

Wylfa Newydd Project Valley Off-line Highway Improvements GI Works

Planning Statement



May 2018

| Approvals Table | | | | | |
|------------------------|---------------------|----------------|---------------------|--------------------|-------------|
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Proposed Ground Investigations

1.1 Introduction

- 1.1.1 The aim of the proposed ground investigation works is to identify ground conditions beneath the proposed new off-line highway improvement works. The ground investigation works are to provide information and data upon the underlying soil, rock and made ground materials, and to ascertain the ground water and gas regime, and the contamination status of the site. This information is required to facilitate and support the detailed design of the highway, its foundations, earthworks cut to fill reuse, cuttings, embankments, drainage.
- 1.1.2 In addition to the above, existing historic data is considered insufficient to provide information for the existing ground, hence pre-ground investigation is to be undertaken prior to commencing the proposed ground investigation works to obtain preliminary information for the existing ground. Upon completion of the pre-ground investigation works, outcome of the works is to be analysed and the scope of proposed ground investigation works is to be finalised. The scope of works for pre-ground investigation and proposed ground investigation is detailed in the following sections in this statement.

1.2 Scope of Works

- 1.2.1 The works subject to this application are to be undertaken for off-site realignment of the existing highway (A5025) at Junction 3 of the A55 at Valley. The proposed works will include:
- Seven Cone Penetration Test boreholes with measurements of pore water pressure (CPTu) to be performed along the proposed new alignment, anticipated to range from 12.0m to 15.0m bgl (-11.0 to -14.0m AOD).
 - Geotechnical and chemical testing of selected samples from CPTu inspection pits.
 - In situ tests will be performed including Standard Penetration Tests (SPT's), Cone Penetration Tests (CPTu's) and Hand Shear Vane / Penetrometer Tests (HSV's / HPT's).
- 1.2.2 The ground investigation tasks and quantity of each operation are summarised in Table 1-1 below.

Table 1-1 A5025 Off-Line Highway Improvement Proposed Ground Investigation – Approximate Exploratory Information

| LOCATION | APPROX LENGTH OF SITES (KM) | TASK AND QUANTITY |
|-----------------------|-----------------------------|---------------------------------|
| | | Cone Penetration Test Boreholes |
| Junction 3 A55 Valley | 0.9 | 7 |

Notes: CPTu - Cone Penetration Test B|oreholes

- 1.2.3 A brief description of the main activities that will be undertaken follows below.
- 1.2.4 The location of the proposed works has been identified within the planning drawing provided in Appendix 1-1.

1.3 Cone Penetration Test boreholes

1.3.1 The piezocone test (CPTu) is a cone penetrometer deployed during a Cone Penetration Test (CPT) which simultaneously measures cone tip and friction sleeve resistance, inclination and excess pore water pressure. The addition of pore water pressure measurements allows for a more reliable determination of soil stratification and soil type than standard CPT (cone tip and sleeve resistance only). This provides a better basis for interpretation in terms of mechanical soil properties and will allow correlation with the ground conditions interpreted in the existing GIR. Figure 1 provides an example CPTu machinery.



Figure 1- CPTu Example Machinery

1.4 Damage to Land

- 1.4.1 A precondition photographic survey and walkover will be undertaken by the Investigation Supervisor, Contractors Agent and Landowners/Landowners Agents prior to undertaking any physical works in any areas. This will include a survey of exploratory hole locations and agreed access routes and points. A copy of the survey will be lodged with Horizon and the Landowner or their respective agents prior to commencement of the works.
- 1.4.2 Upon completion of the works a post works photographic survey and walkover will be undertaken by the Investigation Supervisor, Contractors Agent and Landowners/Landowners Agents. Any damage will be detailed and measured up as necessary and any necessary compensation or / and remedial works will be defined and agreed.
- 1.4.3 Details of land damage compensation rates will be agreed between Horizon and Landowners/Landowners Agents prior to entry onto the lands to undertake intrusive works.

1.5 Unexploded Ordnance

- 1.5.1 Horizon will commission a specialist desk based risk assessment. Where defined as necessary by this risk assessment, special measures will be taken to ensure the safety of personnel undertaking the intrusive works.

