSs provide additional information on climate change adaptation.
5.3.6	In having regard to the aim of the Government's biodiversity strategy the decision maker should take account of the context of the challenge of climate change: failure to address this challenge will result in significant adverse impacts to biodiversity. More biodiversity specific policies are presented in Appendix 2 - Natural environment.
5.10.2	The Government's policy is to ensure there is adequate provision of high quality open space (including green infrastructure) and sports and recreation facilities to meet the needs of local communities. Green infrastructure in particular will also play an increasingly important role in mitigating or adapting to the impacts of climate change. More green infrastructure specific policies are presented in Appendix 5 - Access and transport.
5.5.1	<p>The Government's aim is to ensure that our coastal communities continue to prosper and adapt to coastal change. This means planning should:</p> <ul style="list-style-type: none"> • ensure that policies and decisions in coastal areas are based on an understanding of coastal change over time; • prevent new development from being put at risk from coastal change by avoiding inappropriate development in areas that are vulnerable to coastal change or any development that adds to the impacts of physical changes to the coast, and directing development away from areas vulnerable to coastal change; • ensure that the risk to development which is, exceptionally, necessary in coastal change areas because it requires a coastal location and provides substantial economic and social benefits to communities, is managed over its planned lifetime; and • ensure that plans are in place to secure the long term sustainability of coastal areas.
5.5.2	For the purpose of this section, coastal change means physical change to the shoreline, i.e. erosion, coastal landslip, permanent inundation and coastal accretion. Where onshore infrastructure projects are proposed on the coast, coastal change is a key consideration. Some kinds of coastal change happen very gradually, others over shorter timescales. Some are the result of purely natural processes; others, including potentially significant modifications of the coastline or coastal environment resulting from climate change, are wholly or partly man-made. This section is concerned both with the impacts which energy infrastructure can have as a driver of coastal change and with how to ensure that developments are resilient to ongoing and potential future coastal change.
5.5.3	The construction of an onshore energy project on the coast may involve, for example, dredging, dredge spoil deposition, cooling water, culvert construction, marine landing facility construction and flood and coastal protection measures which could result in direct effects on the coastline, seabed and marine ecology and biodiversity.

Doc and Para Ref	Key Themes/Expectations from applicants
5.5.4	Additionally, indirect changes to the coastline and seabed might arise as a result of a hydrodynamic response to some of these direct changes. This could lead to localised or more widespread coastal erosion or accretion and changes to offshore features such as submerged banks and ridges and marine biodiversity.
5.5.6	Where relevant, applicants should undertake coastal geomorphological and sediment transfer modelling to predict and understand impacts and help identify relevant mitigating or compensatory measures.
5.5.7	<p>The ES (see section 4.2) should include an assessment of the effects on the coast. In particular, applicants should assess:</p> <ul style="list-style-type: none"> • the impact of the proposed project on coastal processes and geomorphology, including by taking account of potential impacts from climate change. If the development will have an impact on coastal processes the applicant must demonstrate how the impacts will be managed to minimise adverse impacts on other parts of the coast; • the implications of the proposed project on strategies for managing the coast as set out in Shoreline Management Plans (SMPs) (which provide a large-scale assessment of the physical risks associated with coastal processes and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner), any relevant Marine Plans, River Basin Management Plans and capital programmes for maintaining flood and coastal defences; • the effects of the proposed project on marine ecology, biodiversity and protected sites; • the effects of the proposed project on maintaining coastal recreation sites and features; and • the vulnerability of the proposed development to coastal change, taking account of climate change, during the project's operational life and any decommissioning period.
5.5.8	For any projects involving dredging or disposal into the sea, the applicant should consult the MMO at an early stage. Where the project has the potential to have a major impact in this respect, this is covered in the technology-specific NPSs.
5.5.9	The applicant should be particularly careful to identify any effects of physical changes on the integrity and special features of Marine Conservation Zones, candidate marine Special Areas of Conservation (SACs), coastal SACs and candidate coastal SACs, coastal Special Protection Areas (SPAs).
5.5.10	The decision maker should be satisfied that the proposed development will be resilient to coastal erosion and deposition, taking account of climate change, during the project's operational life and any decommissioning period.
5.5.11	The decision maker should not normally consent new development in areas of dynamic shorelines where the proposal could inhibit sediment flow or have an adverse impact on coastal processes at other locations. Impacts on coastal processes must be managed to minimise adverse impacts on other parts of the coast. Where such proposals are brought forward consent should only be

Doc and Para Ref	Key Themes/Expectations from applicants
	granted where the decision maker is satisfied that the benefits (including need) of the development outweigh the adverse impacts.
5.5.12	The decision maker should not normally consent new development in areas of dynamic shorelines where the proposal could inhibit sediment flow or have an adverse impact on coastal processes at other locations. Impacts on coastal processes must be managed to minimise adverse impacts on other parts of the coast. Where such proposals are brought forward consent should only be granted where the decision maker is satisfied that the benefits (including need) of the development outweigh the adverse impacts.
5.5.13	The decision maker should examine the broader context of coastal protection around the proposed site, and the influence in both directions, i.e. coast on site, and site on coast.
5.5.14	The decision maker should consult the MMO on projects which could impact on coastal change, since the MMO may also be involved in considering other projects which may have related coastal impacts.
5.5.15	The decision maker should consult the MMO on projects which could impact on coastal change, since the MMO may also be involved in considering other projects which may have related coastal impacts.
5.5.16	Substantial weight should be attached to the risks of flooding and coastal erosion. The applicant must demonstrate that full account has been taken of the policy on assessment and mitigation in section 4.22 of this NPS, taking account of the potential effects of climate change on these risks as discussed above.
5.5.17	Applicants should propose appropriate mitigation measures to address adverse physical changes to the coast, in consultation with the MMO, the EA, LPAs, other statutory consultees, Coastal Partnerships and other coastal groups, as it considers appropriate. Where this is not the case the decision maker should consider what appropriate mitigation requirements might be attached to any grant of development consent.
5.7.1	Flooding threatens life and causes substantial damage to property. The effects of weather events on the natural environment, life and property can be increased in severity both as a consequence of decisions about the location, design and nature of settlement and land use, and as a potential consequence of future climate change. Although flooding cannot be wholly prevented, its adverse impacts can be avoided or reduced through good planning and management
5.7.2	Climate change over the next few decades is likely to mean milder, wetter winters and hotter, drier summers in the UK, while sea levels will continue to rise. Within the lifetime of energy projects, these factors will lead to increased flood risks in areas susceptible to flooding, and to an increased risk of the occurrence of floods in some areas which are not currently thought of as being at risk. The applicant and the decision maker should take account of the policy on climate change adaptation in section 4.8.
5.7.3	The aims of planning policy on development and flood risk are to ensure that flood risk from all sources of flooding is taken into account at all stages in the

Doc and Para Ref	Key Themes/Expectations from applicants
	<p>planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new energy infrastructure is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and, where possible, by reducing flood risk overall</p>
5.7.4	<p>Applications for energy projects of 1 hectare or greater in Flood Zone 1 in England or Zone A in Wales and all proposals for energy projects located in Flood Zones 2 and 3 in England or Zones B and C in Wales should be accompanied by a flood risk assessment (FRA). An FRA will also be required where an energy project less than 1 hectare may be subject to sources of flooding other than rivers and the sea (for example surface water), or where the EA, Internal Drainage Board or other body have indicated that there may be drainage problems. This should identify and assess the risks of all forms of flooding to and from the project and demonstrate how these flood risks will be managed, taking climate change into account.</p>
5.7.5	<p>The minimum requirements for FRAs are that they should:</p> <ul style="list-style-type: none"> • be proportionate to the risk and appropriate to the scale, nature and location of the project; • consider the risk of flooding arising from the project in addition to the risk of flooding to the project; • take the impacts of climate change into account, clearly stating the development lifetime over which the assessment has been made; • be undertaken by competent people, as early as possible in the process of preparing the proposal; • consider both the potential adverse and beneficial effects of flood risk management infrastructure, including raised defences, flow channels, flood storage areas and other artificial features, together with the consequences of their failure; • consider the vulnerability of those using the site, including arrangements for safe access; • consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and identify flood risk reduction measures, so that assessments are fit for the purpose of the decisions being made; • consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes; • include the assessment of the remaining (known as 'residual') risk after risk reduction measures have been taken into account and demonstrate that this is acceptable for the particular project; • consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of the project may affect drainage systems;

