



Wylfa Newydd Project

8.24.1 Site Selection Report - Volume 1 – Introduction and Context

PINS Reference Number: EN010007

Application Reference Number: 8.24.1

June 2018

Revision 1.0

Regulation Number: 5(2)(q)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

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Executive summary

The Site Selection Report (SSR) forms part of a suite of documents which support the Development Consent Order application for the Wylfa Newydd Project. The SSR consolidates and updates all previous site selection work carried out as part of the Wylfa Newydd DCO Project.

The purpose of the SSR is twofold:

- to explain the reasoned approach to determining the layout of the on-site components within the Wylfa Newydd Development Area that are required for the Wylfa Newydd DCO Project, including the layout of the Power Station, other on-site development and the Marine Works; and
- to explain the reasoned approach to selecting sites for the remaining development required for the Wylfa Newydd DCO Project, including the Off-Site Power Station Facilities and Associated Development.

The site selection process carried out by Horizon has taken place over a period of approximately seven years (it started in 2011). The Wylfa Newydd DCO Project has developed/changed significantly over this period and there have been numerous influencing factors in the site selection process.

The overall aim of the site selection process has not been to identify every piece of land within a defined search area or every possible layout, but rather to identify realistic sites/layouts that would meet the needs of the Wylfa Newydd DCO Project. The site selection process has taken into account relevant environmental, planning, engineering ('buildability' and 'operability'), commercial (including cost), social and economic aspects to ensure the most suitable solutions for the Wylfa Newydd DCO Project.

The principles that have governed site selection since the very start of the process are as follows:

- (1) a collaborative, multidisciplinary approach taking into account engineering, planning, environment, community and commercial considerations, regulatory requirements and the exercise of professional judgement; and
- (2) an iterative relationship between site selection, consultation, project optimisation and engineering design processes.

It has always been Horizon's intention to be transparent, accountable and fair in how sites are selected and the layout of the Wylfa Newydd Development Area is determined. The above principles are therefore evident throughout the SSR.

The SSR is divided into the following volumes which cover the various components of the Wylfa Newydd DCO Project:

- SSR Volume 1 (this report) – Introduction and Context;
- SSR Volume 2 – Wylfa Newydd Development Area;
- SSR Volume 3 – Off-Site Power Station Facilities;

- SSR Volume 4 – Temporary Worker Accommodation;
- SSR Volume 5 – Park and Ride facility;
- SSR Volume 6 – Logistics Centre; and
- SSR Volume 7 – A5025 Off-line Highway Improvements.

SSR Volume 2 differs from the other volumes in that it deals with the layout of the permanent and temporary on-site components within the Wylfa Newydd Development Area (i.e. the on-site components, including the Power Station).

SSR Volumes 3 to 7 deal with the selection of sites for the Off-Site Power Station Facilities and Associated Development. The locations considered are off-site, with the exception of the temporary worker accommodation, where sites both within the Wylfa Newydd Development Area and off-site have been considered.

1 Introduction

1.1 The Wylfa Newydd Project

1.1.1 Horizon is proposing to construct and operate the Wylfa Newydd Project, which comprises the Wylfa Newydd DCO Project, the Licensable Marine Activities and the Enabling Works. Each of these elements is described further below. The Wylfa Newydd DCO Project will be consented under a DCO and the Licensable Marine Activities will be consented under a Marine Licence.

1.1.2 This SSR only relates to those elements which comprise the Wylfa Newydd DCO Project.

Wylfa Newydd DCO Project

1.1.3 The Wylfa Newydd DCO Project comprises those parts of the Wylfa Newydd Project which are to be consented by a DCO, namely:

The Nationally Significant Infrastructure Project (NSIP)

- Power Station: the proposed new nuclear power station at Wylfa, including two UK Advanced Boiling Water Reactors, the Cooling Water System, supporting facilities, buildings, plant and structures, radioactive waste and spent fuel storage buildings and the Grid Connection;
- other on-site development: including landscape works and planting, drainage, surface water management systems, public access works including temporary and permanent closures and diversions of public rights of way, new Power Station Access Road and internal site roads, car parking, construction works and activities including construction compounds and temporary parking areas, laydown areas, working areas and temporary works and structures, temporary construction viewing area, diversion of utilities, perimeter and construction fencing, and electricity connections;
- Marine Works comprising:
 - Permanent Marine Works: the Cooling Water System, the Marine Off-loading Facility, breakwater structures, shore protection works, surface water drainage outfalls, waste water effluent outfall (and associated drainage of surface water and waste water effluent to the sea), fish recovery and return system, fish deterrent system, navigation aids and Dredging;
 - Temporary Marine Works: temporary cofferdams, a temporary access ramp, temporary navigation aids, temporary outfalls and a temporary barge berth;

- Off-site Power Station Facilities: comprising the Alternative Emergency Control Centre (AECC), Environmental Survey Laboratory (ESL) and a Mobile Emergency Equipment Garage (MEEG);

Associated Development

- the Site Campus within the Wylfa Newydd Development Area;
- temporary Park and Ride facility at Dalar Hir for construction workers (Park and Ride);
- temporary Logistics Centre at Parc Cybi (Logistics Centre);
- the A5025 Off-line Highway Improvements;
- Wetland habitat creation and enhancement works as compensation for any potential impacts on the Tre'r Gof Site of Special Scientific Interest (SSSI) at the following sites:
 - Tŷ Du;
 - Cors Gwawr;
 - Cae Canol-dydd

1.1.4 Please refer to ES Volume A - Introduction to the project and approach to the EIA (Application Reference Number: 6.1.2) for a more detailed description of the Wylfa Newydd DCO Project.

1.2 Purpose of the Site Selection Report

1.2.1 The Site Selection Report (SSR) forms part of a suite of documents which support the DCO application. It consolidates and updates all previous site selection work carried out as part of the Wylfa Newydd DCO Project.

1.2.2 The purpose of the SSR is twofold:

- to explain the reasoned approach to determining the layout of the on-site components required for the Wylfa Newydd DCO Project, including the layout of the Power Station, other on-site development and the Marine Works; and
- to explain the reasoned approach to selecting sites for the remaining development required for the Wylfa Newydd DCO Project, including the Off-site Power Station Facilities and Associated Development.

1.2.3 For the avoidance of doubt, the SSR does not deal with selection of the geographic location of the Power Station. The National Policy Statement (NPS) for Nuclear Power Generation [RD2] (NPS EN-6) (paragraph 4.1.1) identifies the land west of Cemaes as one of a small number of sites in the UK that the Government considers to be 'potentially suitable' for the deployment of new nuclear power stations. As such, the principle of nuclear power generation at the site is established.

1.3 Purpose of this report (SSR Volume 1)

1.3.1 The purpose of this report (Site Selection Report Volume 1 – Application Reference Number: 8.24.1) is to introduce the site selection process undertaken for the Wylfa Newydd DCO Project and provide context. It explains the structure of the SSR, the planning policy context, the history of site selection and the key factors that have determined the approach adopted by Horizon.

1.4 Structure of the Site Selection Report

1.4.1 The SSR is divided into the following volumes which cover the various components of the Wylfa Newydd DCO Project:

- SSR Volume 1 (this report) – Introduction and Context (Application Reference Number: 8.24.1);
- SSR Volume 2 – Wylfa Newydd Development Area (Application Reference Number: 8.24.2);
- SSR Volume 3 – Off-Site Power Station Facilities (Application Reference Number: 8.24.3);
- SSR Volume 4 – Temporary Worker Accommodation (Application Reference Number: 8.24.4);
- SSR Volume 5 – Park and Ride facility (Application Reference Number: 8.24.5);
- SSR Volume 6 – Logistics Centre (Application Reference Number: 8.24.6); and
- SSR Volume 7 – A5025 Off-line Highway Improvements (Application Reference Number: 8.24.7).

1.4.2 SSR Volume 2 differs from the other volumes in that it deals with the layout of the permanent and temporary on-site components within the Wylfa Newydd Development Area (i.e. the on-site components, including the Power Station).

1.4.3 The Wylfa Newydd Development Area comprises the indicative areas of land and sea including the Power Station Site, and the surrounding areas that would be used for the construction and operation of the Power Station. This area is representative of the maximum area that would be physically affected by Power Station Main Construction activities and used to form the setting and features of the operational Power Station.

1.4.4 SSR Volumes 3 to 7 deal with the selection of sites for the Off-Site Power Station Facilities and Associated Development. The locations considered are off-site, with the exception of the temporary worker accommodation, where sites both within the Wylfa Newydd Development Area and off-site have been considered.