1.6 Setting Out and Utilities Avoidance Controls

- 1.6.1 The position of all boreholes will be defined by the works specification using all available topographic and GIS mapping data and the coordinates for the location of each exploratory hole required will be provided to the contractor prior to commencing the works.
- 1.6.2 The exploratory hole locations will be located more than 7m away from any surface water feature, drainage ditch, stream or designated main river.
- 1.6.3 Services and utilities plans will be obtained and all exploratory holes will be sited safe distances away from any know plotted overhead or underground services. The position of all holes will be set out using GPS equipment accurate to approximately 5mm in the vertical and horizontal. Services and utilities plans will be provided to contractors on site and all exploratory holes will be sited safe distances (in accordance with HSE and plant operator's requirements) away from any know overhead or underground services identified in the field or by plans mindful of remaining in excess of 7m from any water course, feature, drainage ditch, stream or main river.
- 1.6.4 The adopted position will then be scanned using a hand-held cable avoiding tool, signal generator and ground probing radar device to check to make sure no unidentified or un mapped services or utilities are likely to be present.
- 1.6.5 If the position is clear then a permit to dig will issued and intrusive works will proceed. All boreholes will be preceded by hand excavated service avoidance inspection pits to 1.2m depth. Assuming no services or utilities are identified within the pit then boring or drilling will commence. If services are

identified within the pit, the hole will be backfilled and a new location will be selected and the process repeated.

- 1.6.6 Upon completion of all exploratory holes an as built survey of the locations will be undertaken using GPS equipment accurate to approximately 5mm in the vertical and horizontal.

1.7 Sampling

- 1.7.1 All samples (environmental and geotechnical) will be stored within storage unit in Menai Bridge for logging purposes. Following logging process, all samples will be transported in appropriate containers to the designated testing laboratory.

1.8 Instruction & Direction of Works

- 1.8.1 The contractor will be responsible for undertaking the works in accordance with the specification and will supply sufficient trained staff to supervise and undertake the works led by a site agent.
- 1.8.2 Horizon will employ a consultant to act as Investigation Supervisor to control and direct the day to day operations and monitor progress of the contractors and act as liaison with the various stakeholders, regulators, public, Environmental Impact Assessment team, design team and Horizon.

1.9 Access and Movement

- 1.9.1 Horizon is in the process of sorting agreements for access with land owners. Access to the borehole locations would be via existing farm gates and across fields on the actual routes to be agreed with landowners and contractors. Full details are provided in the Construction Traffic Management Plan that accompanies this planning application.

1.10 Environmental Management Plan

- 1.10.1 Environmental impacts of the proposed GI works have been identified and are presented within the Highway Improvements Construction Environmental Management Plan (CEMP), that accompanies this planning application, along with any potential mitigation measures.

1.11 Ecological Works

- 1.11.1 No European Protected Species (EPS) licensing or translocation works are deemed necessary at this stage during the Ground Investigation (GI) works on the A5025.
- 1.11.2 The GI works will be supervised by an ecological Clerk of Works and undertaken in accordance with a method statement, to be agreed in writing with the IACC, to ensure this assumption is correct.

1.12 Noise

- 1.12.1 All potentially high noise generating activities will be restricted, wherever reasonably practicable. Working hours will be restricted to 8am and 5pm

Monday to Friday. Plant will be used in an appropriate manner to minimise noise emissions and will be shut down when not in use or throttled down to a minimum.

- 1.12.2 The contractor will liaise with the Valley Community Council Clerk to programme any investigation works close to the cemeteries. Works close to these areas will be ceased during burials / funerals.

1.13 Reinstatement Works

- 1.13.1 Upon completion of the works for each CPT position, the inspection pit will be backfilled with the excavated arisings, topped-up as required with bentonite pellets.

