



## Wylfa Newydd Project

6.5.3 ES Volume E - Off-Site Power Station  
Facilities: AECC, ESL and MEEG E3 -  
Socio-economics

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## 3 Socio-economics

### 3.1 Introduction

- 3.1.3 This chapter describes the assessment of potential socio-economic effects resulting from the construction, operation and decommissioning of the Off-Site Power Station Facilities.
- 3.1.4 This chapter excludes project-wide socio-economic effects, which are considered in the assessment contained within chapter C1 (socio-economics, Application Reference Number: 6.3.1).
- 3.1.5 Please refer to chapter B2 (socio-economics, Application Reference Number: 6.2.2) for the technical basis for the assessment including a summary of legislation, policy and guidance; key points arising in consultation that have guided the socio-economic assessment; and assessment methodologies and criteria.

### 3.2 Study areas

- 3.2.3 This section describes the study area relevant to the socio-economic assessment for the Off-Site Power Station Facilities.
- 3.2.4 In the context of this socio-economic assessment, social effects are the consequences of the Off-Site Power Station Facilities on human populations: relating to how people live, work, play, relate to one another, organise to meet their needs and generally operate as members of society. Welsh language and culture is also a core part of society on Anglesey and effects of the Wylfa Newydd Project on these aspects are considered in a separate Welsh Language Impact Assessment (WLIA) (Application Reference Number: 8.21) that accompanies the application for development consent for the Wylfa Newydd Project. The economic effects cover issues in terms of businesses, employment and direct spending that may arise as a consequence of the Off-Site Power Station Facilities.
- 3.2.5 The assessment considers the following socio-economic issues:
- neighbouring communities and local services: effects on neighbouring communities and local services;
  - public safety: potential change in public safety (including crime levels);
  - local business: effects on the local businesses and on the local economy; and
  - land use: potential change in land use which could result in a reduction in economic value.
- 3.2.6 Effects on public services and accommodation have not been included in this assessment as no significant effects are expected to arise in association with the Off-Site Power Station Facilities. This determination has been made on the basis that worker requirements for the construction and operation phases of the Off-Site Power Station Facilities (estimated to be 80 workers during construction and three during the operational phase) would not be significant,

and would subsequently place little additional demand on public services and accommodation. The Alternative Emergency Control Centre (AECC) and Mobile Emergency Equipment Garage (MEEG) are back-up facilities that would only be operated once a year and for regular training for small numbers of staff outside of times of emergency. The only element of the facility that would be operated on a daily basis would be the Environmental Survey Laboratory (ESL), which would have a workforce of three people. Furthermore, effects on public services and the provision of accommodation are presented in chapter C1 (Application Reference Number: 6.3.1).

- 3.2.7 Direct effects of the Off-Site Power Station Facilities are considered within the context of a Local Area of Influence (LAI), which extends to 1km beyond the site boundary. This area has been selected based on industry practice and professional judgement to ensure that significant effects on the physical environment (in terms of air, noise and visual assessment) are incorporated into the socio-economic assessment. This approach is in line with agreements made through the scoping process. This study area is used for the assessment of effects on socio-economic issues of neighbouring communities and local service, public safety, and local businesses.
- 3.2.8 The LAI consists of a mixture of farmland, rural landscape, residential development, amenity and other developed areas.
- 3.2.9 The study area for the topic of 'land use' will be confined to the direct land-take within the boundary of the site itself. This will be considered within a comparative assessment against the wider Agricultural Land Classification (ALC) (classification of Best and Most Versatile land) of the Isle of Anglesey.
- 3.2.10 The Daily Construction Commuting Zone (DCCZ), an area based upon a 90-minute commute time from the Wylfa Newydd Development Area, has also been taken into account in the assessment of local businesses, which includes consideration for potential effects of the Off-Site Power Station Facilities on the local economy.
- 3.2.11 The study areas discussed above are presented in figure E3-1 (Application Reference Number: 6.5.27) and figure C1-1 (Application Reference Number: 6.3.32).

### **3.3 Baseline environment**

- 3.3.3 This section provides a summary of the baseline conditions for socio-economics within the study areas described in section 3.2.