1.5 Structure of this report (SSR Volume 1)

1.5.1 The remainder of this report (SSR Volume 1) is structured as follows:

- Section 3 – sets out the planning policy context relating to site selection, including the requirement for it as part of the DCO process;
- Section 4 – explains the history of site selection and the key principles that have shaped the process; and
- Section 5 – provides an introduction to the methodology/approach adopted by SSR Volumes 2-7.

2 Planning policy context

2.1 Introduction

2.1.1 This section summarises relevant planning policy and how this has influenced the approach to site selection. Please refer to the Planning Statement (Application Reference Number: 8.1) for a more detail in respect of planning policy.

2.2 Planning policy framework

2.2.1 The Planning Act 2008 is the primary legislation that establishes the legal framework for applying for, examining and determining DCO applications for NSIPs. The Statement on Energy Infrastructure issued by the Government on 7 December 2017 [RD3] makes it clear that nuclear power stations yet to apply for development consent and due for deployment beyond 2025 should be considered under section 105 of the Planning Act 2008.

2.2.2 Section 105 (2) provides that the SoS must have regard to (a) any local impact report (b) any matters prescribed in relation to development of the description to which the application relates and (c) other matters that the SoS thinks are both important and relevant to the SoS's decision.

2.2.3 The Government has acknowledged that the policies included in the Overarching NPS for Energy [RD4] (NPS EN-1) and NPS EN-6 are important and relevant matters in the context of decisions under section 105 of the Planning Act 2008. Please refer to the Planning Statement (Application Reference Number: 8.1) for further detail in respect of the status of the NPSs.

2.2.4 NPS EN-1 makes clear that the decision maker may consider 'Development Plan Documents' and other documents in the 'Local Development Framework' as 'important and relevant' matters. However, NPS EN-1 confirms that in the event of a conflict between these or any other documents and an NPS, the latter prevails for the purposes of decision making in relation to a DCO application. The site selection process has adopted this approach, with favour given to the relevant NPSs in any policy conflict scenario.

2.2.5 Notwithstanding the above, relevant local planning policy and guidance, including the Wylfa Newydd Supplementary Planning Guidance [RD5] (2014) and the Anglesey and Gwynedd Joint Local Development Plan [RD6] (2017), have been utilised to inform the site selection process. Welsh national planning policy and guidance, including Planning Policy Wales (2016) [RD7] and relevant Technical Advice Notes, have also been utilised.

2.2.6 The Isle of Anglesey County Council (IACC) has subsequently published an updated consultation draft Wylfa Newydd Supplementary Planning Guidance [RD8] (2018) which seeks to update the previous SPG having regard to changes in policy and legislation since 2014. As this document was published after the site selection exercise took place, the updated draft has

not been considered in the selection of sites. It should be noted however that there are no significant changes in the overall approach to locational guidance from the Wylfa SPG (2014), although in some cases the draft has sought to identify a preference for specific locations for particular types of associated development. Horizon has made representations to the consultation draft SPG raising concerns in relation to this. Further detail is provided in the Planning Statement (Application Reference Number: 8.1).

2.3 Policy relating to site selection

2.3.1 The NPSs do not set out any formally prescribed process for site selection; however paragraph 4.4.3 of NPS EN-1 includes some useful guiding principles. These principles include that:

- the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner;
- if a hypothetical alternative proposal would not be in accordance with the policies set out in the relevant NPS, the existence of that alternative is unlikely to be important and relevant;
- alternative proposals that are not commercially viable or alternative proposals for sites that would not be physically suitable, can be excluded; and
- alternative proposals which are vague or inchoate can be excluded.

2.3.2 More generally, NPS EN-1 makes the urgency of providing new nuclear power stations clear. NPS EN-1 and NPS EN-6 also set out very clear guiding principles relating to reducing impacts on local communities and the environment. A principal aim of the site selection process has therefore been to deliver the Power Station as early as possible, whilst minimising the impacts on local communities and the environment.

3 The principles and history of site selection

3.1 Introduction

3.1.1 This section sets out the key principles and history of site selection as part of the Wylfa Newydd DCO Project. It is notable the site selection process carried out by Horizon has taken place over a period of approximately seven years (it started in 2011). The Wylfa Newydd DCO Project has developed/changed significantly over this period and there have been numerous influencing factors in the site selection process.

3.2 Principles of site selection

3.2.1 The overall aim of the site selection process has not been to identify every piece of land within a defined search area or every possible layout within the Wylfa Newydd Development Area, but rather to identify realistic sites/layouts that would meet the needs of the Wylfa Newydd DCO Project. The site selection process has taken into account relevant environmental, planning, engineering ('buildability' and 'operability'), commercial (including cost), social and economic aspects to ensure the most suitable solutions for the Wylfa Newydd DCO Project.

3.2.2 The principles that have governed site selection since the very start of the process are as follows:

- a collaborative, multidisciplinary approach taking into account engineering, planning, environment, community and commercial considerations, regulatory requirements and the exercise of professional judgement; and
- an iterative relationship between site selection, consultation, project optimisation and engineering design processes.

3.2.3 It has always been Horizon's intention to be transparent, accountable and fair in how sites are selected and the layout of the Wylfa Newydd Development Area is determined. The above principles are therefore evident throughout the history of site selection (see table 3-1).

3.3 History of site selection

3.3.1 Consultation in particular has played a significant role in the site selection process. Horizon has provided details in respect of site selection and requested feedback at a number of formal consultations since 2014, along with informal consultation over the same period.

3.3.2 Throughout the consultation process a range of diverging views were expressed on site selection, both in respect of the site selection methodology and the selection of specific sites. For example, many local communities favouring those sites which were located further from them.

3.3.3 The feedback from consultees has significantly influenced the site selection process, including the adopted methodology and final selection of sites/on-site layout. Please refer to the Consultation Report (Application Reference Number: 5.1) for more detail in respect of consultation undertaken and feedback received in relation to site selection.

3.3.4 The table below (table 3-1) summarises the history of site selection.

Table 3-1 Site selection history

Period	Event/Phase	Commentary
January 2011 – December 2014	Preliminary site selection work	<p>Horizon began informal consultation with stakeholders to produce an initial concept layout for the Power Station and other components within the Wylfa Newydd Development Area. The proposed layouts were initially engineering led, with input coming later from planners, environmentalists and consultees, amongst others.</p> <p>In 2014, Horizon carried out a desk-based exercise to generate a 'long-list' of potential sites for the following:</p> <ul style="list-style-type: none"> • temporary worker accommodation; • temporary Park and Ride facility; • temporary Logistics Centre; and • Off-Site Power Station Facilities. <p>The long-list, whilst originally established in 2014, has been updated periodically as the site selection process has evolved. Horizon most recently revisited the long-list in May 2017. The long-list comprises in excess of 500 sites and is included at appendix 3-1. The process of generating the long-list is summarised at appendix 3-2.</p> <p>Horizon also carried out numerous stakeholder workshops (attended primarily by IACC and specialists from Horizon) to start to develop solutions for highway improvements along the A5025, including off-line measures.</p> <p>The site selection work undertaken at this preliminary stage fed into Stage One Pre-Application Consultation and the Project Update Consultation in January 2016.</p>
December 2014	Stage One Pre-	Horizon provided a significant amount of information on the proposed location for the

Period	Event/Phase	Commentary
	Application Consultation	<p>Power Station and the on-site layout, including the process and factors considered in selecting the preferred layout at that time. The consultation also provided a significant amount of information on the Wylfa Newydd Project in general, including proposed highway improvement and introducing various components to be accommodated within the Wylfa Newydd Development Area and off-site.</p> <p>Horizon invited feedback from consultees on these matters.</p> <p>Please refer the Consultation Report (Application Reference Number: 5.1) for further detail in respect of the Stage One Pre-Application Consultation.</p>
December 2014 – January 2016	Post Stage 1 Pre-Application Consultation	<p>Horizon considered the feedback from Stage 1 Pre-Application Consultation and further developed the Wylfa Newydd Project. The consideration of specific consultation feedback relating to site selection, including how this relates to the selection of specific sites/layout of the Wylfa Newydd Development Area, is set out in SSR Volumes 2-7.</p> <p>Horizon continued to develop its collaborative, multidisciplinary approach taking into account engineering, planning, environment, consultation feedback, property considerations, regulatory requirements and the exercise of professional judgement to consider layouts and identify sites. This included appointing numerous technical specialists to the Wylfa Newydd Project and developing a bespoke site selection methodology for the identification of sites for the Associated Development and Off-Site Power Station Facilities. The process of developing the methodology included informal consultation with IACC.</p> <p>In March 2015 and July 2015, Horizon held an option evaluation workshop and a number of informal consultation events to present and further develop options for the</p>