2 Planning Policy Context

2.1 National Planning Policy

- 2.1.1 The primary planning policy relevant to NSIPs is provided by National Policy Statements (NPS). Those of key relevance to the Project are the Overarching NPS for Energy, 2011 (NPS EN-1) [RD1] and NPS for Nuclear Power Generation, 2011 (NPS EN-6) [RD2], both designated by the UK Government in 2011.
- 2.1.2 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.
- 2.1.3 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.
- 2.1.4 The A5025 Off-line Highway Improvement works will be under the DCO application for the Wylfa Newydd Project, however, Horizon considers that the proposed ground investigation forms part of the necessary works to inform future planning and design for the A5025 off-line highway improvements, as part of the Wylfa Newydd Project.
- 2.1.5 A letter from the Chief Planner of DCLG in March 2010 entitled 'Preliminary Works; Planning Act 2008 – Guidance for Local Authorities' [RD3] highlights that the then draft NPSs may be a material consideration for local authorities when determining planning applications for preliminary works. Given that draft NPSs can be material considerations, it can be inferred that published NPSs must also be material considerations. The urgent need for new (and particularly low carbon) energy identified in NPS EN-1 [RD1] and NPS EN-6 [RD2] not only form the context of this planning application, but also should be important considerations in its determination.

Welsh Planning Policy

Planning Policy Wales, Edition 9 (2016)

- 2.1.6 The 9th edition of PPW [RD4] was published in November 2016. This document provides the Land Use planning policies of the Welsh Government, translating the commitment to sustainable development into the planning system so the Government can play an appropriate role in moving towards sustainability.
- 2.1.7 The policies cover all matters which can be material in the consideration and determination of planning applications and are supported by the various TANs and other Welsh Government Circulars and policy clarification letters. Due to its recent revision at the end of 2016 PPW [RD4] can be considered to contain an up to date representation of Welsh Government Policy and, as such, significant weight must be applied to its provisions, with weight afforded to policies contained within other material planning documents based on their consistency with PPW [RD4].

Technical Advice Notes

- 2.1.8 A number of TANs are material considerations with respect to the preparation, consideration and determination of this planning application. These advice notes are prepared to be read alongside PPW [RD4], providing more detailed, topic specific, guidance on how national policy will be realised. The TANs of relevance relevant to this application are as follows:
- TAN 5: Nature Conservation and Planning, 2009 [RD5];
 - TAN 11: Noise, 1997 [RD6];
 - TAN 15: Development and Flood Risk, 2004 [RD7];
 - TAN 18: Transport, 2007 [RD8];
 - TAN 20: Planning and the Welsh Language, 2017 [RD9]; and
 - TAN 24: The Historic Environment, 2017 [RD10].
- 2.1.9 The TANs identified as being relevant to the Off-line GI Proposals have been adopted between 1997 and 2017 and remain an intrinsic element of the planning policy framework. As a result, due weight can be given to their guidance and provisions.

2.2 Local Planning Policy

Joint Local Development Plan (2017)

- 2.2.1 The overall vision of the JLDP [RD11] is:
- “By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit”* (para. 4.7).
- 2.2.2 A key policy in the JLDP [RD11] is Strategic Policy PS 1 which contains provisions to ensure the promotion and support of the Welsh language in the Plan area.
- 2.2.3 The JLDP [RD11] considers the Wylfa Newydd Project stating:
- “The New Nuclear Station 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 the existing and future generations and enhancing local identity and distinctiveness”* (para. 4.4).
- 2.2.4 It recognises that the Wylfa Newydd Project will require significant private sector investment, especially in infrastructure, bringing major economic, social and environmental opportunities.
- 2.2.5 Importantly, the JLDP [RD11] contains policies specific to the Wylfa Newydd Project which form the basis of planning decisions for TCPA applications relating to the Wylfa Newydd Project.
- 2.2.6 Strategic Policy PS9 of the JLDP [RD11] specifically anticipates early or preparatory works for the development of the Power Station and requires the applicant to demonstrate that such works are necessary either to ensure the

timely delivery of the Wylfa Newydd Project or to provide mitigation for the effects of the construction or operation of the Wylfa Newydd Project.

