



Wylfa Newydd Project Site Preparation and Clearance

Community Impact Report



ADDITIONAL INFORMATION May 2018

Contents

1	Community Impact Report – Site Preparation and Clearance.....	1
1.1	Introduction.....	1
1.2	Proposed development.....	2
1.3	Community impacts: Tregele.....	7
1.4	Community impacts: Cemaes.....	9
1.5	Mitigation.....	11
1.6	Conclusion.....	13

List of Tables

Table 1-1	SPC Phases.....	2
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List of Figures

Figure 1-1	The SPC Proposals.....	5
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1 Community Impact Report – Site Preparation and Clearance

1.1 Introduction

- 1.1.1 This report aims to summarise the impacts of the Site Preparation and Clearance (SPC) works proposed by Horizon Nuclear Power Wylfa Limited (Horizon) as part of the Wylfa Newydd Project. It focuses in particular on how these works would affect the villages of Tregele and Cemaes which are situated in close proximity to the works. This report does not intend to duplicate the assessments contained in other assessment documents, but rather to summarise to nearby communities how their local area would be affected.
- 1.1.2 In order to construct a new nuclear power station (the Power Station) adjacent to the existing Wylfa Magnox power station, SPC works are required before construction can begin. The SPC Proposals have the potential to recognise and secure the first phase of economic opportunities that the Project could deliver to the Isle of Anglesey.
- 1.1.3 Horizon has submitted an application (38C310F/EIA/ECON) to the Isle of Anglesey County Council (IACC) for planning permission for the SPC Proposals (summarised in section 1.2 below). The application includes a number of assessments including an Environmental Statement and Addendum reporting on the Environmental Impact Assessment (EIA) undertaken, as well as a Welsh Language Impact Assessment (WLIA), a Rapid Health Impact Assessment Screening Statement and other documents.
- 1.1.4 These assessments show that, following mitigation, there will be a limited number of likely community-related adverse effects as a result of the SPC works, namely:
- loss of trees, shrubs, buildings and field boundary walls and hedgerows, which would affect the landscape, in addition to a loss in the rural nature of the landscape due to the fencing, construction compounds and removal of contaminated soils ;
 - the views of some residents living near the site in Tregele and Cemaes would be affected by the change in the landscape and the presence of plant, machinery and fencing;
 - the potential effect on historic Welsh culture as a result of the loss of some local buildings and landscape features.
- 1.1.5 The workforce, at peak, would include approximately 80 workers, most of whom are expected to already reside in the Daily Construction Commuting Zone (DCCZ) which is the area covering Anglesey and parts of North Wales considered to represent a reasonable (90 minutes) daily commuting distance. The SPC Proposals are expected to ‘safeguard’ existing jobs and so are intended to be filled by the existing workforce. The effect on employment

across the DCCZ is not significant. The SPC Proposals would generate local spend in the economy and be beneficial to local businesses.

1.2 Proposed development

- 1.2.1 Figure 1-1 below shows the SPC Application Site and what activities are proposed on each part of the site.
- 1.2.2 The proposed site covers a large area to the west of Cemaes and Tregle and adjacent to the Existing Power Station. The SPC works are intended to occur in several phases:

Table 1-1 SPC Phases

Phase	Activities / Operations
A	Establishment of Main Site Compound
B	Erection of perimeter fence
C	Species translocation and site clearance
E	Establishment of Satellite and Material Compounds
F	Establishment of road crossings
G	Remediation