#### ***Neighbouring communities and local services***

##### **Population**

- 3.3.4 In the context of the 2011 Electoral Ward Boundaries, the Off-Site Power Station Facilities (and its LAI) are located within the Electoral Ward of Llanfaethlu. In 2011, Llanfaethlu had a population of 1,648 (64.4% of which considered themselves Welsh-speakers) while Anglesey had a resident population of around 70,000, illustrating that this Electoral Ward represented approximately 2% of the total population of Anglesey. The working age

population (those aged between 16 and 64) provides an indicator of the capacity of the population to participate in economic activity. The working age population within Llanfaethlu in 2011 was approximately 59% of the total ward population. This working age population was lower than was the case across Anglesey, which had 61% of its total population within the working age bracket within the same year. The Welsh national average working age population was also higher than Llanfaethlu at 63%. Census 2011 data [RD1] reveal that the proportion of people aged 65 and over was largely in line with the regional and national trends when compared to Anglesey and Wales as a whole (table E3-1).

**Table E3-1 Population distribution by age cohort, 2011 [RD1]**

Age	Llanfaethlu		Isle of Anglesey		Wales	
	Number	%	Number	%	Number	%
Age 0 to 15	290	18	11,861	17	556,296	18
Age 16 to 64	978	59	42,244	61	1,944,616	63
Age 65 to 74	224	14	8,574	12	300,550	10
Age 75 plus	156	9	7,072	10	261,994	9
Total (all usual residents)	1,648	100	69,751	100	3,063,456	100

### Community facilities

- 3.3.5 The site proposed for the location of the Off-Site Power Station Facilities is located along the A5025, approximately 385m north of the village of Llanfaethlu. Llanfaethlu is a small village, with a population of approximately 550, and located approximately 1.5km south of Llanrhuddlad. The settlement is situated approximately 18km from the centre of Holyhead (Caergybi): a 17-minute drive. The majority of residential properties in the LAI are located within the village of Llanfaethlu and there are a number of farm steadings next to and near the Off-Site Power Station Facilities along the A5025. Local services within the LAI include three places of worship and an area of open space situated in Llanfaethlu approximately 400m south-west of the Off-Site Power Station Facilities.

### Education facilities

- 3.3.6 There are 47 primary schools, five secondary schools and one special school on the Isle of Anglesey, however none are located within the LAI.

Due to the amalgamation of two schools (Ysgol Ffrwd Win (Llanfaethlu) and Ysgol Gynradd (Llanfachraeth)), a new primary school was developed in Llanfaethlu. 'Llanfaethlu Primary School – Ysgol Rhyd y Llan' – is located approximately 120m from the Off-Site Power Station Facilities site (and within

the LAI). This new school was opened in autumn 2017 and offers education through the medium of Welsh.

### **Health provision**

- 3.3.7 There are no health facilities located within the LAI; however, Ysbyty Penrhos Stanley in Holyhead operates a Minor Injuries Unit 12 hours per day, seven days a week. There is no hospital with accident and emergency facilities on the Isle of Anglesey; the closest is Ysbyty Gwynedd, in Bangor.

### **Public safety**

- 3.3.8 Outlined below is the current baseline in respect to public safety and the occurrence of crime. This is initially presented regionally and set within the national context and then subsequently more locally in respect to the LAI study area.
- 3.3.9 According to the Office of National Statistics (ONS), north Wales had a total recorded crime rate (excluding fraud) of 58.6 per 1,000 population in 2016 [RD2]. This crime rate was lower than the Welsh national rate of 64.4 per 1,000 population while also considerably lower than the combined rate across England and Wales (71.9 per 1,000). The crime category of 'violence against the person' recorded a rate of 19.4 per 1,000 population (marginally higher than the England and Wales combined national rate of 19.3 per 1,000 population); while 'theft offences' reported a rate of 20.4 per 1,000 population which was significantly lower than the Welsh national rate of 24.1 per 1,000 population and the combined national rate (31.4 per 1,000 population) in England and Wales.
- 3.3.10 According to police statistics, between January 2016 and December 2016 there were 75 crimes reported in Llanfaethlu [RD3]. The month with the highest number of crime reports was June 2016 with 15 reports. Anti-social behaviour was the most common crime reported, as highlighted by table E3-2.