New Nuclear Build at Wylfa: Supplementary Planning Guidance (2014)

- 2.2.7 A number of Supplementary Planning Guidance (SPG) documents have been published by the IACC to further inform development plan policies, the most relevant of which for the Project is the Wylfa SPG [RD12], published in 2014 in the context of the Project. It 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.
- 2.2.8 The overarching purpose of the Wylfa SPG [RD12] is to provide supplementary guidance on important local, direct and indirect matters. Although the SPG is not supplemental to the JLDP [RD11], it does seek to be consistent with the direction of travel set out in the JLDP [RD11]. The Wylfa SPG [RD12] also aspires to:
- 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; and
 - form a material consideration in the assessment of the Wylfa Newydd Project elements that are subject to TCPA applications.
- 2.2.9 The Wylfa SPG [RD12] 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 at Wylfa. The IACCs vision for the Project is clear and aligns with its wider socio-economic and legacy aspirations.
- 2.2.10 The vision 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"* (section 3.1, page 25).
- 2.2.11 The transformative potential of the Project is also recognised within the Wylfa SPG [RD12] which refers to it an "unprecedented opportunity" to transform the economies of Anglesey and the wider North Wales region, whilst delivering investment in employment, services and infrastructure. It states that the Project can also be a catalyst for cultural and behavioural change ensuring sustainable economic development, community cohesion and a better quality of life (para. 4.1.1).
- 2.2.12 The Wylfa SPG [RD12] notes at paragraph 1.1.4 that the key strategic importance of the Wylfa Newydd Project is fully recognised in the IACC's Anglesey Energy Island Programme and the Welsh Government's Anglesey Enterprise Zone, stating that 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).

- 2.2.13 The Wylfa SPG [RD12] outlines particular considerations and constraints relating to the impacts of the Project in relation to Anglesey's largest settlements and key transport corridors and also provides general guidance on a number of topics, including:
- economic development;
 - tourism;
 - population and community;
 - construction worker accommodation;
 - Welsh language and culture;
 - transport;
 - utilities;
 - waste;
 - climate change; and
 - natural and historic environment.
- 2.2.14 Section 4.5 of the Wylfa Newydd SPG [RD12] confirms that the 2011 Census showed that approximately 57.2% of people in Anglesey speak Welsh which is substantially greater than the average across Wales. Policy GP13 in the Wylfa Newydd SPG [RD12] confirms that the IACC considers it essential that the Wylfa Newydd Project maintains and, where possible, strengthens Welsh language and culture as an important part of the Island's social fabric and community identity. This policy also encourages Horizon to submit a WLIA in support of larger scale associated development applications.
- 2.2.15 The IACC have recently consulted on an update to the Wylfa Newydd SPG, given the consultation status there is limited weight given to this document with reliance on the existing SPG.
- 2.2.16 As the adopted Wylfa Newydd SPG [RD12] was produced prior to the adopted of the JLDP, the weight that can be afforded to it will decrease as the updated version of the Wylfa Newydd SPG emerges.

Other Supplementary Planning Guidance

- 2.2.17 The IACC has published a number of other SPGs which are material in the consideration of planning applications. The guidance of relevance to the SPC Proposals is the *Planning and the Welsh Language SPG, 2007* [RD13] and the *Parking Standards SPG, 2008* [RD14].
- 2.2.18 The *Planning and the Welsh Language SPG* [RD13] outlines the appropriate form of assessment of Welsh language in supporting planning applications. Paragraph 2.1 in the *Planning and the Welsh Language SPG* [RD13] states that the Welsh Language is inextricably linked to the Welsh cultural fabric of a community. Paragraph 5.2 of this SPG sets out the nature and scale of developments for which a full linguistic impact assessment should be provided in support of a planning application. Whilst the SPC Proposals do not fall within any of the indented development thresholds, the SPG does state at paragraph 5.6 that advice will be given by the IACC on a case by case basis to determine if a full linguistic impact assessment would be appropriate.

2.2.19 The *Parking Standards SPG* [RD14] confirms expected levels of vehicle parking relating to development comprising various types of land use.