Period	Event/Phase	Commentary
January 2016	Project Update Consultation	<p>A5025 Off-line Highway Improvements.</p> <p>Horizon provided an update following Stage 1 Pre-Application Consultation, including summarising the feedback from consultees and identifying where the Wylfa Newydd Project had been further developed. This included providing detail regarding the alternatives considered for locating various components within the Wylfa Newydd Development Area. Horizon also published its preferred sites for the Associated Development and Off-Site Power Station Facilities, and further developed proposals for the A5025 Off-line Highway Improvements.</p> <p>Horizon invited feedback from consultees on these matters.</p> <p>Please refer the Consultation Report (Application Reference Number: 5.1) for further detail in respect of the Project Update Consultation.</p>
January 2016 – August 2016	Post Project Update Consultation and the appointment of Menter Newydd	<p>Horizon considered the feedback from the Project Update Consultation and further developed the Wylfa Newydd Project, including the preferred sites for Associated Development and Off-Site Power Station Facilities, and the layout of components within the Wylfa Newydd Development Area. The consideration of specific consultation feedback relating to site selection, including how this relates to the selection of specific sites/layout of the Wylfa Newydd Development Area, is set out in SSR Volumes 2-7.</p> <p>The methodology for the identification of sites for Associated Development was developed further in consultation with IACC during this period. This included workshops with IACC.</p> <p>Horizon appointed Menter Newydd in May 2016 as its engineering procurement and construction joint venture partner. Menter Newydd is a consortium that includes some of the most experienced engineering and construction companies in the world,</p>

Period	Event/Phase	Commentary
		<p>including Hitachi Nuclear Energy Europe, Bechtel Management Company and JGC Corporation (UK). Through this approach, which represents best-practice in the development of major infrastructure projects, Horizon brought significant expertise to the Wylfa Newydd Project. The expertise has been a key component in the project optimisation process (further detail provided later in this table).</p>
May 2016	Site Preparation and Work to Existing A5025 Consultation	<p>Horizon requested feedback on the proposed A5025 Off-line Highway Improvements, including the selected locations and proposed solutions.</p> <p>Please refer the Consultation Report (Application Reference Number: 5.1) for further detail in respect of the Site Preparation and Work to Existing A5025 Consultation.</p>
August 2016 – October 2016	Stage Two Pre-Application Consultation	<p>This consultation was very significant for the site selection process. Horizon published detailed site selection reports for the Off-Site Power Station Facilities, temporary worker accommodation, Park and Ride and Logistics Centre. This included preferred sites and detailed site selection methodologies. Please refer the Consultation Report (Application Document Reference Number: 5.1) for further detail in respect of the site selection reports produced for Stage Two Pre-Application Consultation.</p> <p>Horizon also provided more detailed proposals for the layout of components within the Wylfa Newydd Development Area, such as landscaping, supporting facilities and the Marine Works.</p> <p>Horizon invited feedback from consultees on these matters.</p> <p>Please refer the Consultation Report (Application Document Reference Number: 5.1) for further detail in respect of the Stage Two Pre-Application Consultation.</p>
August	Post Stage	Horizon considered the feedback from the

Period	Event/Phase	Commentary
2016 – May 2017	Two Pre-Application Consultation	<p>Stage Two Pre-Application Consultation, including feedback from IACC, Welsh Government and others relating to the site selection reports published at that time. The consideration of specific consultation feedback relating to site selection, including how this relates to the selection of specific sites/layout of the Wylfa Newydd Development Area, is set out in SSR Volumes 2-7.</p>
August 2016 – May 2017	Project Optimisation	<p>The close of Stage Two Pre-Application Consultation coincided with project optimisation, which started in the latter part of 2016. Project optimisation, in effect, comprised an optioneering process that took place following the appointment of Menter Newydd and prior to finalising the Wylfa Newydd DCO Project for the DCO application. The process comprised one of the final steps in ensuring that the correct/most effective decisions had been made in respect of site selection and other matters.</p> <p>The optimisation process took into account feedback from Stage Two Pre-Application Consultation and included numerous optioneering studies in late 2016/early 2017. The studies were undertaken for particularly complex decisions, including some site selection matters, such as the layout of the Power Station within the Wylfa Newydd Development Area. The process included presenting multiple options at optioneering workshops attended by Horizon, Menter Newydd and specialist consultants (including engineers, environmentalists and planners).</p> <p>The process facilitated making informed decisions in respect of locating numerous components within the Wylfa Newydd Development Area and in selecting sites for the Associated Development and Off-Site Power Station Facilities. The process also resulted in numerous proposed changes to the Wylfa Newydd Project, including site selection, in order to improve efficiency, reduce environmental impact and increase</p>

Period	Event/Phase	Commentary
		<p>commercial viability (amongst other things). The process adopted by the optioneering studies is set out in the diagram at appendix 4-3.</p>
January 2017	Wales Act 2017	<p>The Wales Act 2017 was passed on 31 January 2017. This included a provision that Associated Development could be consented by DCOs in Wales; rather than having to apply for Associated Development via a conventional planning application under the Town and Country Planning Act 1990, as has been the case previously.</p> <p>Horizon therefore took the decision to incorporate the Associated Development into its DCO application. This had a significant impact on site selection, primarily as a result of the planning policy framework under which DCOs are determined; in that, as set out in section 2, in the event of any conflict between the relevant NPSs and any other policy document, the former prevail.</p> <p>The above necessitated changes to the site selection methodologies for Associated Development, to make clear that in the event of any conflict between the relevant NPSs and local planning policy (or any other policy for that matter), the NPSs prevail.</p>
May – June 2017	Stage Three Pre-Application Consultation	<p>Horizon published (i) a proposed layout (final) of the Wylfa Newydd Development Area; and (ii) the proposed selected sites (final) for Associated Development and Off-Site Power Station Facilities. The consultation presented numerous changes relating to the preferred sites published at Stage Two Pre-Application Consultation, particularly in respect of temporary worker accommodation.</p> <p>The changes were primarily as a result of Horizon updating its site selection methodology for temporary worker accommodation, Park and Ride, Logistics Centre and Off-Site Power Station Facilities. The changes to the methodology were made to take account of feedback from IACC and the Welsh Government, project optimisation</p>

Period	Event/Phase	Commentary
		<p>and incorporation of the Associated Development into the DCO application. The updated (final) site selection methodologies for the temporary worker accommodation, Park and Ride, Logistics Centre and Off-Site Power Station Facilities are set out in section 2 of SSR Volumes 3, 4, 5 and 6 – including, where necessary, an explanation/justification.</p> <p>Horizon invited feedback from consultees on these matters.</p> <p>Please refer the Consultation Report (Application Reference Number: 5.1) for further detail in respect of the Stage Three Pre-Application Consultation.</p>
<p>June 2017 – submission (March 2018)</p>	<p>Post Stage Three Pre-Application Consultation and preparation / finalisation of the SSR</p>	<p>Horizon considered the feedback from Stage Three Pre-Application Consultation, including in relation to the selected sites for Associate Development and Off-Site Power Station Facilities, and the proposed layout of the Wylfa Newydd Development Area. The consideration of specific consultation feedback relating to site selection, including how this relates to the selection of specific sites/the layout of the Wylfa Newydd Development Area, is set out in Volumes 2-7 of the SSR.</p> <p>Horizon also carried out further informal consultation with IACC, Welsh Government and other relevant consultees in respect of site selection during this period.</p> <p>The process culminated in Horizon preparing and finalising the SSR (Volumes 1-7) for submission as part of the DCO application.</p>

4 Overview of the site selection methodologies

4.1 Introduction

4.1.1 SSR Volumes 2-7 each apply a bespoke methodology/approach to site selection, governed by the principles set out in section 3. These have been developed according to the differing requirements associated with the various components that make up the Wylfa Newydd DCO Project, and with regard to the factors set out in table 3-1. This section provides an overview of the methodologies adopted by SSR Volumes 2-7.

4.2 Consultation

4.2.1 Consultation has played a significant role in developing the site selection methodology. Horizon provided details in respect of the site selection and requested feedback at a number of formal consultations since 2014, along with informal consultation over the same period.

4.2.2 At Stage 2 of Pre-Application Consultation in autumn 2016, Horizon published a site selection report for the Associated Development and Off-Site Power Station Facilities. This included a detailed site selection methodology, on which Horizon requested feedback from consultees. Horizon also consulted informally with IACC on the site selection methodology prior to production of the site selection report for Stage 2 Pre-Application Consultation.

4.2.3 Numerous comments were received in relation to the proposed methodology, primarily from IACC and the Welsh Government, in terms of how it could be developed and improved. Horizon has since continued to consult with IACC and other stakeholders.