Doc and Para Ref	Key Themes/Expectations from applicants
	<ul style="list-style-type: none"> • consider if there is a need to be safe and remain operational during a worst case flood event over the development's lifetime; and • be supported by appropriate data and information, including historical information on previous events.
5.7.7	<p>Applicants for projects which may be affected by, or may add to, flood risk should arrange pre-application discussions with the EA, and, where relevant, other bodies such as Internal Drainage Boards, sewerage undertakers, navigation authorities, highways authorities and reservoir owners and operators. Such discussions should identify the likelihood and possible extent and nature of the flood risk, help scope the FRA, and identify the information that will be required by the decision maker to reach a decision on the application when it is submitted. The decision maker should advise applicants to undertake these steps where they appear necessary, but have not yet been addressed.</p>
5.7.8	<p>If the EA has concerns about the proposal on flood risk grounds, the applicant should discuss these concerns with the EA and take all reasonable steps to agree ways in which the proposal might be amended, or additional information provided, which would satisfy the Environment Agency's concerns.</p>
5.7.9	<p>In determining an application for development consent, the decision maker should be satisfied that where relevant:</p> <ul style="list-style-type: none"> • the application is supported by an appropriate FRA; • the Sequential Test has been applied as part of site selection; • a sequential approach has been applied at the site level to minimise risk by directing the most vulnerable uses to areas of lowest flood risk; • the proposal is in line with any relevant national and local flood risk management strategy; • priority has been given to the use of Sustainable Drainage Systems (SuDs) (as required in the next paragraph on National Standards); and • in flood risk areas the project is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed over the lifetime of the development.
5.7.10	<p>For construction work which has drainage implications, approval for the project's drainage system will form part of the development consent issued by the decision maker. The decision maker will therefore need to be satisfied that the proposed drainage system complies with any National Standards published by Ministers under Paragraph 5(1) of Schedule 3 to the Flood and Water Management Act 2010. In addition, the development consent order, or any associated planning obligations, will need to make provision for the adoption and maintenance of any SuDs, including any necessary access rights to property. The decision maker should be satisfied that the most appropriate body is being given the responsibility for maintaining any SuDs, taking into account the nature and security of the infrastructure on the proposed site. The responsible body could include, for example, the applicant, the landowner, the relevant local authority, or another body, such as an Internal Drainage Board.</p>

Doc and Para Ref	Key Themes/Expectations from applicants
5.7.11	If the EA continues to have concerns and objects to the grant of development consent on the grounds of flood risk, the decision maker can grant consent, but would need to be satisfied before deciding whether or not to do so that all reasonable steps have been taken by the applicant and the EA to try to resolve the concerns.
5.7.12	The decision maker should not consent development in Flood Zone 2 in England or Zone B in Wales unless it is satisfied that the sequential test requirements have been met. It should not consent development in Flood Zone 3 or Zone C unless it is satisfied that the Sequential and Exception Test requirements have been met. The technology-specific NPSs set out some exceptions to the application of the sequential test. However, when seeking development consent on a site allocated in a development plan through the application of the Sequential Test, informed by a strategic flood risk assessment, applicants need not apply the Sequential Test, but should apply the sequential approach to locating development within the site.
5.7.13	The sequential test - Preference should be given to locating projects in Flood Zone 1 in England or Zone A in Wales. If there is no reasonably available site in Flood Zone 1 or Zone A, then projects can be located in Flood Zone 2 or Zone B. If there is no reasonably available site ¹¹⁵ in Flood Zones 1 or 2 or Zones A and B, then nationally significant energy infrastructure projects can be located in Flood Zone 3 or Zone C subject to the Exception Test. Consideration of alternative sites should take account of the policy on alternatives set out in section 4.4 above.
5.7.14	The exception test - If, following application of the sequential test, it is not possible, consistent with wider sustainability objectives, for the project to be located in zones of lower probability of flooding than Flood Zone 3 or Zone C, the Exception Test can be applied. The test provides a method of managing flood risk while still allowing necessary development to occur.
5.7.15	The Exception Test is only appropriate for use where the sequential test alone cannot deliver an acceptable site, taking into account the need for energy infrastructure to remain operational during floods. It may also be appropriate to use it where as a result of the alternative site(s) at lower risk of flooding being subject to national designations such as landscape, heritage and nature conservation designations, for example Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSIs) and World Heritage Sites (WHS) it would not be appropriate to require the development to be located on the alternative site(s).

Doc and Para Ref	Key Themes/Expectations from applicants
5.7.16	<p>All three elements of the test will have to be passed for development to be consented. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> • it must be demonstrated that the project provides wider sustainability benefits to the community¹¹⁶ that outweigh flood risk; • the project should be on developable, previously developed land¹¹⁷ or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously developed land subject to any exceptions set out in the technology-specific NPSs; and • a FRA must demonstrate that the project will be safe, without increasing flood risk elsewhere subject to the exception below and, where possible, will reduce flood risk overall.
5.7.17	<p>Exceptionally, where an increase in flood risk elsewhere cannot be avoided or wholly mitigated, the decision maker may grant consent if it is satisfied that the increase in present and future flood risk can be mitigated to an acceptable level and taking account of the benefits of, including the need for, nationally significant energy infrastructure as set out in Part 3 above. In any such case the decision maker should make clear how, in reaching its decision, it has weighed up the increased flood risk against the benefits of the project, taking account of the nature and degree of the risk, the future impacts on climate change, and advice provided by the EA and other relevant bodies.</p>
5.7.18	<p>To satisfactorily manage flood risk, arrangements are required to manage surface water and the impact of the natural water cycle on people and property.</p>
5.7.19	<p>In this NPS, the term Sustainable Drainage Systems (SuDs) refers to the whole range of sustainable approaches to surface water drainage management including, where appropriate:</p> <ul style="list-style-type: none"> • source control measures including rainwater recycling and drainage; • infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities; • filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns; • filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; • basins ponds and tanks to hold excess water after rain and allow controlled discharge that avoids flooding; and • flood routes to carry and direct excess water through developments to minimise the impact of severe rainfall flooding.
5.7.20	<p>Site layout and surface water drainage systems should cope with events that exceed the design capacity of the system, so that excess water can be safely stored on or conveyed from the site without adverse impacts.</p>
5.7.21	<p>The surface water drainage arrangements for any project should be such that the volumes and peak flow rates of surface water leaving the site are no</p>

Doc and Para Ref	Key Themes/Expectations from applicants
	greater than the rates prior to the proposed project, unless specific off-site arrangements are made and result in the same net effect.
5.7.22	It may be necessary to provide surface water storage and infiltration to limit and reduce both the peak rate of discharge from the site and the total volume discharged from the site. There may be circumstances where it is appropriate for infiltration facilities or attenuation storage to be provided outside the project site, if necessary through the use of a planning obligation.
5.7.23	The sequential approach should be applied to the layout and design of the project. More vulnerable uses should be located on parts of the site at lower probability and residual risk of flooding. Applicants should seek opportunities to use open space for multiple purposes such as amenity, wildlife habitat and flood storage uses. Opportunities should be taken to lower flood risk by reducing the built footprint of previously developed sites and using SuDs.
5.7.24	The sequential approach should be applied to the layout and design of the project. More vulnerable uses should be located on parts of the site at lower probability and residual risk of flooding. Applicants should seek opportunities to use open space for multiple purposes such as amenity, wildlife habitat and flood storage uses. Opportunities should be taken to lower flood risk by reducing the built footprint of previously developed sites and using SuDs.
5.7.25	The receipt of and response to warnings of floods is an essential element in the management of the residual risk of flooding. Flood Warning and evacuation plans should be in place for those areas at an identified risk of flooding. The applicant should take advice from the emergency services when producing an evacuation plan for a manned energy project as part of the FRA. Any emergency planning documents, flood warning and evacuation procedures that are required should be identified in the FRA.
The National Policy Statement for Nuclear Power Generation (NPS EN-6), 2011	
2.10.2	<p>Nuclear power stations need access to cooling water. As the sites listed in this NPS indicate, this means that nuclear power stations in the UK are most likely to be developed on coastal or estuarine sites. Without appropriate mitigation measures the potential effects of climate change could mean these sites become at greater risk of flooding than if they were located inland (see section 3.6 of this NPS). Applicants should therefore provide the decision maker with information as to how the development incorporates adaptation measures to take account of the effects of climate change, including:</p> <ul style="list-style-type: none"> • coastal erosion and increased likelihood of storm surge and rising sea levels; • effects of higher temperatures; and • increased risk of drought, which could lead to a lack of available process water.
2.10.3	Section 4.8 of EN-1 sets out that the ES should take into account how the proposal will take account of the projected impacts of climate change. This should include climate change adaptation.
2.10.4	The GDA process looks at the capability of the power station's generic design features to take into account the effects of climate change. The subsequent

