

# Wylfa Newydd Project

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## Neighbourhood Support Scheme



# Introduction

Horizon Nuclear Power is preparing its proposals for a new nuclear power station (Power Station) on Anglesey (the Wylfa Newydd Project). The Wylfa Newydd Project will create significant opportunities and benefits for local communities as well as for the whole economy of Anglesey and beyond for many decades to come. But we appreciate that there will also be concerns about its effects on communities.

For large construction projects the planning processes, including the requirement for environmental impact assessment, are rigorous. We'll need to demonstrate how we believe the predicted effects of the project on the environment and communities can be kept within acceptable levels, both throughout the construction period and beyond.

Proposals to address or control the predicted effects of a project are often referred to as mitigation measures. These are approved through the planning system and are legally enforceable. Examples of mitigations include measures such as managing and controlling the amount and timing of construction traffic, and controlling construction lighting, noise or dust levels.

Construction of the Power Station will form a large scale project carried out over a relatively long period of time. We know that the potential effects of construction will be a particular concern to those living nearest to the Power Station Site. That's why we're proposing two measures, over and above the mitigation measures, as part of a **Neighbourhood Support Scheme** aimed at those closest to the Power Station Site. These are:

- **Property Price Support** - support for any residents living nearest to the Power Station Site whose property values are impacted by the development.
- **Disturbance Mitigation** - extra measures to reduce construction noise at affected properties.

The Neighbourhood Support Scheme is an entirely voluntary initiative, and will provide support over and above any statutory mitigation measures and controls.

This consultation document sets out our initial view of what the Neighbourhood Support Scheme could look like. It is important that we understand what you think so we can create a final Neighbourhood Support Scheme that is fair and effective. For information on how to respond, turn to page 5.



# Property Price Support

## WHAT IS IT?

Property Price Support is a voluntary support plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price due to the Wylfa Newydd Project.

Our Property Price Support proposals draw upon relevant precedent from other similar projects and offer eligible residents the difference between the value of their property with and without the Power Station proposals, plus a sum of £5,000 to help with the costs of moving.

## WHO WOULD BE ELIGIBLE FOR SUPPORT?

A Boundary Map included as Figure 1, shows where Property Price Support would apply. To receive Property Price Support, a number of criteria would need to be met, principally:

- The property was acquired by the applicant before December 2008 when the possibility of a new nuclear power station at Wylfa was first announced;
- The property is residential and is within the area shaded purple on the Boundary Map (Figure 1);
- The applicant is a property owner or holder of a long lease (with at least three years remaining); and
- The property has been marketed appropriately for at least six months and/or a Royal Institution of Chartered Surveyors (RICS) valuation has been carried out which suggests a loss of value, caused by the Wylfa Newydd Power Station proposals.

The Property Price Support plan would come into effect once significant site clearance begins in Autumn 2016, subject to obtaining the necessary permissions. Horizon would consider applications received before then where there are exceptional circumstances (see page 4). We propose to continue the Property Price Support plan until construction of the Power Station is completed, but the precise timing would be subject to review.