4.2.4 Table 4-1 summarises the main comments received and how Horizon has sought to deal with them.

Table 4-1 Consultation summary

Summary comment	How this has been addressed
Consultation feedback is not properly taken into account (IACC and Welsh Government).	This table (table 4-1) and the description of the methodology within specific volumes of the reports explain how Horizon has taken account of relevant consultation comments in updating the site selection methodologies. The methodologies have been updated and/or further rationale provided where appropriate.
Operational pre-requisites, filtering criteria and locational restrictions are not properly justified (IACC and	The operational pre-requisites and locational criteria applied by the site selection methodology, including

Summary comment	How this has been addressed
Welsh Government).	where these have been updated, are explained later in this section. Where necessary, a detailed rationale has been provided in relation to the criteria applied.
Cursory assessment of some sites (IACC).	The methodologies have been updated to include a criteria based red/amber/green system (green – best / amber – middle / red – worst); based on the type of system utilised by local planning authorities when assessing prospective sites for inclusion in local development plans.
Non-compliance with the New Nuclear Build at Wylfa Supplementary Planning Guidance (Wylfa SPG) (2014), particularly the locational guidance (IACC).	The methodologies have sought to strike an appropriate balance between local policy and the National Policy Statements (NPSs). However, in accordance with NPS EN-1, the NPSs prevail in cases of conflict with local policy.
Assumptions made to define the methodology are not substantiated by evidence (Welsh Government).	The criteria applied by the methodologies are explained later in this section. Where necessary, a detailed rationale has been provided in relation to the criteria applied.
Brownfield land should be favoured, following settlement hierarchy (IACC).	The methodologies include a criterion relating to previously developed land.
Where brownfield sites are not suitable other greenfield allocations should be considered in accordance with the settlement hierarchy (IACC).	As stated above, Stage 4 of the methodologies includes a criterion relating to previously developed land. The locational criteria applied by the methodologies take account of the settlement hierarchy, along with other relevant considerations.
Legacy potential should be a key criterion (IACC and Welsh Government).	The methodologies include a criterion that considers legacy potential for land which is only temporary.
Site selection influenced by land options and acquisitions (IACC).	The methodologies include criteria that consider availability and viability. The inclusion of the criteria

Summary comment	How this has been addressed
	is fully justified later in this section, with reference to the NPSs.

4.2.5 Please refer to the Consultation Report (Application Reference Number: 5.1) for more detail in respect of consultation.

4.3 SSR Volume 2 – Wylfa Newydd Development Area

4.3.1 Horizon’s proposals for the Power Station itself are largely driven by the need to deliver and operate the Power Station in a timely, safe and efficient manner. As a result, many of the permanent components are limited in terms of where they can be located, particularly the Nuclear Island.

4.3.2 The following key considerations were taken into account in making decisions:

- regulatory requirements, including site security and safety;
- technical and engineering requirements;
- other constraints and practicalities, including environmental assets within the Wylfa Newydd Development Area);
- planning policy;
- feedback from consultees; and
- project optimisation.

4.3.3 Numerous technical and environmental studies were produced in applying the above. These are referred to where necessary in SSR Volume 2 (Application Reference Number: 8.24.2).

4.4 SSR Volume 3 – Off-Site Power Station Facilities

4.4.1 The methodology adopts a staged filtering approach, based on a number of pre-defined criteria. There are four stages, as follows:

- Stage 1: Long-list – the long-listing process referred to in table 3-1;
- Stage 2: Key environmental constraints – sites located within any nationally/internationally designated protected sites are filtered out;
- Stage 3: Operational pre-requisites and compatibility – sites are filtered out unless they comply with a number of operational pre-requisites and compatibility criteria; and
- Stage 4: Assessment of the short-list – the remaining sites are short-listed and then subjected to a red/amber/green (RAG) assessment, before a final qualitative assessment to select the most suitable site(s).

4.4.2 The operational pre-requisites for the Off-Site Power Station Facilities are of particular importance, as these include a requirement to avoid high risk

areas, such as being located in a high risk seismic zone, which might affect the ability of the facility to function in an emergency.

- 4.4.3 Further detail is provided in section 3 of SSR Volume 3 (Application Reference Number: 8.24.3).

4.5 SSR Volume 4 – Temporary Worker Accommodation

- 4.5.1 The methodology adopts the same four staged filtering approach as SSR Volume 3. The operational pre-requisites associated with the temporary worker accommodation focus on providing a suitable location for construction works, such as being of sufficient size and located within acceptable commuting distance from the Power Station Site.

- 4.5.2 Further detail is provided in Section 3 of SSR Volume 4 (Application Reference Number: 8.24.4).

4.6 SSR Volume 5 – Park and Ride facility

- 4.6.1 The methodology adopts the same four staged filtering approach as SSR Volume 3. The operational pre-requisites associated with the Park and Ride facility focus on providing a suitable location for construction works, such as providing direct and/or convenient access to the A55, being within suitable transfer distance from the Power Station Site and of sufficient size to accommodate the facility.

- 4.6.2 Further detail is provided in section 3 of SSR Volume 5 (Application Reference Number: 8.24.5).

4.7 SSR Volume 6 – Logistics Centre

- 4.7.1 The methodology adopts the same four staged filtering approach as SSR Volume 3. The operational pre-requisites associated with the Logistics Centre or comparable those of the Park and Ride facility. The key difference being the size of site required to accommodate the facility. The size of site required for the Logistics Centre is 1.5 hectares smaller than that required for the Park and Ride facility.

- 4.7.2 Further detail is provided in section 3 of SSR Volume 6 (Application Reference Number: 8.24.6).

4.8 SSR Volume 7 – A5025 Off-line Highway Improvements

- 4.8.1 The methodology is led by technical/highway considerations, which determine where the Off-line Highway Improvements are required along the A5025 and the solutions at each location, following the prescribed stages from the Design Manual for Roads and Bridges (TD37/93).

- 4.8.2 The methodology also includes consideration of environmental matters, such as the location of sensitive receptors, which influence the proposed solution in each location. The methodology also includes the use of focused

workshops and consultation events, in order to determine the most suitable locations/solutions.

- 4.8.3 Further detail is provided in section 7 of SSR Volume 3 (Application Reference Number: 8.24.7).

5 References

ID	Reference
RD1	The Planning Act 2008. 2008. [Online]. [Accessed: 22 January 2018]. Available from: https://www.legislation.gov.uk/ukpga/2008/29/contents .
RD2	Department of Energy and Climate Change. 2011. <i>The National Policy Statement (NPS) for Nuclear Power Generation (EN-6)</i> . [Online]. [Accessed: 22 January 2018]. Available from: https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure .
RD3	Department for Business, Energy and Industrial Strategy. 2017. <i>Statement on Energy Infrastructure: Written statement - HLWS316</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Lords/2017-12-07/HLWS316/ .
RD4	Department of Energy and Climate Change. 2011. <i>Overarching National Policy Statement for Energy (EN-1)</i> . [Online]. [Accessed: 22 January 2018]. Available from: https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure .
RD5	Isle of Anglesey County Council. 2014. <i>New Nuclear Build at Wylfa: Supplementary Planning Guidance</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://www.anglesey.gov.uk/business/energy-island/energy-island-news/new-nuclear-build-at-wylfa-supplementary-planning-guidance/123426.article .
RD6	Isle of Anglesey County Council, Gwynedd Council. 2017. <i>Anglesey and Gwynedd Joint Local Development Plan 2017</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/ .
RD7	Welsh Government. 2016. <i>Planning Policy Wales Edition 9, November 2016</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://gov.wales/topics/planning/policy/ppw/?lang=en .
RD8	Isle of Anglesey County Council. 2018. <i>Wylfa Newydd: Supplementary Planning Guidance Consultation Draft January 2018</i> . [Online]. [Accessed: 22 January 2018]. Available from: http://www.anglesey.gov.uk/wylfa-newydd-spg-2018-consultation/133459.article?size=normal