Doc and Para Ref	Key Themes/Expectations from applicants
	site licensing and environmental permitting processes ensure that new nuclear power stations will be located, constructed, operated and decommissioned with the long-term impacts of climate change in mind.
2.10.5	The relevant Nuclear Regulators will assess the evidence provided by applicants that external hazards to the proposed nuclear power station have been considered. This will include consideration of the reasonably foreseeable effects of climate change over the lifetime of the power station.
2.10.6	Section 2.7 sets out the role of the Nuclear Regulators. The decision maker should have regard to advice from the Nuclear Regulators, in particular the ONR and the EA, in relation to climate change impacts and their views on the adaptation measures proposed. Where issues of climate change adaptation fall within the role of the Nuclear Regulators (whether as part of GDA, site licensing or environmental permitting) the decision maker should act in accordance with section 2.7 of this NPS.
3.4.1 3.4.3	Certain “Nuclear Impacts” are set out in this Part to provide policy that is additional to the generic impacts set out in EN-1 for when the decision maker is considering an application for a new nuclear power station. Flood risk and coastal change are listed as Nuclear Impacts.
3.6.1	Generic flood risk impacts of new energy NSIPs are covered in section 5.7 of EN-1. In addition, policy specific to new nuclear power stations is set out below. It should be noted that the policy set out in section 5.7 of EN-1 is relevant to applications for new nuclear power stations with the exception of the application of the Sequential Test and Exception Test.
3.6.2	Nuclear power stations need access to cooling water. As the sites listed in this NPS indicate, this means that nuclear power stations in the UK are most likely to be developed on coastal or estuarine sites. Without appropriate mitigation measures the potential effects of climate change make these sites at greater risk of flooding than if they were located inland.
3.6.3	The significance of the effects (flood risk) will depend on the detailed design and site characteristics of the proposed new nuclear power station. In developing this NPS the sustainability of each site in relation to flood risk has been appraised. The AoS reports for individual sites set out the findings, which are also summarised in the Nuclear AoS Main Report. On the basis of the SSA and the Nuclear AoS, it is considered that the listed sites have the potential to be protected from the risks of flooding over their operational lifetime.
3.6.4	The construction of new nuclear power stations could also result in positive effects. For example, measures taken to mitigate the risk of flooding at a new nuclear power station may also protect existing developments in the area.
3.6.7	Applicants must also be able to demonstrate that they could achieve further measures for flood management at the site in the future if future climate change predictions show they are necessary.
3.6.8	Where possible, safety and operational critical installations should be sited in the areas of the site at least risk of flooding.

Doc and Para Ref	Key Themes/Expectations from applicants
3.6.9	The Sequential Test (see section 5.7 of EN-1) has been undertaken by the Government as part of the SSA. As a result, the decision maker should not conduct the Sequential Test for any of the listed sites – this requirement of EN-1 does not apply to applications for development consent for new nuclear development on any of the sites listed in this NPS. The Government has taken a sequential approach to the SSA by assessing all sites at a strategic level, including in relation to flooding, and by using the results of the Alternative Sites Assessment (see section 2.4 of this NPS). The Government has considered whether or not the objectives of this NPS can be met through reasonably available alternative sites in lower flood risk zones.
3.6.10	In conducting the Sequential Test the Government concluded that sites within this NPS in lower flood risk zones were not reasonably available alternatives to those in higher flood risk zones. This is because, as set out in paragraphs 2.4.3 and 2.4.4 of this NPS, the Government determined that the only potentially suitable sites for the deployment of new nuclear power stations in England and Wales before the end of 2025 are those listed in this NPS; and that all of the sites listed in this NPS are required to be listed to allow sufficient flexibility to meet the urgent need for new nuclear power stations whilst enabling the decision maker to refuse consent should it consider it appropriate to do so. The Government also notes the advice of the independent regulators that all the sites have the potential to be protected from flood risk throughout their lifetime.
3.6.11	Applicants will still need to submit a flood risk assessment in accordance with section 5.7 of EN-1. The decision maker will need to be satisfied that a sequential approach has been applied at the site level to ensure that, where possible, critical infrastructure is located in the lowest flood risk areas within the site.
3.6.12	Subject to paragraph 3.6.13 below, the decision maker is still required to consider the Exception Test in accordance with section 5.7 of EN-1 where the site is located in Flood Zone 3 in England (or Zone C in Wales).
3.6.13	As noted at paragraph 3.6.10 above, the Government has determined that all of the listed sites are required to be listed in this NPS as being potentially suitable for new nuclear development in spite of some being located in higher flood risk zones, noting that the independent Nuclear Regulators have advised that they have the potential to be protected from flood risk throughout their lifetime, and because of the lack of alternative sites and the need for new nuclear development. As a result, the second limb of the Exception Test does not apply to new nuclear development.
3.6.14	It is the Government's view, based on the Nuclear AoS and the SSA, that all sites listed in this NPS have the potential to be adequately protected from flood risk (including the potential effects of climate change, taking into account the UK Climate Impacts Programme 200945).
3.6.15	Based on the advice of the relevant Nuclear Regulators, the decision maker should be satisfied that the applicant is able to demonstrate suitable flood risk mitigation measures. These mitigation measures should take account of the potential effects of the credible maximum scenario in the most recent marine and coastal flood projections. Applicants should demonstrate that future

Doc and Para Ref	Key Themes/Expectations from applicants
	adaptation/flood mitigation would be achievable at the site, after any power station is built, to allow for any future credible predictions that might arise during the life of the station and the interim spent fuel stores.
3.6.16	Applicants should set out measures to mitigate the risk of flooding on or from individual sites that may result from the development, including any associated infrastructure such as possible marine landing jetties/docks. For further information on mitigation measures see section 5.7 of EN-1.
3.8.2	The Nuclear AoS identified that the construction of new coastal and fluvial defences and possible marine landing jetties/docks necessary to support the nuclear power station could affect coastal processes, hydrodynamics and sediment transport processes at coastal and estuarine sites. These impacts could lead to coastal erosion or accretion. There could also be changes to offshore features such as submerged banks and ridges and marine ecology.
3.8.3	In light of the findings of the Nuclear AoS, applicants should assess the site's geology, soils and geomorphological processes in order to understand the ongoing natural ecological, coastal and geomorphic processes. This will include identifying impacts on coastal processes, intertidal deposition and soil development processes that maintain terrestrial/coastal and/or marine habitats.
C.9.28	This site passes this criterion (Flooding, storm surge and tsunami). This takes into account in particular the low risk of flooding at the site and that the Environment Agency and Appraisal of Sustainability has advised that it is reasonable to conclude that any new nuclear power station on the site could be protected against flood risk throughout its lifetime, including the potential effects of climate change, storm surge and tsunami, taking into account possible countermeasures
C.9.33	Given the low level of risk, the site passes this criterion (coastal processes). It is reasonable to conclude that the site could be protected against coastal erosion, including the effects of climate change, for the lifetime of the site.

Welsh planning policy context

- 9.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
4.2.2 1.2.2	There is a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated. PPW considers climate change a key sustainability concern.
4.3.1	The Sustainable Development Principle of PPW encourages tackling and mitigating climate change and ensuring that places are resilient to its consequences.

Doc and Para Ref	Key Themes/Expectations from applicants
4.5.4	The impacts of climate change are expected to include an increase in flash flood as well as river and coastal flooding.
4.5.7	Minimising the causes of climate change means moving towards a low carbon economy by reducing the demand for energy and facilitating the delivery of new and more sustainable forms of energy provision.
4.7.2	Development should be avoided in areas where environmental consequences and impacts of climate change cannot be sustainably managed.
4.11.6 4.12.2	Good design should tackle the causes of climate change (by reducing greenhouse gas emissions) and demonstrate effective adaptation. An integrated and flexible approach to design (including location, density, layout, built form), construction and demolition will be integral to a climate responsive development.
4.12.3	Development proposals should include features that provide effective adaptation and resilience against the current and predicted effects of climate change; e.g. by incorporating green space to provide shade and SuDs to reduce run-off.
5.6.2	The importance of the coast for conservation of natural and historic environment, urban and rural development, tourism, leisure and recreation is recognised.
5.7.2 5.8.2	Where new development requires a coastal location, due regard should be paid to the risk of erosion, flooding or land instability. For major developments, need for a coastal location should be demonstrated along with resilience to climate change over its lifetime.
5.7.5 5.7.6	Shoreline management plans and estuary/coastal management plans are important as they establish long-term local policy frameworks for managing coastal risk.
5.8.1	Designated marine and coastal areas should be protected and adverse impacts avoided.
5.8.3	New coastal development is discouraged in areas which would need expensive engineering works, either to protect developments on land subject to erosion by the sea or to defend land which might be inundated by the sea. The possibility of such works transferring the risks to other areas should also be considered; bearing in mind that erosion and the risk of inundation would be exacerbated by climate change.
12.1.4	New infrastructure should be designed to cope with severe weather events and their vulnerability should be minimised.
12.10.1	<p>In determining applications for low carbon energy development (and associated infrastructure) local planning authorities should take into account:</p> <ul style="list-style-type: none"> • its contribution to meeting national, UK and European targets for renewable energy and cutting greenhouse gas emissions; • the wider environmental, social and economic benefits and opportunities; • the impact on the natural and historic environment and the coast; and • impacts of climate change on the location, design, building and operation of the plant.

