



## Wylfa Newydd Project

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Agricultural Impact Report

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## A5025 Off-line Highways Improvements

Horizon Nuclear Power Ltd

Appendix G3-2 - Agricultural Impact Report



## A5025 Off-line Highways Improvements

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 Project manager: Simon Bird  
 Author: Amy Nichol  
 File name:

Jacobs U.K. Limited

95 Bothwell Street  
 Glasgow, Scotland G2 7HX  
 United Kingdom  
 T +44 (0)141 243 8000  
 F +44 (0)141 226 3109  
[www.jacobs.com](http://www.jacobs.com)

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### Document history and status

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1.0	08/01/18	Rev1.0 Review and Amendments for Feb'18 Submission	A Nichol	GK (19/01/18)	

## 1. Agricultural effects report

This appendix supports chapter G3 (A5025 Off-line Highway Improvements - Socio-economics). Table 1 and table 2 provide the assessment of potential and residual effects on agricultural interests. Land required by the A5025 Off-line Highway Improvements reported within this appendix and within chapter G3 (A5025 Off-line Highway Improvements - Socio-economics) are presented in hectares and rounded to two decimal places (rounded to the nearest 100m<sup>2</sup>). The land acquired is reported by agricultural land classification (ALC) which may differ slightly to the sum of the land acquired values reported in table 2. This is due to the effect of rounding to two decimal places.

Table 1: Potential effects and mitigation for agricultural interests

Land interest	Land acquired (ha)				Description of potential effect
	ALC Grade 1, 2 and 3a	ALC Grade 3b	ALC Grade 4 and 5	Total	
Section 1 - Valley					
Ynys Wen (10120, 10213 and 20603)	0.00	0.00	8.57	8.57	Loss of boundary features and disruption to field drainage. Three fields affected. Severance of one field.
Cleifiog Isaf (20602 and 10130)	0.00	0.00	2.28	2.28	Loss of boundary features and disruption to field drainage. Two fields affected.
Land at Valley (10210)	0.00	0.00	0.01	0.01	Loss of boundary features and disruption to field drainage. Two fields affected.
Land South of Holyhead Road (40040)	0.00	0.00	0.08	0.08	Loss of boundary features and disruption to field drainage. One field affected.
Section 3 - Llanfachraeth					
Erw Fawr (10080)	0.00	0.00	0.04	0.04	Loss of boundary features and disruption to field drainage. One field affected.
Erw Goch (10010)	3.35	0.57	3.42	7.34	Loss of boundary features and disruption to field drainage. Six fields and one parcel of scrubland affected. Severance of three fields. Creation of severed area (approximately 0.01ha) which would not be practical for agricultural use.
Llanlibio (10030)	0.00	0.00	0.91	0.91	Loss of boundary features and disruption to field drainage. Two fields affected.

Land interest	Land acquired (ha)				Description of potential effect
	ALC Grade 1, 2 and 3a	ALC Grade 3b	ALC Grade 4 and 5	Total	
Bedo (10020)	2.95	0.41	0.49	3.85	Loss of boundary features and disruption to field drainage. Three fields and one parcel of scrubland affected. Severance of three fields. Access to western areas of severed fields not provided.
Pen-yr-Orsedd (10050)	5.31	0.31	1.15	6.76	Loss of boundary features and disruption to field drainage. Seven fields affected and one field lost. Severance of two fields.
Land at Llanfachraeth (20030)	0.00	0.00	0.01	0.01	Loss of boundary features and disruption to field drainage. One field affected.
Land at Bryn Farm (30011)	0.01	0.00	0.00	0.01	Loss of boundary features and disruption to field drainage. One field affected.
Section 5 - Llanfaethlu					
Plas Newydd (30090)	<0.01	0.03	0.00	0.03	Loss of boundary features and disruption to field drainage. One field affected.
Penhesgyn (20290)	0.00	0.07	0.00	0.07	Loss of boundary features and disruption to field drainage. One field affected.
Fadog (20543)	4.44	1.71	0.32	6.47	Loss of boundary features and disruption to field drainage. Five fields affected. One field and one parcel of scrubland lost. Severance of two fields.
Tyn-y-Bryn (20320)	0.01	0.00	0.00	0.01	Loss of other land. No fields affected.
Fadog (20540)	0.01	0.00	0.00	0.01	Loss of boundary features and disruption to field drainage. One field affected.