Appendix 3-1 Long-list

Reference	Site Description	Grid Ref.	Size (Ha)
SP7	Land yn Llanfawr Rd	225 819	0.38
SP310	Land near Capel Seilio	227 824	1.55
SP322	Land adj Hafron	230 824	2.83
SP336	Land adj Hirfron	230 824	1.43
SP464	Garreg Wen	233 373	0.7
SP535	Land Adj Trefengan Farm	233 834	2.04
SP532	Land adj Parc Felin Dyr	234 828	0.53
SP147	Land adj Hafod yr Eithin	235 824	0.17
SP808	Land Adj Sunrise Terrace	236 822	0.39
SP228	Land at Pentrefoilan & Stad Waenfawr	236 828	1.68
SP320	Land at Trefengan Farm	236 833	4.54
SP296	Land adj Tyddyn Bach Farm	237 827	1.64
SP465	Land adj Tan Bonc	238 376	0.7
SP241	Land adj Trewyn Cottage	239 734	0.53
SP463	Cae Plas	242 365	1.19
SP462	Capel Fields	242 387	1.3
SP66	Land adj Cae Rhos	242 811	1.78
SP311	Field at Cae Rhos	243 810	2.2
SP218	Land adj Lon Isallt	244 794	0.63
SP342	Land adj Cae Rhos	244 810	1.32
SP514	Merddyn Porth Land	245 376	2.99
SP217	Land Porth y Post	245 797	2.99
SP696	Land at Kingsland	245 806	29.31
SP785	Land at Kinsgland	245 806	19
SP527	Land Near Canolfan Hamdden	246 807	40.79
SP304	Land adj Cae Rhos	246 813	4.93
SP202	Land at Yr Ogof	247 810	4.69
SP190	Land adj Stad yr Ogof	247 811	2.4
SP466	Land adj Bryn Brochon	248 377	0.36
SP65	Land to rear of Mountain View	248 816	0.06
SP538	Land Adj Yr Ogof	248 925	1.68
SP779	Min y Ffrwd	249 382	0.22
SP539	Land Adj Cweryd Cottages	249 809	1.71
SP203	Land adj Ganolfan hamdden	250 809	2.03
SP544	Land adj Maes Llydan	251 381	1.35
SP846	Land adj Druidsmoor	253 780	0.31
SP97	Cae Warren	253 802	4.17
SP99	Cae Ffynnon	253 802	24.17
SP523	Land at Trearddur	254 792	8.06

Reference	Site Description	Grid Ref.	Size (Ha)
SP363	Land at The Mount	254 797	0.76
SP778	Land adj Penrhyn Geiriol & H. Chase	254 800	1.54
SP266	Land adj Haulfryn	255 776	0.22
SP191	Land adj High Tide	255 778	1.11
SP524	Land adj Hide Tide	255 778	1.11
SP845	Land adj Crecrist Bach	255 778	2.52
SP188	Land off Ravenspoint Road	255 779	0.2
SP571	Land opp Glasfryn	255 786	0.3
SP525	Land adj Timant	255 797	1.91
SP541	Land at Morawelon Industrial Estate	255 823	1.24
SP621	Land at Morawelon Industrial Estate	255 823	1.22
SP782	Camping Field, Bangol Caravan Park	256 780	1.13
SP516	Land adj Bagnol Caravan Park	256 782	6.41
SP540	Land Adj Ty Gwyn	256 783	0.98
SP413	Land at Ravenspoint Road	256 786	0.37
SP207	Land at Little Heath	256 796	0.95
SP522	Cae Little Heath Field	256 796	0.95
SP772	Land adj Timant	256 797	1.91
SP697	Land at Cae Glas	257 379	24.41
SP192	Land adj Bagnol	257 782	6.41
SP519	Land at Tyn Towyn	257 787	1.2
SP351	Land at Trearddur Bay	257 792	8.06
SP515	Land at Tyn Towyn	258 784	22.94
SP750	Site Ty'n Towyn	258 784	14.17
SP208	Land adj Tyn Towyn	258 787	1.2
SP221	Old Cricket Ground	258 789	0.89
SP595	Old Cricket Ground	258 789	0.88
SP518	Land adj Trearddur Mews	258 799	22.95
SP694	Land Adj Beibio Beach	258 820	7.96
SP517	Land at Plover's Ridge	259 782	0.91
SP557	Land at Plover's Ridge	259 782	1.05
SP7780	Land Adj Craig a Grug	259 782	0.18
SP368	Land adj Tyddyn Uchaf	259 802	3.77
SP781	Land Adj Bangol	260 780	1.54
SP520	Land adj Graig Eithin	260 786	0.43
SP754	Site Beach Golf Course	260 788	8.5
SP531	Land to rear of Old Beach Road	260 790	8.55

Reference	Site Description	Grid Ref.	Size (Ha)
SP643	Land to rear of Old Beach Road	260 790	8.55
SP205	Land at Trearddur Mews	260 799	0.27
SP189	Land adj Graig Eithin	261 787	0.43
SP193	Land adj Tyn Ffrwd	262 786	0.49
SP530	Land at Tyn Ffrwd	262 786	0.49
SP298	Land opp New Lodge	262 795	0.1
SP187	Land at Ynys y Gof	263 788	11.82
SP529	Land at Trearddur	264 795	314.5
SP784	Land at Cae Glas	264 802	128
SP695	Anglesey Aluminium Metals Ltd Operational Site	264 810	89.9175247434
SP186	Land at Melin Stanley Mill	266 788	3.29
SP528	Tir ger Gwarchodfa Natur Penrhos	269 815	107.5
SP783	Park Arfordir Penrhos Coastal Park	271 812	107
SP693	Land near London Road	271 813	88.75
SP417	OS Nos 5720 & 6022	275 782	0.52
SP414	OS Nos 5720 & 6022	276 781	0.22
SP278	Land adj Ty Mair	278 783	0.77
SP109	Land adj Heol Bradwen	279 780	1.14
SP261	Land off Lôn Spencer	287 791	2.38
SP142	Land adj Parc Newlands Park	287 799	18.72
SP307 / SP537	Land off Station Rd	288 789	3.94
SP537	Part of Bryn Hyfryd	289 788	4.02
SP536	Land at Rear of Station Road	290 789	1.82
SP223	Land adj Gorad Road	290 798	2.07
SP756	Land Near Pant y Celyn	293 791	0.08
SP755	Land Near Ynys Wen	294 790	4.52
SP64	Land adj Lôn Gorad Road	294 806	3.77
SP63	Land to the rear of Stermat	295 794	1.09
SP863	Land adj Wave Crest	295 807	8.64
SP389	Land adj Penrhyn Bach	295 810	5.42
SP84	Land adj Bryn Derwen	296 806	1.78
SP48	Tir Ty Mawr Land	297 788	12.95
SP626	Land adj Glan Morfa	298 805	10.35
SP100	Land adj Dolfor	302 840	0.1
SP201	Land adj Pant y Felin	303 889	0.59
SP219	Land adj Tre Ifan	305 786	2.18
SP195	Land adj Tyn Rhos	306 784	0.43
SP308	Land adj Zealand Park	309 782	0.95

Reference	Site Description	Grid Ref.	Size (Ha)
SP194	Land adj Frondeg	309 785	1.9
SP300	Land at Ysbyllidir	309 787	3.85
SP324	Land adj Zealand Park	310 782	3.01
SP499	Land adj Bryn Hyfryd	311 890	0.34
SP475	Land adj Y Bryn	312 868	0.33
SP258	Land adj the School	313 783	1.66
SP105	Cae Gadlys Field (OS3365)	313 867	1.06
SP611	Land opp Maes Gwelfor	313 891	1.05
SP204	Land adj Penrhos Newydd	314 831	0.76
SP200	Land adj Maes Gwelfor	314 892	1.78
SP761	Land adj Tudor Court	315 774	10.95
SP591	Land adj St Lód Roebuck Estate	315 825	1.05
SP74	Cae Capel (OS 5200)	315 890	0.37
SP444	Land at Bedo	317 824	5.16
SP558	Land adj Tywyn Lodge	319 738	0.69
SP229	Land to South of Bryn Trewan	319 771	1.29
SP230	Land adj Bryn Trewan	319 771	0.07
SP619	Land Adj Dol Eithin	320 778	2.8
SP56	Land adj Dol Eithin	322 778	1.08
SP62	Land at Ty'n Morfa Farm	323 378	1.08
SP25	Land adj Ffordd Minffordd	323 77	0.52
SP102	Fferm Cerrig Cynrig Farm	324 762	8.4
SP317	Old Guardroom Site	324 778	0.23
SP651	Tir yn Safle Carafan Pensieri Caravan Park	326 722	7.5
SP301	Land adj Dalar Hir	326 784	28.1
SP86	Land adj Bodfair	329 889	1.81
SP652	Land adj Porth Cwyfan (Trac Môn)	331 688	64
SP171	Land adj Llwyn Angharad	331 798	0.28
SP121	Land adj Yr Allt	331 805	1.8
SP198	Land adj Bryn Glas	331 890	0.23
SP199	Land adj Bryn Glas	331 890	0.49
SP173	Land adj Llwyn Angharad	332 797	4.01
SP172	Land adj Llwyn Angharad	332 798	1.02
SP44	Tir Tyn Llan Land	332 805	0.2
SP256	Land adj Plas Caravan Park	333 739	3.06
SP449	Land at Fferm Glan Tywyn	333 749	0.07
SP59	Cae Sarn Gannu	333 799	3.02
SP722	Land Adj Tre Angharad	333 799	4.63
SP51	Land adj Gwesty Crown Hotel	334 804	0.74