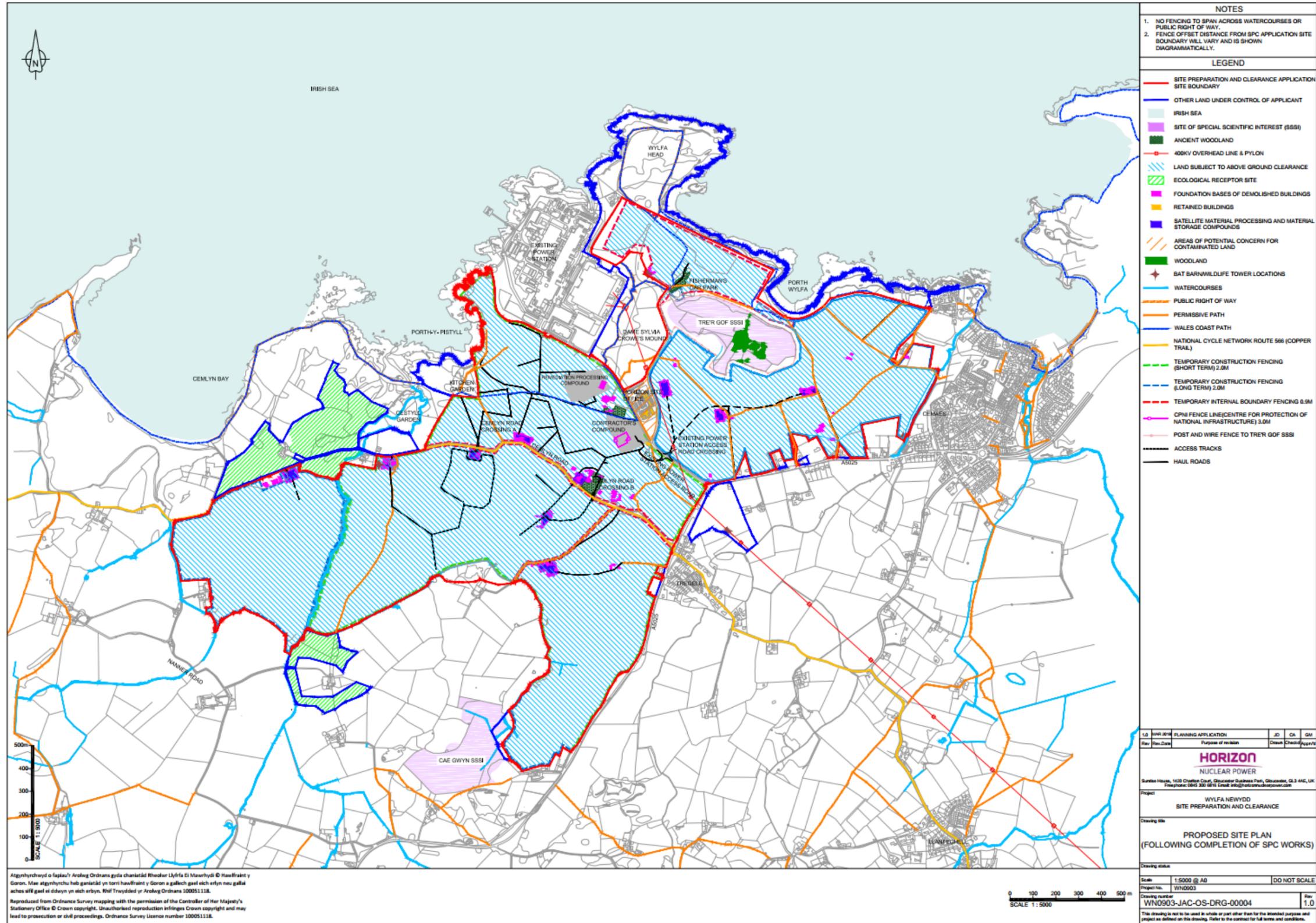
- 1.2.3 A new site compound would be created by enlarging and upgrading the existing on-site compound; this would host facilities which are important for the SPC works such as plant storage, offices and toilets. Additional, smaller compounds will also be created to store materials and equipment.
- 1.2.4 Temporary perimeter fencing would be installed around the boundary of the site. The fence will not cut off roads or Public Rights of Way (PRoWs) which would remain open, including the Wales Coast Path. Site clearance would involve the removal of trees and hedgerows (including some road and field boundaries). This will be carefully managed to minimise disruption to sensitive habitats. A total of thirty-five structures would be demolished, including some empty houses, and the former Wylfa Sports and Social Club (which closed in May 2017). A new road crossing would be created on the Existing Power Station access road. This would be signposted in both Welsh and English in line with Horizon's Welsh Language Policy and to ensure safe passage.
- 1.2.5 The workforce would work in a single shift pattern to align with the proposed working hours:
- from 07:00 to 19:00 on weekdays; and
 - from 08:00 to 13:00 on Saturdays.
- There would be no working outside of these hours or on public holidays, unless previously agreed in writing with the IACC.
- 1.2.6 If the rest of the Wylfa Newydd Project does not proceed or is not granted a Development Consent Order, a phased programme of restoration for the SPC

Application Site would be agreed with the IACC and implemented accordingly. This would include the removal of any temporary structures, fencing and compounds and the restoration of field boundaries, landscape planting and other works designed to return the site to a state resembling its former condition. The landscape restoration scheme would aim to improve the landscape quality and biodiversity of the area over the long term and allow productive agricultural uses. Further information on the restoration principles is summarised in the Environmental Statement and Addendum with a detailed restoration scheme to be agreed with the IACC and secured by an appropriate planning condition.