Land interest	Land acquired (ha)				Description of potential effect
	ALC Grade 1, 2 and 3a	ALC Grade 3b	ALC Grade 4 and 5	Total	
Rhos ty Mawr (20330)	1.80	0.42	0.00	2.22	Loss of boundary features and disruption to field drainage. Five fields affected. Severance of two fields. Creation of two severed areas (approximately 0.04ha) which would not be practical for agricultural use.
Land at Llanfaethlu (30040)	0.02	0.00	0.00	0.02	Loss of other land. No fields affected.
Unknown	1.02	0.00	0.00	1.02	Loss of boundary features and disruption to field drainage. One field lost.
Section 7 – Cefn Coch					
Bod Hedd (20090)	0.00	0.00	2.40	2.40	Loss of boundary features and disruption to field drainage. Three fields affected.
Tyn-y-Felin (20100)	0.00	0.69	0.18	0.88	Loss of boundary features and disruption to field drainage. One field lost.
Penygroes (20020)	1.35	0.00	<0.01	1.36	Loss of boundary features and disruption to field drainage. Two fields affected.
Cefn Coch (20010)	1.17	1.68	1.52	4.37	Loss of boundary features and disruption to field drainage. Four fields and one parcel of scrubland affected.
Wylfa Newydd Power Station Access Road Junction					
Land at Groes (WO580)	0.00	2.03	0.13	2.16	Loss of boundary features and disruption to field drainage. Two fields affected.



Table 2: Potential significance of effect on agricultural interests

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
Section 1 – Valley								
Ynys Wen (10120, 10213)	3	8.57	43	Low	High	Moderate/ major	Embedded mitigation includes: <ul style="list-style-type: none"> <li>• New private field access proposed to replace loss of existing field access.</li> <li>• New private field access proposed to provide access to the severed land parcel.</li> </ul> The farm business would have 43% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would be Adverse. However, it is considered that the remaining land would be able to continue to be used for grazing and support livestock systems.	Moderate/ major
Cleifiog Isaf (20602)	2	2.28	4	Low	Low	Negligible/ minor	No embedded mitigation has been proposed. The farm business would have 4% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Negligible/ minor
Land at Valley (10210)	2	0.01	<1	Medium	Low	Minor	No embedded mitigation has been proposed. The farm business would have less than 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Minor

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
Land South of Holyhead Road (40040)	1	0.08	5	Low	Low	Negligible/minor	No embedded mitigation has been proposed. The farm business would have 5% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Negligible/minor
Section 3 - Llanfachraeth								
Erw Fawr (10080)	1	0.04	<1	High	Low	Minor/moderate	No embedded mitigation has been proposed. The farm business would have 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Minor/moderate
Erw Goch (10010)	7	7.34	15	Medium	High	Moderate/major	Embedded mitigation includes: <ul style="list-style-type: none"> <li>New farm access track proposed to maintain connectivity between east and west side of the bypass.</li> </ul> The farm business would have 15% of the total land plot area acquired on a permanent basis. High degree of severance. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Moderate/major
Llanlibio (10030)	2	0.91	6	Low	Medium	Minor/moderate	No embedded mitigation has been proposed. The farm business would have 6% of the total land plot area acquired on a permanent basis. Moderate risk of change in land use.	Minor/moderate

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
							It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	
Bedo (10020)	4	3.85	25	Medium	High	Moderate/ major	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>• Access track to Bedo Farm and outbuildings to be retained along slightly realigned minor road.</li> <li>• Farm access maintained to eastern severed parcel of land via proposed attenuation pond maintenance track.</li> <li>• New access to western severed land to be provided (north and south of proposed overbridge at ch1123).</li> </ul> <p>The farm business would have 25% of the total land plot area acquired on a permanent basis.</p> <p>It is assessed that the impact of the proposed scheme on the likely future viability of the farm would be Adverse. However, it is considered that the remaining land would be able to continue to be used for grazing and support livestock systems.</p>	Moderate/ major
Pen-yr-Orsedd (10050)	8	6.76	31	High	High	Major	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>• New farm access track proposed along the eastern side of the bypass to maintain farm connectivity north to south.</li> <li>• New farm access track to western side of the bypass proposed via attenuation pond maintenance track.</li> <li>• New cattle underpass proposed at ch1893.</li> </ul> <p>The farm business would have 31% of the total land plot area acquired on a permanent basis.</p> <p>It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.</p>	Major