Doc and Para Ref	Key Themes/Expectations from applicants
	It is noted that measures to adapt to climate change impacts could give rise to additional impacts.
13.2.1	Flood risk is a material consideration in planning. Whilst flood risk can be reduced by using mitigation measures it can never be completely eliminated.
13.2.3 13.3.1	Development should be avoided in areas of flood hazard. Climate change is likely to increase the risk of flooding and reduce the effectiveness of surface water drainage.
13.2.4	When evaluating proposals, flood risk will be considered on a catchment wide basis, although this may require working across boundaries. Proposals should seek to reduce, and not increase, flood risk from river and coastal flooding or from additional run-off.
13.3.2	In areas of flood plain currently unobstructed, where water flows in times of flood, built development should be wholly exceptional. Such infrastructure should be designed to remain operational at times of flooding, not result in any net loss of floodplain storage, not impede water flows and not increase flood risk elsewhere.
13.3.3 13.4.3	Early consultation with NRW is recommended. Where detailed information in respect of flood risk is not available from NRW, local planning authorities will require developers to carry out detailed technical investigations to evaluate the extent of the risk.
13.4.1	<p>New development in high flood risk areas should only be considered where:</p> <ul style="list-style-type: none"> • it can be justified in that location; • it would not result in the intensification of existing development which may itself be at risk; and • it would not increase the potential adverse impacts of a flood event.
13.4.2	The use of SuDs is encouraged. Development should not increase the risk of flooding elsewhere or increase the problem of surface water run-off.
The Wales Spatial Plan (WSP), 2008	
WSP aims to deliver sustainable development through its strategies for each area and the Welsh Assembly Government's Sustainable Development Scheme (SDS). The SDS acts as the overarching strategic framework for, and sets out the vision of a sustainable future for all of Wales where action for social, economic, and environmental improvement work together to create positive change.	
17.43	The increased risk of flooding along the north-west coastal fringe and river valleys as a consequence of climate change is noted; which could constrain development.
12.2 17.46	Climate change is described as an urgent and compelling issue which will have a fundamental impact on Welsh communities and pose new challenges for north west Wales through the risk of rising sea levels and more intense weather conditions.
17.47	Reducing the ecological footprint of north west Wales is important through initiatives to minimise travel, create energy-efficient buildings and landscape management.

Doc and Para Ref	Key Themes/Expectations from applicants
12.3 12.4 13.3	There will also be climate change consequences for land use, water resources, biodiversity and wildlife and adaptation issues need to be discussed by all communities. Minimising contribution to climate change is encouraged by reducing car travel, co-locating jobs with housing and services, providing safe and clean open spaces, improving air quality, sustainable waste management and encouraging public transport and walking and cycling.
Pg 35	Sustainable design initiatives that respond to existing and anticipated climate change impact is encouraged.
Technical Advice Note 14 (TAN14): Coastal Planning, 1998	
6-7	Developers should demonstrate that the site can be developed satisfactorily, having regard to matters of coastal planning.
8	A number of specific issues are listed as important for development proposals in the coastal zone. These include nature of ground conditions, potential need for remedial and defence works, and likely effects on physical and biological processes along the coast. The potential impacts of coastal processes on conservation designations as well as recreational facilities should also be assessed.
Fig 3	For almost all development on the coast, the applicant is expected to undertake a detailed site investigation and environmental study to determine risks (including sediment budget issues and sensitivity issues). Development should be avoided unless adequate evidence of suitable conditions is available.
9-10	The local planning authority might also consider issues such as risk to development associated with the physical processes and ground conditions, impact of development on geomorphological processes, sediment budget of the physical system, and the sensitivity of the overall coastal environment to natural/human changes. These considerations will help local planning authorities reflect variations in physical and biological conditions instead of adopting a blanket approach to coastal planning. It will also help them consider cumulative impacts of development on the coast.
13	It should be noted that the responsibility for demonstrating whether land is suitable for a particular purpose rests primarily with the applicant.
Technical Advice Note 15 (TAN15): Development and Flood Risk, 2004	
TAN15 provides technical guidance on issues of development, flood risk and surface run-off. The nature of development and justification of development locations is also set out.	
2.11	Managing flooding contributes towards sustainable development. It is recognised that flood risk will be exacerbated in the light of climate change. TAN15 clarifies that government resources for flood and coastal defence are directed at reducing risks for existing development not for defences for future development.

Doc and Para Ref	Key Themes/Expectations from applicants		
3.1-3.2 Fig 1	<p>TAN15 sets out a precautionary framework – which directs new development away from areas of high flood risk and clarifies that if development must be considered in high risk areas, it needs to be justified on the basis of relevant planning tests. Five flood zone categories are listed from A (little or no risk of flooding) to C2 (areas of flood plain without significant flood defences). This categorisation sets out whether flood risk needs to be taken into account in planning future developments.</p>		
	Zone	Description	Use within Precautionary framework
	A	Considered to be at little or no risk of fluvial or tidal/coastal flooding	Used to indicate that justification test if not applicable and no need to consider flood risk further
	B	Areas known to have been flooded in the past evidenced by sedimentary deposits	Used as part of precautionary approach to indicate where site levels should be checked against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further
	C	Based on EA extreme flood outline, equal of or greater than 0.1% (river, tidal or coastal)	Used to indicate that flooding issues should be considered as an integral part of decision making by the application of the justification test including assessment of consequences
	C1	Areas of the floodplain which are developed and served by significant infrastructure, including flood defences	Used to indicate that development can take place subject to the application of justification test, including acceptability of consequences
C2	Areas of floodplain without significant flood defence infrastructure	Used to indicate that only less vulnerable development should be considered subject to the application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered	
Fig 2 6.2 11.1	<p>New development should be located away from Zone C, and directed towards Zone A or B. Developments should only be located in C1/C2 if appropriately justified. Highly vulnerable development (such as residential development and power stations) should not be permitted in zone C2. Susceptibility to flooding will be a material consideration in deciding a planning application. A higher risk location can only be justified (for less vulnerable uses) when - contributing to regeneration or employment objectives, located on previously developed land with the potential consequences of a flooding event found to be acceptable.</p>		
3.4/7.2	<p>Developers will need to demonstrate that a proposal is justified, the consequences of flooding acceptable, and it passes the tests of TAN15.</p>		
6.1	<p>Despite the overall aim to avoid flood risk areas, some existing development will be vulnerable to flooding and fall within zone C. Further development in such areas may exacerbate the flood risk for existing developments.</p>		

Doc and Para Ref	Key Themes/Expectations from applicants
7.3 7.5	Where development is justified, suitable mitigation measures should be incorporated within the design to ensure that development is safe and there is minimal risk to life, property and natural heritage. If necessary, long term maintenance should be provided.
7.6	Design features such as raising floor levels, maintaining an access for disabled people, and keeping electrical circuits above water levels can help buildings cope with flooding better.
7.7	The effects of flooding on water and sewerage infrastructure as well as access and egress from the development should be assessed.
7.8	If the development includes storage of oils, wastes and fuels, there is a risk to the water environment if the site is inundated. These factors should be considered in detail.
7.9 8.3	Development should not increase the risk of flooding elsewhere. Surface run off from sites should be controlled and additional run-off should not be created.
8.2 8.4	The use of SuDs is encouraged in new developments as they offer a variety of engineering solutions.
Technical Advice Note 18 (TAN18): Transport, 2007	
TAN18 sets out how transport impacts should be assessed and mitigated. Integration of transport and land use planning has a key role in addressing sustainable development and climate change objectives. This can be achieved by minimising car usage, promoting public transport, encouraging accessibility, managing parking, encouraging low carbon travel (such as cycling or walking) and promoting the use of rail and sea transport for freight. This TAN document is assessed in more detail in Appendix 5 - Public access, recreation and transport.	
Technical Advice Note 12 (TAN12): Design, 2016	
TAN12 sets out advice for designing development and promoting overall sustainability. It urges planning authorities and developers to engage constructively to deliver climate responsive developments and buildings; thorough a range of sustainable design solutions. The use of sustainable materials, building standards and sustainable travel is encouraged.	
Technical Advice Note 22 (TAN22): Planning for Sustainable Buildings, 2010	
TAN22 provides guidance on sustainable buildings which can reduce carbon emissions and therefore contribute to climate change mitigation. More details are presented in Appendix 3 - Built and historic environment.	
5.14.4	It is recognised that SuDs can help reduce the localised impact of flooding.
4.7 5.4.2 5.4.10	<p>New development should include mitigation and adaptation measures to minimise and manage climate change impacts. An appraisal of the effects of climate change (i.e. increased temperatures, flooding and extreme weather events) should be fed into the design response. Good practice includes:</p> <ul style="list-style-type: none"> • an awareness of current and future effects of climate change; • awareness of multiple benefits of good design i.e. biodiversity benefits; • using appropriate and sustainable materials to adapt to climate change; • ensuring design does not constrain current and future adaptation; and • recognising the relationship with other issues i.e. flood risk and drainage.