**Table E3-2 Crimes reported in Llanfaethlu [RD3]**

Month	Llanfaethlu	Nature of crimes
January 2016	8	Anti-social behaviour, criminal damage and arson, violence/sexual offences, vehicle crime and other theft
February 2016	1	Other theft
March 2016	5	Anti-social behaviour, violence/sexual offences and other theft
April 2016	6	Anti-social behaviour, criminal damage and arson, burglary and shoplifting
May 2016	9	Criminal damage and arson, violence/sexual offences, anti-social behaviour, other crime and other theft
June 2016	15	Criminal damage and arson, anti-social behaviour, burglary, drugs, theft from the person and other theft
July 2016	5	Violence/sexual offences and anti-social behaviour
August 2016	6	Violence/sexual offences, anti-social behaviour, bicycle theft and burglary
September 2016	4	Anti-social behaviour, criminal damage and arson and violence/sexual offences
October 2016	5	Anti-social behaviour, criminal damage and arson and violence/sexual offences
November 2016	6	Anti-social behaviour, other theft and vehicle crime
December 2016	5	Anti-social behaviour, criminal damage and arson, violence/sexual offences and public order

3.3.11 Table E3-3 shows the trend in the total number of crimes committed between 2012 and 2016. There is no clear trend visible; however, there was a 14% drop in the number of crimes between 2012 and 2016.

**Table E3-3 Trend data in Llanfaethlu 2012-2016 [RD2]**

Year	2012	2013	2014	2015	2016
Total number of crimes	87	73	74	51	75

### ***Local businesses***

3.3.12 The site is located within the local economy of the DCCZ study area, which in 2015, had a gross value added of approximately £6.6 billion [RD4]. Local

businesses within the LAI are mainly situated within the settlement of Llanfachraeth. Table E3-4 shows the number of businesses found within the study area, and their location.

**Table E3-4 Local businesses within the LAI**

Business	Description	Location
The Black Lion Inn	Inn	Llanfaethlu, Holyhead, LL65 4NL
Ca'er Bryniau Boutique Bed & Breakfast	Bed & Breakfast	Llanfaethlu, Holyhead, LL65 4NN
The Coffee House Shop	Multi-purpose: (General Store, Post office, Off-Licence, and Hairdressers)	Llanfaethlu, Holyhead, LL65 4NP
Ty Top Holiday Cottage	Holiday cottage	Llanfaethlu, Holyhead, LL65 4PB
O R Jones & Sons	Bus and coach company	Coach Depot, Llanfaethlu, Holyhead, LL65 4NW
Teithiau Elfyn Thomas Tours	Tour operator	Coach Depot, Llanfaethlu, Holyhead, LL65 4NW
Condessa Welsh Liqueurs	Production and online retail	Bryn Maethlu, Llanfaethlu, Holyhead, LL65 4NW

### ***Land use***

3.3.13 The existing site is a derelict, former bus depot and is currently used as a garage and for vehicle parking. The site predominantly comprises hardstanding and industrial sheds. Initial studies of the site have indicated that there may be some historical ground contamination as a result of the site being in industrial/commercial use in the past (see chapter E7 soils and geology, Application Reference Number: 6.5.7, for more information). It is anticipated that the remainder of the undeveloped parts of the site would also be classified as subgrade 3b, based on the land use and ALC limitations posed. As a result, consideration of changes to ALC grades/classification will not be considered any further in this assessment.

### ***Evolution of the baseline***

3.3.14 The socio-economic baseline for the Off-Site Power Station Facilities is expected to remain largely similar to that which is reported here. However, in the absence of any development, any changes in terms of potential future development are considered to be non-material to the conclusions presented in this chapter. At the time of writing, and as already highlighted in paragraph

3.3.6, Ysgol Ffrwd Win (Llanfaethlu) and Ysgol Gynradd (Llanfachraeth) closed after the 2016/2017 school year with pupils having transferred to a new primary school, Ysgol Rhyd y Llan, located in Llanfaethlu, within the LAI of the Off-Site Power Station Facilities.