- 1.2.7 For more information on the SPC Proposals please refer to the Planning Statement and Environmental Statement and Addendum associated with this application. The Environmental Statement also includes a Non-Technical Summary which serves as a useful and accessible overview of the proposed development and its assessed effects.
- 1.2.8 The two communities most directly affected by the SPC Proposals are the neighbouring villages of Tregele and Cemaes. The potential impacts of the SPC Proposals on these two villages are considered in more detail in the following sections.

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Figure 1-1 The SPC Proposals



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1.3 Community impacts: Tregele

- 1.3.1 Tregele is a village to the south-east of the Existing Power Station to the east of the A5025. As the Tregele community is located immediately adjacent to the SPC Application Site, it is recognised that effects on this community will be a key concern for local people.
- 1.3.2 As set out in section 1.1, the community-related effects of the SPC works have been assessed through the EIA process as well as through other assessments like the WLIA. While these have identified some effects as a result of the proposals, they have also found that there will be no significant effects relating to:
- socio-economics (jobs, business, the local economy, tourism, community facilities and land use);
 - health;
 - public access and recreation;
 - surface water;
 - air quality; and
 - cultural heritage.
- 1.3.3 Significant noise effects¹ at properties within Tregele will be prevented by a range of mitigation measures, including restricting noise emissions from works which gives rise to impacts to less than 8 weeks in any 12-month period. Use of vibratory rollers will be restricted and not used within 62m of occupied residential buildings, unless a vibration risk assessment confirms alternative safe working distances.
- 1.3.4 There will be some visual impacts experienced by residents of Tregele and some impacts on the landscape as a result of the SPC Proposals. Impacts for people living in Tregele would include views of plant, machinery, compounds and stone stockpiles at the satellite storage compounds indicated in figure 1-1, visible during SPC works, as well as views of fencing, progressive field boundary removal and vegetation clearance, and new road crossings. Mitigation would include retaining, and if possible enhancing, some hedgerow and dry-stone wall boundaries, new planting on remediated soil storage mounds (which will be located next to and store treated soil from the Remediation Processing Compound on figure 1-1, up to 3m high) and timing tree felling to minimise impacts. In terms of landscape effects there are no other significant historic landscape effects assessed as occurring during the SPC works .
- 1.3.5 With regards to public access and recreation, a number of PRow's including the Wales Coast Path and the Copper Trail are located within the SPC

¹ A significant noise effect from plant and machinery for a residential property has been defined in the Environmental Statement as representing a small magnitude of change, or a free-field level of 55dB L_{Aeq,1hr} or more. See the Environmental Statement, chapter 10 section 10.4 for further information.

Application Site. However, these would remain open during SPC works, although some temporary access restrictions may be required including short-term closures of Cemlyn Road (during which time access to Cemlyn will be available along Nanner Road). Good practice mitigation measures, including the presence of marshals and the provision of signage, during construction will ensure no significant effects occur.

- 1.3.6 In terms of Welsh language, no significant effects are expected to occur as a result of workers arriving in the local area for the SPC works. As noted above, the only significant adverse effects identified relate to the loss of some buildings; however, the overall effects on the language are assessed as either beneficial or neutral. This is in part due to the nature of the workforce, which is expected to mostly consist of workers already resident on Anglesey or elsewhere in North Wales. It should be noted that Horizon's preferred contractor has employed a workforce for the ongoing Early Works that is 70% Welsh speaking.
- 1.3.7 Welsh language mitigation and enhancement measures proposed include engaging and promoting appropriate use of the local supply chain to support local employment opportunities and businesses, requiring sub-contractors to develop a Welsh Language Policy (where one is not currently in place) which would be required to align with Horizon's Welsh Language Policy, as well as encouraging sub-contractors to offer apprenticeships to local young people and to support the local supply chain.
- 1.3.8 In terms of combined topic effects (which occur when a single receptor is affected in more than one way by the same development), some significant combined effects are possible as a result of the combination of visual impacts for properties on the north-west edge of Tregele along with minor and in themselves not significant noise and dust emission effects. These could have a combined impact on amenity for properties on the north-west edge of Tregele.
- 1.3.9 Cumulative effects (effects as a result of multiple developments which occur at the same and have effects on the same area) would occur for some properties in Tregele due to the overlap of impacts from the SPC proposals, the Wylfa Newydd Project and other projects in the area. These mostly relate to the overlap of visual impacts over time from the SPC Proposals, the Wylfa Newydd Project proposals and other shortlisted projects, which would result in significant cumulative impacts on local receptors and local landscape.
- 1.3.10 For a full assessment of cumulative effects, see the Environmental Statement and Addendum (chapter 19).