Local planning policy context

- 9.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Strategic Policy 4	Development proposals need to protect the coastal environment.
Ynys Môn Local Plan (YMLP), 1996	
General policy 1	Planning applications should consider the need to protect the quality of coastal waters and the increased danger of flooding.
Para 2.5	Development should be sustainable, although YMLP prioritises economic development. Decisions should be monitored against sustainable development objectives of reducing the need to travel, protecting natural resources, using existing infrastructure, maintenance of clean air, water and land and energy conservation in building design.
Policy 28	Development in areas liable to tidal and river flooding would be refused if they result in the loss of natural flood plain, increase flood risk elsewhere and impair the management or maintenance of river and sea defences.
Policy 36	Development in undeveloped areas on and adjoining the coast where the nature or scale of the development would harm the character of the coast will be not be permitted. Proposals will be considered in terms of need for the location, potential adverse effects and risks such as flooding, erosion and instability.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Part One Policy 8a	Development in undeveloped areas on and adjoining the coast where the nature or scale of the development would harm the character of the coast will be not be permitted. Proposals will be considered in terms of need for the location, lack of alternatives, potential adverse effects (including effects on coastal erosion, land instability, marine environment) and prospective risk of marine inundation. Proposals are expected to enhance coastal and marine environments.
Vision 2a	The UDP encourages sustainable communities and sustainable development, which enhances the local economy, stems out-migration and effectively protects the environment. Locating development to promote a sustainable and efficient land use pattern is encouraged.
Policy EN9	Development should be limited to essential transport and utilities infrastructure on a natural flood plain.
Policy SG2 and justification	Development will be permitted if a) it would not risk human life and property within areas of Indicative Flood Risk, and b) wouldn't result in flooding (including tidal inundation) or adversely affect flood management or maintenance schemes. In areas of unobstructed flood plain, built development should be exceptional and limited to essential transport and infrastructure. Development within land liable to flood should justify its location. In some situations, alleviation and mitigation measures (including design provisions) may be

Doc and Para Ref	Key Themes/Expectations from applicants
	acceptable in overcoming specific flooding concerns, if acceptable in terms of the environment and local amenity.
Policy SG3	Development adversely impacting the water environment and associated land could potentially be permitted if it doesn't pose an unacceptable risk to the capacity, quality and flow of coastal water system.
Policy SG6	Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted. The use of SuDs (including suitable soakaways) are encouraged.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Table 9	Climate change and sustainable development are described as cross-cutting themes through the JLDP.
Strategic Policy PS5	<p>All proposals should demonstrate compliance with sustainable development principles which include (amongst others):</p> <ul style="list-style-type: none"> • alleviating the cause of and adapting to climate change; • energy conservation and efficiency; and • managing flood risk and maximising the use of SuDs. <p>Where relevant, proposals should promote a varied local economy, reduce the need to travel and promote good design.</p>
Strategic Policy PS6	<p>To alleviate the effects of climate change, proposals should demonstrate they have considered:</p> <ul style="list-style-type: none"> • the energy hierarchy i.e. reducing demand, efficiency, using low and zero carbon technologies; and • reducing greenhouse gas emissions, reducing waste and discouraging car travel. <p>To adapt to climate change, proposals should demonstrate they have considered:</p> <ul style="list-style-type: none"> • sustainable water management measures; • locating development away from flood risk areas and reducing overall risk; • withstanding effects of climate change with high standards of design, layout and building methods; • using carbon management measures such as green infrastructure and trees; • ensuring that the ability of the environment to adapt to effects of climate change is not changed, with compensation provided where necessary; • the highest standard of water efficiency; and • implementing measures to withst and drought, maintaining the flow and quality of water using SuDs.
Policy PCYFF4	The use of appropriate carbon management measures are strongly encouraged. New build construction should focus on the energy efficiency of building fabric and passive design. Renewable energy technologies should be used on-site wherever possible. An energy assessment can help identify the most suitable carbon management options for a development and should be undertaken prior

Doc and Para Ref	Key Themes/Expectations from applicants
	to deciding upon the most suitable course of action. More details on sustainable design are covered in Appendix 3 - Built and historic environment.
Policy PCYFF5	Development should incorporate water conservation measures where practicable, including Sustainable Drainage Systems (SuDs). Proposals should use flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere.
Policy ARNA1	Development permitted in the Coastal Change Management Area include limited residential extensions and redevelopments, new non-residential development (mostly post 2025 and offering significant economic and community benefits) and key community and essential infrastructure.
Isle of Anglesey Single Integrated Plan (IASIP) (2013-2025), 2012	
Sustainable development is a principle of the IASIP and it seeks to enhance economic, social and environmental well-being of the people and communities of Anglesey. It seeks to alleviate and adapt to the effects of climate change whilst achieving positive outcomes for local communities and the environment from all major developments through minimising impacts and securing economic and community benefits. It also seeks to increase awareness of energy demand and take advantage of strategic investment opportunities.	
New Nuclear Build at Wylfa : Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 5	The project should protect and enhance the unique identity of the island including its coastal environment.
Policy GP14/ Policy GP18	The applicant should seek to minimise the contribution of the project to climate change through the preparation of a Carbon Management Plan (CMP). Proposals should incorporate measures to enhance sustainable design and construction. On-site renewable energy provision and green travel are encouraged. More details on sustainable design are covered in appendix 3 - Built and Historic Environment. All planning applications for Associated Developments (AD) will also be expected to deliver a Carbon Management Plan.
Policy GP19	The impacts of climate change on the Project (and its AD) should be minimised through appropriate design, layout and building methods. SuDs should be used to manage surface water and reduce flood risk. Vulnerable AD including construction workers' accommodation should be located away from flood risk areas. Where essential development is located in areas of flood risk, it should be designed to remain operational during flooding and compensatory flood storage should be provided. Proposals should be accompanied by flood warning and evacuation plans. The developer would be expected to contribute towards enhanced and new flood risk management infrastructure and solutions to safeguard the Project from long term effects of climate change. Compliance with relevant strategies and liaising with relevant bodies is encouraged.
Policy GP 21	The Project (and its AD) should avoid adverse impact on water quality. Where adverse impacts identified, they should be mitigated. Surface water run-off should be controlled using SuDs and water efficiency should be prioritised. More details on water quality are covered in Appendix 2 - Natural environment. Proposals should take coastal change into account and be aligned with relevant plans, strategies and inputs from relevant stakeholders.

Doc and Para Ref	Key Themes/Expectations from applicants
Policy GP 26	The development should be resilient to flood risk including storm surge and tsunamis. The development should identify flood risk management that integrate appropriately with the surrounding area.
Design in the Urban and Rural Built Environment: Supplementary Planning Guidance (SPG), 2008	
This SPG provides guidance on design issues, with the principles of sustainable development and mitigating climate change in its core. It promotes energy efficiency in buildings, use of SuDs, integration of renewable sources of energy into design, and use of energy efficient construction methods and materials. More details are presented in Appendix 3 - Built and historic environment.	
Anglesey Local Flood Risk Management Strategy (Anglesey LFRMS), 2013	
IACC has ten objectives as per the Anglesey LFRMS revolving around: improving the understanding of flood risks and coastal erosion; flood forecasting, warning and response; ensuring planning decisions are properly informed; understanding the impact of future planning on flood risk management; maintenance of privately owned flood defences; and minimising unnecessary constrictions in watercourses. Specific non-structural measures, such as flood warning systems and surface water management plans, are encouraged along with structural measures such as flood walls, embankments, barriers and storage features. Measures that will achieve multiple benefits (across water quality, biodiversity and amenity) are encouraged.	