### **3.4 Design basis and activities**

- 3.4.3 This section sets out the design basis for the assessment of effects. It sets out where any assumptions have been made to enable the assessment to be carried out at this stage in the evolution of the design. This section also identifies the embedded and good practice mitigation that will be adopted to reduce adverse effects as inherent design features or by implementation of standard industry good working practice.
- 3.4.4 As described in chapter E1 (proposed development) (Application Reference Number: 6.5.1), the application for development consent is based on a parameter approach. The assessment described within this chapter has taken into consideration the flexibility afforded by the parameters. A worst case scenario has therefore been assessed from a socio-economics perspective within the parameters described in chapter E1 (Application Reference Number: 6.5.1).

#### ***Construction***

##### **Basis of assessment and assumptions**

- 3.4.5 The approximate workforce and activities associated with the construction, operation and decommissioning phases of the Off-Site Power Station Facilities form the basis for this assessment and the assumptions have been made within this context.
- 3.4.6 Figure E3-2 provides an indicative construction timeline for all elements of the Wylfa Newydd Project and, by extension, an indication as to the likely time periods for which significant workforce numbers for the Wylfa Newydd Project are required during the construction phase. The timeline illustrates that a portion of the operation workers would join the wider construction workforce during the construction phase, thereby adding to potential project-wide in-combination socio-economic impacts.

The need for approximately 85 workers for the construction of the Off-Site Power Station Facilities overlaps with the peak of the construction workforce required for the WNDA development as the Off-Site Power Station Facilities would have to be developed in tandem with the construction within the Wylfa Newydd Development Area. The workers required for the construction of the Off-Site Power Station Facilities are included in the overall workforce profile for the Wylfa Newydd Project (detailed and assessed in chapter C1, Application Reference Number: 6.3.1) which is expected to peak at 9,000 personnel. This is due to the requirement for such facilities to be operational at the commencement of power operations at the Wylfa Newydd Development Area.

**Figure E3-2 Construction timeline for the Wylfa Newydd Project**

Timeline – Calendar Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
A5025 – On-line (Highway Improvements)									
A5025 – Off-line (Highway Improvements)									
Site campus									
Park and Ride									
Logistics Centre									
Off-Site Power Station Facilities (MEEG/AECC/ESL)									
Site Preparation and Clearance (SPC)									
Unit 1 – construction, commissioning and start-up									
Unit 2 – construction, commissioning and start-up									

### Embedded mitigation

- 3.4.7 There is no embedded mitigation within the design of the Off-Site Power Station Facilities that is specific to mitigating socio-economic effects. There are no direct impacts on local businesses, public services or other amenities expected, and as such, effects are anticipated to be not significant.
- 3.4.8 Wider socio-economic effects involving the Wylfa Newydd Project are assessed across the Wylfa Newydd Project as a whole and are detailed in chapter C1 (Application Reference Number: 6.3.1). Appropriate mitigation measures for such effects are also detailed within that chapter.
- 3.4.9 It should be noted, however, that the Off-Site Power Station Facilities are not considered to be embedded mitigation for any potential impacts associated with the wider effects of the Wylfa Newydd Project but are rather a requirement for the operation of the Power Station, both during and outside of times of emergency.

### Good practice mitigation

#### **Code of Construction Practice (CoCP)**

- 3.4.10 The Wylfa Newydd CoCP (Application Reference Number: 8.6) and Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9) set out the standards and measures of work ensuring compliance with legislation and the effective planning, management and control of construction activities with the aim of controlling adverse effects on the local community and the environment. The parameters of requirements in terms of general site management, working hours, site layouts, appropriate lighting and security

arrangements, including security fencing, amongst others are outlined in both documents. The Wylfa Newydd CoCP (Application Reference Number: 8.6) also sets out project-wide strategies supported by the Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9) that provides additional standards and measures specifically relevant to the Off-Site Power Station Facilities.