Reference	Site Description	Grid Ref.	Size (Ha)
SP653	Land at Tre Castell	335 705	85
SP61	Tir Tai Newydd Land	336 732	2.27
SP185	Land adj Tyn Ffrwd	337 729	0.27
SP76	Land at Cefn gwyn	337 911	0.53
SP647	Land at Fferam Fawr	338 718	130
SP68	Glan Gors	339 729	0.63
SP554	Land adj Tegfan	339 732	0.17
SP108	Land adj Plas y Felin	343 728	0.62
SP45	Cae Crin	343 732	1.91
SP69	Land adj the Hatchery	344 731	1.2
SP354	Land adj Arosfa	345 726	0.14
SP358	Land adj Bro Llechylched	345 776	0.55
SP634	Land adj Bro Llechylched	346 776	0.16
SP196	Land adj Plas Crigyll	347 773	1.28
SP337	Land adj Bro Isaf	347 776	0.33
SP197	Land adj Bro Mynydd	350 772	0.8
SP435	Land adj the Cemetary	352 687	1.21
SP804	Land adj Min y Môr	352 690	1.9
SP103	Land adj Capel Bethania	352 855	0.85
SP104	Land adj Ridgemount	355 848	1.3
SP40	Land adj Ty Baner	355 925	0.76
SP852	Former Faraway Site	361 931	0.32
SP22	The Stables	362 913	3.52
SP401	Land adj Ysgol Llanfechell	364 911	6.28
SP851	Land adj Hafod	366 926	0.19
SP285	Land adj Penbodeistedd	367 916	1.44
SP35	Land adj to the School	367 927	1.54
SP334	Land at Manora	367 933	1.43
SP534	Land to rear of Cape Libanus	368 912	0.64
SP291	Caeau Crown Fields	371 911	0.59
SP425	Cae Bach	381 693	0.35
SP650	Chwarel Gwalchmai Quarry	381 768	41
SP644	Land adj Hen Gemaes	383 747	0.13
SP106	Land at Cae Gwen Owen	385 692	0.88
SP20	Land adj Carreg Onnen	385 721	0.04
SP481	Land adj Wylfa Terrace	385 763	1.73
SP316	Land adj Fron Deg	386 762	0.7
SP478	Land adj Bro Hedd	387 760	0.26
SP357	Land adj Craig Eithin	389 759	0.28
SP21	Land adj Afallon	389 760	0.11

Reference	Site Description	Grid Ref.	Size (Ha)
SP436	Land adj Cil y Llan	389 761	0.21
SP411	Land at Ty Corniog / Tyddyn Carrog	390 763	1.72
SP861	Land adj Ty Gwyn	391 761	0.1
SP848	Land opposite Dafarn Drip	392 755	1.44
SP29	Land adj Telephone Exchange	395 704	1.52
SP546	Land at Bryn Cwr	396 759	0.06
SP377	Part of Bryn Cwr Land	397 376	0.6
SP402	Land adj Maes Meilir	397 704	0.35
SP649	Chwarel Gwyndy Quarry	397 795	31
SP11	Land adj Bryn Refail	398 706	1.43
SP842	Part of Parciau Land	399 707	0.22
SP257	Land adj Ty Newydd	399 760	0.61
SP53	Land adj Pen y Bryn	406 703	0.08
SP26	Land adj Ty Newydd	407 703	1.22
SP566	Land at Cryd y Wennol	407 703	0.39
SP326	Land at Cae Bach	408 783	4.69
SP153	Land near Tynlon Bach	411 782	0.27
SP698	Land Near Efail Henblas	413 721	0.1
SP30	Land adj Pendref	413 839	0.44
SP82	Land adj Tyn y Ffynnon	414 840	1.25
SP78	Tir Bryngarth Land	414 843	0.1
SP33	Land at Taldrwst	415 724	6.91
SP249	Land adj Pendref	415 839	0.37
SP79	Tir Tyn y Ffynnon Land	415 842	0.19
SP431	land at Pen y Bont	418 342	0.45
SP210	Land at Bryn Felin	418 661	0.3
SP502	Land to rear of Maes Athen	418 839	1.93
SP359	Land at Bwthyn yr Onnen	419 839	1.79
SP75	Land adj Maes Cuhelyn	419 843	0.16
SP476	Land adj Hen Ysgubor	419 7113	0.23
SP80	Cae Bryn Llwyd Field	420 845	0.45
SP341	Land adj Tan y Foel	421 842	1.69
SP387	Land adj Bryn Celyn	422 683	3.77
SP615	Land adj Eithiniog	422 839	0.33
SP184	Land at Llys Wen	423 715	0.09
SP424	Land at Cefn Canol	423 736	3
SP114	Land adj Cae'r Rhos	423 766	0.49
SP340	Land adj Hafod y Foel	423 839	0.34
SP437	Land adj Gwynlys	424 764	0.42

Reference	Site Description	Grid Ref.	Size (Ha)
SP213	Land adj ger Cae Bach Aur	424 766	0.21
SP115	Land adj Cae'r Delyn	424 768	0.25
SP214	Land adj Gerlan	424 838	0.64
SP237	Land adj Bryn Rhosyn	424 882	1.15
SP234	Land adj Lôn Newydd	424 884	0.7
SP117	Land adj Fron Heulog	425 769	1.16
SP407	Land adj Gorslwyd Fawr Bunglow	425 877	0.39
SP81	Land adj Glan Gors	425 897	0.34
SP271	Land off Rutland Road	425 943	0.88
SP27	Land adj Ty Lawr	426 653	3.72
SP445	Cae Helyg	426 656	0.98
SP432	Cae Bach Gorslwyd	426 878	0.63
SP284	Land at Ty Lawr	427 653	0.17
SP513	Land at Ty Du	427 766	7.42
SP331	Land Opp St Lód Siop Newydd	427 885	0.96
SP156	Land adj Maes yr Orsedd	428 769	0.99
SP253	Land adj Maes Meredydd Uchaf	428 890	1.44
SP244	Land adj Ysgol Gynradd Henblas	429 735	0.38
SP604	Land near Rhos Ellen	430 733	0.68
SP325	Land adj Ael y Bryn	430 736	1.76
SP642	Cae Lastra Field	430 921	1.34
SP405	Land adj to Trigfan	431 728	0.09
SP503	Land adj Rhos Engan	431 734	1.36
SP776	Land Adj Cefn Eithin	431 736	0.5
SP777	Land Adj Awel Haf	431 736	0.95
SP28	Land at Tywyn	432 644	1.23
SP338	Land adj Pencraig	432 734	0.11
SP560	Land Near Pant Heulog	432 931	0.14
SP562	Land Near Pant Heulog	433 931	0.3
SP382	Land adj to Hatchery	434 732	2.02
SP555	Land adj Cae'r Eurych	434 737	2.81
SP378	Cae Syr Rhys	434 929	4.26
SP246	Land adj Tan y Bryn	435 925	1.99
SP182	Land at Ty Uchel	436 735	1.37
SP183	Cae Shed Field	437 738	0.06
SP246	Land adj Glan Llyn Farm	438 919	0.43
SP134	Part of OS Enclosure 0011	439 931	1.13
SP77	Land adj Carreg yr Alltwen	440 740	0.02
SP521	Land at Saith Mor, Craig Ddu	440 934	1.06
SP446	Land adj Brynteg	442 680	0.11

Reference	Site Description	Grid Ref.	Size (Ha)
SP163	Land adj Bryntirion	442 749	0.32
SP245	Land at Madyn Farm	442 924	1.98
SP447	Land adj Graig Ddu	442 936	3.21
SP421	Land at Fron Deg Isaf	443 679	2.36
SP656	Land Near Lon Cae Garw	443 758	1.49
SP561	Land Adj Cae Rheinws	443 931	1.65
SP333	Land at Rhos Place & Graig Ddu	443 934	4.37
SP242	Land adj St Lód Treaserth Est	444 684	0.75
SP629	Land adj Llanfawr Newydd	444 738	15.98
SP269	Land adj Cei Cottage	444 744	1.07
SP386	Land adj Llain Bothan	445 656	1.04
SP497	Land to rear of Tyddyn Gwynt	445 757	0.89
SP450	Rhos Place, Tir oddi ar Lon Parys/Land off Parys Road	445 932	1.48
SP383	Land adj Tyddyn y Gwynt	446 757	2.31
SP833	Caeau Bodelis Fields	446 760	7.52
SP12	Land yn Dôl Feurig	448 763	2.68
SP381	Land at Carreg y Fran	449 928	7.1
SP657	Land Adj Maes Derwydd	451 755	6.63
SP553	Maes Chwarae Corn Hir, Hen Safle Cronfa Ddwr	452 761	0.64
SP501	Land adj Pen Derwydd	452 762	0.38
SP250	Parc Lledwigan	454 742	29.24
SP58	Land at Gwernhefin	454 748	4.55
SP658	Land Adj Gwern Hefin	454 755	4.16
SP92	Land at Mynydd Madyn	454 931	1.47
SP255	Adeiladau Allanol Lledwigan Outbuildings	455 741	0.83
SP31	Land adj Rhos Llwyn	455 754	0.55
SP635	Land adj Fferm Fron Farm	456 754	1.5
SP762	Land adj Bodhyfryd	456 929	0.85
SP500	Land at Trefollwyn	457 773	1.12
SP589	Land opp Rhos Helyg	457 909	0.79
SP127	Land adj Lôn Glanhwfa Road	458 752	0.47
SP391	Land at ty Newydd	458 927	0.54
SP238	Former Manweb Building	459 756	0.08
SP212	Land at Clegir	459 907	0.8
SP821	Land adj Pwros	461 780	0.07
SP533	Land adj Rhosnewydd	461 898	1.11
SP639	Land adj Tan Capel	464 752	2.47