Other acts, policies, projects, plans, programmes and strategies

- 9.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5 Projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
Climate Change Act 2008	The Climate Change Act 2008 introduces legislative targets for reducing the UK's impacts on climate change and the need to prepare for its impacts. The Act sets binding targets for a reduction in CO2 emissions of 80% by 2050 compared to a 1990 baseline. Interim targets for four carbon budget periods of five-years each will be used to ensure progress towards this target. The act also requires the production of a regular Climate Change Risk Assessment which would assess the risks to the UK from the impact of climate change. The first one was produced in 2012.
Energy Act 2011	The Energy Act 2011 provides some key elements of the UK Government's energy programme, including a step change in the provision of energy efficiency measures to homes and businesses. It also makes improvements to the framework for enabling and securing low carbon energy supplies and fair competition in the energy markets.
Carbon Plan: Delivering our	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy - to make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers,

Doc and Para Ref	Key Themes/Expectations from applicants
Low Carbon Future, 2011	particularly those in poorer households. It sets out policies for meeting the first four carbon budgets, and includes proposals for energy efficiency, heating, transport and industry.
Flood and Water Management Act 2010	The Act makes provisions about flood and water, encouraging the use of SuDs for new developments. The Act also contains provisions for establishing regional flood and coastal committees and brings together lead flood authorities to develop Local Flood Risk Management Strategies for managing local flood risk. Such a strategy would coordinate the response to local risks such as flooding from surface water, groundwater and streams.
Climate Change Strategy for Wales, 2010	The strategy sets the Welsh Government's commitment to addressing climate change; i.e. a 40% reduction in greenhouse gas emissions by 2020 against a 1990 baseline, in addition to the 3% annual target <i>from One Wales: One Planet</i> . These reduction targets will also contribute to the UK wide targets. The Welsh Government aspires to actively increase energy efficiency across all sectors, encourage low carbon travel, promote behavioural change and support a planning system that enables low carbon development and responds to climate change.
Well-being of Future Generations (Wales) Act 2015	It places a duty on public bodies including the Welsh Government to carry out sustainable development and adhere to seven well-being goals revolving around a globally responsible, prosperous, healthier, resilient, more equal Wales with cohesive communities and a thriving culture.
Energy Wales: A Low Carbon Transition, 2012	Energy Wales is the Welsh Government's energy policy which aims for a transition to low carbon energy, covering electricity, heating and transport. It aims to enhance the economic, social and environmental well-being of Welsh people (particularly those impacted by energy infrastructure). A combination of low carbon technology and improvements in energy efficiency is highlighted as a potential path to decarbonisation. Nuclear power is identified as a short term solution to compensate for the intermittency for renewable energy supplies. To facilitate this progress specific actions include streamlining the approach to consenting energy developments. The Plan also reiterates support for new nuclear power on Anglesey as well as an intention to maximise the benefits of the Anglesey Energy Island Programme (AEIP). Energy Wales described the Wylfa Newydd Project as a ' <i>vital component of not just the AEIP but the wider energy future in providing a constant energy source to complement the intermittency of renewable sources</i> '.
Environment Strategy for Wales, 2006	The Environment Strategy has five environmental themes: addressing climate change; sustainable resource use; distinctive biodiversity landscapes and seascapes; local environment; and environmental hazards. For each theme, the Strategy sets out the outcomes the Government wishes to achieve along with associated indicators and timelines. This strategy is currently being revised.
One Wales: One Planet, a New Sustainable	The vision of a sustainable Wales is to be achieved through high-level sustainable development actions and reducing its ecological footprint. Climate change is identified as one of the four key themes that contributes to Wales' ecological footprint. A target to reduce the greenhouse gas

Doc and Para Ref	Key Themes/Expectations from applicants
Development Scheme for Wales, 2009	emissions by 3% annually from 2011 (against a baseline of average emissions between 2006 and 2010) is introduced. Greater emphasis is placed on management of all risks and consequences of flooding and coastal erosion.
Flooding in Wales: A National Assessment of Flood Risk, 2009	Flooding in Wales sets out the main findings relevant to Wales from the 2008 National Flood Risk Assessment. It describes the most common forms of flooding in Wales as river flooding, coastal flooding, surface water flooding and sewer flooding. It also describes the number of properties at risk of flooding, and provides information on flood defences and risk management.
National Strategy for Flood and Coastal Erosion Risk Management in Wales, 2011	This national strategy sets out the Welsh Government's framework for flood and coastal erosion risk management. The priorities are: reducing the consequences of flooding; raising awareness of the risks; providing an effective response to flood and coastal erosion events; and prioritising investment in highest risk communities.
Shoreline Management Plans	<p>Developed in partnership by local authorities, regulators and other stakeholders, a Shoreline Management Plan (SMP) is a high level non-statutory policy document designed to assist coastal flood and erosion risk management planning. It provides a large-scale assessment of the risks (to people, property, the natural and historic environment) associated with coastal erosion and flooding at the coast. It proposes policies to help manage these risks sustainably over the short (0-20 years), medium (20-50 years) and long term (50-100 years)</p> <p>England and Wales is divided up into 22 Shoreline Management Plans. Wylfa Newydd falls within the North West England and North Wales SMP. Within the Plan, stretches of coast are divided into 'management units', and for each of these one of four different management policies are agreed, as follows:</p> <ul style="list-style-type: none"> • no active intervention – There is no planned investment in defending against flooding or erosion, whether or not an artificial defence has existed previously; • hold the (existing defence) line – An aspiration to build or maintain artificial defences so that the position of the shoreline remains. Sometimes, the type or method of defence may change to achieve this result; • managed realignment – Allowing the shoreline to move naturally, but managing the process to direct it in certain areas. This is usually done in low-lying areas, but may occasionally apply to cliffs; and • advance the line – New defences are built on the seaward side. <p>Shoreline Management Plan policies are considered by Natural Resources Wales in their determination of Marine Licence applications for any project that could affect coastal flood and erosion risk and will therefore require consideration for this development.</p>
North Wales Catchment Flood	Catchment Flood Management Plans (CFMP) provide an overview of flood risk across river catchments and sets out recommendations for the next 50-

Doc and Para Ref	Key Themes/Expectations from applicants
Management Plan, 2009	100 years. The North West Wales CFMP sets out the flood risk in the area and identifies climate change as the main driver of future flood risk. Anglesey is a sub-area (under Policy Option 3) of ' <i>low to moderate flood risk</i> ' which is being managed effectively.
Western Wales River Basin Management Plan (WWRBMP) 2015-2021, 2015	The purpose of WWRBMP is to protect and improve the water environment for the wider benefit of people and wildlife. To achieve this, the plan includes a summary of the Programme of Measures needed to achieve the objectives of the Water Framework Directive together with the predicted environmental outcomes over the next six years. The actions set out in this plan will have an effect on all types of water across the catchments that make up the management plan. This includes rivers, lakes, canals, groundwater, wetlands, estuaries and coastal waters. The plan aims to be integrated at the catchment scale ensuring a connection across the wider environment for people and wildlife, from catchment to coast.
Anglesey Energy Island Programme (EIP)	The EIP aims to create a centre of excellence for the production of low carbon energy. It brings together proposed low carbon energy developments ranging from new nuclear, tidal arrays, biomass and offshore wind with large contributions to the local economy. Low carbon energy generation can help mitigate climate change, and is therefore identified to be of critical importance to the regeneration of the area. The Wylfa Newydd Project is a key element of the EIP. More information is presented in appendix 1 - Education, jobs, skills, tourism and community benefits

10 Appendix 10 – Waste and material management

Introduction

10.1 This appendix covers the following topics:

- radioactive waste management; and
- conventional waste management.

10.2 The appendix is structured in the following way:

Table 1 Outline of the appendix

Sub-Heading	Description
UK Planning Policy Context	Relevant policy from: <ul style="list-style-type: none"> • NPS EN-1; and • NPS EN-6.
Welsh Planning Policy Context	<ul style="list-style-type: none"> • PPW; • TANs; and • Wales Spatial Plan.
Local Planning Policy Context	<ul style="list-style-type: none"> • IACC planning policy; • IACC SPG; and • Key projects, plans and programmes.
Other relevant acts, policies, projects, plans, programmes and strategies	Other acts, policies, projects, plans, programmes and strategies considered relevant to the Project.