### ***Public access***

- 3.4.11 As works are planned to take place within the defined Order Limits, points of access or other routes to residential, commercial or community receptors outside of these Limits would be maintained throughout the construction, operation and decommissioning phases of the Off-Site Power Station Facilities as well as the Wylfa Newydd Development Area and Associated Development to ensure that disruption to these receptors is reduced. Such provisions are outlined for construction in the Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9).

### ***Supply Chain Charter (and Action Plan)***

- 3.4.12 As outlined in chapter C1 (Application Reference Number: 6.3.1) and chapter D3 (socio-economics, Application Reference Number: 6.4.3), construction services as part of the Off-Site Power Station Facilities would be procured and undertaken in accordance with Horizon Nuclear Power's Supply Chain Charter, which will be secured by means of Section 106 Agreement to be entered into between Horizon and the Isle of Anglesey County Council. Horizon are also developing a Supply Chain Action Plan with the Isle of Anglesey County Council, the North Wales Economic Ambition Board, and the Welsh Government which will support the realisation of the goals set out in the Charter, namely the key aspects of the commercial strategy and how these will be achieved. The Action Plan, also secured via Section 106 Agreement to be entered into between Horizon and the Isle of Anglesey County Council, is being developed in conjunction with key stakeholders and its ultimate goal is to maximise business opportunities locally, regionally, and nationally. The Supply Chain Service, jointly formed of stakeholders and key delivery partners from the Wylfa Newydd supply chain, will oversee the delivery and implementation of the Supply Chain Action Plan.
- 3.4.13 Further details regarding all aspects of the Supply Chain Charter (and Action Plan) are outlined in chapter C1 (Application Reference Number: 6.3.1)

## ***Operation***

### **Basis of assessment and assumptions**

- 3.4.14 As stated in paragraph 3.4.9, the Off-Site Power Station Facilities are not considered to be embedded mitigation for any potential impacts associated with the wider effects of the Wylfa Newydd Project but are rather a requirement for the operation of the Power Station. It is a facility to service the requirements for the safe and responsible operation of the Power Station. While the facility is to be made up of the AECC, ESL, and MEEG, the day-to-day operation (i.e. outside times of emergency) of the facility will only require

the operation of the ESL (requiring a maximum of three staff members on a daily basis). In times of emergency (i.e. 24/7 operations), it is estimated that the operational workforce of the facility would increase in order to include incident management personnel. The assessment of the operational phase of this facility is undertaken on the basis that the day-to-day operation of the facility outside of times of emergency is an appropriate measure of the potential worst-case scenario in terms of effects on the environment as the nature and magnitude of adverse effects are anticipated to remain the same despite the increase in employment numbers. This assumption forms the basis for this assessment.

### **Embedded Mitigation**

- 3.4.15 The site location of the proposed Off-Site Power Station Facilities went through a site selection and constraints mapping exercise to inform the decision-making process as to the most appropriate location to situate the facilities. This process can be considered embedded mitigation as it proactively attempts to mitigate or limit any potential effects that may be incurred. As such, the site is in a more optimal location which might have been the case without the site selection process.
- 3.4.16 Site security and a secure fenced boundary have been incorporated into the site design as embedded mitigation to ensure safe and secure operation of the facility as well as acting as a mitigation measure to deter crime.

### **Good Practice Mitigation**

- 3.4.17 The Off-Site Power Station Facilities will be subject to the implementation of the Wylfa Newydd Code of Operational Practice (Application Reference Number: 8.13) during the operational lifetime of the facility (including emergency 24/7 operating periods). This will include the establishment of an environmental management system accredited to British Standard (BS) EN ISO 14001 [RD5]. This is considered as good practice and will contribute to mitigating potential environmental effects of the site, such as noise and vibration, air quality (dust), waste, etc.

### ***Decommissioning***

#### **Basis of assessment and assumptions**

- 3.4.18 The basis for the assessment of the decommissioning phase of the Off-Site Power Station Facilities is made on the assumption that activity required during the decommissioning phase will be of a similar, if not, a slightly more reduced scale to that of the construction phase. This is due to the assumption that decommissioning would only require the removal of buildings and other material, leaving the site in a secure and serviceable state that could be used for future commercial/industrial purposes.