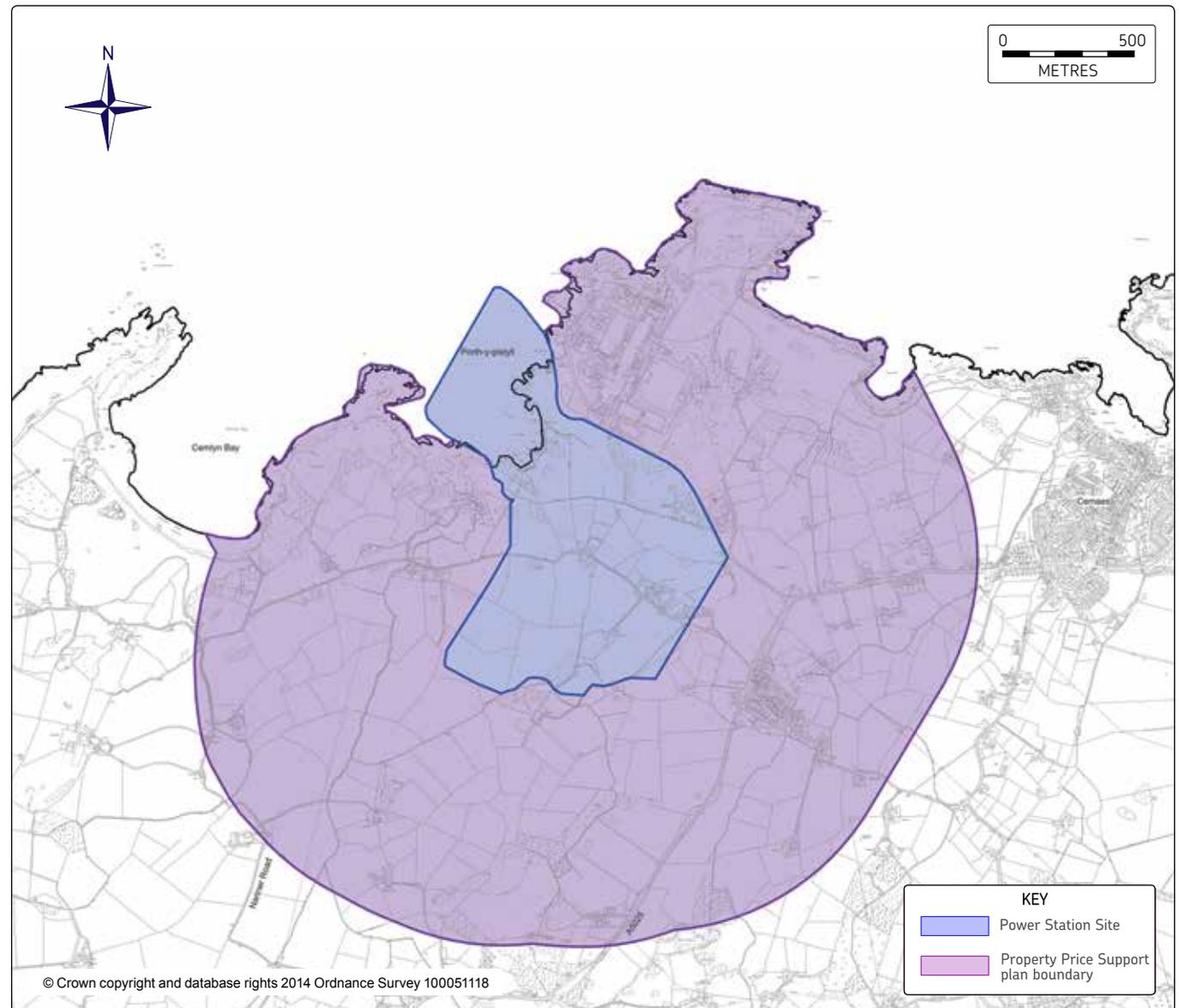


Figure 1: Eligible area for Property Price Support

# Property Price Support

## HOW WOULD IT WORK?

Applicants wishing to benefit from Property Price Support would submit an application form, including evidence to show that the property meets the above eligibility criteria.

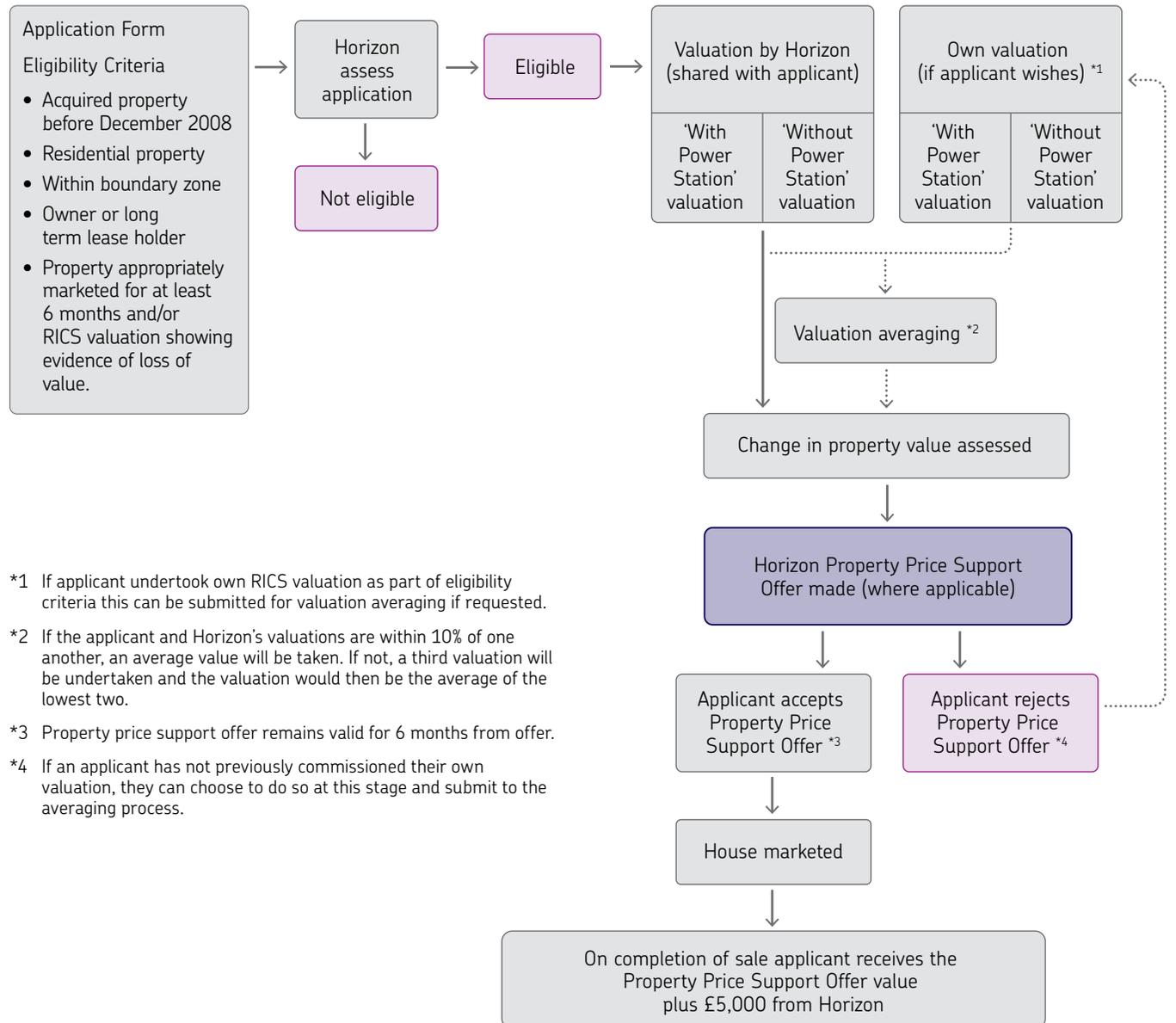
If accepted, we would use industry accepted practices to carry out valuations to establish the value of the property with the new Power Station proposals (the 'With Power Station' valuation) and also the valuation for the property assuming the Power Station had never been proposed (the 'Without Power Station' valuation). This would allow for a more accurate effect of the Power Station proposals on the property value to be assessed, and this information would be shared with the applicant.