UK planning policy context

10.3 The UK planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 2 UK planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Overarching National Policy Statement for Energy Infrastructure (NPS EN-1), 2011	
4.13.3	The direct impacts on health may include increased traffic, air or water pollution, dust, odour, hazardous waste and substances, noise, exposure to radiation, and increases in pests.
5.12.2 5.12.3	Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES. This assessment should consider all relevant socio-economic impacts, which may include (amongst others) the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste).
5.14.1	Government policy on hazardous and non-hazardous waste is intended to protect human health and the environment by producing less waste and by using it as a resource wherever possible. Where this is not possible, waste management regulation ensures that waste is disposed of in a way that is least damaging to the environment and to human health.
5.14.2	Sustainable waste management is implemented through the “waste hierarchy”, which sets out the priorities that must be applied when managing waste: <ul style="list-style-type: none"> • prevention; • preparing for reuse; • recycling; • other recovery, including energy recovery; and • disposal.
5.14.3	Disposal of waste should only be considered where other waste management options are not available or where it is the best overall environmental outcome.
5.14.4	All large infrastructure projects are likely to generate hazardous and non-hazardous waste. The EAs Environmental Permitting (EP) regime incorporates operational waste management requirements for certain activities. When an applicant applies to the EA for an Environmental Permit, the EA will require the application to demonstrate that processes are in place to meet all relevant EP requirements.
5.14.6	The applicant should set out the arrangements that are proposed for managing any waste produced and prepare a Site Waste Management Plan. The arrangements described and Management Plan should include information on

Doc and Para Ref	Key Themes/Expectations from applicants
	the proposed waste recovery and disposal system for all waste generated by the development, and an assessment of the impact of the waste arising from development on the capacity of waste management facilities to deal with other waste arising in the area for at least five years of operation. The applicant should seek to minimise the volume of waste produced and the volume of waste sent for disposal unless it can be demonstrated that this is the best overall environmental outcome.
5.14.7	<p>The decision maker should consider the extent to which the applicant has proposed an effective system for managing hazardous and non-hazardous waste arising from the construction, operation and decommissioning of the proposed development. It should be satisfied that:</p> <ul style="list-style-type: none"> • any such waste will be properly managed, both on-site and off-site; • the waste from the proposed facility can be dealt with appropriately by the waste infrastructure which is, or is likely to be, available. Such waste arisings should not have an adverse effect on the capacity of existing waste management facilities to deal with other waste arisings in the area; and • adequate steps have been taken to minimise the volume of waste arisings, and of the volume of waste arisings sent to disposal, except where that is the best overall environmental outcome.
5.14.8	Where necessary, the decision maker should use requirements or obligations to ensure that appropriate measures for waste management are applied. The decision maker may wish to include a condition on revision of waste management plans at reasonable intervals when giving consent.
5.14.9	Where the project will be subject to the Environmental Permitting regime, waste management arrangements during operations will be covered by the permit and the considerations set out in section 4.10 will apply.
The National Policy Statement for Nuclear Power Generation, 2011 (NPS EN-6)	
1.7.4	A summary of the main findings of the Nuclear AoS is set out below. Effects associated with the management and disposal of hazardous wastes, including radioactive wastes, can affect other sustainability topics. The significance of these effects can only be determined through studies as part of the project level EIA and HRA.
2.3.5	The Government expects the key operational elements of the power station, and in particular the infrastructure that has the potential to directly cause a radiological hazard such as the reactor building (including the associated turbine hall), spent fuel and intermediate level waste stores, to be located within the boundary of the site that was assessed by the SSA. However, the Government recognises that flexibility is required to accommodate detailed local level considerations.
2.7.4	Certain matters are for consideration of the Nuclear Regulators and the decision maker should not duplicate the consideration of these matters itself. Such matters include the Generic Design Assessment (GDA) ³² and the site licensing and environmental permitting processes (including in respect of the management and disposal of radioactive waste, the permitting of cooling water discharges, etc). The Nuclear Regulators are also responsible for those matters listed in paragraph 3.5.3 of this NPS.

Doc and Para Ref	Key Themes/Expectations from applicants
2.11.2	<p>As set out in annex B, new nuclear power stations will produce a number of different types of waste that will need to be managed in different ways.</p> <p>On the presumption of a once through fuel cycle (and therefore assuming no reprocessing of spent fuel), “higher activity waste” will consist of spent fuel and intermediate level waste. Geological disposal is the way in which higher activity waste will be managed in the long term. This will be preceded by safe and secure interim storage until a geological disposal facility can receive waste.</p> <p>New nuclear power stations will also produce other waste streams: low level waste, liquid and gaseous discharges, and non-radioactive wastes. The Government considers that arrangements already exist for the effective management and disposal of wastes in these categories, as demonstrated by the UKs experience of dealing with such wastes from existing nuclear power stations.</p>
2.11.3	<p>In reaching its view on the management and disposal of waste from new nuclear power stations the Government has in particular satisfied itself that:</p> <ul style="list-style-type: none"> • geological disposal of higher activity radioactive waste, including waste from new nuclear power stations, is technically achievable; • a suitable site can be identified for the geological disposal of higher activity radioactive waste; and • safe, secure and environmentally acceptable interim storage arrangements will be available until a geological disposal facility can accept the waste.
2.11.4	<p>Given paragraphs 2.11.2 and 2.11.3 above the question of whether effective arrangements will exist to manage and dispose of the waste that will be produced from new nuclear power stations has been addressed by the Government and the decision maker should not consider this further.</p>
2.11.5	<p>Proposals for waste management facilities³⁶ that either form part of the development of the NSIP or constitute “associated development” for the purposes of the Planning Act 2008 should be considered by the decision maker in the same way as the rest of the NSIP using the principles and policies set out in EN-1, this NPS and the provisions of the Planning Act 2008. Annex B sets out that other facilities for the interim storage of waste may come forward. However, in the absence of any proposal the decision maker should expect that waste would be on site until the availability of a GDF.</p>
2.11.6	<p>The UK has robust legislative and regulatory systems in place for the management (including interim storage, disposal and transport) of all forms of radioactive waste that will be produced by new nuclear power stations. The decision maker should act on the basis that the relevant licensing and permitting regimes will be properly applied and enforced (see section 2.7 of this NPS).</p>
Annex II C.9.25	<p>Waste will be stored in safe and secure interim storage facilities until a geological disposal facility becomes available. It is currently anticipated that disposal of new build wastes would begin once disposal of legacy wastes is completed. Geological disposal of higher activity waste from new nuclear power stations is currently expected to be available for new build waste from around 2130.</p>

Welsh planning policy context

10.4 The Welsh planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 3 Welsh planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Planning Policy Wales (PPW) (Edition 8), January 2016	
4.1.6 4.3.1 12.1.1	PPW aims to build a sustainable economy that is low carbon and low waste. The precautionary principle is promoted. Adequate infrastructure and services such as waste management are crucial for sustainability.
4.4.3	Recycling and re-use of materials arising from construction and demolition works should be maximised and waste minimised.
4.7.2 12.1.4	Development should be located so that it can be well serviced by existing waste management facilities. Appropriate facilities should be established to reduce, re-use, recover and where necessary dispose waste to meet the Government's waste management objectives.
4.4.3 4.11.5 12.7.3	Good design should minimise waste generation. Adequate facilities and space for collection, composting and recycling of waste should be incorporated into the design of new development. Waste prevention efforts at the construction and demolition stage should be incorporated. All opportunities should be explored to use re-used, recycled, sustainably produced materials from local sources into a new building. More design specific policies are covered in appendix 3 - Built and Historic Environment.
12.5.4	The waste hierarchy provides the key starting point for all types of waste management proposals and consideration of the hierarchy should be set against the wider social, economic and environmental considerations.
12.5.3	Sustainable waste management should be facilitated by using waste as a resource whilst at the same time minimising environmental impacts, avoiding risks to human health, preserving designated landscapes and habitats and protecting amenity.
12.7.1 12.7.2	The extent to which a proposal contributes to the established waste management objectives, policies and targets is a material planning consideration. The benefits and potential impacts of such proposals should be assessed and suitably mitigated.
The Wales Spatial Plan (WSP), 2010	
The WSP includes key themes for development such as building sustainable communities, promoting a sustainable economy and valuing the environment. It also encourages managing waste more sustainably and enabling enhanced provision for the re-use and recycling of waste (12.4). For the north west Wales Region, WSP identifies waste reduction, re-use and recycling as key priorities (17.45).	