1.4 Community impacts: Cemaes

- 1.4.1 Cemaes lies immediately adjacent to the north-east boundary of the SPC Application Site. It includes a number of community facilities including schools, places of worship and businesses. It also includes some tourism-related businesses and accommodation.
- 1.4.2 As laid out in previous sections, the community-related effects of the SPC works are assessed in application documents including the Environmental Statement and the WLIA. These assessments have concluded that the SPC works would not lead to significant effects related to jobs, business, the local economy, tourism, community facilities, health, land use, public access and recreation, air quality or cultural heritage. The Environmental Statement and Addendum also finds that no significant environmental impacts would occur for Cemaes Bay Primary School as a direct result of the SPC works.
- 1.4.3 Community buildings and businesses in Cemaes as well as other forms of accommodation are not assessed as likely to experience significant noise effects as a result of the SPC works. Mitigation measures to prevent significant noise effects² include restricting noise emissions from works (which give rise to effects) to less than 8 weeks in any 12-month period. Use of vibratory rollers will be restricted and not used within 62m of occupied residential buildings, unless a vibration risk assessment confirms alternative safe working distances.
- 1.4.4 There will be landscape and visual impacts as a result of SPC works, which some residents of Cemaes would experience. There would be very limited views of the SPC works from within Cemaes, due to intervening buildings and landscape. There would, however, be views from the western edge of Cemaes into the SPC application site of plant and machinery in conjunction with installation of fencing, field boundary removal and vegetation clearance. Once SPC works are complete, fencing and the absence of existing field boundaries and vegetation would be visible. The Environmental Statement concludes that these impacts would range from minor to negligible and therefore not significant.
- 1.4.5 In terms of public access and recreation, a number of PRowS including the Wales Coast Path and the Copper Trail are located within the SPC Application Site. These would remain open during SPC works, although some temporary access restrictions may be required, such as using marshalls to control access at certain times. Wylfa Head would continue to be open and accessible to the public throughout the SPC works, as would beaches including Porth Wylfa. While the amenity of these routes may be reduced during the SPC works by noise and visual impacts, good practice mitigation measures during construction will ensure no significant effects occur.

² A significant noise effect from plant and machinery for a residential property has been defined in the Environmental Statement as representing a small magnitude of change, or a free-field level of 55dB L_{Aeq,1hr} or more. See the Environmental Statement, chapter 10 section 10.4 for further information.

- 1.4.6 On tourism, the Environmental Statement and Addendum reports the findings of a survey of visitors to Anglesey (IACC STEAM data, 2015). Around 9% said they would be deterred from returning as a result of the construction of the new power station, and the reason most commonly cited was traffic. The scope of works in the SPC Proposals is much smaller than during the Main Construction, and effects on traffic was scoped out of consideration in the Environmental Statement and Addendum. As the number of visitors likely to change their behaviour as a result of the potential traffic and transport disruption is low, the effect to visitor numbers as a result of the SPC Proposals is not assessed to be significant.
- 1.4.7 In terms of Welsh language, no significant effects are expected to occur as a result of workers arriving in the local area for the SPC works. As noted above, the only significant adverse effects identified relate to the loss of some buildings; however, the overall effects on the language are assessed as either beneficial or neutral. This is in part due to the nature of the workforce, which is expected to mostly consist of workers already resident on Anglesey or elsewhere in North Wales.
- 1.4.8 Welsh language mitigation and enhancement measures proposed include engaging and promoting appropriate use of the local supply chain to support local employment opportunities and businesses, requiring sub-contractors to develop a Welsh Language Policy (where one is not currently in place) which would be required to align with Horizon's Welsh Language Policy, as well as encouraging sub-contractors to offer apprenticeships to local young people and to support the local supply chain. The proposed s106 also makes provision for the supply of Welsh Language materials to the workforce and the establishment of a Welsh Language Scheme.
- 1.4.9 In terms of combined topic effects (which occur when a single receptor is affected in more than one way by the same development), a significant combined effect is possible as a result of the combination of visual impacts for properties on the western edge of Cemaes along with minor and in themselves not significant noise and dust effects. The combined effect on amenity at properties on the western edge of Cemaes would be likely to be significant; at other locations, the combined effects are unlikely to be significant.
- 1.4.10 Cumulative effects (effects as a result of multiple developments which occur at the same and have effects on the same area) would occur for some properties in Cemaes mainly due to the overlap of visual impacts from the SPC proposals, the Wylfa Newydd Project and other projects in the area.
- 1.4.11 For a full assessment of cumulative effects, see the Environmental Statement and Addendum (chapter 19).