### **Embedded mitigation**

- 3.4.19 There is no embedded mitigation specific to potential socio-economic effects included in the decommissioning phase of the Off-Site Power Station Facilities.

### **Good practice mitigation**

- 3.4.20 It is expected that good practice mitigation measures similar to those outlined for the construction phase will be reinstated for the decommissioning phase of the Off-Site Power Station Facilities due to the similarities in expected activities during both phases. Such provisions would be secured through a decommissioning management plan which would be prepared prior to the commencement of the decommissioning phase.

## **3.5 Assessment of effects**

- 3.5.3 This section presents the findings of the assessment of effects associated with the construction, operation and decommissioning of the Off-Site Power Station Facilities.

### ***Construction***

#### **Neighbouring communities and local services**

- 3.5.4 The construction phase of the Off-Site Power Station Facilities is likely to bring temporary adverse changes in air quality, noise and vibration to neighbouring communities and local services as a result of the associated construction activities at the site (i.e. construction traffic, demolition of buildings, removal of existing materials located on site, etc.). Residential properties and local services in the communities within the LAI may potentially experience these changes and are considered to be highly sensitive receptors. Given the size of the site and the scale of the proposed works, the magnitude of the effect is anticipated to be small, as there is a minimal risk of disturbance to local residents who are a minimum of 350m from the site and have the A5025 sited between them and the Off-Site Power Station Facilities site. Therefore, such potential effects are determined to be negligible and not significant. These findings are consistent with the findings of chapter E5 (air quality, Application Reference Number: 6.5.5) and chapter E6 (noise and vibration, Application Reference Number: 6.5.6) assessments as well as the WLIA (Application Reference Number: 8.21). These documents state that potential effects on the construction phase of the Off-Site Power Station Facilities are not significant enough to impact the communities located within the LAI.
- 3.5.5 More information on air quality and noise and vibration can be found in chapter E5 (Application Reference Number: 6.5.5) and chapter E6 (Application Reference Number: 6.5.6) respectively.
- 3.5.6 The construction phase of the Off-Site Power Station Facilities is also not expected to bring any significant direct effects in terms of severance of, or access to, neighbouring communities and local services. This is due to construction at the site taking place within a defined site boundary and access outside of this boundary will remain open throughout the construction phase.

The overall potential effect on severance and access is considered to be negligible.

- 3.5.7 As outlined in paragraph E4.7 of the WLIA (Application Reference Number: 8.21), the construction of the Off-Site Power Station Facilities itself is not expected to lead to a change in the resident population of the LAI and therefore no change to the balance of Welsh/non-Welsh speakers is expected.

### **Public safety**

- 3.5.8 No significant direct effects on public safety within the LAI have been identified during the construction of the Off-Site Power Station Facilities as site security and a secure fenced boundary would be provided, limiting the potential for crime. Construction traffic is expected to be minimal given the small scale of construction and is not anticipated to contribute to traffic related safety issues. The effect is therefore assessed as negligible and not significant.

### **Local businesses**

- 3.5.9 Access to local businesses and other commercial receptors is not expected to be affected as a result of the construction phase of the Off-Site Power Station Facilities. This is due to the development being confined to a defined site boundary with no requirement for amended or curtailment of access to local businesses. It is also expected that construction traffic would be small in scale and would be mitigated appropriately using construction travel plans and by the use of the Logistics Centre to ensure 'just-in-time' delivery of construction materials to the site.
- 3.5.10 Local businesses and other commercial receptors located within the LAI may also be affected by adverse environmental effects (air quality, noise and vibration) related to construction activities.
- 3.5.11 The sensitivity of such receptors is considered to be high given the nature of business to derive profit and support local economic development. However, the magnitude of such effects is determined to be small as local businesses and other commercial receptors are not expected to be directly affected by changes in access but may experience environmental changes as a result of the construction phase of the Off-Site Power Station Facilities. Overall, potential effects are considered negligible, and therefore not significant.
- 3.5.12 As outlined in paragraph 3.4.12, construction of the Off-Site Power Station Facilities would be procured and undertaken in accordance with Horizon Nuclear Power's Supply Chain Charter and associated Action Plan (once developed). The Action Plan will identify key aspects of the commercial strategy and how Horizon will achieve these.
- 3.5.13 Increased local expenditure is expected as a result of job creation during the construction phase. The potential for increased local economic activity would be expected when the number of employed people increases in the local economy. The sensitivity of the local economy is considered to be high, while the magnitude of the effect on economic activity within the LAI and the wider DCCZ is assessed to be small. At this point, the quantification of the effect is not possible due to the range of varying factors that influence spending levels