Doc and Para Ref	Key Themes/Expectations from applicants
Technical Advice Note 12 (TAN12): Design, 2016	
TAN12 provides design pointers for each of the design principles of PPW. It encourages a sustainable approach to waste management; during and post construction. More design specific policies are covered in Appendix 3 – Built and historic environment.	
Technical Advice Note 21 (TAN21) – Waste (2001)	
TAN21 sets out how the planning system can contribute towards managing waste in a sustainable way. It sets out that planning should:	
<ul style="list-style-type: none"> • enable adequate provision for waste management facilities for re-use, recovery and disposal; • help meet the needs of business and encourage competitiveness; • encourage sensitive waste management, enhance overall quality of environment; • avoid risk to human health; • protect areas of designated landscape and nature conservation from inappropriate development; • protect amenity of the community and land uses from existing and proposed waste management facilities; • minimise adverse environmental impacts from waste handling, processing, transport and disposal; • consider what new facilities may be needed, in light of the waste forecasts; and • ensure opportunities for incorporating re-use and recycling facilities in new developments are considered adequately. 	
Towards Zero Waste (TZW): The Overarching Waste Strategy Document for Wales, 2010	
TZW sets out the Government’s waste strategy to 2050. The strategy adopts a zero waste approach with the aim of producing no residual waste by 2050. It includes the following aims:	
<ul style="list-style-type: none"> • By 2025 – all sectors in wales should recycle 70% of their waste. This includes commercial, domestic and public sector waste. • By 2050 – becoming a zero waste nation. Products and services need to be designed to abolish residual waste in its entirety. 	
Landfilling is strongly discouraged and alternative recovery methods are encouraged. The strategy also contains a series of waste sector plans outlined below.	
Municipal Waste Sector Plan, 2011	Focusses on waste prevention, preparing for re-use, recycling, followed by sustainable treatment and disposal.
Collections, Infrastructure and Markets Sector Plan, 2012	Applicable to all waste sectors it seeks to: prevent waste; encourage recycling; and ensure clean, segregated recylcate is collected and delivered to re-processors based in Wales as far as possible.

Doc and Para Ref	Key Themes/Expectations from applicants
Construction and Demolition Sector Plan, 2012	Encourages reduction in arisings (at 1.4% each year), re-use of unused materials and minimisation of hazardous waste. It also encourages preparing for re-use, source segregated recycling (preferably by a local re-processor, used for production of new goods where possible) and other recovery and disposal. It seeks to ensure that the economic value from recovery operations is maximised and retained in Wales.
Industrial and Commercial Sector Plan, 2013	Focusses on waste prevention, preparing for re-use, source segregated recycling, sustainable treatment, disposal and minimising landfill.

Local planning policy context

- 10.5 The local planning policy context relevant to the topics covered by this appendix is summarised in the table below.

Table 4 Local planning policy context

Doc and Para Ref	Key Themes/Expectations from applicants
Gwynedd Structure Plan (GSP), 1993	
Policy D18	When disposing of wastes, a high standard of waste management practice should be applied to minimise environmental impacts.
Ynys Môn Local Plan (YMLP), 1996	
2.10	The Council will try to adhere to the highest standards of waste treatment.
Stopped draft Anglesey Unitary Development Plan (UDP), 2005	
Objective 13	One of the objectives of the UDP is to improve waste management and provide facilities to deal effectively with waste produced on the island.
Part 1 Policy 5	Facilities that allow Anglesey to meet its recycling and waste management targets will be permitted.
Policy GP1/ GP2	New development should promote a high quality of design. Design principles should include waste minimisation and overall sustainable waste management.
Policy WP1-WP9	The waste specific policies seek to reduce the amount of wastes sent to landfill and ensure there is a network of facilities for the recycling of waste (public and private sectors). More sustainable waste management practices are promoted.
Emerging Joint Local Development Plan Anglesey and Gwynedd (2011-2026) (JLDP), Draft Deposit Plan (Composite Version 2016)	
Policy ISA1	Development will be permitted if adequate infrastructure capacity (including recycling and waste facilities) exists or is delivered in a timely manner. If the proposals generate a need for new or improved infrastructure (for waste management), which is not otherwise provided, this must be funded by the proposal. Financial contributions may be sought for the same.

Strategic Policy PS5/ PS6	Proposals should be consistent with sustainable development principles. All proposals should reduce and recycle waste.
Policy PCYFF1	All proposals should give regard to the generation, treatment and disposal of waste.
Strategic Policy PS9	<p>For the Wylfa Newydd Project, 'any proposal (outside a DCO) to treat, store or dispose of Very Low Level, Low Level or Intermediate Level Waste or to treat 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 be':</p> <ul style="list-style-type: none"> • strongly justified; • demonstrate that planning impacts are acceptable; and • demonstrate that environmental, social and economic benefits outweigh any negative impacts.
KI 27 SO17 Policy PS18	JLDP seeks adequate and appropriate locations for an integrated network of waste facilities to meet local and national obligations. A sustainable approach to waste management based on the waste hierarchy is promoted - minimisation waste, re-use and recycling, recovery followed by disposal of residual waste.
Policy GWA1 Policy GWA3	<p>Facilities for the treatment, storage or disposal of Low and Very Low Level radioactive waste generated on site will be granted if:</p> <ul style="list-style-type: none"> • they are consistent with national strategy for managing such wastes; • the social, economic and environmental health assessments justify it being dealt with on-site or appropriate locations outside the main nuclear site; • facilities are sited and designed to minimise adverse effects; • appropriate environmental restoration measures are available; and • proposals comply with general consideration of Policy GWA1 which identifies land for waste management infrastructure. <p>Any new waste management facility must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, natural environment or the amenity and health of the local population.</p>
Isle of Anglesey Single Integrated Plan (IASIP) (2013-2025), 2012	
The IASIP brings together the arrangements for health, social care, community, children and safety for 2013-2025 with the purpose of improving quality of life by enhancing economic, social and environmental well-being. The Plan sets out a vision as well as priorities for action which include increasing municipal waste re-use, recycling and composting.	
New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa SPG), 2014	
Objective 7 Policy GP16	The applicant (in liaison with the council) should ensure sustainable waste management principles are incorporated into the project's construction and operation. A Site Waste Management Plan (SWMP) must be produced to promote the management of waste in accordance with the hierarchy. Transportation of waste during construction and operation should be reduced. The SWMP must be in place prior to construction. The applicant should ensure the timely provision of any waste management infrastructure required to support the Power Station and its Associated Developments. An assessment of the potential impacts on the existing collection and disposal systems should be undertaken. Re-use of waste materials on site is

	encouraged. It should be demonstrated that the waste management activities associated with the Wylfa Newydd Project, alone or in combination with other proposals, will not adversely affect the environment or human health.
Policy GP17	<p>Any proposals for the interim storage of nuclear wastes would be assessed on their merits. They should be fully justified and take into account reasonable alternatives. When developing such proposals, the applicant should ensure potential adverse impacts associated with its construction and operation are mitigated. The applicant should also:</p> <ul style="list-style-type: none"> • identify and assess the potential effects of nuclear waste storage including radiological risks; • fully engage with communities and key stakeholders in developing the proposals; • implement mitigation and compensation measures where adverse impacts are identified; • set out appropriate measures for decommissioning and site restoration if the data is available at DCO stage; and • where timescales are unknown, provide a commitment to supply details at a later agreed date.
Policy GP14/ GP18/	The applicant should seek to minimise the contribution of the project to climate change and incorporate measures to enhance sustainable design and construction, including re-using building materials and the re-use or recycling of waste.
Policy GP26	The Project should promote sustainable resource use through managing waste sustainably. The applicant should work with Magnox to utilise any opportunities of re-using waste and materials generated by the decommissioning of their project.
Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment (Design SPG), 2008	
The SPG promotes 5 main principles of sustainable design, including the sustainable use of materials and resources. More design-specific policies are covered in Appendix 3 – Built and historic environment.	

Other acts, policies, projects, plans, programmes and strategies

10.6 Other documents that can be considered to provide guidance in relation to the topics covered by this appendix are listed below.

Table 5 Key projects, plans and programmes

Doc and Para Ref	Key Themes/Expectations from applicants
One Wales: new Sustainable Development Scheme for Wales, 2009	The focus of One Wales is a sustainable Wales achieved through high level sustainable development actions and reducing its ecological footprint. It identifies a radically different approach towards waste management by moving Wales towards becoming a Zero Waste Nation. Preference is given to eliminating waste, and recycling in a closed loop system if elimination is not possible. The goal is to achieve 70% recycling across all sectors and diverted waste from landfill by 2025.
Regional Waste Plan for North Wales, 2009	<p>The Regional Members Group (with membership from the seven Local Authorities and Snowdonia National Park) agreed on the first Regional Waste Plan for north Wales. The first review was held in July 2009. The plan will provide planning guidance on land use for managing waste and recovering resources in a sustainable way in the region. The Plan's vision is to provide a land use planning framework for managing waste and reclaiming resources in a sustainable way in north Wales, with the following objectives:</p> <ul style="list-style-type: none"> • reduce detrimental impacts on the environment and human health; • reduce social and economic detrimental impacts and maximise social and economic opportunities; • meet the needs of communities and businesses; and • adhere to legislative requirements, targets, principles and policies determined by European and national policy framework.
Isle of Anglesey Municipal Waste Management Strategy, 2004 (MWMS)	The MWMS seeks to ensure that municipal waste is managed in a more sustainable manner. Specific targets for waste arising per household and per person are included along with suitable recycling and composting targets.