1.5 Mitigation

- 1.5.1 There are a number of measures included in the SPC Proposals which aim to reduce or avoid environmental effects. Many of these are embedded (included in project design) or good-practice measures, such as restricting working hours, using equipment and machinery compliant with regulations or regular monitoring regimes. These measures have been taken into account in initial assessments of effects.
- 1.5.2 There are also some additional mitigation measures which are those intended to reduce an impact identified through the EIA process. These measures have been taken into account in assessments of final (residual) effects, and in some cases result in an initial impact being reduced in magnitude and/or significance.
- 1.5.3 A number of additional mitigation measures have been set out in the Environmental Statement and Addendum relating in particular to noise and vibration effects, landscape and visual effects and cultural heritage.
- 1.5.4 These measures will include restricting the use of vibratory rollers to distances designed to minimise vibration effects on residential properties and PRowS. For any activities with the potential to cause major or moderate significant noise effects at receptors, work rates will be applied to complete the activities quickly so that they do not affect any individual receptor for more than 8 weeks in any continuous 12 month period at each property. Landscape and visual mitigation will include timing woodland felling to allow screening of compounds, surveys of field boundaries, enhancement of the existing dry stone wall/ cloddiau/ hedgerow boundaries retained on the SPC Application Site outside the perimeter construction fence where practicable, seeding of mounds where practical and the implementation of the landscape management strategy for Wylfa Newydd Development Area. Cultural heritage assets affected by the SPC works would be surveyed and recorded.
- 1.5.5 There are also a number of measures and strategies proposed in the Code of Construction Practice which will avoid and/or minimise effects on the environment and local communities. A key role of the CoCP is to ensure effective community relations. Horizon will establish a Community Liaison Group to ensure appropriate information is exchanged and highlighted during construction. It would consist of invited representatives from local communities, businesses and local interest groups. Horizon has established a dedicated, bilingual and free telephone line, which will be available for anyone with enquiries or complaints about the SPC works and will be advertised by appropriate means throughout the SPC Site.
- 1.5.6 A number of measures are also proposed by Horizon to be secured through planning obligations. Horizon would contribute to a Community Resilience Contribution for mitigation needed as a result of unforeseen adverse environmental effects arising from the development as well as to enhance beneficial effects of the development. It is anticipated that this contribution will be able to be used to fund mitigation, if required, for measures relating to effects on Welsh language, highways safety/traffic management (potential

road upgrades, traffic calming, signage, etc), community groups, emergency services and tourism.

- 1.5.7 Horizon has also committed to a Welsh Language and Culture Scheme to assist the Horizon's contractors in supporting and demonstrating respect towards Welsh speaking communities in relation to the SPC Works.
- 1.5.8 In addition, there are a number of measures intended to mitigate the impact of the Wylfa Newydd Project on local communities and enhance employment and economic opportunities for local people. These include an Employment and Skills Service to promote local employment opportunities, a Supply Chain Service to promote supply chain opportunities for companies in North Wales . Horizon has proposed to trial these services during the SPC works.
- 1.5.9 Horizon also proposes to make a contribution towards local facilities to facilitate development and provision of meeting facilities in the local community.
- 1.5.10 Horizon has also committed to a Tourism Contribution. This is a financial contribution to develop a programme for marketing of events which promote the marketing of Anglesey as a holiday and tourism destination, focusing on events in the vicinity of the SPC Application Site.
- 1.5.11 In addition, as set out above in the introduction a restoration scheme would be implemented if the Wylfa Newydd Project does not proceed, which would restore the SPC Application Site as closely as possible to suitable rural uses.

1.6 Conclusion

- 1.6.1 The overview of the SPC Proposals indicates that local communities would experience a very limited number of effects as a result of the works. These primarily relate to landscape and visual effects and a possible impact on historic Welsh culture as a result of the loss of some local built heritage and landscape features.
- 1.6.2 More detailed assessments of the effects of the SPC Proposals are set out in application documents submitted to IACC. In particular, these include the Environmental Statement and Addendum, the Welsh Language Impact Assessment and a Rapid Health Impact Assessment Screening Statement.
- 1.6.3 The Environmental Statement and Addendum includes chapters assessing environmental effects on a number of topics including socio-economics (which includes jobs, business, the local economy, tourism, community facilities and land use), noise and vibration, public access and recreation, and landscape and visual impact. The Environmental Statement Non-Technical Summary also acts as a more accessible introduction and summary of the Environmental Statement and the assessed effects of the SPC Proposals.

PŴER NIWCLEAR
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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**

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Horizon Nuclear Power
Sunrise House
1420 Charlton Court
Gloucester Business Park
Gloucester, GL3 4AE

T +44 (0)1242 508508

www.horizonnuclearpower.com

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