Reference	Site Description	Grid Ref.	Size (Ha)
SP641	Land adj Tan Capel	464 752	1.89
SP638	Land adj Tan Capel	464 753	0.73
SP159	Land adj Clai	464 764	1.11
SP811	Land at Tyddyn Waen	464 776	1.3
SP812	Land adj Baccia	464 776	0.97
SP640	Land adj Tan Capel	465 753	3.63
SP123	Land adj Ty'r Defaid	466 920	1.23
SP145	Caeau Maes y Groes Fields	467 905	1.94
SP240	Land adj Y Gorlan	468 726	2.11
SP356	Land adj Fron Deg	468 903	0.49
SP373	Land adj Ty'n Berllan	469 725	0.78
SP477	Land adj Ael y Bryn	470 718	0.33
SP335	Coal Yard	471 727	0.24
SP355	Land adj Pen y Morfa	471 877	7.65
SP239	Land adj Capel Berea	472 722	1.25
SP590	Land adj Cae Ficer	473 927	0.01
SP494	Land at Dafarn Newydd	474 756	14.16
SP124	Land adj Glan Rhos	475 671	0.57
SP55	Land at Caer Leb	475 672	1
SP412	Land at Tyddyn Rhyd	476 719	0.39
SP375	Land adj Jeru	476 720	0.83
SP376	Land adj Brynsunsur	476 720	0.47
SP374	Land adj Brynsunsur	477 720	0.39
SP403	Cae Pella Llety Mwyn Cefniwrch	478 796	0.57
SP34	Land at Coed Bryn Disgwyl	479 723	2.32
SP404	Cae Bach, Llety Mwyn, Cefniwrch	479 798	0.2
SP209	Land adj Bryn Glas	480 669	0.41
SP843	Part of Park Field	481 867	0.17
SP578	Land adj Bryn Islwyn	482 672	3.1
SP3	Land adj Cader Idan	483 668	0.28
SP483	Tir Gorsaf Gaerwen Station	483 707	1
SP545	Anglesey Oil Ltd & Iard	483 718	0.71
SP4	Land adj Capel Libanus	484 669	0.49
SP5	Land adj Rhen Gapel	484 670	0.26
SP390	Land at Gaerwen Station	484 708	1.96
SP131	Cae Gaerwen Ganol Field	484 713	6.64
SP130	Land adj Gaerwen Uchaf Farm	484 717	7.13
SP353	Land adj Bryn Tirion	484 772	1.79
SP572	Land adj Penygroes	485 672	0.2
SP132	Cae Gaerwen Bellaf Field	485 710	0.49

Reference	Site Description	Grid Ref.	Size (Ha)
SP133	Cae Gaerwen Bellaf Field	485 710	1.07
SP309	Land off Lôn Graig	485 722	39.73
SP294	Land adj Tai Newydd	485 772	1.28
SP474	Tir ger Ysgol Gynradd Talwrn	485 775	0.69
SP129	Land Adj Ty Uchaf	485 859	0.47
SP370	Land adj Maes y Coed	486 770	0.67
SP295	Land adj Ty'r Ysgol	486 777	2.21
SP420	Y Gelli (OS1008	487 773	0.79
SP162	Land adj Llyswen	487 828	9.2
SP112	Land adj Coed yr Odyn	489 857	2.4
SP841	Land adj Graianfryn	491 705	2.46
SP181	Land adj Gaerwen Arms	491 717	17.94
SP24	Land adj Carreg Ddyfnallt	492 700	5.56
SP83	Land at Tyddyn Osgar	492 823	0.22
SP94	Land adj Gorphwysfa	492 823	0.04
SP148	Land adj Parc Deiniol Sant	493 703	0.2
SP719	Site Yr Hen Ficerdy	493 705	0.57
SP149	Land adj yr Hen Parc Busnes	494 702	0.7
SP235	Land at Ty Coch	494 826	1.12
SP9	Land adj Crud y Gwynt	495 703	2.69
SP487	Land to rear of Caeysgawen	495 827	0.35
SP16	Land adj Tyddyn Fadog	496 819	0.13
SP385	Land adj Cae Rhos	496 825	1.11
SP769	Land adj Maes Garnedd	497 709	1.9
SP273	Land opp Tyddyn Llywarch	498 704	2.23
SP384	Land opp Y Felin	498 828	2.41
SP865	Land adj Parciau	501, 712	0.2
SP855	Land adj Frith	502 833	0.58
SP563	Tir yr Hen Efail, Marianglas	502 845	0.16
SP111	Land adj Heddfan	503 836	1.77
SP224	Land adj Ty Gwyn	503 842	0.59
SP347	Land adj Ty Gwyn & Hafod Onnen	503 842	1.91
SP67	Caeau Llamedos Fields	504 835	3.14
SP786	Land at Bodfaen	505 720	0.21
SP582	Land adj Gelli Wen	506 694	0.87
SP618	Land Adj Bodfaen	506 721	1.59
SP14	Land adj A5	506 791	4.67
SP498	Land adj Bryn Goleu	506 824	0.47
SP211	Land adj Cefn Bach	508 693	0.97
SP164	Land adj Tyn Coed	508 861	6.91

Reference	Site Description	Grid Ref.	Size (Ha)
SP15	Land near the School	508 863	0.27
SP774	Land adj St Lód Nant Bychan	509 858	2.63
SP276	Land at Pant y Saer Caravan Park	511 826	0.39
SP367	Land adj St Lód Minffordd Estate	511 830	3.68
SP122	Land adj Dolwen	512 721	0.33
SP139	Land at Llwyn Onn	513 699	106.48
SP795	Land adj St Lód Garnedd	513 722	0.83
SP101	Land at Bwlch	513 821	5.44
SP113	Land adj Lon Farchog	513 821	1.48
SP232	Land adj Tyddyn Glas	513 828	0.76
SP161	Land adj Minffordd	513 831	1.92
SP160	Land adj Ty Newydd	513 840	3.71
SP231	Land to East of Pant y Cudyn	514 825	1.36
SP415	Land at Tyn Y Gongl Farm	514 830	1.74
SP802	Land adj Hendre	515 722	18.85
SP233	Land to NE of Telephone Exchange	516 826	0.8
SP13	Land yn Fairacre	516 830	0.47
SP277	Land opp Tan y Graig	517 783	2.77
SP648	Land adj Maes Llydan	517 819	4.7
SP146	Land adj Craig y Don	517 832	1.32
SP2	Land adj Hendre Hywel/Maes Geriant	519 782	5.7
SP792	Land adj Tudno View	519 833	1.8
SP110	Land adj Tal y Bont	521 717	0.66
SP125	Land adj Ty Gorsedd	521 763	2.06
SP773	Land at Glanrafon	521 786	3.15
SP222	Meithrinfa Pentraeth Nursery	521 787	0.67
SP605	Land adj Angorfa	522 807	0.78
SP1	Land adj to Nant y Felin	523 781	2.45
SP574	Land adj St Lód Diwydiannol Pentraeth	523 790	5.65
SP608	Land adj St Lód Diwydiannol	523 790	3.49
SP770	Former Bryntirion Site	524 808	4.1
SP617	Land at Ty'n Coed Mawr	526 726	0.43
SP272	Land opp Tyn Lôn	529 715	0.88
SP274	Cae Creigiar Field	529 715	0.29
SP60	Land at Cae Garnedd	529 722	0.89
SP721	Land Adj Bryn Eira	533 721	3.2
SP542	Land Adj the garden	534 793	0.07
SP321	Land adj Porth Padrig	537 717	0.82