and uncertainty over the location of that spending. Given the size of the local economy (in 2015, the gross value added of the DCCZ was £6.6 billion [RD4]); the potential increase in local expenditure from wage increases associated with the construction of the Off-Site Power Station Facilities, within the LAI and the wider DCCZ, is assessed as minor beneficial, and therefore not significant.

### Land use

- 3.5.14 The Off-Site Power Station Facilities site is approximately 1.08ha in size with the vast majority of this area expected to be subject to construction processes, including the existing buildings located on site, which are due to be demolished. A portion of the site will be left undeveloped and will not be used for construction processes or to store materials. The sensitivity of the land on the site is considered to be low, as the land is subgrade 3b and not Best and Most Versatile Land (Grade 1, 2 or subgrade 3a). The magnitude of the proposed works is assessed as small (1.08ha). The effect is therefore assessed as negligible, and not significant.

### Operation

- 3.5.15 While the facility is to be made up of the AECC, ESL, and MEEG, the day-to-day operation (i.e. outside times of emergency) of the facility will only require the operation of the ESL (requiring a maximum of three staff members on a daily basis). During times of emergency, the workforce required for the AECC will be approximately 30 workers, while the ESL will require an additional nine workers to bring the total workforce at the ESL to 12 persons. The MEEG would also require four staff and 12 drivers. This would give a combined staffing requirement of 58 during times of emergency at the facility. As stated in paragraph 3.4.14, the assessment of the operational phase of this facility is undertaken on the basis that the day-to-day operation of the facility outside of times of emergency is an appropriate measure of the potential worst-case scenario in terms of effects on the environment, as the nature and magnitude of adverse effects are anticipated to remain the same despite the increase in employment numbers.

### Neighbouring communities and local services

- 3.5.16 The potential effects of the operational phase of the Off-Site Power Station Facilities in relation to neighbouring communities and local services are determined to be negligible and considered not significant.

### Public safety

- 3.5.17 Site security (including lighting, barriers and cameras) and a secure fenced boundary would provide adequate security control and crime deterrent at the site during its operational phase. Therefore, potential effects in relation to public safety are determined to be negligible and considered not significant.

### **Local businesses**

- 3.5.18 The potential effects of the operational use of the Off-Site Power Station Facilities in relation to local businesses are determined to be negligible and considered not significant.

### **Land use**

- 3.5.19 As outlined above in paragraph 3.5.14, the vast majority of the 1.08ha site will be subjected to construction processes during the construction phase, with a small portion of land (subgrade 3b) remaining undeveloped. Therefore, the potential loss of economic value associated with the entire site has already been assessed during the construction phase and so is not reassessed for the operational phase.

### ***Decommissioning***

#### **Neighbouring communities and local services**

- 3.5.20 The effects of the decommissioning phase of the Off-Site Power Station Facilities on highly sensitive receptors of neighbouring communities and local services are expected to be similar to those outlined during the construction phase, with no significant effects due to changes in air quality or noise predicted. The potential effect is considered to be negligible.
- 3.5.21 The decommissioning phase of the Off-Site Power Station Facilities is also not expected to bring any significant direct effects in terms of severance of or access to neighbouring communities and local services, as the decommissioning of the site will take place within a defined site boundary. The potential effect is considered to be negligible.