3 Development Appraisal

- 3.1.1 The proposed Wylfa Newydd Power Station will aid the UK in reducing its emission levels by deploying two UK Advanced Boiling Water Reactors generating a combined electrical output of approximately 3,000MW, enough power to supply five million homes.
- 3.1.2 The creation of the Wylfa Newydd Power Station would build on the long-established history of safe nuclear power generation on Anglesey, creating significant employment opportunities and injecting many million pounds per year into the economies of Anglesey and North Wales.
- 3.1.3 The Proposed Development will assist in the delivery of the Wylfa Newydd Power Station by ensuring that the proposed A5025 Off-line highways improvements are fit for purpose.
- 3.1.4 The Proposed Development will inform and facilitate the A5025 Off-line highways improvements which provide a number of significant benefits and is appropriate in land use planning terms, in particular:
- the principle of development is acceptable and is supported by adopted planning policy;
 - the Proposed Development will inform and facilitate the A5025 highways improvements that in turn will address existing physical and operational constraints on the A5025 between Valley and the proposed Power Station Access Road Junction;
 - the Proposed Development will inform and facilitate mitigation for the predicted impacts of increased traffic associated with the construction and operation of the Wylfa Newydd Project; and
 - the Proposed Development has been sensitively designed to respect the scale and character of the surrounding area, and to prevent as far as possible any adverse impacts on surrounding residential amenity, ecological receptors and the setting of heritage assets.

4 Conclusion

- 4.1.1 NPS EN-1 [RD1] 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. NPS EN-6 [RD2] 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.
- 4.1.2 To assist in meeting this urgent need, Horizon is applying to the Secretary of State for a DCO under the Planning Act 2008 [RD15], to construct, operate and maintain a new nuclear power station on land west of Cemaes on the Isle of Anglesey.
- 4.1.3 The A5025 Off-line Highway Improvements will assist in the delivery of the Wylfa Newydd Power Station by ensuring that the road conditions are fit for purpose, and therefore assist in meeting the urgent need for new nuclear power projects.
- 4.1.4 The proposed GI Works would assist in informing the design of the Off-line Highway Improvements which would in turn assist in meeting the Welsh Government and IACC's aspirations for transport improvements which will be sensitively designed to respect the surrounding environmental and social context. As such it is concluded that the Proposed Development is compliant with both local and national planning policy, therefore planning permission should be granted accordingly.