In addition to valuations that we undertake, applicants may decide to carry out RICS valuations of their own. In such cases an average of our valuation and that of the applicant would be used where they differ by 10 percent or less. For differences of greater than 10 percent a further independent valuation would be commissioned by Horizon, and the average of the lowest two values would then be used.

We would offer the applicant the difference between the With Power Station valuation and Without Power Station valuation such that the applicant could go on to market their property. We would pay the agreed amount even if the property is sold for less or more than the With Power Station valuation. If the property has not sold after six months of marketing, the property would be revalued and, if applicable, a new offer made.

In addition to committing to paying the difference between the two valuations, we would also pay £5,000 to help with the costs of moving and any valuations undertaken by the applicant under the Property Price Support plan. Payments would be made upon completion of the sale.

**The Property Price Support process included as Figure 2, shows, in principle, how the plan would work.**



**Figure 2: Property Price Support - process**

## Disturbance Mitigation

### EXCEPTIONAL CIRCUMSTANCES BEFORE PROPERTY PRICE SUPPORT COMES INTO EFFECT

We expect to finalise the Property Price Support plan in 2015 and for it to come into effect once significant site clearance begins in Autumn 2016 subject to obtaining the necessary permissions.

In exceptional circumstances, we would consider applications received after the Property Price Support plan is finalised but before it comes into effect. For example, it may be that an inability to move house and achieve a fair value would create exceptional hardship for domestic, employment, financial or medical reasons during this time period.

Such applications would be considered on a case by case basis. The normal eligibility requirements and application process would apply as described above, but applicants would also need to demonstrate the exceptional circumstances that lead to the need for early support.



### WHAT IS IT?

Our environmental impact assessment work will, when complete, allow us to better understand the likely noise effects and the effectiveness of our planned mitigation measures. Disturbance Mitigation would be a voluntary plan designed to provide further noise reduction measures, over and above those required by the environmental impact assessment process. Applications would be considered on a case by case basis and might include additional noise insulation, double glazing, or insulated doors.

Consideration has already been given to the potential environmental impacts in our emerging Wylfa Newydd Project proposals and some potential mitigation measures have been identified for construction of the Power Station. For example, our indicative landscape proposal incorporates an engineered noise bund, which is expected to reduce noise levels for residents at Tregel. Construction contractors would also need to meet requirements for controlling noise, which would form part of broader controls on construction activities that would be set out in our environmental management plans.

Whilst we will strive to reduce potential disturbance from construction activities, the Disturbance Mitigation plan recognises that there is likely to be an overall increase in noise levels when compared to current levels, particularly for residents living very close to the Power Station Site.