Reference	Site Description	Grid Ref.	Size (Ha)
SP801	Land at Ty Mawr	537 722	1.07
SP344	Land between : Porthaethwy & Llanfairpwll	542 723	91.22
SP612	Land opp Tafarn Four Crosses	544 728	3.81
SP32	Adeiladau Webb & Sons Buildings	546 729	2.13
SP264	Land adj Maes yr Hafod	547 728	0.84
SP628	Land at Carreg Iago, Lon Pentraeth	548 729	5.68
SP236	Land at Silver Gates	549 721	0.65
SP636	Land adj Tyddyn Isaf	551 729	5.79
SP637	Pentraeth Automotive, Henffordd	551 738	3.13
SP343	Land adj Tyddyn Isaf	552 729	10.49
SP794	New road to create a one way road	557 722	0.17
SP614	Land off Mount Street	557 724	0.18
SP138	Cae Waun	557 729	0.67
SP392	Fferm Rhos Bella Farm	558 782	0.6
SP793	Boatyard & Quay	559 720	0.23
SP393	Land adj Pencraig	559 764	0.1
SP573	Land adj Bryn Teg	560 768	1.25
SP23	Land adj Maes Awel	561 732	2.99
SP254	Land adj St Lód Brynteg	562 767	4.71
SP601	Land at Ty Gwyn	563 767	0.59
SP226	Land adj Parish Hall	564 739	4.3
SP771	Land to East of	564 739	8.87
SP388	Land adj Gorffwysfa	565 733	1.37
SP17	Land adj Hafod y Coed	565 734	0.29
SP225	Land to North Bron Haul	565 738	1.18
SP6	Land adj Cae'r Eglwys	565 742	0.42
SP227	Land adj Bron Haul	566 737	0.17
SP394	Adeiliadau Cefn Coch Outbuildings	566 763	0.62
SP660	Land Adj Gwel y Llan	568 742	1.03
SP126	Land adj Glyn Garth Mews	570 735	0.8
SP70	Tir Gwel y Don Land	570 737	6.05
SP85	Land opposite Llain Galed	572 979	0.39
SP511	Land north of Caergelach	573 741	6.75
SP299	Land adj Tan y Graig	573 796	0.1
SP607	Land at Bryn M Lô	578 742	1.83
SP198	Cae Ffynnon	579 596	56.19
SP395	Cefn Farm	583 761	1.97

Reference	Site Description	Grid Ref.	Size (Ha)
SP396	Penmaen Farm	590 818	0.29
SP93	Cae Gallows Point Field	597 753	5.66
SP50	Land at Tros y Marian	6006 810	0.65
SP248	Land at Crofton Mews	603 761	0.05
SP96	Former Social Club	604 760	0.06
SP49	Land adj Garth Wen	605 782	0.38
SP837	Land adj Parc y Brenin	606 790	0.67
SP576	Land at Nant Heilyn	606 800	1.11
SP869	Land adj Bryn Paun	607 791	0.39
SP577	Land at Nant Heilyn	607 797	10.23
SP46	Land at Happy Valley	608 762	0.01
SP720	Sie of Former Lairds	608 775	14.79
SP441	Land adj Llanfaes Parc	608 784	0.44
SP95	Former Lairds Site	609 775	11.97
SP18	Land adj Tyddyn y Paun	609 790	0.34
SP575	Land at Cae Pen Yr Odyn	611 803	1.65
SP484	Land adj Parciau	630 803	0.36
SP397	Parc Dinmor	634 814	4.11
SP485	Adeiliadau Chwarel Flagstaff Quarry Buildings	635 806	0.65
J1	Wylfa Gateway	235827,392821	0.74
J2	Octel Development Site	244613,393702	10.6
J3	Garage at Llanrhyddlad	232452,388115	1.2
J4	Site SW of Treglele	235110,391721	6.48
J30	Coleg Menai	246956,375847	1.97
J28	Conygar Development	224184,383772	0
J27	Port of Holyhead	225175,383971	0
J9	Anglesey Aluminium	226466,380967	89.92
J13	Bryn Cefni Industrial Estate	246463,374617	7
J16	Proposed Tidal Array	227968,393900	0
J19	Proposed Offshore Wind Farm	242809,395465	0
J7	A5025 Bus Garage	231707,387222	2
J24	A5025 Estate	231619,387073	1.05
J25	A5025 Estate	231923,386441	0.4
J21	A5025 Estate	234206,390568	0.3
J6	A5025 Estate	234014,390109	2.22
J22	A5025 Estate	234013,389943	0.51
J23	A5025 Estate	233916,389823	0.3
J20	Amlwch Industrial Estate	243791,392641	0.7
J5	A5025 Estate	235418,392274	12.8

Reference	Site Description	Grid Ref.	Size (Ha)
Site D	Land West of Amlwch	243424,392732	8.67
Site C	Amlwch	244529,393355	0
Site B	Land adjacent to intersection of A5025 and B5111 (east) Amlwch	244359,392048	7.72
SP696 / SP785	Tir yn / Land at Kingsland	224648, 380595	37.24
SP722 / SP173 / SP59	Tir Ger / Land Adj Tre Angharad	233329, 379904	7.03
S1	Parc Cybi (Holyhead)	225862,380577	108.54
S25	Bryn Cwr (Gwalchmai)	239843,375999	3
T19	Land at Tyddyn Bach	223920, 382707	3.62
EZ10	Rhosgoch	241268,390793	82.28
SP528 / SP693 / SP783	Penrhos	227193, 381282	88.75
S8	Mona	240548,375320	65.3
S9	Mona	241878,375540	13.6
SP926	Ger Brookside - Cemaes	236676, 392972	3.07
SP206	Land at Morfa	295 792	6.07
SP10	Land adj Bryngwran Farm	349 776	3.43
SP526	Part of Fferm Gerreg Fawr Farm	251 799	4.76
J6b	AECC Site Location	234096, 390107	0.43
J32	Llangefni	244859, 375638	2.69
J33	Llangefni	245063, 375568	2.47
J35	Llangefni	246577, 376173	4.81
J36	Llangefni	246833, 376104	1.26
J37	Llangefni	246860, 375878	1.97
J38	Llangefni	246967, 375605	1.63
J34	Llangefni	246264, 375571	1.38
J39	Llangefni	246428, 374984	5.60
J40	Llangefni	245680, 374707	4.85
J41	Llangefni	245589, 374397	20.50
4	Mainland (ML) Park and Ride	280084, 377403	6.30
12	Mainland (ML) Park and Ride	259154, 369070	4.56
22	Mainland (ML) Park and Ride	247446, 358297	0.20
Option A	On Site	235548 393957	14.88
SCH01	Cylch y Garn Ysgol Gynradd Llanrhuddlad Primary School	232875 388801	0.33
SCH02	Ysgol Gynradd Ffrwd Win Primary School	230804 385814	0.88
SCH03	Cylch y Garn Ysgol Gynradd Llanrhuddlad Primary	231368 382960	0.27

Reference	Site Description	Grid Ref.	Size (Ha)
	School		
J31	AECC Site Location	234096 390107	0.63
Site A	Land adjacent to intersection of A5025 and B5111 (west) Amlwch	244282 392052	5.00

Appendix 3-2 Long-listing process

- 3-2.1.1 Stage 1 (long-listing) comprised a desk-based exercise to generate a 'long-list' of potential sites using a number of data sources to ensure that Horizon was aware of as many potentially available sites as possible.
- 3-2.1.2 The Anglesey and Gwynedd Joint Planning Policy Unit (JPPU) provided the following:
- sites contained within the Candidates Site Register (CSR) for the JLDP;
 - sites with extant planning permission that have not yet been developed; and
 - sites known to the JPPU – presented by landowners for development.
- 3-2.1.3 These data sources were agreed with the JPPU as appropriate for the purposes of site identification and confirmed as part of PAC1.
- 3-2.1.4 Further sites were also identified to Horizon at Stage 1 Pre-Application Consultation through discussions with local land agents and IACC.
- 3-2.1.5 Horizon also considered additional sites within its own land holding; sites identified through public consultation; and sites promoted by landowners and land agents following PAC1. This included the use of drop-in sessions.
- 3-2.1.6 The long-list was originally established in 2014 and has been updated periodically as the site selection process has evolved. Horizon most recently revisited the long-list in May 2017; inquiring if the JPPU were aware of any additional sites (none were provided).
- 3-2.1.7 The results of the Stage 1 assessment are tabulated at appendix 3-1. The long-list is primarily made up of sites from the CSR.
- 3-2.1.8 IACC queried the use of the CSR as an appropriate long list in its response to Stage 2 Pre-Application Consultation, on the basis that the CSR does not infer the acceptability of the site in planning terms. However, Horizon reasoned that the CSR provides a long list to which planning and environmental criteria could then be applied. On this basis, it is an appropriate initial source of information, particularly when supplemented by the searches described above.

Appendix 3-3 Optioneering process