5 References

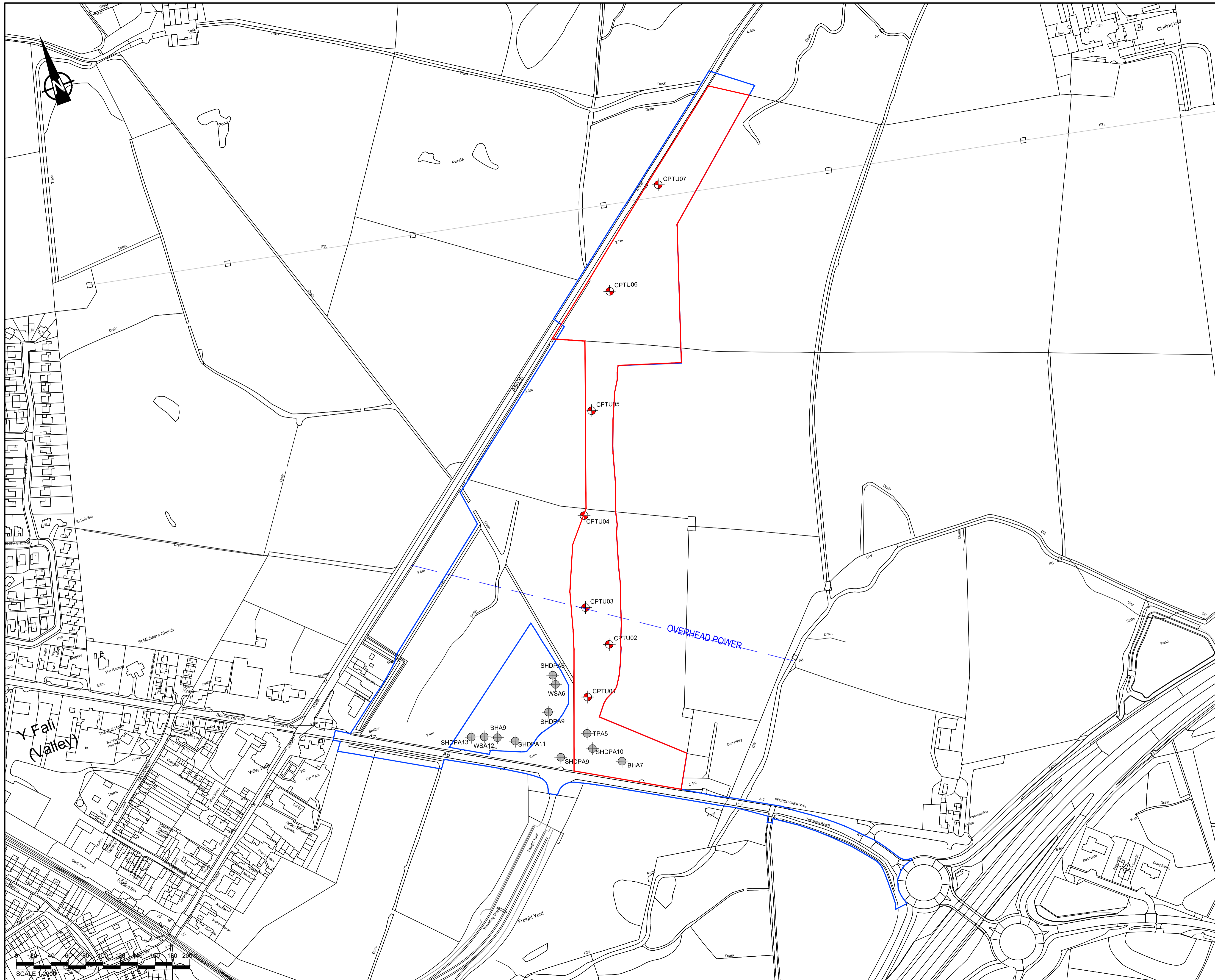
Schedule of references

| ID | Reference |
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Appendix 1-1 - Site Location Plan and Borehole Locations

Last saved by: DAV/DP BUCKLEY(2018-02-22) Last Plotted: 2018-02-22
 Filename: \\M:\MAN-001\JOB_NO2\WYLFA_HIGHWAYS08 DRAWINGS\WORKING DRAWINGS\20000-20999 SKETCHES\OTHER CONSTRAINTS\WN02.05-ACM-00-SCH-10015 P2 PROPOSED GI LOCATIONS & ACCESS ARRANGEMENTS\PROJECT MANAGEMENT\Initials: Designer: OP Checked: VB Approved: VB ISO A1 594mm x 841mm



PROJECT
 WYLFA
 A5025 HIGHWAY IMPROVEMENTS
CLIENT



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- KEY**
- APPLICATION BOUNDARY
 - OTHER LAND WITHIN APPLICANT'S CONTROL
 - APRIL 2016 GI BOREHOLES
 - PROPOSED BOREHOLE LOCATION
 - OVERHEAD LINE

AREA OF APPLICATION BOUNDARY = 51112m²

- NOTES**
- DRAWN AT SCALE 1:2000 @ A1.

| BOREHOLE | EASTING, NORTHING |
|----------|--------------------------|
| CPTU01 | 229768.7816, 379193.1748 |
| CPTU02 | 229812.8916, 379241.8640 |
| CPTU03 | 229801.6895, 379291.0086 |
| CPTU04 | 229836.4773, 379391.2771 |
| CPTU05 | 229885.9797, 379501.9766 |
| CPTU06 | 229952.7963, 379624.1076 |
| CPTU07 | 230047.3967, 379720.5266 |

ISSUE/REVISION

| NO | DATE | DESCRIPTION |
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| P2 | 22.02.18 | REVISED TO SUIT COMMENTS |
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| I/R | | DATE DESCRIPTION |

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 SECTION 1 - VALLEY
 PROPOSED BOREHOLES AND
 APPLICATION BOUNDARY

SHEET NUMBER
 WN02.05-ACM-00-SCH-10015 P2

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