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
Land at Llanfachraeth (20030)	1	0.01	<1	Low	Low	Negligible/minor	No embedded mitigation has been proposed. The farm business would have less than 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Negligible/minor
Land at Bryn Farm (30011)	1	0.01	<1	Low	Low	Negligible/minor	No embedded mitigation has been proposed. The farm business would have less than 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Negligible/minor
Section 5 – Llanfaethlu								
Plas Newydd (30090)	1	0.03	1	Medium	Low	Minor	No embedded mitigation has been proposed. The farm business would have 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Minor
Penhesgyn (20290)	1	0.07	<1	Medium	Low	Minor	No embedded mitigation has been proposed. The farm business would have permanent land-take of less than 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Minor

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
Fadog (20543)	7	6.47	23	Medium	High	Moderate/ major	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>New farm/cattle underpass and access track proposed to maintain connectivity across the improved A5025.</li> </ul> <p>The farm business would have permanent land-take of 23% of the total land plot area acquired on a permanent basis.</p> <p>It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.</p>	Moderate/ major
Tan-y-Bryn (20320)	0	0.01	1	Medium	Low	Minor	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>Access to Tan-y-Bryn farm proposed by re-using existing carriageway.</li> </ul> <p>The farm business would have 1% of the total land plot area acquired on a permanent basis.</p> <p>It is assessed that the impact of the highway improvements on the likely future viability of the farm would not be significant.</p>	Minor
Fadog (20540)	1	0.02	<1	Medium	Low	Minor	<p>No embedded mitigation has been proposed.</p> <p>The farm business would have less than 1% of the total land plot area acquired on a permanent basis.</p> <p>It is assessed that the impact of the highway improvements on the likely future viability of the farm would not be significant.</p>	Minor
Rhos ty Mawr (20330)	5	2.22	15	Medium	High	Moderate/ major	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>New farm access track proposed between ch901 and ch980.</li> <li>New farm access track proposed at ch840.</li> </ul> <p>The farm business would have 15% of the total land plot area acquired on a permanent basis. High degree of severance.</p>	Moderate/ major

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
							It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	
Land at Llanfaethlu (30040)	0	0.02	<1	Medium	Low	Minor	No embedded mitigation has been proposed. The farm business would have less than 1% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Minor
Unknown	1	1.02	77	Low	High	Moderate	No embedded mitigation has been proposed. The farm business would have 77% of the total land plot area acquired on a permanent basis. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Moderate
Section 7 – Cefn Coch								
Bod Hedd (20090)	3	2.40	4	Low	Low	Negligible/ minor	Embedded mitigation includes: <ul style="list-style-type: none"> <li>New underpass proposed at ch117.</li> </ul> The farm business would have 4% of the total land plot area. It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.	Negligible/ minor
Tyn-y-Felin (20100)	1	0.88	100	Low	High	Moderate	No embedded mitigation has been proposed. The farm business would have permanent land-take of 100% of the total land plot area acquired on a permanent basis.	Moderate

Land interest	No. parcels affected	Land acquired		Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual effect
		(ha)	(%)					
							It is assessed that the impact of the proposed scheme on the likely future viability of the farm would be Adverse.	
Penygroes (20020)	2	1.36	11	Medium	High	Moderate/major	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>New access provided to field from the new simple T-junction (ch593).</li> </ul> <p>The farm business would have 11% of the total land plot area acquired on a permanent basis. Longer route to access severed land, high degree of severance.</p> <p>It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.</p>	Moderate/major
Cefn Coch (20010)	5	4.37	8	High	Medium	Moderate/major	<p>Embedded mitigation includes:</p> <ul style="list-style-type: none"> <li>New overbridge proposed at ch999.</li> </ul> <p>The farm business would have 8% of the total land plot area acquired on a permanent basis. High degree of severance.</p> <p>It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.</p>	Moderate/major
Wylfa Newydd Power Station Access Road Junction								
Land at Groes (WO580)	2	2.16	7	Medium	Medium	Moderate	<p>No embedded mitigation has been proposed.</p> <p>The farm business would have 7% of the total land plot area acquired on a permanent basis. High risk of change in land use.</p> <p>It is assessed that the impact of the Off-line Highway Improvements on the likely future viability of the farm would not be significant.</p>	Moderate