#### **Public safety**

- 3.5.22 No significant direct effects on public safety within the LAI have been identified during the decommissioning phase of the Off-Site Power Station Facilities, however potential minor effects, similar to those outlined during the construction phase, are expected. Therefore, similar provisions (site security and a secure fenced boundary) as those made during construction are expected to be reinstated for the decommissioning of the site. The effect is therefore assessed as negligible and not significant.

### **Local businesses**

- 3.5.23 Effects on local business and other commercial receptors are expected to be similar to those outlined during the construction phase of the development. Access to these local businesses and other commercial receptors is not expected to be affected (assuming that no road closures would be required).
- 3.5.24 As during the construction phase, the Off-Site Power Station Facilities would not be expected to have any significant direct effects in terms of loss of amenity, severance or access to local businesses and other commercial receptors in the LAI, given that the decommissioning works would be undertaken within a defined site boundary.

- 3.5.25 Increased local expenditure in the LAI and the wider DCCZ is expected as a result of job creation during the decommissioning phase. The potential for increased local economic activity would be expected when the number of employed people increases in the local economy. The sensitivity of the local economic activity within the LAI and the wider DCCZ is assessed to be small. The effect is assessed as minor beneficial and it is therefore considered not significant.

### **Land use**

- 3.5.26 As a result of the decommissioning phase of the Off-Site Power Station Facilities, the buildings and other material would be removed only, leaving the site in a secure and serviceable state that could be used for potential future commercial use. This effect is negligible, and not significant.

## **3.6 Additional mitigation**

- 3.6.3 In accordance with chapter B1 (introduction to the assessment process, Application Reference Number: 6.2.1), embedded and good practice mitigation measures relevant to socio-economics were taken into account when determining the 'pre-mitigation' significance of effects. These are detailed in the design basis and activities section of this chapter.
- 3.6.4 Proposed additional mitigation measures would be implemented to address potential significant effects identified in the assessment of effects section.

### **Construction**

- 3.6.5 No significant effects are expected as a result of the construction phase of the Off-Site Power Station Facilities with respect to the socio-economic effects set out in this chapter and as a result no additional mitigation is required.

### **Operation**

- 3.6.6 No significant effects are expected as a result of the operational phase of the Off-Site Power Station Facilities with respect to the socio-economic effects set out in this chapter and as a result no additional mitigation is required.

### **Decommissioning**

- 3.6.7 No significant effects are expected as a result of the decommissioning phase of the Off-Site Power Station Facilities with respect to the socio-economic effects set out in this chapter and as a result no additional mitigation is required.

## **3.7 Residual effects**

- 3.7.3 No significant socio-economic effects are considered likely as a result of the construction, operation, and decommissioning of the Off-Site Power Station Facilities.

- 3.7.4 Minor effects identified in the assessment of effects section are summarised in appendix I3-1 (master residual effects table, Application Reference Number: 6.9.8).

### 3.8 References

**Table E3-5 Schedule of references**

ID	Reference
RD1	Nomis. 2013. <i>2011 Census Data for England and Wales</i> . [Online]. [Accessed: 1 May 2017]. Available from: <a href="https://www.Nomisweb.co.uk/census/2011">https://www.Nomisweb.co.uk/census/2011</a> .
RD2	Office of National Statistics. 2016. <i>Crime in England and Wales: Year ending December 2016</i> . [Online]. [Accessed: 20 June 2017]. Available from: <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingdec2016">https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingdec2016</a>
RD3	Home Office. 2017. <i>Llanfaethlu Crime Map</i> . [Online]. [Accessed: 1 May 2017]. Available from <a href="https://www.police.uk/north-wales/YMW11/">https://www.police.uk/north-wales/YMW11/</a>
RD4	Office of National Statistics. 2015. <i>Gross Value Added by Electoral Ward</i> . [Online]. [Accessed: 1 May 2017]. Available from: <a href="https://www.ons.gov.uk/economy/grossvalueaddedgva/datalist?filter=datasets">https://www.ons.gov.uk/economy/grossvalueaddedgva/datalist?filter=datasets</a>
RD5	British Standards Institution. 2015. <i>BS EN ISO 14001:2015: Environmental management systems. Requirements with guidance for use</i> . London: British Standards Institution.

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