### WHO WOULD BE ELIGIBLE FOR SUPPORT?

Eligible properties would be located within a zone to be drawn around the Power Station Site. It is not yet clear how far that zone would extend at this time. The shape and extent of the boundary will be influenced by the noise studies currently being carried out as part of the environmental impact assessment for the Wylfa Newydd Project. We will provide more information on the proposed noise eligibility boundary once it is available, which we expect to be in mid 2015.

To receive Disturbance Mitigation, a number of criteria would need to be met, principally:

- The property was acquired by the applicant before December 2008 when the possibility of a new nuclear power station at Wylfa was first announced;
- The property is located within the relevant boundary zone (to be determined) around the Power Station Site;
- No application has previously been made for Disturbance Mitigation under this plan;
- The applicant is a property owner or holder of a long lease (with at least 3 years remaining); and
- The property has been occupied for the past 6 months.

The Disturbance Mitigation plan would come into effect once significant site clearance begins in Autumn 2016 subject to obtaining the necessary permissions. As with the Property Price Support plan, we propose to continue the plan until construction of the Power Station is completed, but the precise timing would be subject to review.

### HOW WOULD IT WORK?

Noise is a complex topic and we would appoint a qualified independent surveyor to carry out individual assessments where needed, and to make recommendations for any noise insulation measures on a property by property basis.

Horizon would consider the recommendation of the surveyor and would fully fund any reasonable and justifiable noise insulation measures on behalf of the property owner.

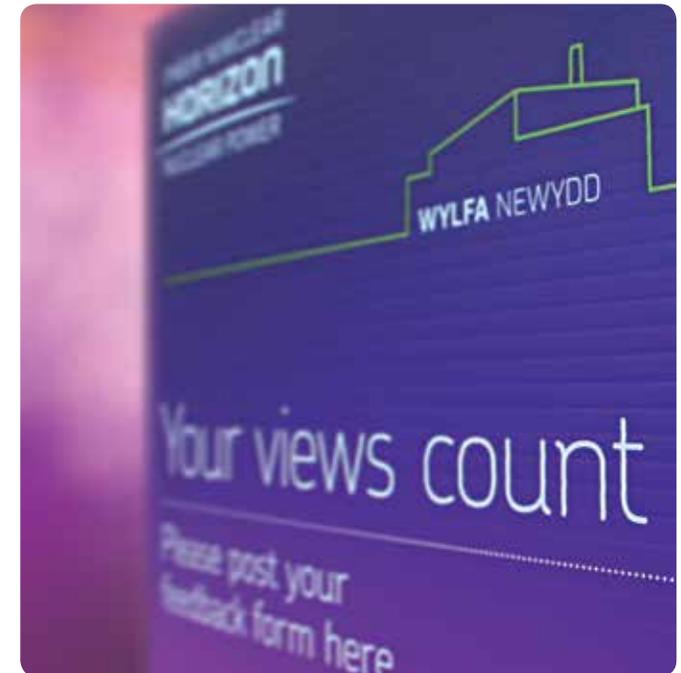
## Consultation response

We're carrying out this consultation in parallel to the Wylfa Newydd Project Stage One pre-application consultation. We think it will be of most relevance to those living closest to the Power Station Site where we expect the impacts of construction to be the greatest, but the consultation is open to anyone who wishes to comment.

It is important that we know what you think about our proposal for a Neighbourhood Support Scheme. Your responses will help us to ensure the final scheme will be effective and fair. Your views count, so please do respond.

For more information on the Wylfa Newydd Project – including the pre-application consultation process – please contact us.

- You can call us, in Welsh or English, on our Freephone number, **0800 954 9516** if you have any further questions.
- **Via email at [wylfaenquiries@horizonnuclearpower.com](mailto:wylfaenquiries@horizonnuclearpower.com)**
- The location and timing of all our pre-application consultation events are available on our website at: **[www.horizonnuclearpower.com/consultation](http://www.horizonnuclearpower.com/consultation)**.



### HOW TO RESPOND

*You can take part in the consultation on the Neighbourhood Support Scheme by providing your answers to the questions that we've included on the feedback form. Completed feedback forms should be sent to **FREEPOST HORIZON NUCLEAR POWER CONSULTATION**. Alternatively, you can e-mail your responses to [wylfaenquiries@horizonnuclearpower.com](mailto:wylfaenquiries@horizonnuclearpower.com).*

*Responses should be received by 8 December so we can take them into account in preparing the final Neighbourhood Support Scheme.*





CONTACT US:

If you have any questions or feedback regarding the Wylfa Newydd Project you can contact us on our dedicated Wylfa Newydd freephone hotline and email address, by calling on **0800 954 9516** or emailing [wylfaenquiries@horizonnuclearpower.com](mailto:wylfaenquiries@horizonnuclearpower.com)

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